



Neighborhood Plan

**Logan City Community
Development - 2016**

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1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Hillcrest

Nestled along the east bench near Utah State University (USU), the Hillcrest Neighborhood is home to approximately 4,000 residents. The Hillcrest Neighborhood is one of the youngest neighborhoods in Logan as it developed in the post World War II era. Hillcrest is defined by its single family mid-century modern homes and tree lined streets. The generations of families that built this neighborhood have remained, which is reflected by the fact that Hillcrest now has the oldest median resident ages of anywhere in Logan. This paradigm shapes a time of transition for Hillcrest, where homes have begun, and will continue to be, turned over to a new generation.

This transition has already begun to impact the neighborhood. The areas of smaller, older homes near campus have seen a decline in home ownership as many of these homes are now rentals. While the aging housing stock is a concern for attracting new home owners into Hillcrest, the location, strength and character of the neighborhood is not. Much of the neighborhood's landscape is defined by mature trees and quiet streets, making the neighborhood comfortable and walkable. The neighborhood parks, abundant open space and recreational opportunities are a great attraction for new families to the neighborhood. The proximity of Hillcrest to USU and other areas in Logan make this an ideal place to call home.

The primary goals of this Plan are to address how change and development, both within and outside the boundaries of Hillcrest, will affect the neighborhood, and devise strategies to mitigate negative impacts, protect the character of the neighborhood, and develop the communities assets by:

- Utilizing a public planning process that reaches a large portion of the residents of the Hillcrest Neighborhood.
- Identifying key issues relating to housing, land-use, parks and open space, transportation, and the overall character of the neighborhood.
- Developing value statements that reflect the desires of the Hillcrest community based on resident input and data collection.
- Identify both short and long term planning recommendations and implementation strategies that reflect the values statements of the neighborhood. These actions and initiatives will include the identification of timing, funding and potential public/private collaborations to achieve the desired outcomes.

The plan is broken into three sections. Section One covers the existing conditions in the

neighborhood by examining the demographic and land-use characteristics of the neighborhood. Section Two covers the public input received for the plan including the Public Open House and Community Bridges Initiative Survey. Section Three discusses the Hillcrest Value Statements, planning recommendations, and implementation strategies of the plan.

Based on resident input, the Hillcrest Value Statements become the anchor of decision making for the Plan, informing the recommendations and serving as a critical rational. The neighborhood values are:

- The single family housing character of the neighborhood.
- A family friendly neighborhood.
- A strong sense of community and neighborhood volunteerism.
- Development that is neighborly in scale and does not conflict with the single family character.
- Roads and public right-of-ways that are calm and pedestrian friendly.
- A strong connection to open space and recreational opportunities.

- A high aesthetic value in the neighborhood.
- USU as a core component of the neighborhoods identity.

The recommendations of the Plan that are based on the Value Statements are:

Land-use

- While at the present time no expansion of commercial and mix use development is proposed, there was a noted desire to eventually include small, neighborhood scale development along the 1200 E corridor. This land use should be revisited in the future.
- On the Future Land Use Plan Map, the area designated as Campus Residential should be removed.
- On the Zoning Map, the areas east of 1600 E that have larger lot sizes should be rezoned to NR-4.

- Deer Pen Land Use Recommendations:

- * The Deer Pen property is important to the residents of Hillcrest, and as such, any future development contemplated by the City will balance the financial need to replenish the Cemetery Perpetual Care Fund with the need to retain as much open space as possible for the benefit and enjoyment of both Hillcrest and Logan City residents.
- * The City will develop no more than 22 single family residential lots on approximately eight (8) acres of property as shown on Map 10.4. The remaining land area comprising approximately 24 acres will be devoted to active & passive open space through the provision of open space areas, improved and unimproved trails, and other recreational facilities as to be determined through a formal Parks & Recreation planning process.
- * On the Future Land Use Plan Map, the Deer Pen area will be designated as both Recreation (REC) and Detached Residential (DR). Approximately eight (8) acres will be designated as DR and approximately 24 acres will be designated as REC.

- * On the Zoning Map, the Deer Pen area will be designated as both Recreation (REC) and Suburban Neighborhood Residential (NR-4). Approximately eight (8) acres will be designated as NR-4 and approximately 24 acres will be designated as REC. This action will coincide with the submittal of a formal subdivision plat.

Housing

- Continue to use the One Home Programs to incentivize the purchasing of rentals and conversion back to owner occupancy.
- Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions from occurring.

Public Infrastructure and Facilities

Streets

- 1350 North and 1700 North should not be extended to provide access to the new residential development in Deer Pen.

- The 1200 E corridor should be improved to serve as a more accessible north/south option for the neighborhood, including:

- * Improving the 1000 North Intersection.
- * Implementating the existing transportation plans.
- * Addressing pedestrian crossing and safety on 1200 E between 1000 N and 700 N.

- Implementing traffic calming measures along 1600 E/1500 E in order to maintain a neighborhood quality roadway.
- Implementing a “complete street” design along the 1000 N /Ellendale corridor in order to calm traffic.

Sidewalks

- Incorporate the recommendations of the bike/pedestrian plan into the Hillcrest Neighborhood Plan.
- Develop a Sidewalk and ADA corner priority list with sources of potential funding.

- Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.
- Lighting along streets should be pedestrian in scale and managed to reduce light pollution.

Trails/Recreation

- Enhance connections between the Aspen Drive/Deer Pen area to Bonneville Shoreline Trail (BST).
- Attempt to connect the canal corridor and the BST.
- Improve way-finding and signage associated with the trail system.
- Improve the bike/pedestrian connection to First Dam.
- The Logan City Parks and Recreation Department should amend their Parks & Recreation Plan by January 1, 2017 to incorporate the Deer Pen property into Logan City's formal Parks system. Within this same timeframe, the Parks and Recreation Department will begin the Deer Pen Park

planning and public engagement process with the Hillcrest Neighborhood.

Community

- Support the Neighborhood Council as an avenue for residents to easily voice neighborhood related concerns.
- Support neighborhood events that encourage volunteerism, such as neighborhood cleanups.
- Create public spaces that bring the community together.
- Develop a branding scheme for the neighborhood that incorporates the history and character of the neighborhood

2

INTRODUCTION

INTRODUCTION

Specific Plans

The General Plan is the core planning document for the City. It is a policy document establishing a framework and directive for the formulation of more detailed “specific plans” that are intended to guide the development and implementation of various aspects of Logan City. Specific plans include infrastructure and facility related plans such as streets, water, and parks and recreation. Specific plans also include development related plans, including special districts, such as Downtown, and Neighborhood Specific Plans, that are to be

prepared for all neighborhoods of Logan. The goal of the Neighborhood Specific Plans are to refine the General Plan vision down to a scale that addresses and incorporates the unique assets and issues of the individual neighborhood.



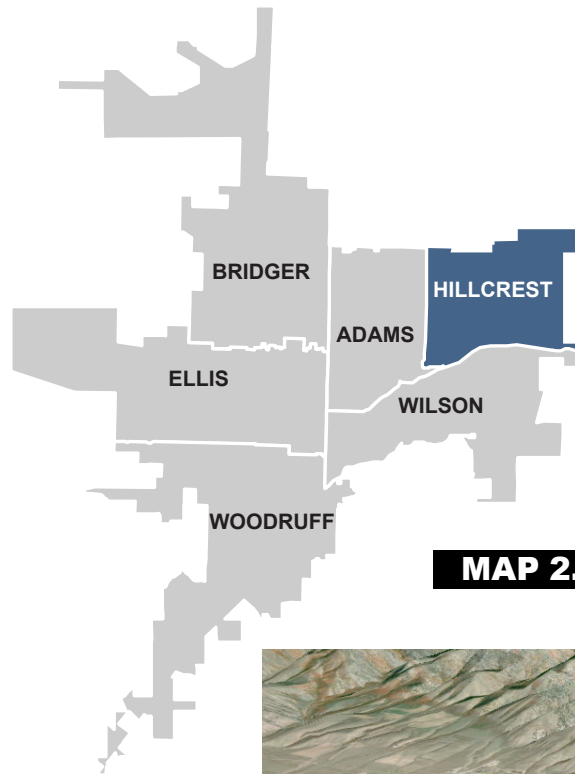
INTRODUCTION

Context

This Neighborhood Plan focuses on the Hillcrest Neighborhood, one of Logan's newer neighborhoods. The Hillcrest Neighborhood is located on the northeast bench of Logan City. The neighborhood is bounded on the east by the foothills of the Bear River mountain range, on the north by the City of North Logan, on the west by 800 East, and the south by US Highway 89.

Hillcrest is a neighborhood of two halves. The majority of the area east of 1200 East is single family homes while the area west of 1200 East is primarily Utah State University's campus (USU). The proximity of USU to the neighborhood presents several issues for development in the area. Logan City does not regulate land-use on USU property, which means that USU is responsible for the placement of campus housing, instructional buildings, and other facilities within their boundaries. However, Logan City must mitigate and plan for the impacts of campus development on the neighborhood including student housing complexes located along 1200 East and the increased number of single family homes occupied by students along the USU/Hillcrest interface.

In addition to USU development, Hillcrest has experienced shifts in the demographic composition of the neighborhood. Because a significant portion of the neighborhood developed during the decades after World War II, the long-time occupants of homes



MAP 2.1 LOGAN CITY NEIGHBORHOODS

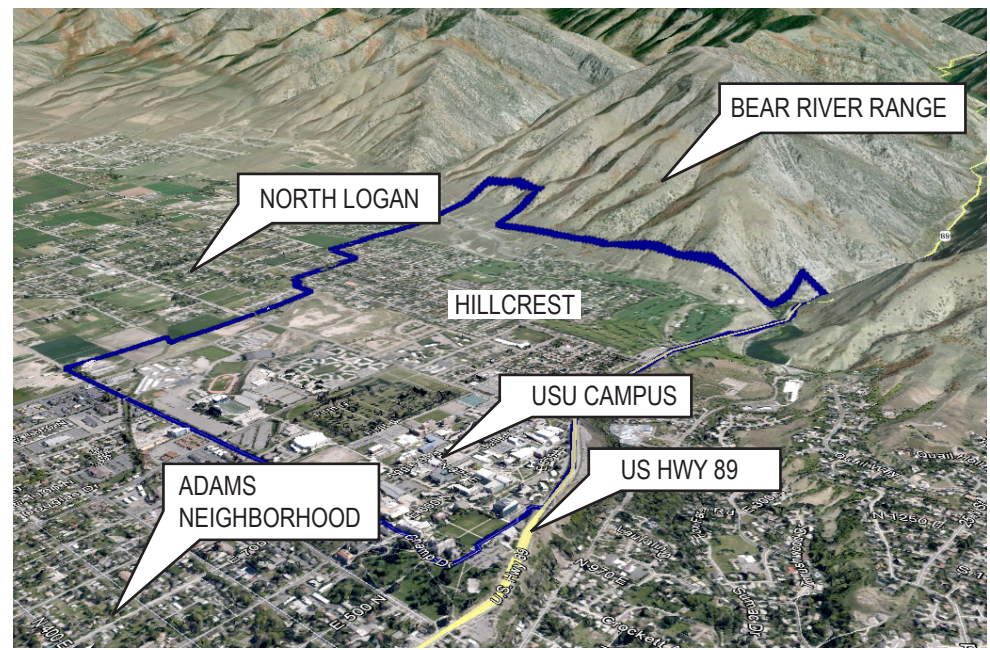
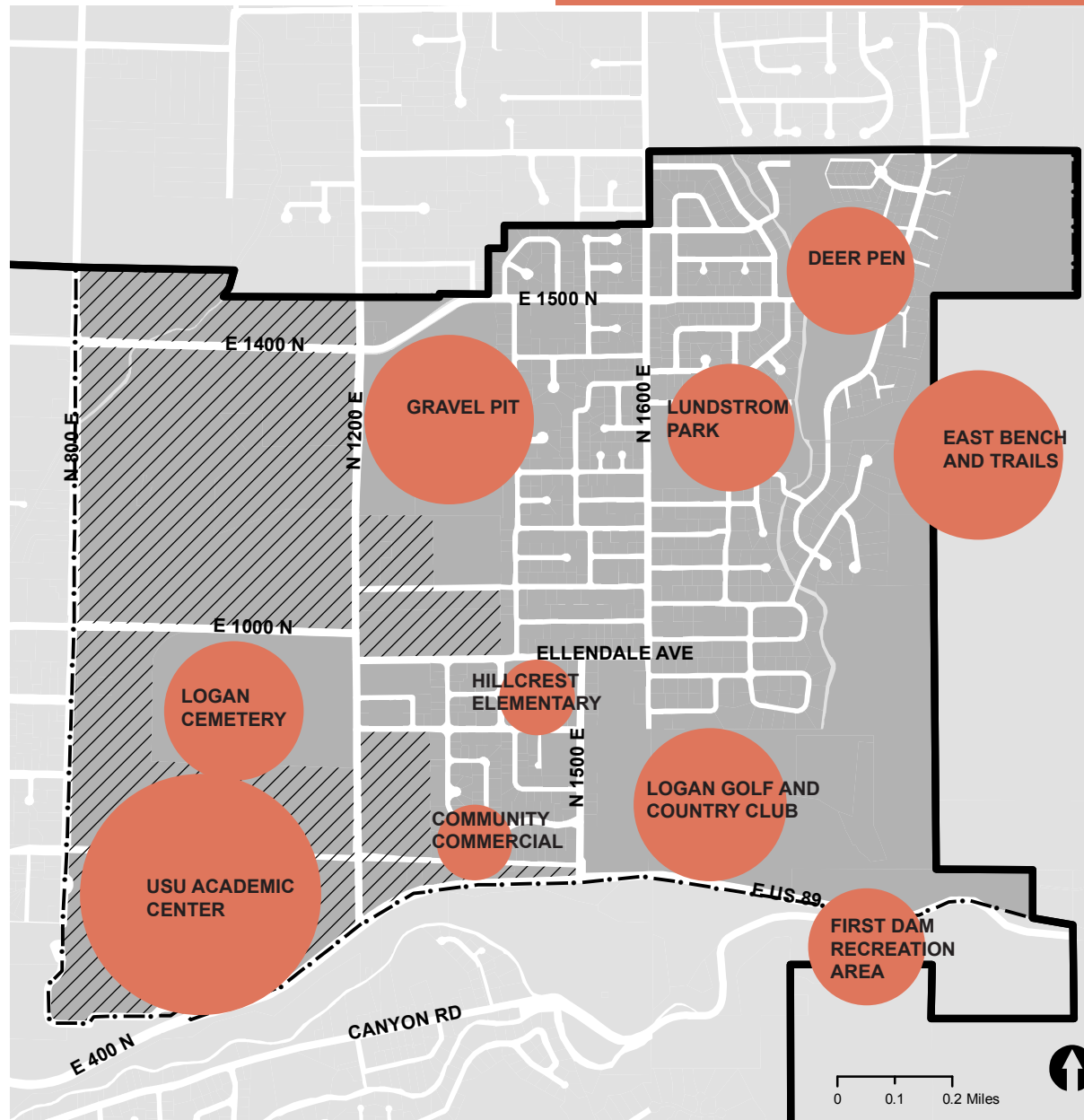
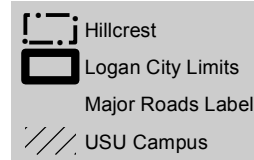


FIG 2.1 HILLCREST CONTEXT


MAP 2.2 HILLCREST LANDMARKS MAP


have aged in place. The aged in place phenomena will place pressure on the neighborhood as the housing stock turns over to both a new generation of home owners as well as investors capitalizing on the demand for student housing in close proximity to the University.

Prominent landmarks in the neighborhood include USU and the Logan Golf and Country Club located along the south entrances to the neighborhood, Hillcrest Elementary School and Lundstrom Park within the core, and the open space and trails along the eastern foothills. The northwest gateway is dominated by large, undeveloped parcels. The interface with North Logan along the north edge of Hillcrest is not well defined, as single family homes dominate that area.

Vision, Goals, and Process

Vision Statement - The vision for this plan is to develop a goal driven document that is based on residential input and the compilation of demographic and land use data, outlining the unique character, opportunities, and obstacles facing the Hillcrest Neighborhood in the immediate future, and use that information to formulate planning recommendations and implementation strategies.

Goals - The overall goals of the Hillcrest Specific Plan include ensuring and promoting a sense of community by identifying and implementing changes that will enhance and stabilize the neighborhood. This will include:

- Engaging as many residents of Hillcrest as possible through a thorough and transparent planning process.
- Identifying issues relating to housing, land-use, parks and open space, transportation, and the overall character of the neighborhood.
- Developing value statements that reflect the desires of the Hillcrest residents.
- Establishing short and long term planning recommendations and implementation strategies that reflect the values statements of the neighborhood. These actions and initiatives will include the identification of timing, funding and potential public/private collaborations to achieve the desired outcomes.

EXISTING CONDITIONS

SECTION A

3 DEMOGRAPHICS

Intro

The Hillcrest neighborhood contains an estimated 4,056 residents (excluding USU), representing approximately 8% of Logan City's population. Compared to Logan as a whole, this population is older, more racially homogeneous, less likely to have children in the home, has a higher income and less likely to be unemployed, much more likely to own their home, much more likely to have a doctorate degree, and less likely to bike or walk to work than their counterparts elsewhere in the City.

While it is easy to quickly compare the general make-up, it is harder to understand the trends and nuances of the demographic of the neighborhood. This section will present and discuss these trends, and attempt to frame them in the historic context of the neighborhood and the direction that the neighborhood is heading.

DEMOGRAPHICS

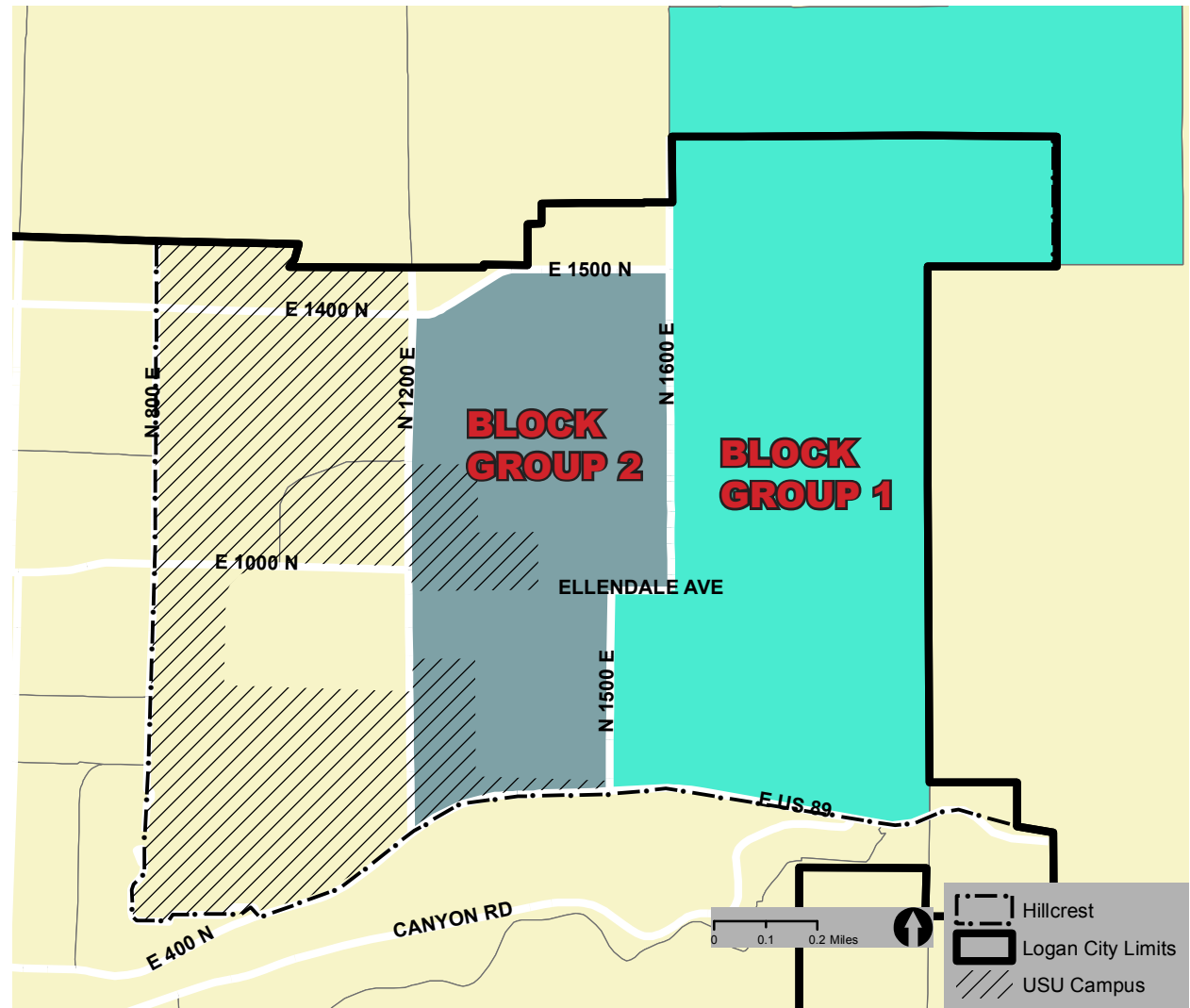
Hillcrest At-A-Glance		
	Hillcrest	Logan City
Population	4,056	48,565
Median Age	28.6	23.8
Percent Non Hispanic White Population	91.9%	79.1%
Percent of Families with Children Under 18	30.1%	34.3%
Median Income	\$81,500	\$36,131
Percent Unemployment	5.0%	6.3%
Percent of Homes Owner Occupied	89.2%	41.3%
Percent with Doctorate Degrees	11.1%	3.9%
Percent that Bike or Walk to Work	9.1%	11.30%

TAB 3.1 AT-A-GLANCE

Census Block Groups

The Hillcrest Neighborhood is roughly divided into two major block groups. Block Group 1 (BG1) is the area east of 1500/1600 East, and Block Group 2 (BG2) is the area between 1200 East and 1500/1600 E south of 1500 North. For this demographic study, excluded areas include census block groups that are primarily USU campus or block groups that are primarily outside of the jurisdiction (as is the case of the area north of 1500 North). It should be noted that a significant USU student housing development is located within the boundary of BG2. The presence of this housing may be responsible for some variations within the BG 2 data.

The surveys that have been included in this study are the 1990, 2000, and 2010 censuses, as well as the 2013 American Community Survey. The block group boundaries are consistent throughout these surveys with the exception of the 1990 census, which includes a portion of Canyon Road within the BG1 boundary. For data that includes the 1990 census, only percentile data, not count totals are included.

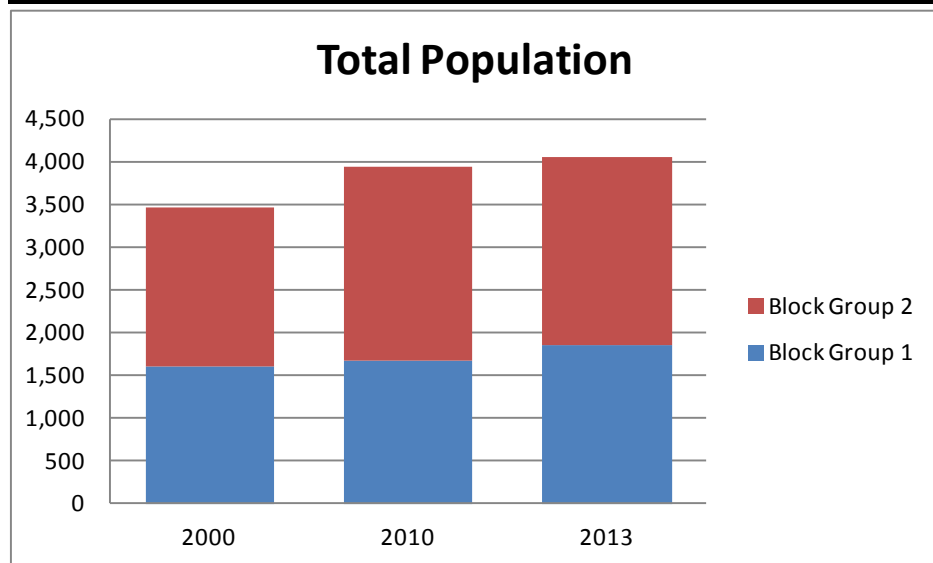


Hillcrest Block Groups

- Block Group 1
- Block Group 2

MAP 3.1 CENSUS BLOCK GROUPS

FIG 3.1 POPULATION



Total Population - The population of Hillcrest has increased at a rate of 1.4% between the 2000 and 2010 censuses. This growth rate is consistent with the Logan growth rate of 1.3% during the same time. The projected growth rate for the neighborhood is below 1% as long term growth in Hillcrest is constrained due to limited amounts of undeveloped land.

Median Age - Of particular note in the median age data is the significantly high median age of BG1 residents. This area contains no student housing and is exclusively single family homes. BG1 has a significantly higher median age than BG2 and, in fact, has the oldest median age of any census block in Logan City. Several factors contribute to this development, including the time-frame in which the neighborhood primarily built out, the price of homes in the neighborhood, and the student population located in BG2.

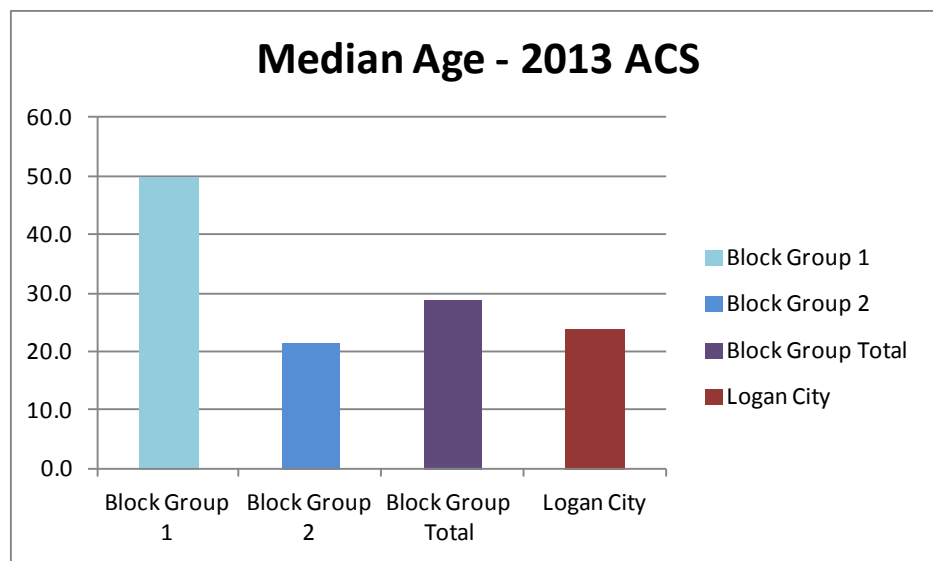


FIG 3.2 MEDIAN AGE

Age Comparison - The current contrast between the block groups and Logan City is shown here in figure 3.3. Both block groups are anomalous to each other and Logan City. BG1 shows a significant lack of 18-24 year olds as a percent of the whole, while BG2 shows a lot of 18-24 year olds (BG2 reflects the presence of student housing in the neighborhood).

Age History - An in-depth examination of BG1 demonstrates the concept of aging in place. Each subsequent decade shows an increasing percent of the population being older, and a shrinking percentage of most groups of children, though, since 2010, the number of children under 5 has been increasing. This may show the beginnings of the process of housing stock turning over from the aging population.

FIG 3.3 AGE COMPARISON

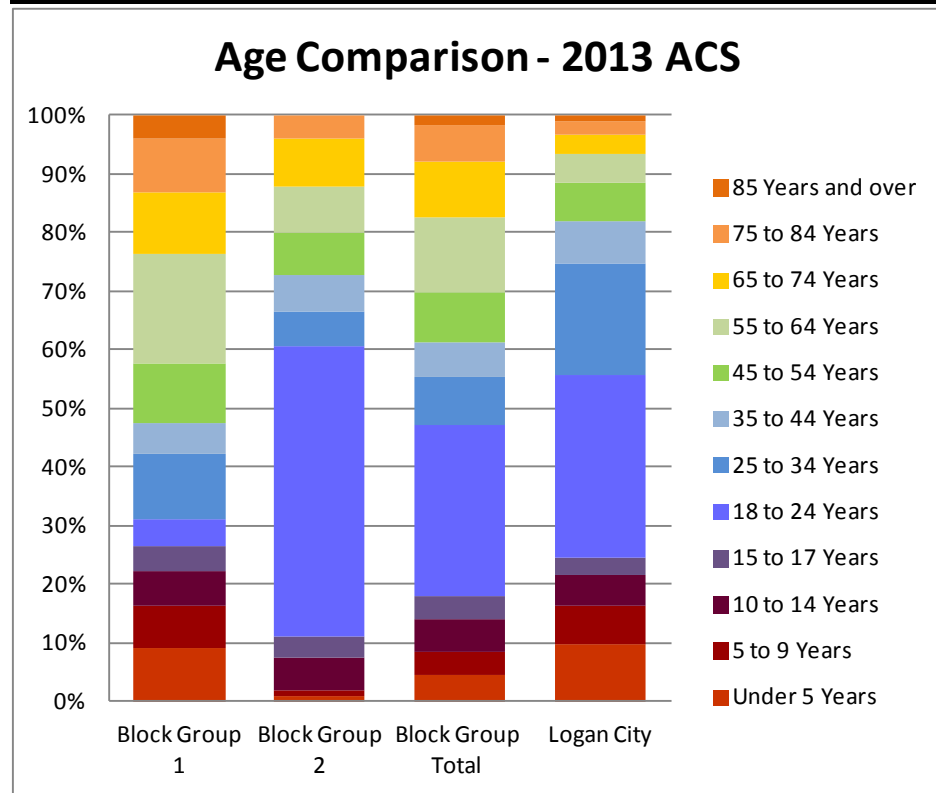
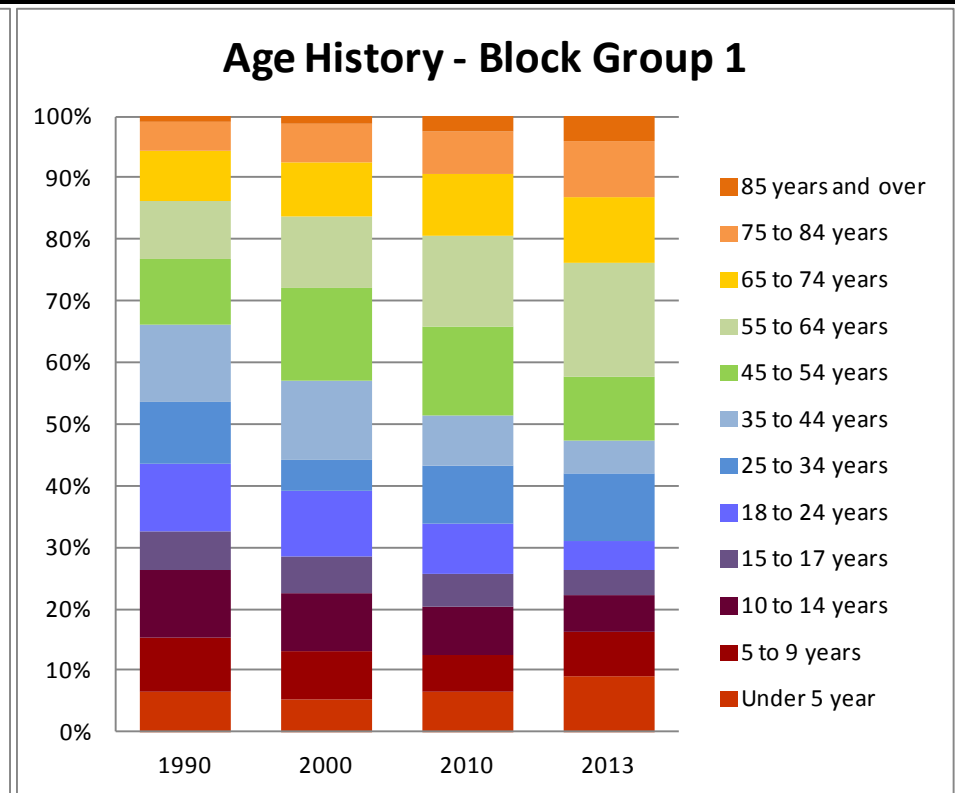
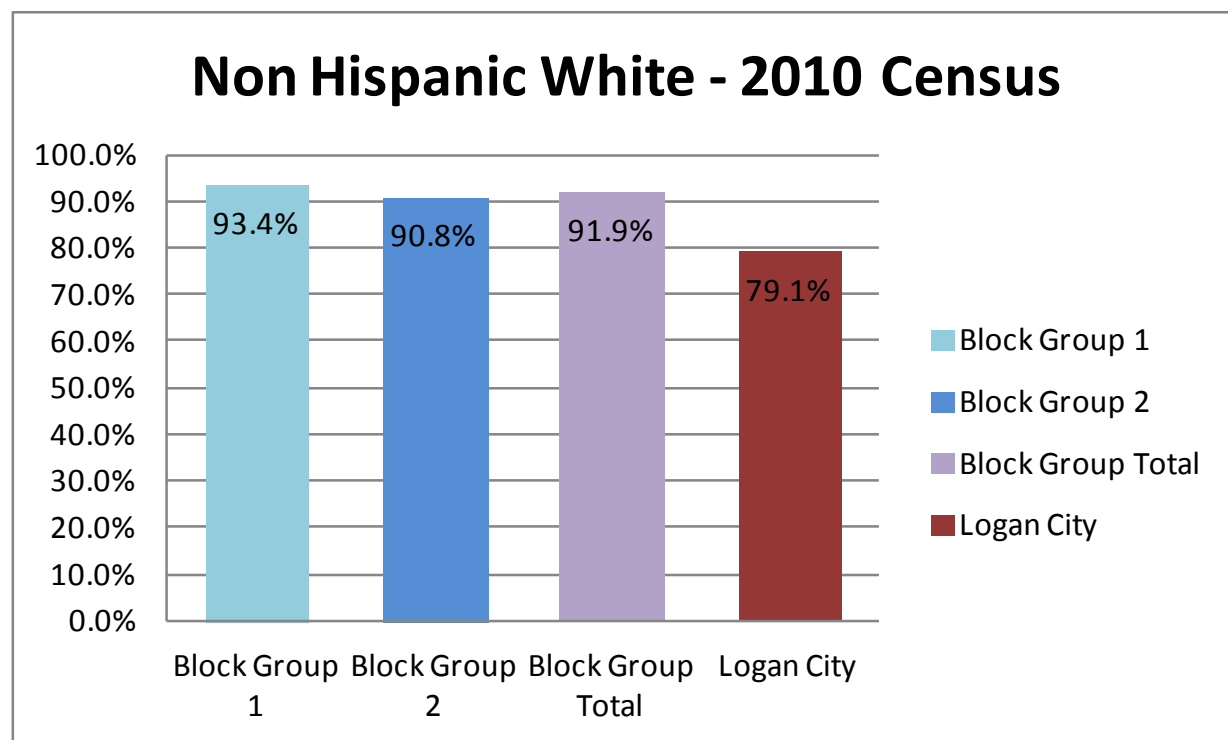


FIG 3.4 AGE HISTORY





Race/Ethnicity - The racial and ethnic composition of Hillcrest is somewhat more homogeneous than the rest of Logan City, with a non-Hispanic white population of over 90%.

FIG 3.5 RACE

DEMOGRAPHICS

Median Household Income - The median household income for the Hillcrest Neighborhood in both block groups is significantly higher than Logan City as a whole.

Households - With the dominance of single family dwellings in the neighborhood, it is not surprising that family household types (two or more people living together related by birth, marriage, or adoption) make up the majority of household types in the neighborhood.

When the data is broken down by family households that have members under 18 years of age, a notable downward trend is apparent in both block groups. In 1990 and 2000, families with children in the Hillcrest Neighborhood was significantly higher than Logan City as a whole. By 2010 the number of families with children in Hillcrest was consistent with Logan City while the 2013 projections showing the neighborhood percentages being below that of Logan City as a whole.

Median Household Income - 2013 ACS

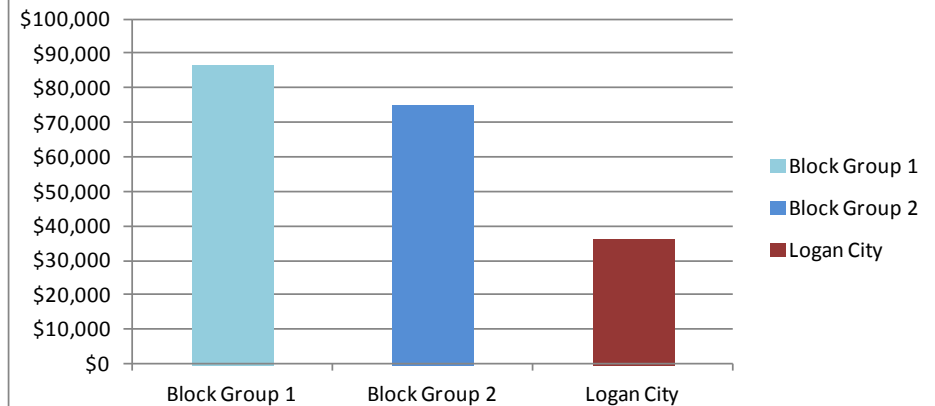


FIG 3.6 INCOME

Family Households - 2013 ACS

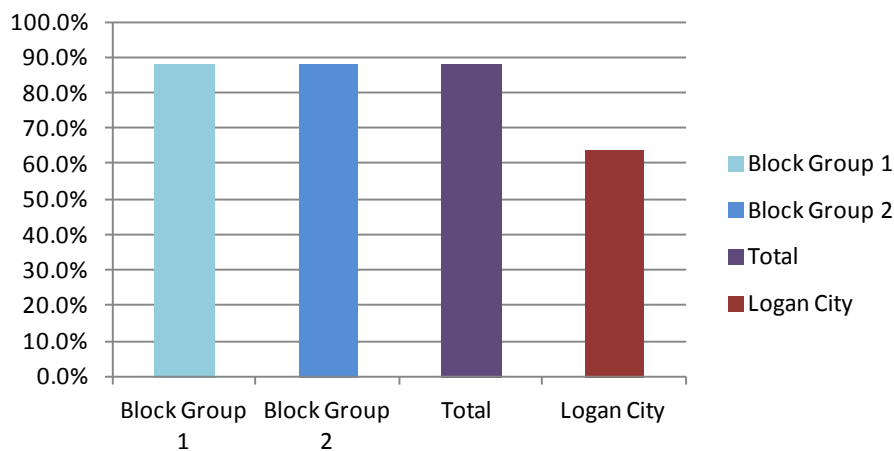


FIG 3.7 FAMILY HOUSEHOLDS

Family Households with Children Under 18

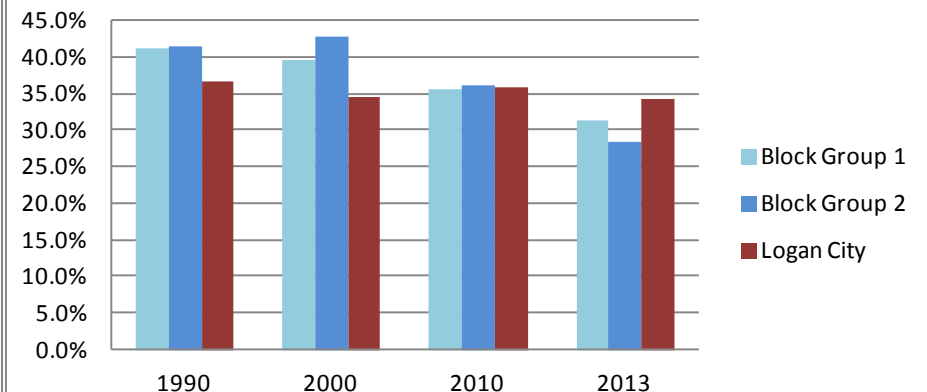
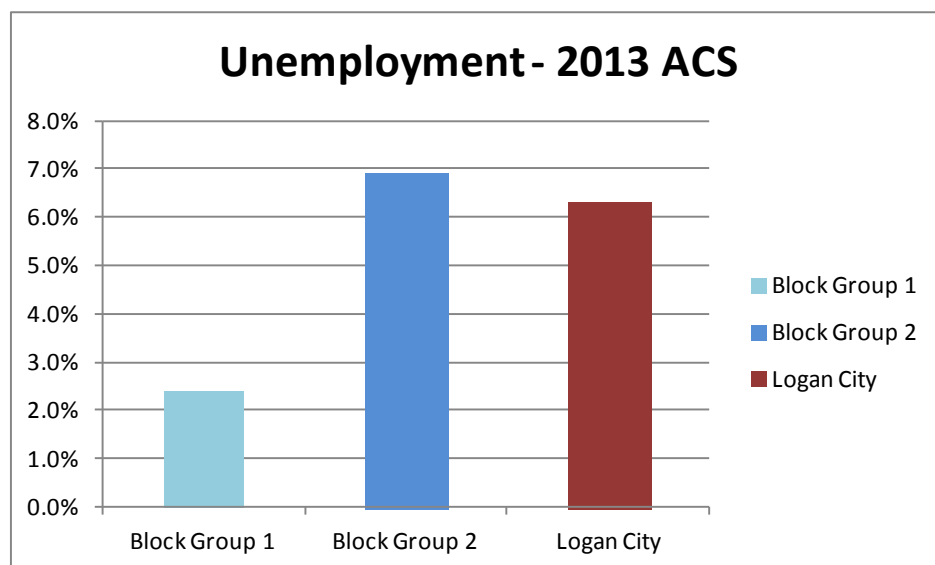
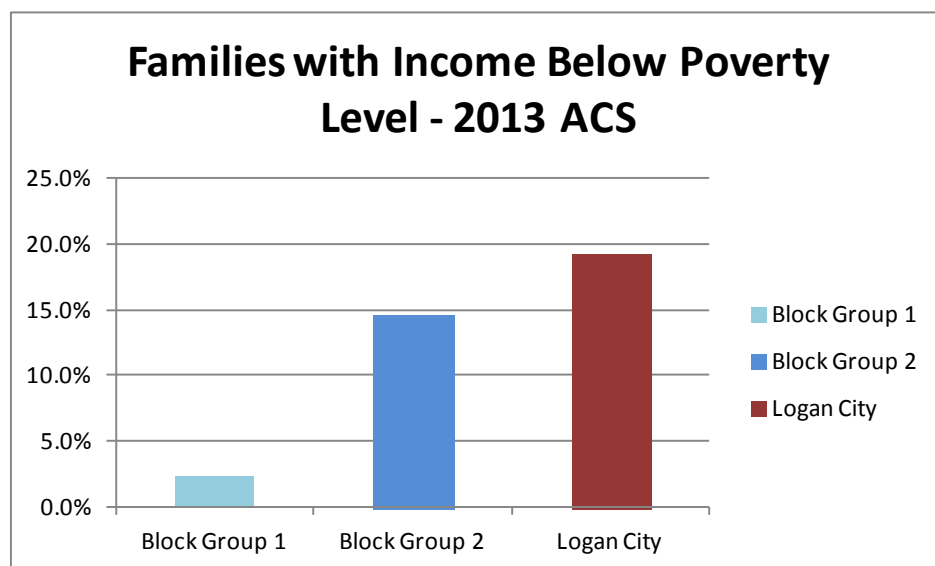


FIG 3.8 CHILDREN IN FAMILY

**FIG 3.9 UNEMPLOYMENT**

Unemployment - The unemployment statistics show that BG1 has a very low unemployment percent, and BG2 has a slightly above average unemployment percent.

Poverty - Similar to unemployment, BG1 has a very low poverty rate, while BG2 has a poverty rate that is relatively higher than BG1, but not as high as Logan City.

**FIG 3.10 POVERTY**

Owner Occupancy - Owner occupancy in Hillcrest is significantly higher than Logan City as a whole. This is mostly due to the high value of homes, the consistent, historical single family zoning, and a lack of multifamily housing in the neighborhood.

Comparing the two census blocks show that rentals in BG1 are declining, while BG2 has experienced an increase in rentals. This is consistent with internal Logan City rental studies. These shifts are most likely related to current housing trends and real estate lending rates.

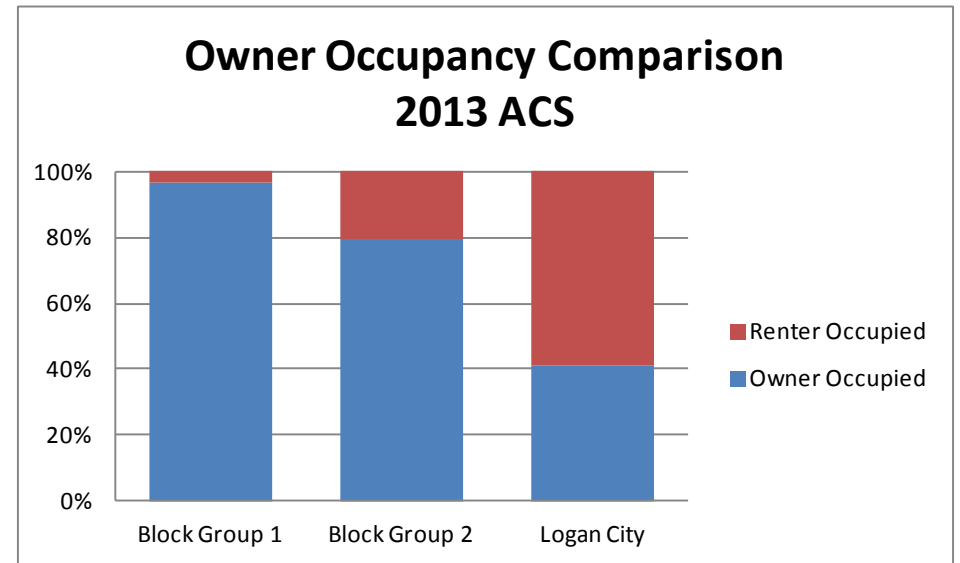


FIG 3.11 OWNER OCCUPANCY COMPARISON

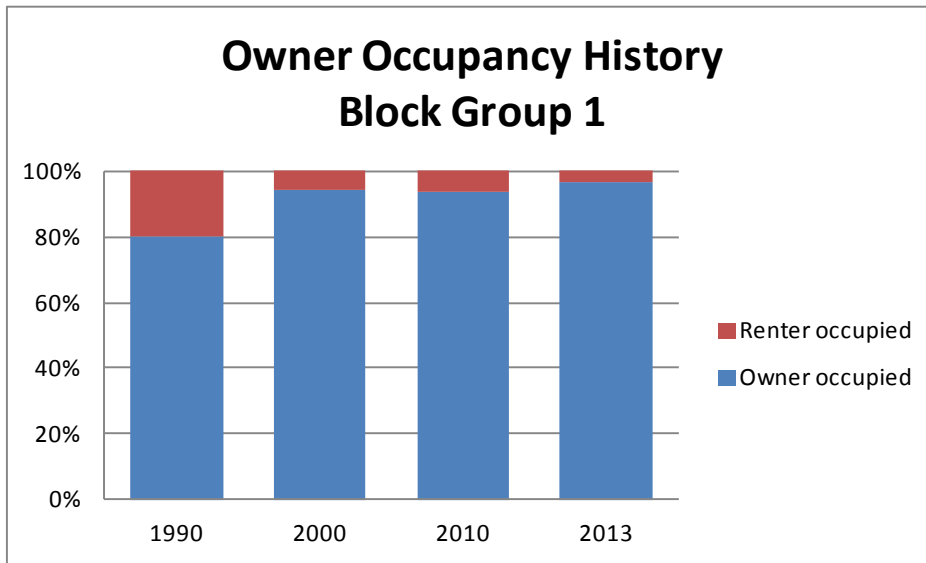


FIG 3.12 OWNER OCCUPANCY HISTORY - 1

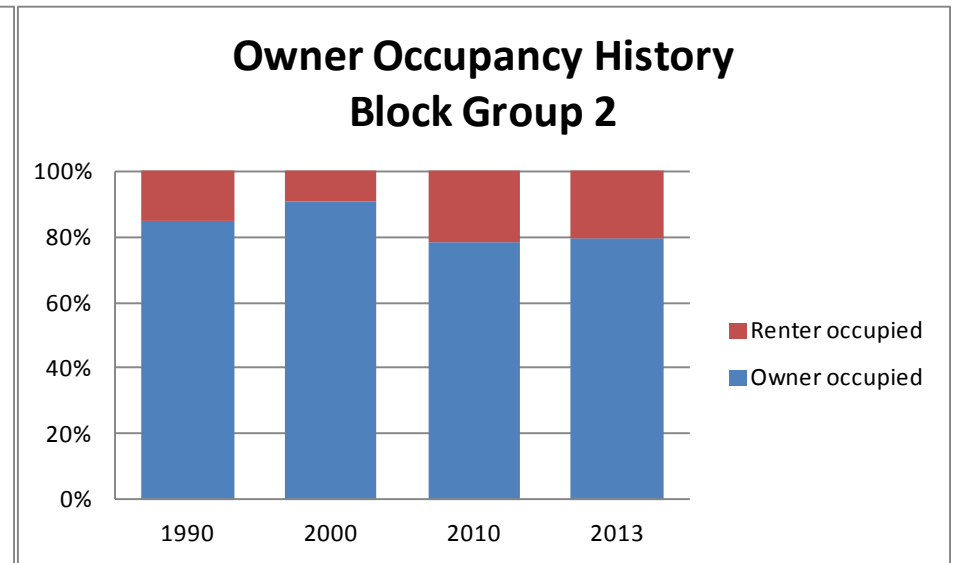
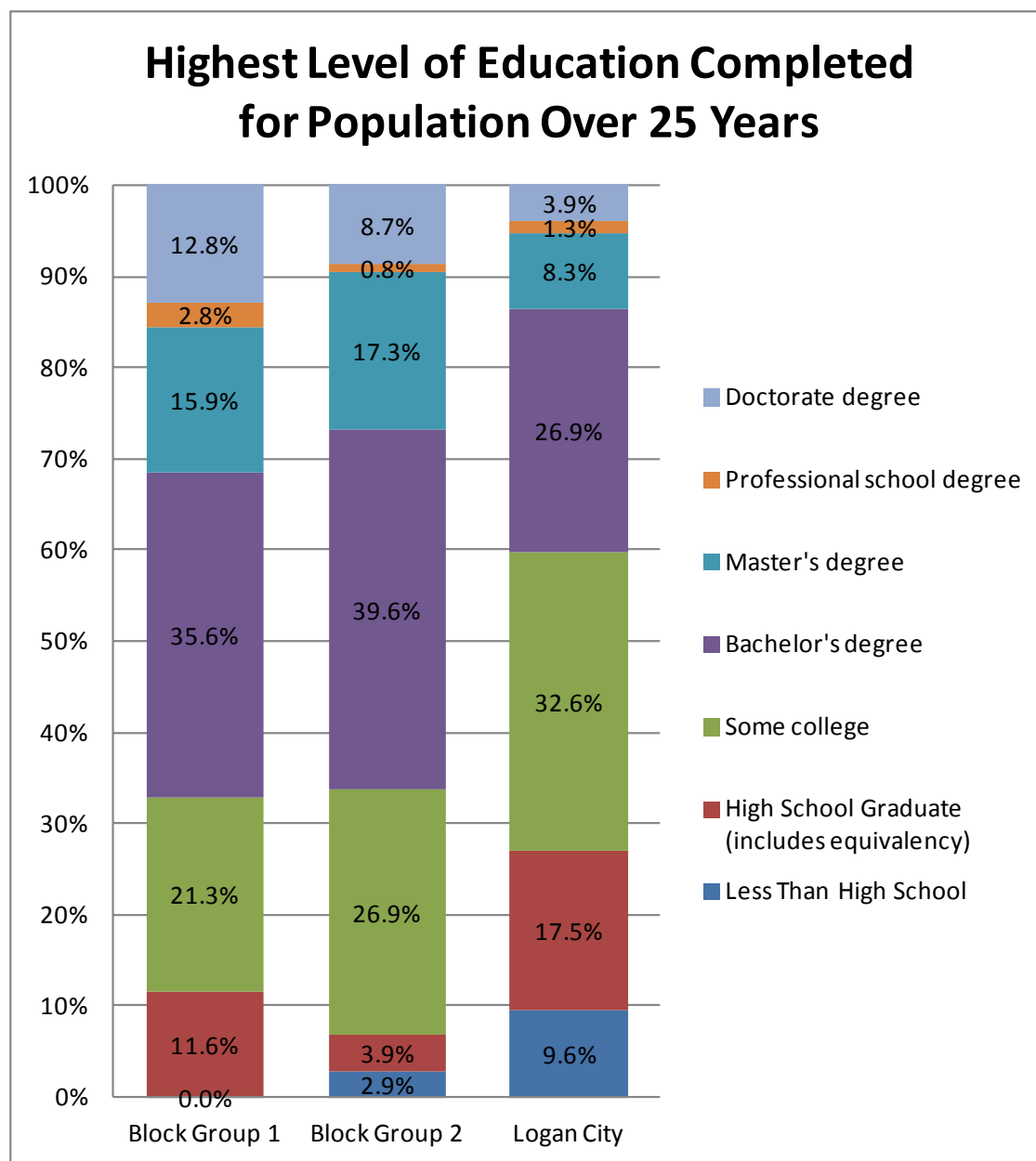


FIG 3.13 OWNER OCCUPANCY HISTORY - 2



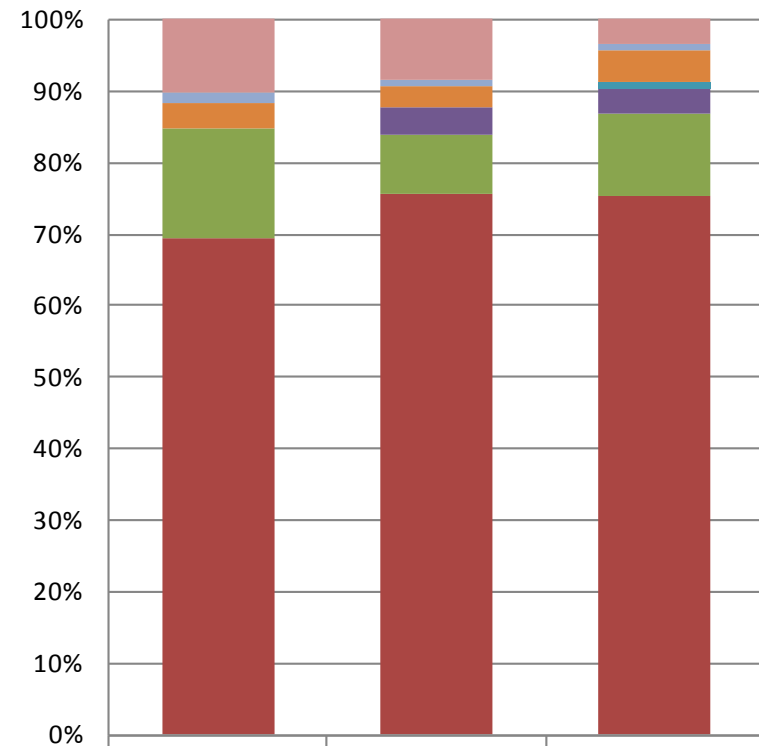
Education - Both BG1 and BG2 have significantly higher rates of higher education (bachelor's through doctorate degrees) than the rest of Logan City. The rate of doctoral and master's degrees is no doubt influenced by the proximity to USU.

FIG 3.14 EDUCATION

Means of Transportation to Work - The Hillcrest Neighborhood is somewhat more in-line with Logan City as a whole when it comes to transportation options. A few notable exceptions are the high number of residents working at home in both BG1 and BG2, as well as the lack of use of public transportation and a higher use of carpooling in BG1 when compared to Logan City.

It is also worth noting that this measure of transportation only applies to work trips and does not include information relating to errands or recreation.

Means of Transportation to Work 2013 ACS



	Block Group 1	Block Group 2	Logan City
Worked at home	9.9%	7.9%	3.2%
Other means	1.3%	0.7%	0.8%
Bicycle	3.5%	2.7%	4.0%
Motorcycle	0.0%	0.0%	0.9%
Public transportation (Includes Taxicab)	0.0%	3.4%	3.4%
Carpooled	14.8%	7.8%	10.5%
Drove Alone	67.1%	69.5%	69.9%

FIG 3.15 TRANSPORTATION

4 LAND-USE

Hillcrest Area

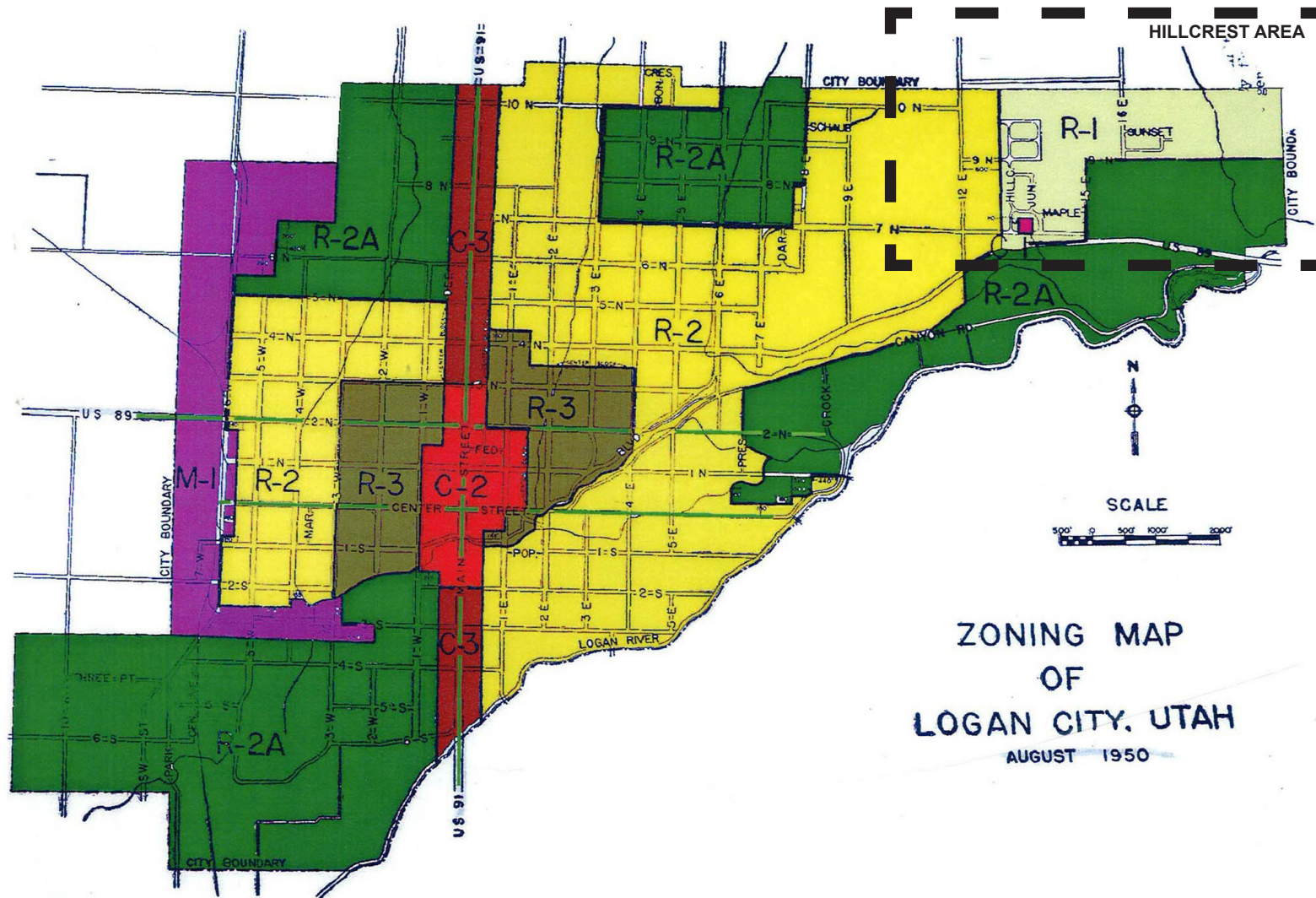
The total area of the Hillcrest Neighborhood is approximately 1,212 acres, and of this, 400 acres is part of USU. For this plan, the focus will be on the 812 acres that are governed by Logan City. The neighborhood's layout contrasts with much of the older parts of the City, as it does not follow the traditional grid system originally developed by early Mormon settlers in their "Plat of Zion". Instead the layout of the neighborhood is reflective of post war suburban development.

The first zoning ordinance and map were adopted by the City in August of 1950. That ordinance contained eight different zoning classifications, whereas, the current Land Development Code and associated Zoning Map contains 22 base zone classifications. The 1950 zoning map shows the oldest, southern

portion of the Hillcrest Neighborhood as R-1 (single family), with some areas as R-2 and R-2A (both allowed multi-family dwellings). The R-2 areas were primarily portions of USU Campus. This Zoning Map also showed the small C-1 (commercial) zone along 700 North.

In the 1968 Zoning Map, the layout of the neighborhood is more apparent, and the R-1 zone expands. In subsequent years, the R-1 zone remained a constant in the core neighborhood, with zone changes primarily occurring along the 1200 East corridor. By 1976, the gravel pit area was annexed into the City. The historical single family core of Hillcrest is recognized from the earliest zoning established by the City.

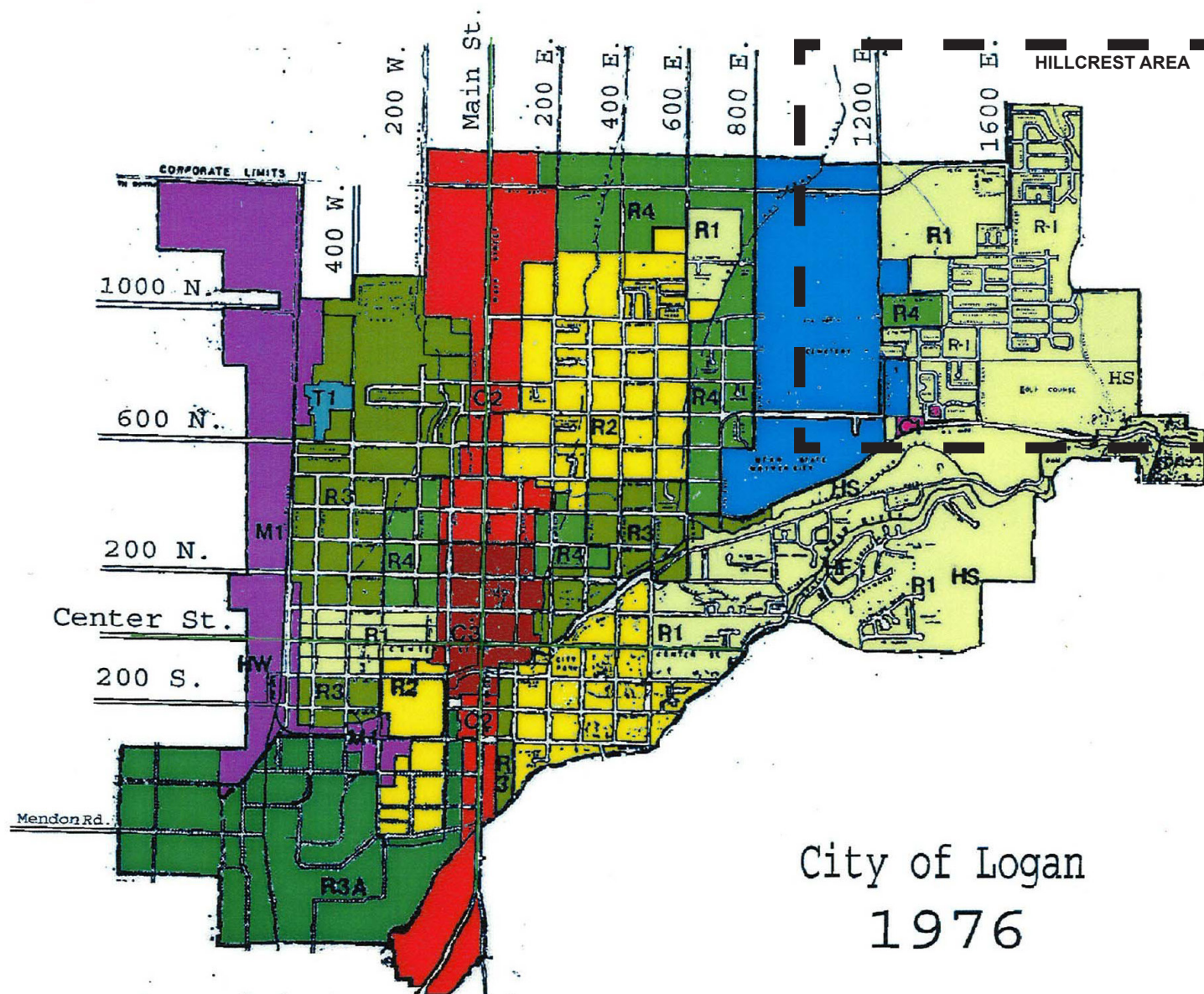




ZONING MAP
OF
LOGAN CITY, UTAH
AUGUST 1950

MAP 4.1

1950 ZONING MAP



City of Logan
1976

MAP 4.2 1976 ZONING MAP

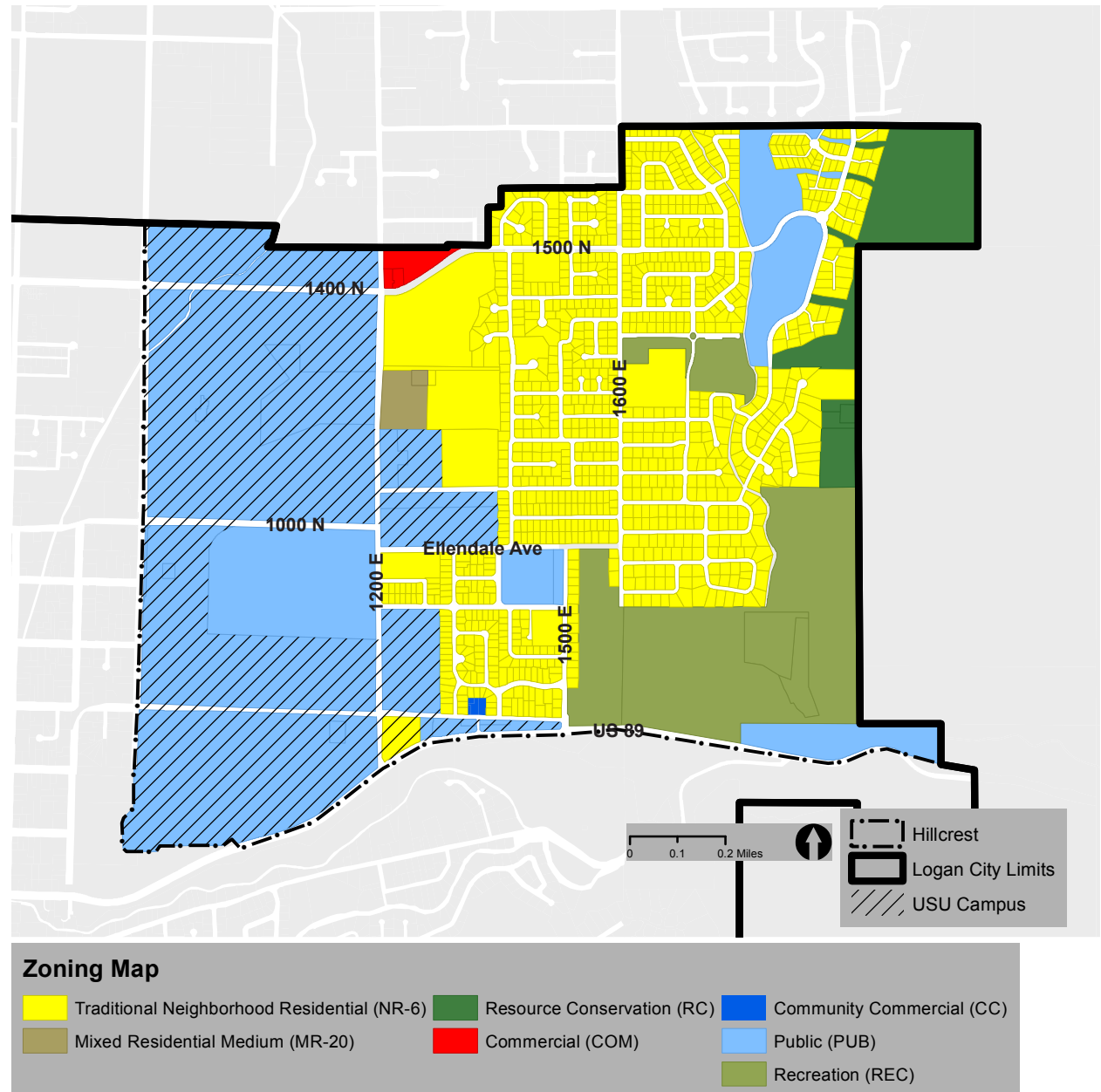
Current Zoning Map

The current Zoning Map shows there are seven zones represented in Hillcrest. The bulk of the neighborhood outside of USU is comprised of Traditional Neighborhood Residential Zone (NR-6). Additionally, there are significant areas of the Recreation Zone (which is dominated in large part by the private Logan Golf and Country Club), Public Zone (this contains the Logan Cemetery and the Deer Pen property), Resource Conservation Zone along the eastern foothills, Mixed Residential Medium Zone along 1200 East, Commercial Zone in the northeast corner of the 1200 East and 1400 North intersection, and a small Community Commercial Zone along 700 North.

Zone	Acreage in Hillcrest
NR-6	377
MR-20	7.59
Com	5.13
CC	.875
PUB	480.6*
RC	55.5
REC	144.3**

* 400 acres of PUB is USU owned.

** 131.8 acres of REC is a private golf course.

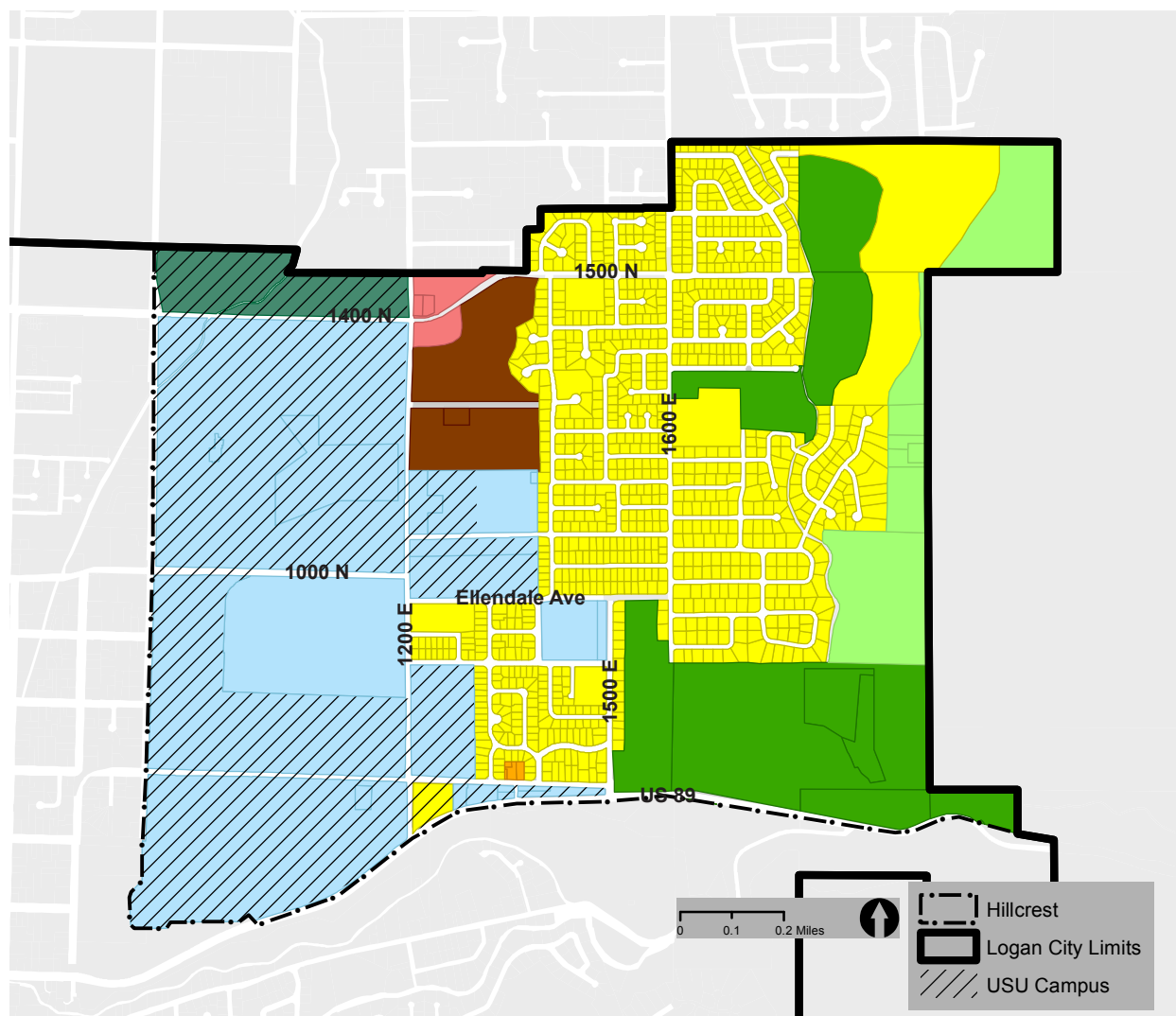


MAP 4.3 ZONING MAP

Future Land-Use Plan

If the Zoning Map explains where we are, the Future Land-Use Plan (FLUP) tells us where we are going. The FLUP is developed as part of the City's General Plan, and is an adopted framework for future land-use decision making.

Notable on the FLUP, in regard to the Hillcrest Neighborhood, is the inclusion of Campus Residential along the northeast portion of 1200 North, as well as the expansion of commercial uses around the 1200 East and 1400 North intersection with the Mixed-Use Center designation. The Deer Pen property is also represented on the FLUP as Recreation as opposed to Public.



Future Land Use Map

Detached Residential (DR)	Neighborhood Center (NC)	Recreation (REC)
Campus Residential (CR)	Gateway (GW)	Public (PUB)
Mixed Use Center (MUC)	Resource Conservation Area (RCA)	

MAP 4.4 FUTURE LAND-USE PLAN

5

INFRASTRUCTURE & FACILITIES

INFRASTRUCTURE & FACILITIES

Transportation

The Vision Statement from the Transportation Master Plan for Logan City states that its primary purpose is to ensure the orderly and progressive development of the urban street system to serve the mobility and access needs of the public. Transportation planning is interrelated with other components of the urban planning and development process.

Logan City strives to promote a balance of multi-model transportation systems that result in increased transportation choice. Land-use and transportation must be integrated to accommodate all modes of transportation.



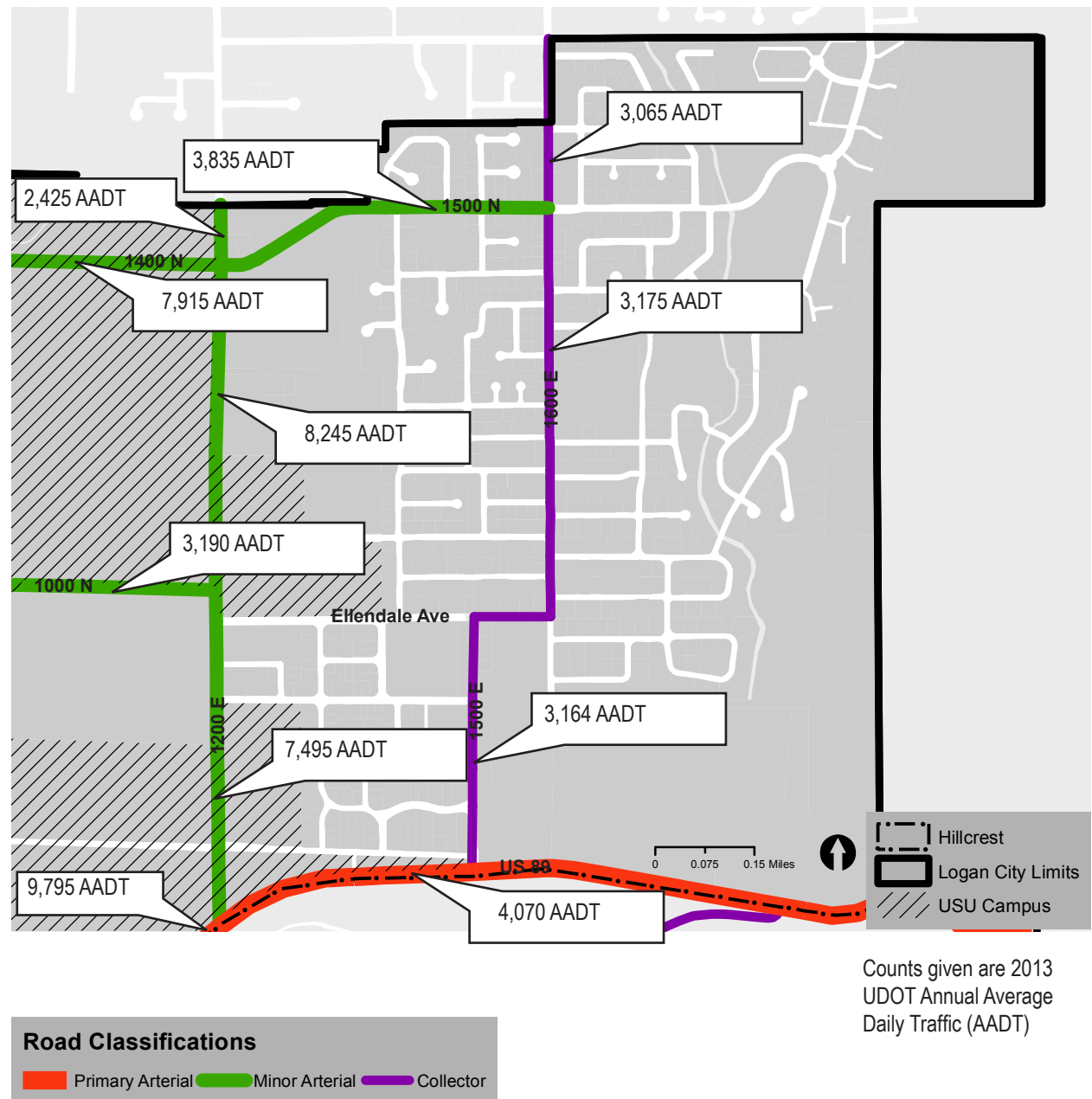
Road Classification

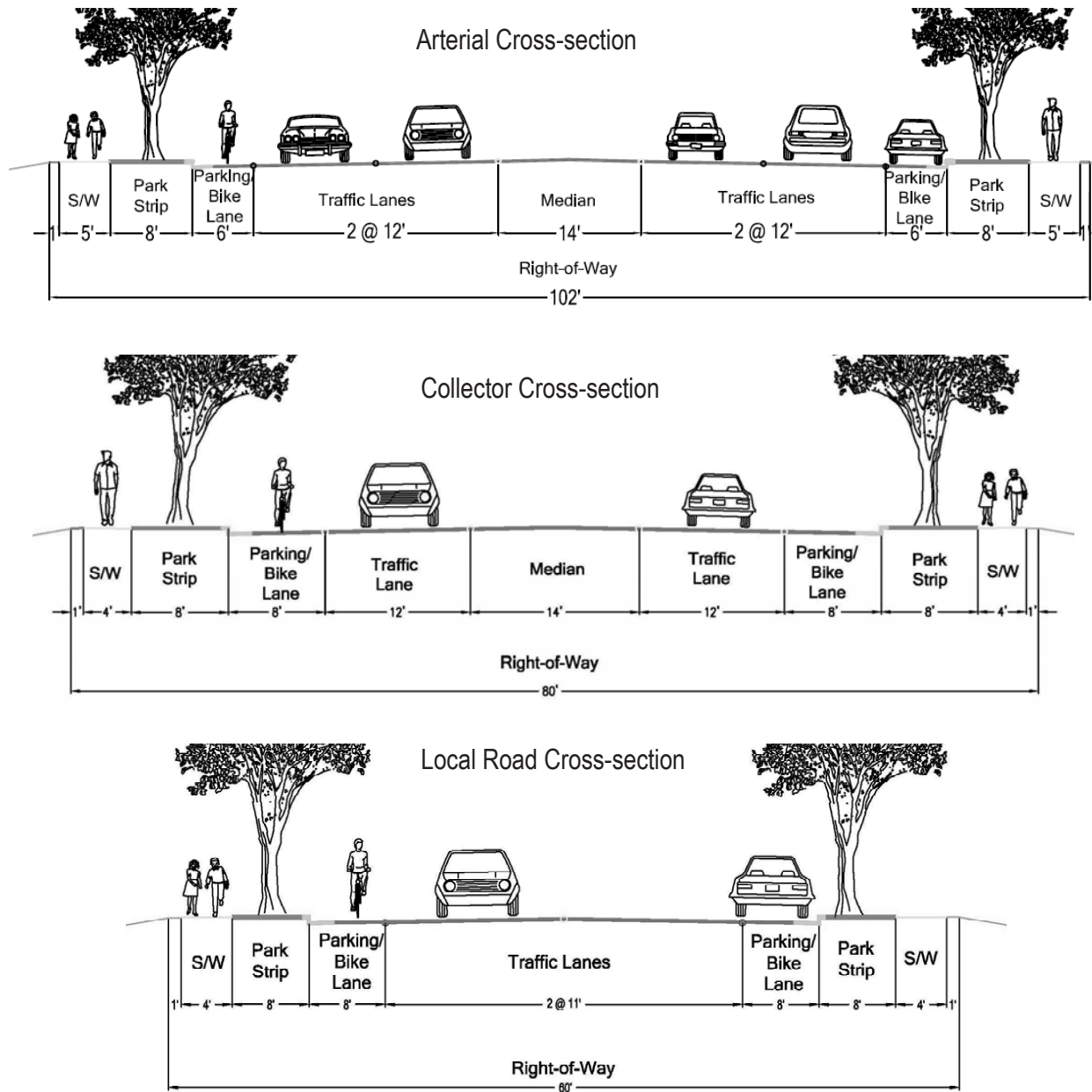
Road classifications are based on the 2008 Transportation Master Plan (TMP). The TMP designates several important transportation corridors in the neighborhood, including 1500/1600 East as a collector road, 1200 East, 1000 North and 1400/1500 North as minor arterial roads, and US 89 as a primary arterial.

Road classifications are important to consider in the context of the Hillcrest Specific Plan, as each classification has design and use parameters that will affect the street scape and sense of place within the neighborhood.

Arterial - These facilities are provided to service primarily through-traffic movement. While some land-access service may be accommodated, it is clearly a minor function, and all traffic controls and facility design are intended to provide efficient through movement. Arterials can be subdivided into major and minor categories depending on their traffic volumes.

Collector - These facilities, are intended to serve both through and land-access functions in relatively equal proportions. For long through trips, such facilities are usually inefficient, though they are frequently used for shorter through movements associated with the distribution and collection portion of trips. Collectors can be subdivided into major and minor categories depending on their traffic volumes.

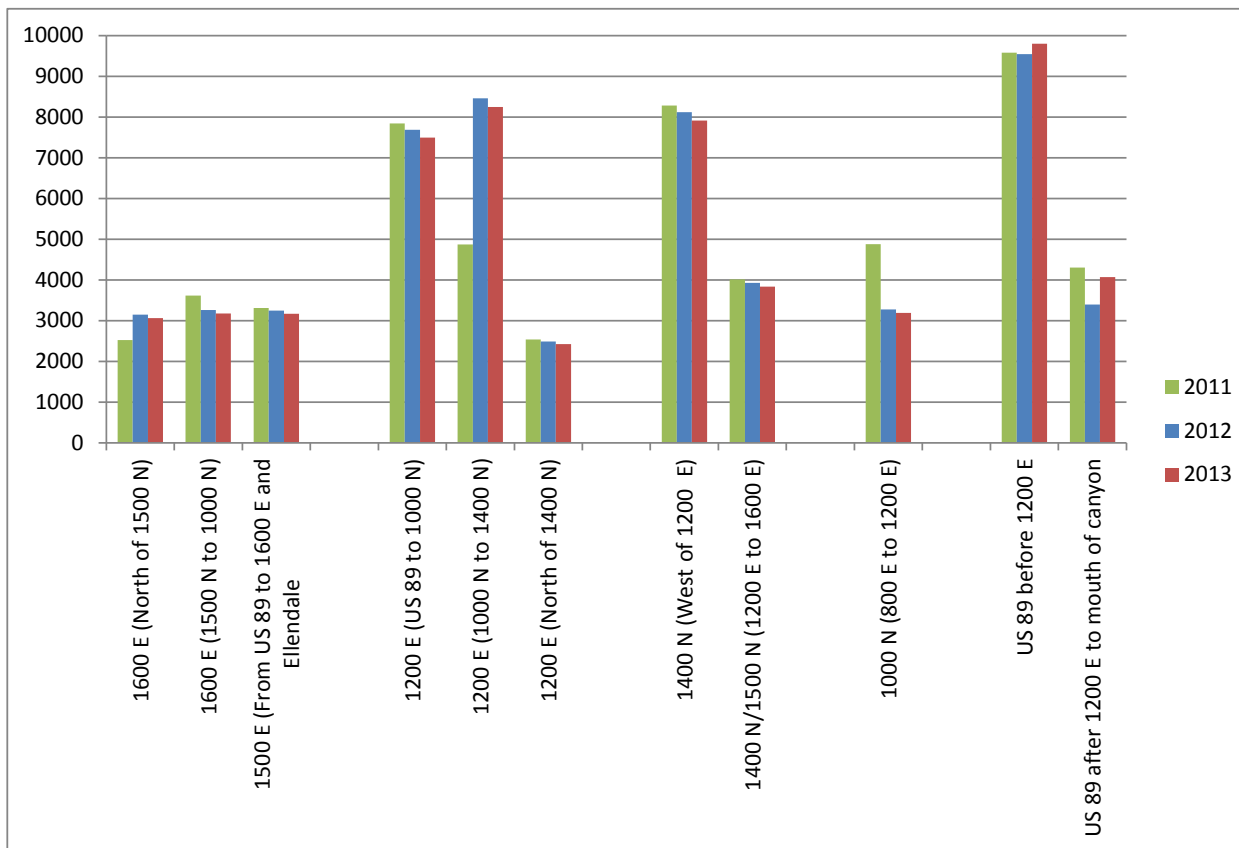




Local Streets - These facilities primarily serve land-access functions. Their design and control facilitates the movement of vehicles on and off the street system from land parcels. Through movement is difficult and is discouraged by both the design and control of the facility.

The majority of roads in the neighborhood are classified as local streets and should be maintained as such to preserve the safety and quality of the community.

FIG 5.1 ROAD CROSS-SECTIONS



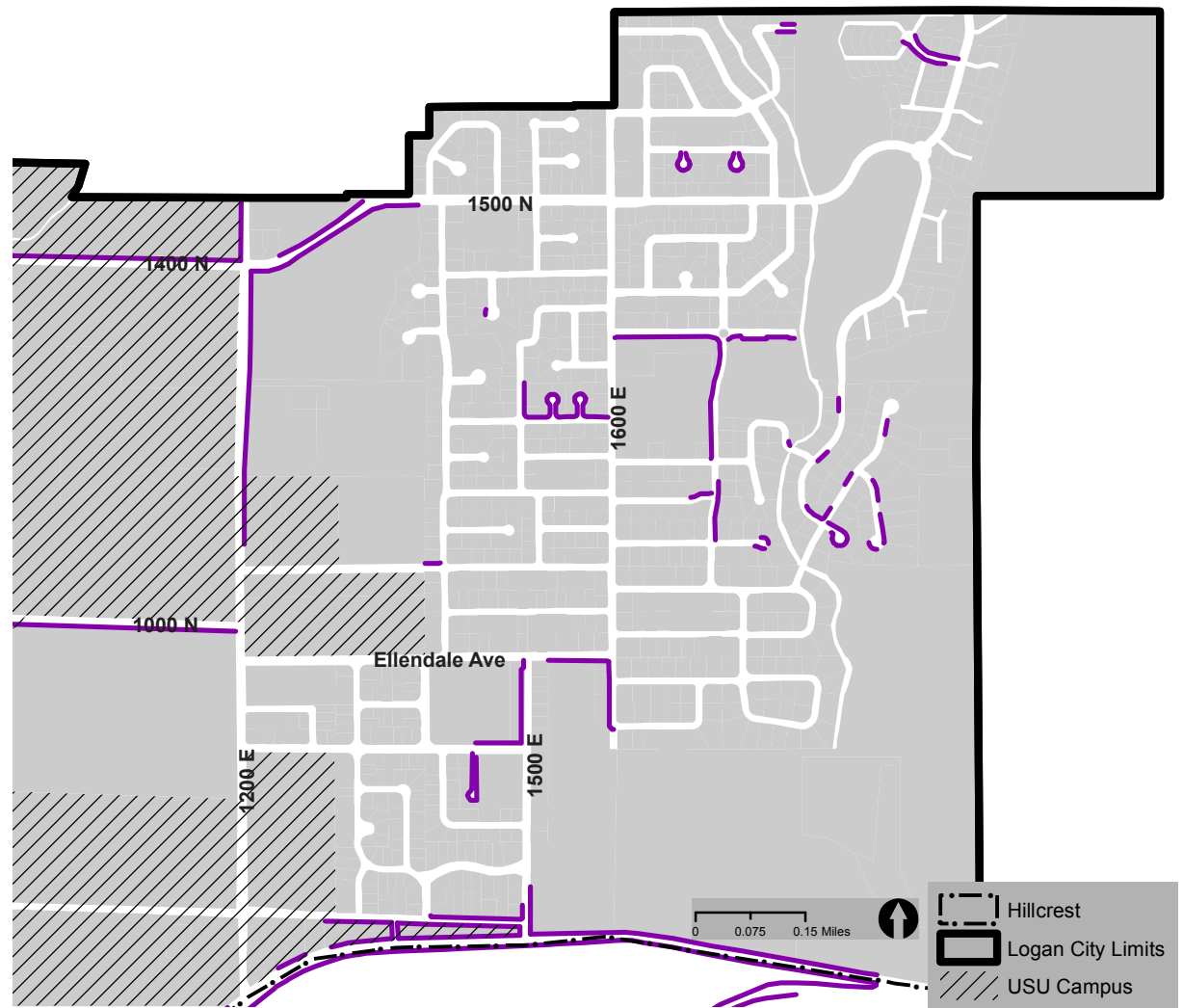
Traffic Counts - Generally, traffic counts in the neighborhood are stable, with only a slight increase in total traffic over the last few years. The UDOT statistics were compared with Logan City statistics and determined to be comparable.

FIG 5.2 UDOT TRAFFIC COUNTS HISTORY

Pedestrian Infrastructure

Sidewalks - Sidewalks accommodate basic pedestrian mobility and add essential elements to the overall streetscape. The Hillcrest Neighborhood has 158,582 linear feet of existing sidewalk and 30,488 linear feet of missing sidewalk. This represents a sidewalk coverage of 85%. The majority of the missing segments are along arterial roads and areas that are underdeveloped. There are some areas along local streets, but in those cases there is generally sidewalk on at least one side of the road. In areas where sidewalk is missing along vacant or underdeveloped property, typically, new development, special assessments (areas where cost are shared with adjacent landowners) or the City will be responsible for constructing new sidewalks.

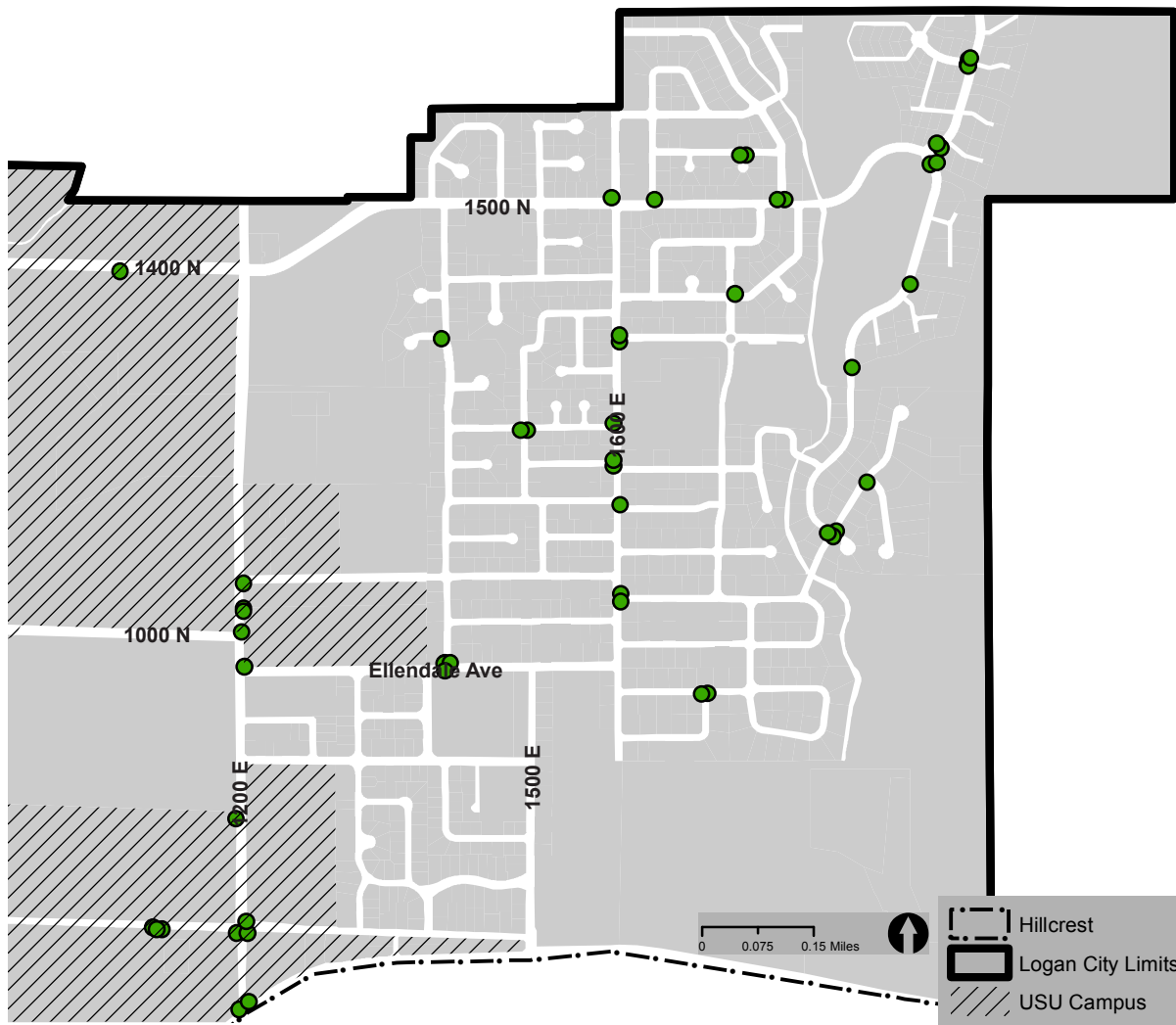
An initial sidewalk construction priority list has been developed and is contained on page 106.



Pedestrian Infrastructure

— No sidewalk

MAP 5.2 MISSING SIDEWALKS



Pedestrian Infrastructure

● ADA Compliant Corner

Pedestrian Infrastructure

ADA Corners - The majority of Hillcrest Neighborhood developed prior to the Americans with Disabilities Act (1990), and much of the infrastructure was not developed to ADA standards. While many of the corners do contain curb-cuts, ADA compliance throughout the neighborhood is low. Overall, the City's strategy for installation of ADA complaint corners is to focus on corners that provide connectivity along main pedestrian paths in the neighborhood, such as routes to school and trails.

MAP 5.3 ADA CORNERS

Recreation, Parks, Trails

Parks, recreation facilities, trails and open space offer places for residents to gather and enjoy the resources of the community. Hillcrest contains several recreational assets that add to its identity and character. Notable amongst them are Lundstrom Park and the Bonneville Shoreline Trail.

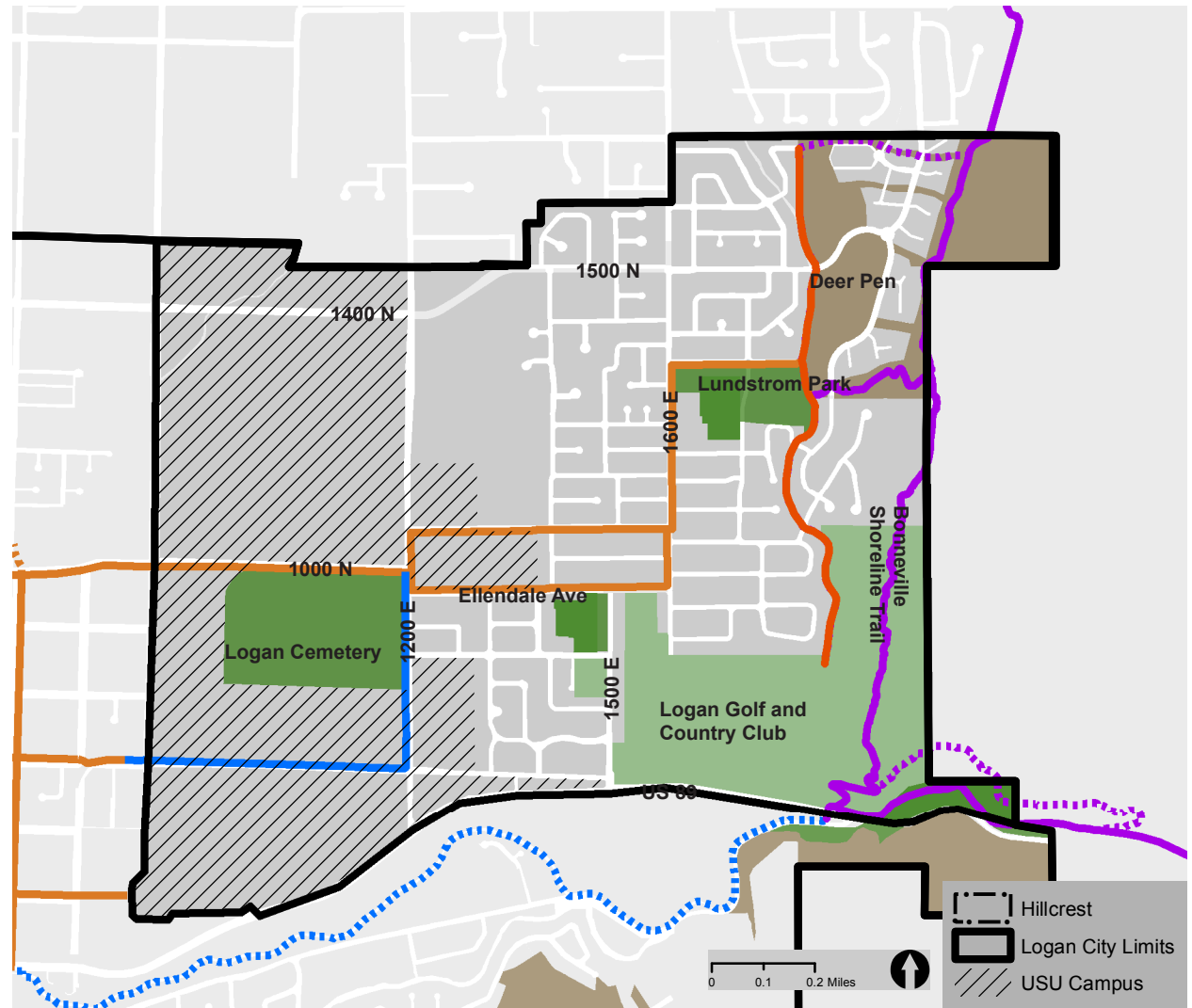
With the completion of some areas of the trail adjacent to First Dam, as well as the Highline trail that follows the canal up Logan Canyon, additional recreation resources will become more accessible to the neighborhood.

Trail Types

Shared Use Path - infrastructure that allows for multiple recreation and transportation types, such as walking, biking, skating and ADA accessibility

Unpaved Trail - These paths are generally gravel and dirt and may not be ideal for all users.

Urban Trail - These paths provide connections to important destinations throughout Logan and are generally paved and wider than normal sidewalks.



Trails

- Shared Use Path
- Proposed Shared Use Path
- Unpaved Trail
- Proposed Unpaved Trail
- Urban Trail (sidewalk)
- Proposed Urban Trail (sidewalk)
- Canal Corridor

Parks

- Park
- Open Space

MAP 5.4 PARKS, TRAILS, OPEN SPACE

6

HOUSING CHARACTERISTICS

HOUSING CHARACTERISTICS

Housing Overview

While Logan City is characterized as having a mix of eclectic neighborhoods, the Hillcrest Neighborhood is defined by its single family core of mid-century modern homes. Excluding USU, there are approximately 1032 dwelling units in Hillcrest, and of those, 1022 are single family dwellings (99%).

Home ownership is considerably higher in the neighborhood compared to the rest of Logan City. According to the 2010 ACS estimate, Logan City has an owner occupancy rate of 41.4 %. Hillcrest has an owner occupancy rate of over 90%. Using local occupancy data, Logan City has determined

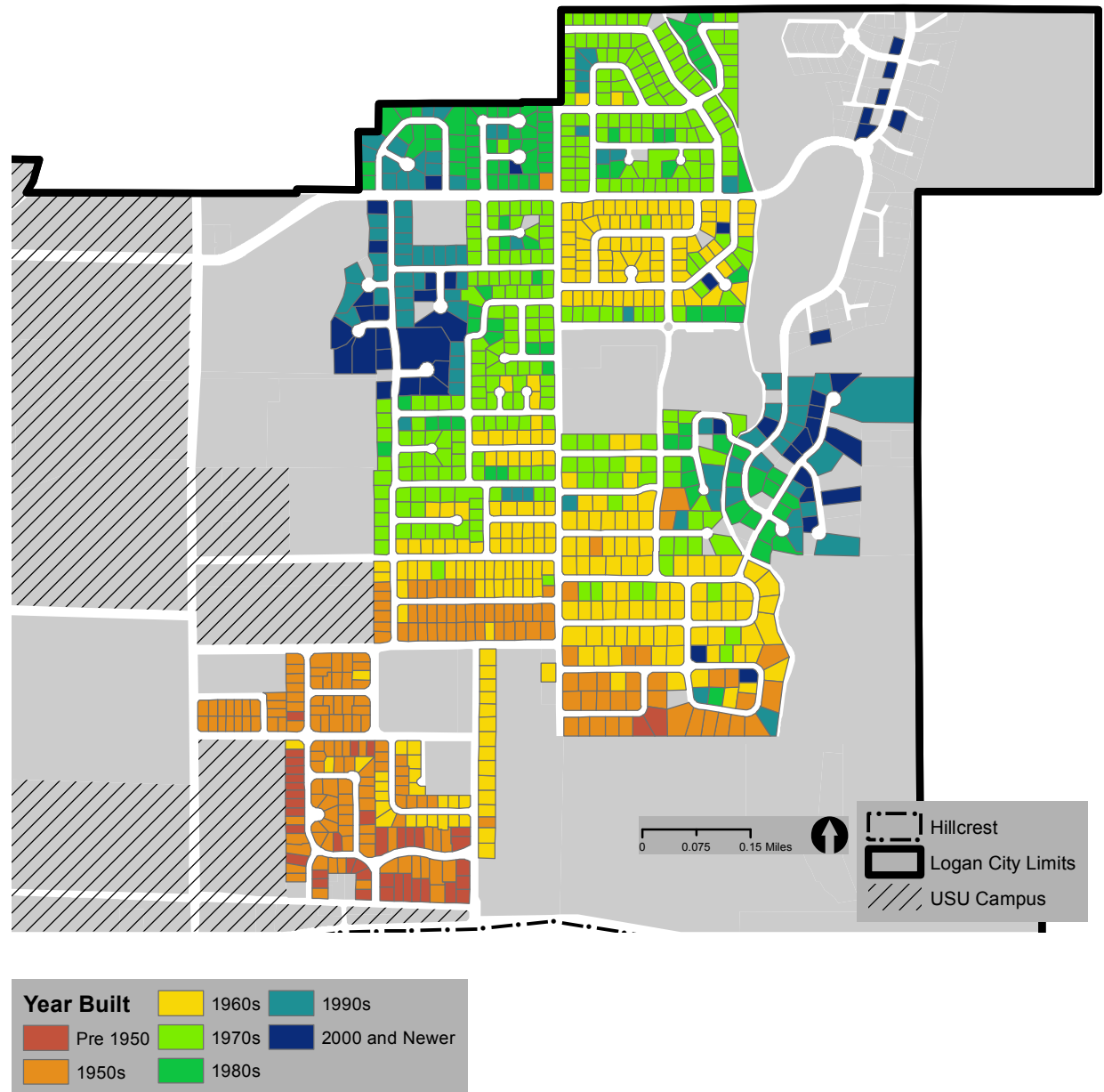
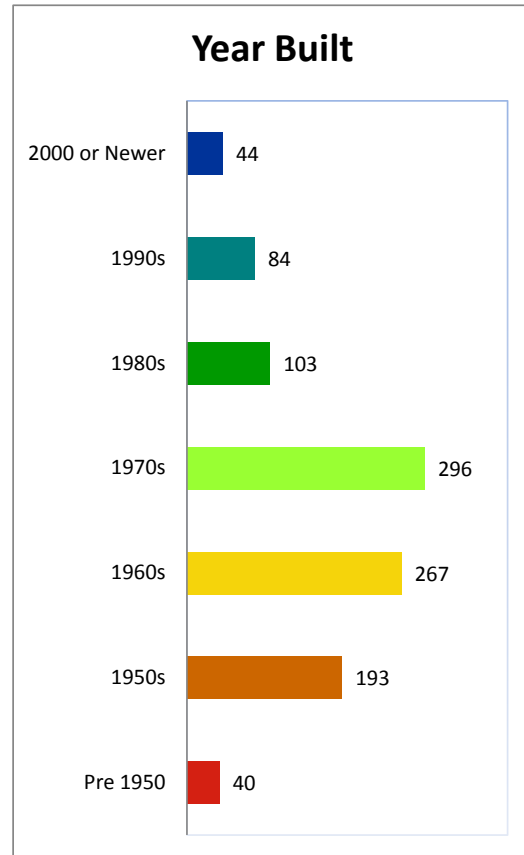
that the ACS estimate is reasonably accurate for the overall picture of occupancy in the Hillcrest Neighborhood; however, the internal study did show a slightly lower occupancy rate of 85% for the entire neighborhood. Overall, this is promising for the stability of the neighborhood, but there are areas of concern. The areas of Hillcrest adjacent to the USU Campus experiences a lower owner occupancy rate than the rest of the neighborhood at 69% . This finding correlates with the age and size of the structures adjacent to USU and the pressure to accomodate student rentals..



HOUSING CHARACTERISTICS

Year Built

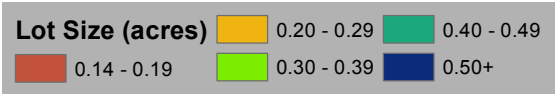
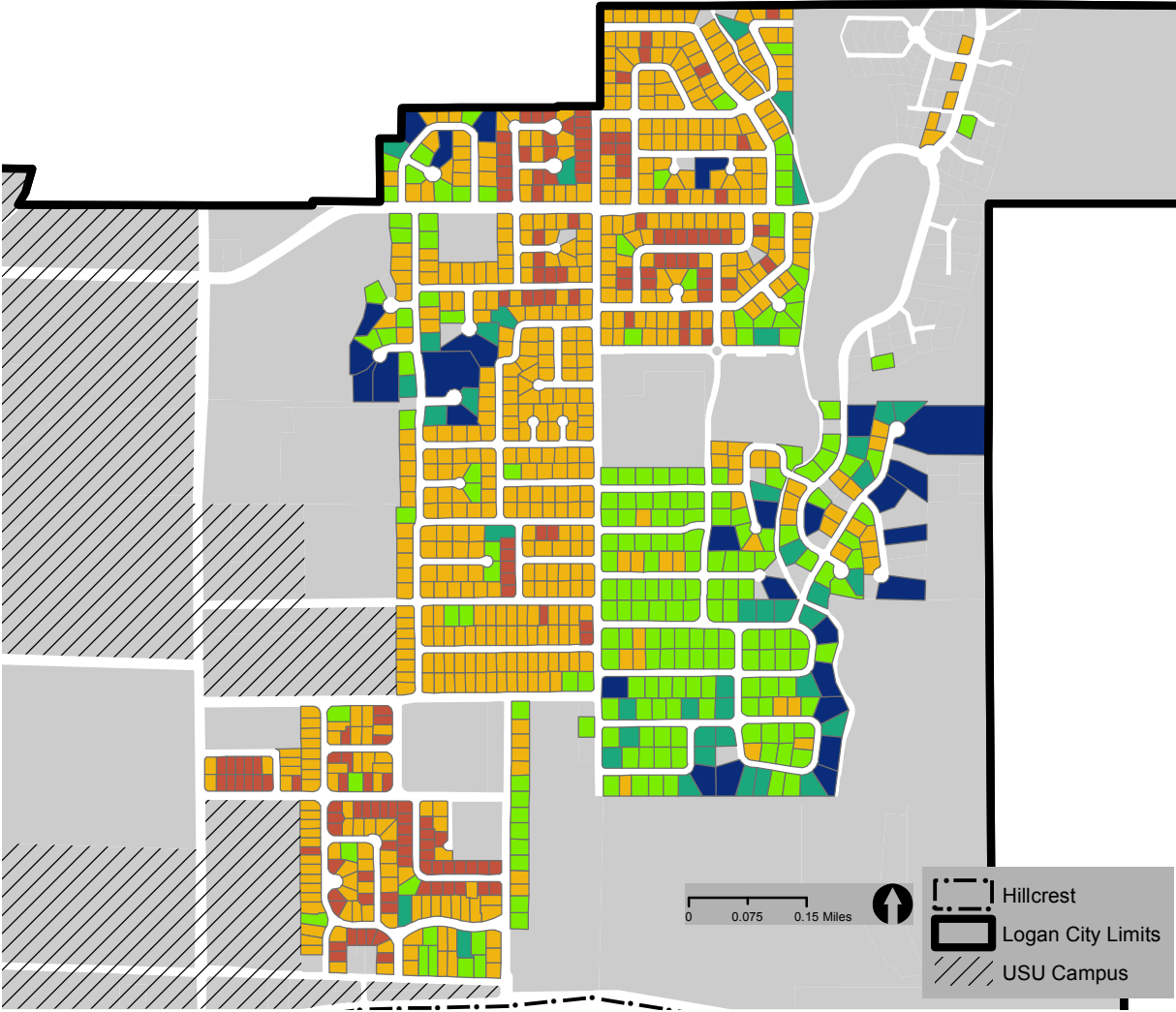
The first residential structures were built in the southern portion of the neighborhood in the 1940s and 50s and gradually moved north. A large portion of the homes were built in the 50s, 60s, and 70s. While there is a variety of homes in the neighborhood, the ranch style home is dominate.



MAP 6.1 YEAR BUILT

Lot Size

The average single family lot size in the neighborhood is .26 acres, which is slightly smaller than the City average of .3. The lot sizes tend to be consistent throughout the different neighborhood subdivisions.



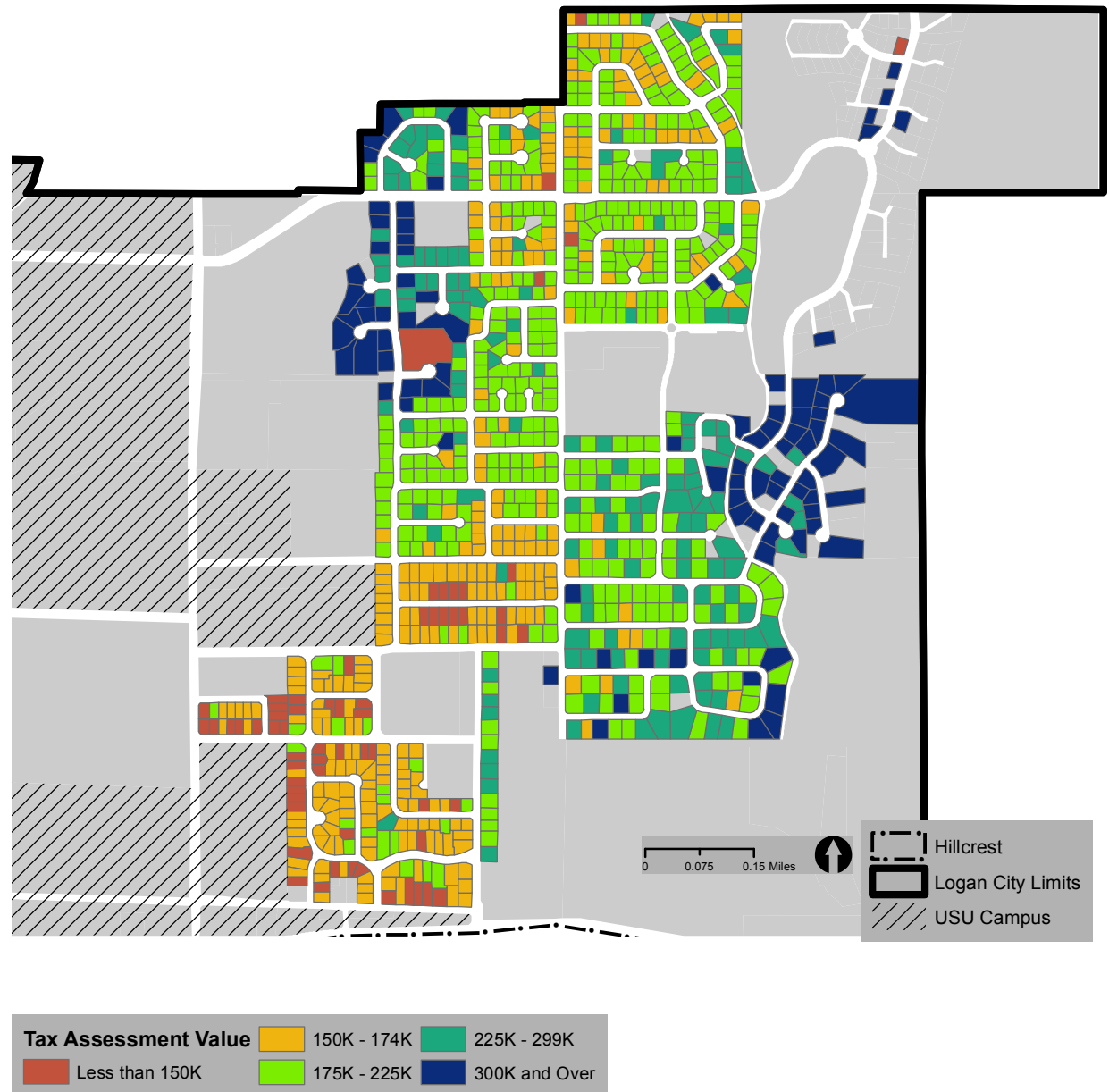
MAP 6.2 LOT SIZE

HOUSING CHARACTERISTICS

Home Values

Based on current Cache County Tax Assessment data, the average single family home in Hillcrest is valued at \$211,000. This is roughly 20% higher than the City average of \$173,000. The good housing conditions, proximity to amenities, and stability of the neighborhood area are all contributing factors to the higher home values.

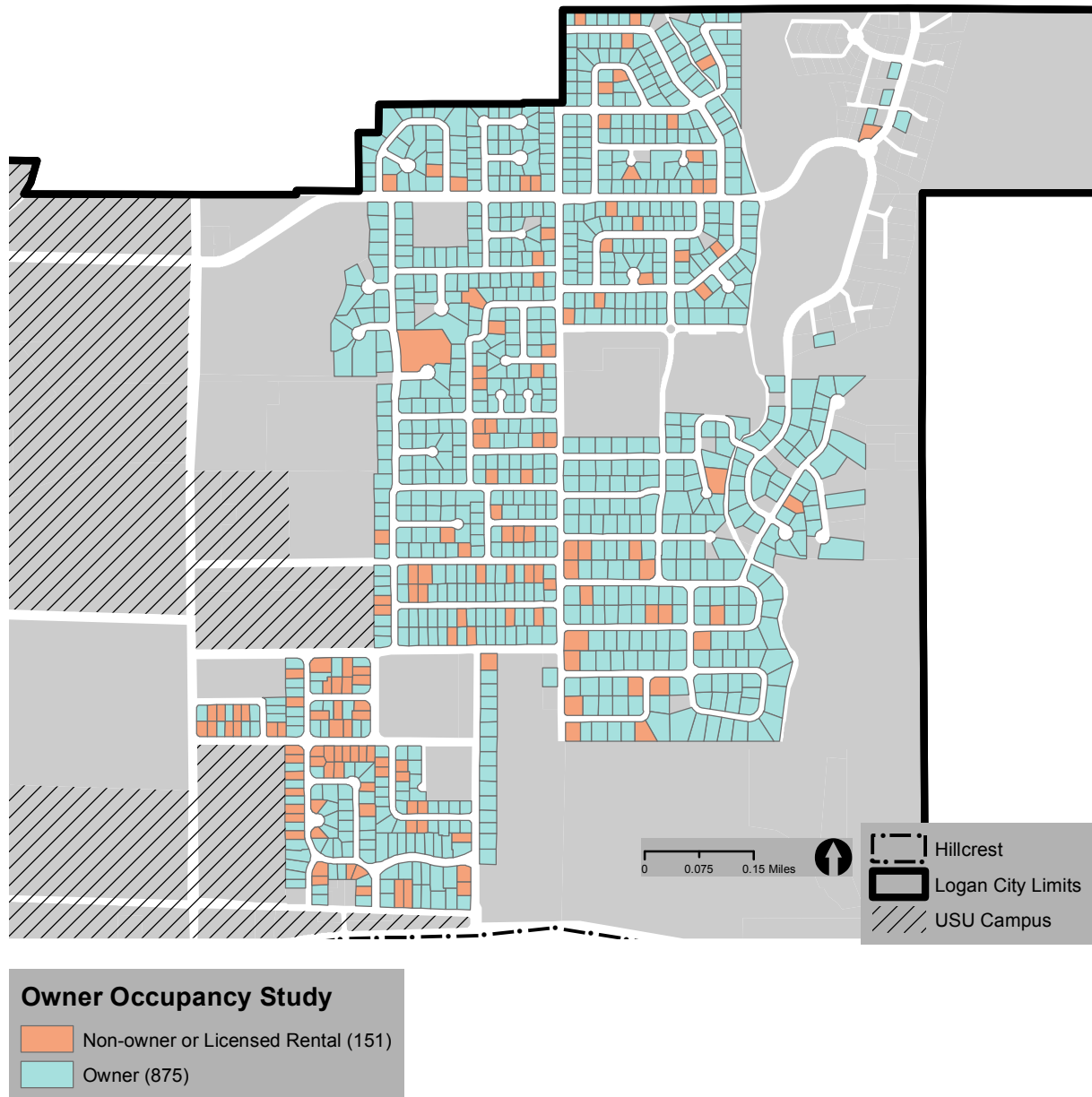
While the average home value may be higher overall, Hillcrest contains a wide range of housing, with the southwest area of the neighborhood more closely reflecting the city average in home value.



MAP 6.3 TAX ASSESSMENT

Owner Occupancy versus Rental

Based on a Logan City occupancy review, 85% of the homes in Hillcrest are owner occupied. While this is impressively high, there are areas of concern within the neighborhood, particularly the area adjacent to USU around Hillcrest Elementary School. This area receives rental pressure from USU due to the proximity to the campus, and because many of these homes are smaller, older homes with lower values, they are easily purchased as investment rental properties.

**MAP 6.4 OWNER OCCUPANCY/RENTAL**

HOUSING CHARACTERISTICS

Rental Trend Adjacent to USU

Rental frequency in the area adjacent to USU has increased from 17% in 2004 to 31% in 2014. Many of these are rented to students, with over occupancy and poor home maintenance being noted as an issue by residents.



MAP 6.5 2004 RENTALS

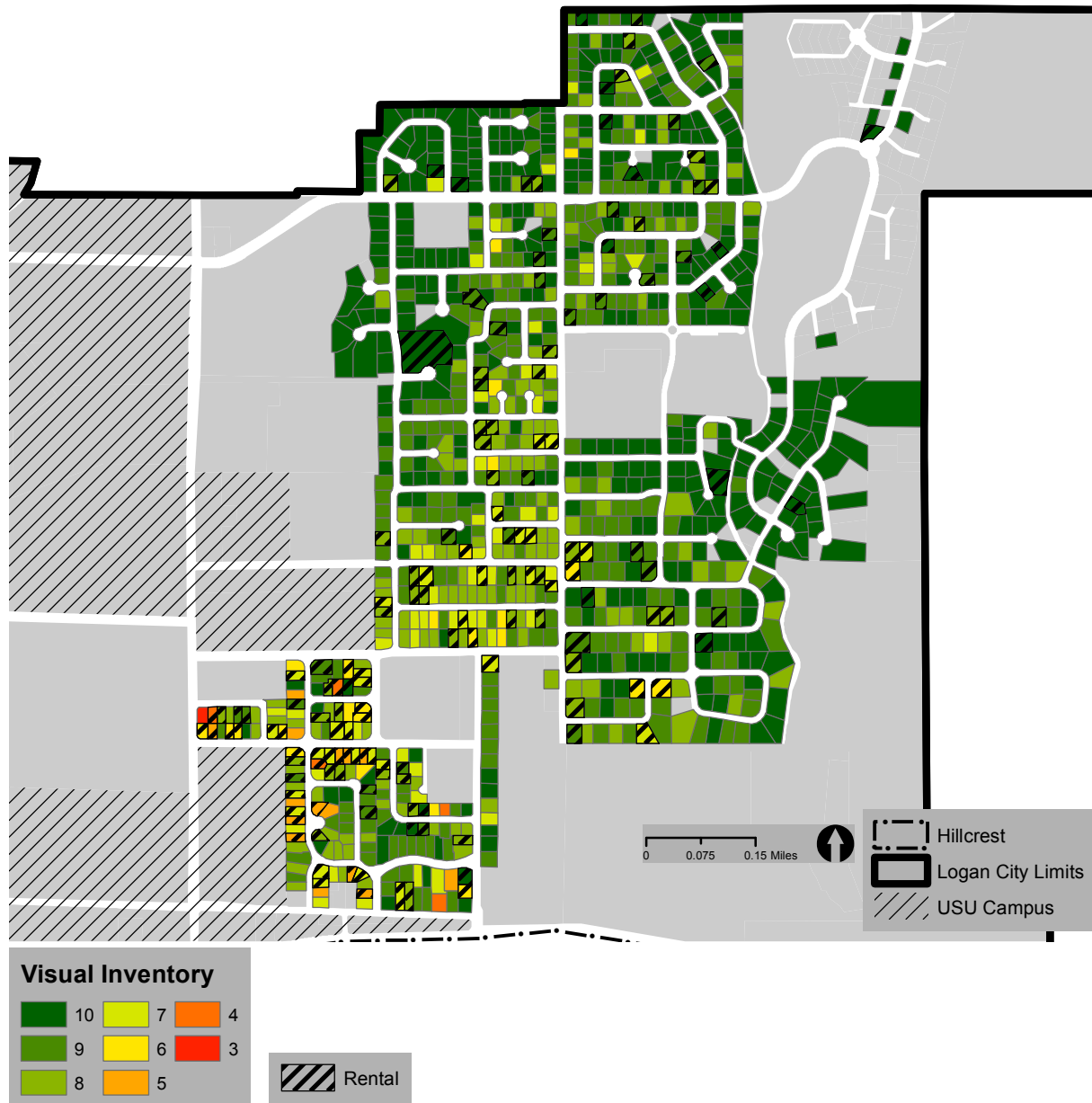
MAP 6.6 2014 RENTALS

Visual Inventory Survey

In an effort to provide general housing stock trends within the Hillcrest Neighborhood, a Visual Inventory Survey (VIS) was conducted for every home. The VIS criteria was developed to evaluate both the home structure and landscape on a grade from 1-10 (1 being the lowest and 10 being the highest). For consistency throughout the VIS process, a grading rubric was developed for the surveyor to use for each property. While the rubric was developed to increase consistency of the VIS, it does not eliminate the subjective nature of the study.

Between November 1-14, 2014, the VIS was conducted by staff, and information was compiled and mapped.

The VIS is not intended to single out homes, and no code enforcement was derived from the effort. Instead, the VIS is intended as a planning tool for developing strategies to improve the visual quality of the neighborhood, and define areas where neighborhood improvement efforts may be most effective.



MAP 6.7 VISUAL INVENTORY SURVEY

HOUSING CHARACTERISTICS

The VIS revealed two overall correlations between the VIS score and housing characteristics. First, only 8% of owner occupied homes scored under an 8, while 38% of rental homes scored under 8.

The second correlation relates to home age. 39% of homes build prior to 1950 scored under 8. Whereas the subsequent decades decreased in the total percent of under 8 scores. 30% of homes from the 1950s, 13% of homes from the 1960s, 5% from the 1970s, and essentially 0% for any homes built after 1980 scored under 8 in the VIS.

These two observations are also connected by the fact that older homes, especially in the area adjacent to USU campus, are more likely to be rentals.

HILLCREST HOUSING VISUAL INVENTORY								
	OWNER		RENTAL		TOTAL		CATEGORY	Category %
GRADE	COUNT	%	COUNT	%	COUNT	%		
10	387	44%	19	13%	406	40%	BEST ON BLOCK	39%
9	267	30%	33	22%	300	29%	NORMAL NICE HOME	48%
8	152	17%	42	28%	194	19%		
7	50	6%	31	21%	81	8%	A FEW PROJECTS	10%
6	11	1%	14	9%	25	2%		
5	6	1%	9	6%	15	1%	FIXER-UP	2%
4	2	0%	3	2%	5	0%		
3	1	0%	0	0%	1	0%		
2	0	0%	0	0%	0	0%	BLIGHT	0%
1	0	0%	0	0%	0	0%		
TOTAL	876	100%	151	100%	1027	100%		100%

TAB 6.1 VISUAL INVENTORY

HILLCREST HOUSING VISUAL INVENTORY - year Built															
	Pre 1950		1950s		1960s		1970s		1980s		1990s		2000s		CATEGORY
GRADE	COUNT	%	COUNT	%	COUNT	%	COUNT	%	COUNT	%	COUNT	%	COUNT	%	
10	5	13%	25	13%	58	22%	130	44%	74	72%	71	85%	43	98%	BEST ON BLOCK
9	10	25%	51	26%	105	39%	106	36%	19	18%	9	11%	0	0%	NORMAL NICE HOME
8	10	25%	57	30%	69	26%	46	16%	8	8%	4	5%	0	0%	
7	9	23%	29	15%	29	11%	11	4%	2	2%	0	0%	1	2%	A FEW PROJECTS
6	1	3%	16	8%	5	2%	3	1%	0	0%	0	0%	0	0%	
5	5	13%	10	5%	0	0%	0	0%	0	0%	0	0%	0	0%	FIXER-UP
4	0	0%	4	2%	1	0%	0	0%	0	0%	0	0%	0	0%	
3	0	0%	1	1%	0	0%	0	0%	0	0%	0	0%	0	0%	
2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	BLIGHT
1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
TOTAL	40	100%	193	100%	267	100%	296	100%	103	100%	84	100%	44	100%	

TAB 6.2 VISUAL INVENTORY - YEAR BUILT

PUBLIC INPUT

SECTION B



HILLCREST PUBLIC WORKSHOP

Open House Overview

On January 29, 2015, an open house workshop was held at the Hillcrest Elementary School to gather input from neighborhood residents on a variety of topics relating to the plan, including an overview of assets and issues in the neighborhood, land-use, housing, transportation, and recreation. City staff manned stations relating to each topic, facilitated a variety of mapping exercises, and distributed questionnaires. The maps and questionnaires asked similar questions in order to give the attendees a broad spectrum of options to engage in the workshop.

Overall, the open house was well attended, with over 100 residents in attendance. Input from the various stations was mapped and recorded by staff following the meeting. Responses were

categorized during mapping and recording in order to group similar open ended responses together so that a clearer understanding of the input could be achieved.

Attendees - The questionnaires revealed that the participants were almost exactly 50% male and 50% female, were 100% home owners, were 80% married, included 2% USU students, and the average age was 55. These demographics are biased toward the older resident who owns their home. However, their input is invaluable, as they represent long term stake holders in the community.



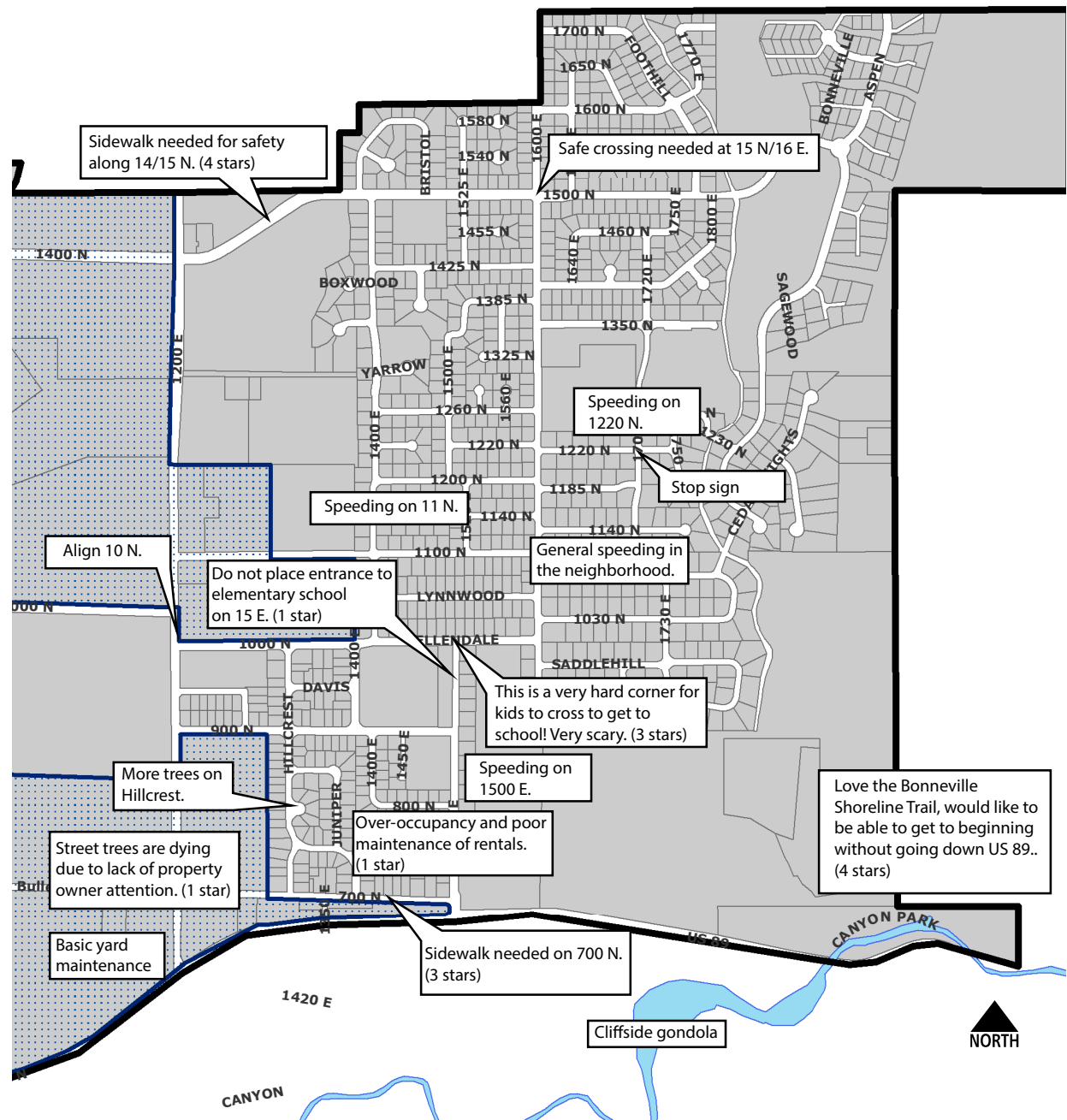
Station 1 - The Neighborhood

The Neighborhood station was designed to solicit input on overarching themes within the neighborhood. A map was presented as a kick-off poster and posed questions of likes and dislikes within the neighborhood. A questionnaire was also provided that discussed how attendees defined the neighborhood and how they believed the neighborhood would change over time

Overview Map - This exercise asked attendees to place a post-it note describing what they like or dislike about the Hillcrest Neighborhood, and to place a star on or next to post-its that they agree with.

Neighborhood Questionnaire - This questionnaire was filled out by 50 attendees, and was comprised of 4 questions discussing the general neighborhood identity and character. The top answers are shown here.

Discussion - The feedback received at the neighborhood station emphasized the high quality of the neighborhood and concerns regarding the condition of housing in the neighborhood. The expected and desired changes for the neighborhood are divergent, and respondents expected housing issues regarding rental properties to continue, but desired more long term families in the neighborhood.



MAP 7.1 NEIGHBORHOOD MAP COMMENTS

TAB 7.1 NEIGHBORHOOD QUESTIONNAIRE

Q1 - What do you like about living in Hillcrest? What are the greatest strengths of your neighborhood?

Category	Number of responses
Friendly, kind people	17
Peace and quiet of community	10
Proximity to USU	7
Uniqueness/quaintness/quality/type(SF) of the homes/neighborhood	7
Well maintained homes and neighborhood	5
Family friendly	5
Proximity to downtown/local amenities	4
Stable home ownership/long term residents	4
High quality Elementary School	4
Recreational/outdoor/natural and open space opportunities	3
Low crime/safe	3
Maturity and beauty of trees	2
Intelligent/educated/civic population	2
Diversity of people	2
Great access to bus service	2
Strong church in community	1
Proximity to elementary school	1

Q2 - What are some of the issues in your neighborhood? What areas need improvement?

Category	Number of responses
Lack of maintenance of rental properties	13
Too many student/group rentals	13
Too many rentals (general)	8
Over-occupancy of rentals	7
Concerned with Multi-family zone/gravel pit	5
Sidewalks/Streets need improvement	4
Lack of code enforcement (occupancy)	3
Maturity and beauty of trees	3
Speeding	2
Increasing number of dog/barking	1
Other noise disturbances	1
Lack of positive incentives to keep up property	1
Lack of water pressure	1
Lack/lateness of street snow removal	1
Absentee landlords	1
Other	1
Abuse of parking permit system by students	1
Aging demographic/less families in the neighborhood	1

Q3 - Over the next 10 years, how do you think your neighborhood will change (part 1)? What changes would you like to see occur (part 2)?

Category (part 1)	Number of Responses
Continued rental growth	15
A shift in demographics as the seniors in the neighborhood leave	7
Continued development in the northeast	2
Families will leave the neighborhood	2
Continued connection to USU	1
Increased owner occupancy	1
Homes will be taken for university expansion	1
Increased traffic	1

Category (part2)	Number of Responses (part 2)
Increase in younger families	9
Action to reduce rentals	5
Rezone gravel pit back to single family	4
Have the neighborhood stabilize	3
Increase in pedestrian infrastructure in the neighborhood	3
Develop Deer pen as single family	1
More multifamily housing	1
Increase in green space	1

Q4 - When you think Hillcrest, you think of...?

Category	Number of Responses
Friendly, kind people	14
Well maintained homes and neighborhood	10
Maturity and beauty of trees	6
Peace and quiet of community	5
Recreational/outdoor/natural and open space opportunities	5
Low crime/safe	4
Proximity to downtown/local amenities	3
Family friendly	2
Proximity to USU	1
Uniqueness/quaintness/quality/type(SF) of the homes/neighborhood	1
Stable home ownership/long term residents	1
Intelligent/educated/civic population	1
Diversity of people	1

Additional Comments

- Thanks for the ADA sidewalk at street corners.
- I live between 2 rental properties and neither of them are kept up very well.
- The City of Logan has got to stop raising taxes!! (Especially school taxes).

TAB 7.2 LAND-USE QUESTIONNAIRE

Q1 - What should be the overall goals and objectives be for land use and development in your neighborhood?

Category	Number of Responses
Maintain the single family character of the neighborhood	21
Reduce the number of rentals/ rental impacts	4
Maintain/preserve recreation and open space in the neighborhood	3
More small scale commercial opportunities	2
More mixed use development	1
Zoning should adapt to USU growth	1

Q2 - Are there changes that you would make to the zoning map? Why?

Category	Number of Responses
1- Remove Campus Residential from the Future Land Use Plan	5
3- Reduce the zoning along 1200 E from MR-20 to NR-6	5
8- Leave the zoning map as it is	3
2- Mixed use along 700 N	2
6- Increase single family zoning.	2
4- Include more small scale commercial	1
5- Improve pedestrian infrastructure	1
7- Rezone Deer Pen to single family	1

Station 2 - Land-use

The Land-Use station dealt primarily with zoning and future land-use related issues. Included was a questionnaire regarding general land-use issues, a questionnaire regarding the USU/Hillcrest interface land-use, and a poster question regarding the future use of the Deer Pen Property.

Land-Use Questionnaire - This questionnaire was answered by 30 attendees and had four questions relating to land-use issues.

Deer Pen Development - This poster questionnaire solicited input on the future development of the Deer Pen property currently owned by Logan City

USU Interface Questionnaire - This questionnaire dealt directly with land-use related issues along the USU/Hillcrest interface. The questionnaire was answered by 21 attendees and had five questions.

Discussion - The land-use station responses focused on the importance of the single family character of the neighborhood. Overwhelmingly, the responses to question 1 indicated maintaining the single family character as the most important goal. In regard to commercial, when asked generally about additional commercial in the neighborhood, the respondents were resistant, but when discussed specifically along the USU interface, respondents were more interested in the idea.

Q3 - Would you like to see more commercial opportunities in your neighborhood? What scale and type of commercial would you feel is appropriate (Target to Great harvest)?

Category	Number of Responses
1- No	18
2- Yes, small scale/mixed use	9
3- yes, but no new land consumed	2

Q4 - Do you utilize commercial areas that are currently located within your neighborhood? How do you typically access those services?

Category	Number of Responses
2- Yes, walk/bike	8
1- No	7
3- Yes, drive	6
4- Yes	2
5- There are no commercial areas that I know of.	2

Additional Comments

- In the last 20 years rentals have gone up and the togetherness and friendliness of the neighborhood has gone down.

TAB 7.3 DEER PEN DEVELOPMENT

What would you like to see happen with the Deer Pen property? What type of recreational amenities would you like to see located there?

Place a post-it note with your ideas on the map below

Place a star next to ideas that you agree with

Responses:

- 1 - Park or cemetery. (6 stars)
- 2 - Need open space connection to Lundstrom Park, canal trail, green canyon. (4 stars)
- 3 - Remove the chain link with barbed wire that is left over from the deer pen days. Allow residents to install fence of choice. (2 stars)
- 4 - Too high tax base region for a cemetery. Develop as our city needs a tax base and new families. (2 stars)
- 5 - It was bought for a cemetery and a year's planning went into it. Leave it as planned!! Keep contractors away from it. (2 stars)
- 6 - Figure out how to get something out of this property besides vacant lots, single family. (2 stars)
- 7 - Whatever the use, keep or improve access to Bonneville Shoreline Trail. (1 star)
- 8 - Buffer native landscape, open space, wildlife area - not houses, not manicured lawns. (1 star)
- 9 - Housing area to develop - put cemetery in gravel pit. (1 star)
- 10 - No more houses - water limitations - keep open space.

TAB 7.4 USU INTERFACE QUESTIONNAIRE

Q1 - Do you value the close proximity of USU to the neighborhood? Why?

Category	Number of Responses
3- Yes, I like the convenience/proximity for school/work	10
1- Yes, I like the amenities that USU has available	5
4- Yes, I like interacting with the diverse people/students	2
5- No, encroaching rentals are effecting my neighborhood	2
2- Yes	1

Q2 - How has the proximity impacted your quality of life (are there things that are better, worse)?

Category	Number of Responses
1- Increase in the number rentals	10
4- being able to walk to campus	6
3- Mostly positive	4
5- Access to amenities/activities	3
2- Some increase in traffic	2
6- USU professionals live in the neighborhood	1

Q3 - What type of student housing would you like to see in the neighborhood (single family homes, town homes, multistory dorms, mixed use housing)?

Category	Number of Responses
1- Single Family	13
2- Town homes	7
3- Mixed Use	4
4- None	4

Q4 - Would you be OK with additional commercial services located adjacent to USU?

Category	Number of Responses
1- Yes, very limited around USU and in scale	14
2- Maybe, depends on location and scale	2
4- Yes	2
3- No	1

Q5 - What do you think about mixed use projects adjacent to USU (think Morty's by the LDS institute building)?

Category	Number of Responses
1- Yes, very limited around USU and in scale	8
2- Yes	7
3- No	1

Station 3 - Housing

The Housing Station posed questions to the attendees regarding the residential condition within the neighborhood. This Station included a questionnaire and a poster questionnaire

Housing Questionnaire - This questionnaire was answered by 31 attendees and has 7 questions relating to housing issues.

Home Ownership Poster Questionnaire - This poster asked the attendees to brainstorm ideas to address decreasing home ownership in certain areas of Hillcrest.

TAB 7.5 HOUSING QUESTIONNAIRE

Q1 - What do you like/dislike about the residential situation in your neighborhood?

Like - Category	Number of Responses
The single family homes, owner occupied, quality of the neighborhood	8
Generally like the people and place	5
The high level of property maintenance and care	4
City programs to help improve the neighborhood	1
Remodels/renovations that have added to the quality of the neighborhood	1
Having young families move into the neighborhood	1

Dislike - Category	Number of Responses
Increasing rentals and over occupancy	10
Poor property maintenance (yards, homes, snow removal)	3
Rezoning to higher density	1
Lack of zoning enforcement	1

Q2 - What changes would you make to housing in your neighborhood?

Category	Number of Responses
Provide incentives for families to move into neighborhood and revitalize homes	4
None	3
Increase owner occupancy	3
Improve code enforcement	2
Eliminate student rentals	2
Improve property maintenance of rental properties	1
Improve general property maintenance	1
Find ways to involve renters in the neighborhood	1
Down zone areas to single family	1
Rezone areas	1

Q3 - Property maintenance enforcement should be a priority for the City.

Category	Number of Responses
Agree	15
Somewhat agree	11
Somewhat disagree	3
Disagree	2
No opinion	0

Q4 - Logan City should provide financial incentives to help people rehabilitate their homes and property.

Category	Number of Responses
Agree	8
Somewhat agree	13
Somewhat disagree	6
Disagree	3
No opinion	1

Q5 - I would like to be living in a home in the Hillcrest neighborhood in five (5) years.

Category	Number of Responses
Agree	22
Somewhat agree	5
Somewhat disagree	1
Disagree	1
No opinion	0

Q6 - Would you support raising property maintenance standards in the Hillcrest area? YES / NO

Category	Number of Responses
Yes	22
No	4

Q7 - What property maintenance issues need priority?

Category	Number of Responses
General yard maintenance	8
Maintain public infrastructure	1
Focus on rental maintenance	1
Snow removal	1
Screening storage areas/objects	1

Additional Comments

- Let the university maintain its property - no more rentals.
- Provo has a large area near BYU with rental properties mixed with single family homes (the Tree Streets). What has the city there done to maintain such a high quality neighborhood given lower owner occupancy?
- Could sidewalks be improved?
- One resident redoing their front yard got complained about to the city and now they feel their neighbors hate them. What was intended to be a non-confrontational way to call attention to a problem has created paranoia. Why not offer to help instead?
- Leave people alone [in regard to code enforcement].
- Don't slam the renters. Address the slum lords who are raking in the money, but not taking care of their properties because they don't live here.

TAB 7.6 HOME OWNERSHIP QUESTIONNAIRE

Between 2004 and 2014, estimated home ownership in the area around Hillcrest Elementary has declined from 83% to 69%.

What measures should Logan City and the Hillcrest Neighborhood take to promote home ownership in the areas of Hillcrest that are experiencing decline?

Place a post-it note with suggestions.

Place a star next to suggestions that you agree with.

Responses:

- 1 - People are not interested in buying a home if the homes around are rented to students. (10 stars)
- 2 - The City needs to provide more substantial financial incentives for prospective owner occupiers for home buying and remodeling. (6 stars)
- 3 - Not the renters - it's a property owner problem. (3 stars)
- 4 - Rezone some areas to multi-family, but then police it well. The university is growing and change should be expected. Some areas make sense to re-zone. (2 stars)
- 5 - Need to have occupants of single family dwellings all related. (1 star)

TAB 7.7 TRANSPORTATION QUESTIONNAIRE

Q1 - What are the biggest issues concerning transportation in the neighborhood?

Category	Number of Responses
Speeding (general)	6
Lack of bike lanes	3
Need for sidewalk improvements	3
Cars parking on both sides of narrow roads	2
Drivers do not signal/proceed through the yield sign at 1600 E and 1000 N	1
Speeding (1600/1500 E)	1
Better placement/more stop signs	1
Abuse of parking pass system	1
Street parking (general)	1
Increased traffic from students	1

Station 4 - Transportation

The Transportation Station asked questions relating to car, bike, and pedestrian related issues. The station consisted of two mapping questions and a transportation questionnaire.

Transportation Questionnaire - This questionnaire was answered by 32 attendees and has 6 questions relating to transportation issues.

Road Map - This poster asked the attendees to identify issues relating to car movement/traffic in the neighborhood.

Pedestrian Map - This poster asked the attendees to identify issues relating to bike/pedestrian movement in the neighborhood.

Q2 - What roadways do you use to move north/south and east/west through Hillcrest?

North/South Category	Number of Responses
1600 E	23
1400 E	7
1500 E	7
1200 E	5
Hillcrest	2

East/West Category	Number of Responses
1400/1500 N	16
1000 N	13
US 89 (400 N)	9
1100 N	5
700 N	3
900 N	2
1220 N	1
1425 N	1
1260 N	1

Q3 - Are there areas of sidewalk or other bike/pedestrian infrastructure that are missing and make moving around your neighborhood difficult?

Category	Number of Responses
1500 N from 1400 to 1200 E	5
700 N	4
Bike paths	3
1000 N along south side	2
Hill down to first dam	1
1600 E north of 1630 N	1
1500 N west of 1600 E	1
Crosswalk - corner 1600 E/1500N	1
ADA - 1600 E corridor	1
Vertical curb and gutter on 1400 E	1
Around Hillcrest Elementary School	1
1100 N and 1400 E	1

Q4 - What areas are most comfortable to bike or walking? What characteristics define those areas?

Category	Number of Responses
Flat areas east of 1600 E	4
The area around Lundstrom Park	3
Areas with bike lanes	3
Aspen Dr	2
Smaller residential streets	2
1600 E	2
Canal paths	2
Bonneville trail	1
Everywhere in Hillcrest	1
Areas with mature trees	1

Additional Comments

- Complete the canal trail through the south end to connect to all the other great trails.
- Put the bus stop on Hillcrest and 700 N back and take out the one west by golden toaster.
- If we could more easily take strollers/bike trailers/jogging strollers on the bus, we would use it a great deal more.
- I think the buses are great, but I never use them! Could they have an “express” from 10th W to 20th E, maybe for 3 hrs in the morning (7-10am) and 3 hrs in the evening (5-8pm).
- The 30 minute bus routes are not convenient.

Q5 - Do you ride public transportation? YES / NO

Category	Number of Responses
Yes	14
No	16

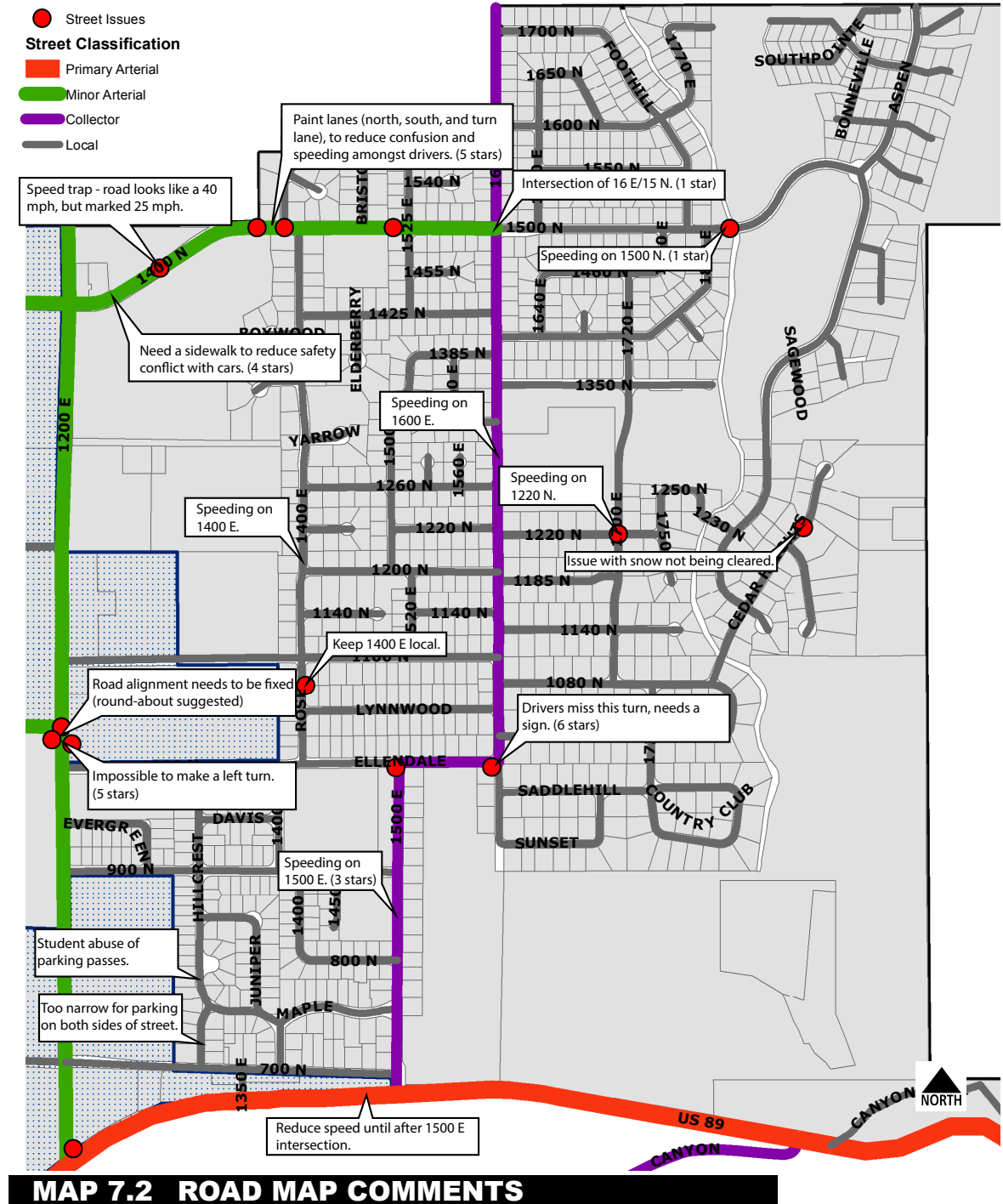
Q6 - Is access to public transportation Convenient? YES / NO

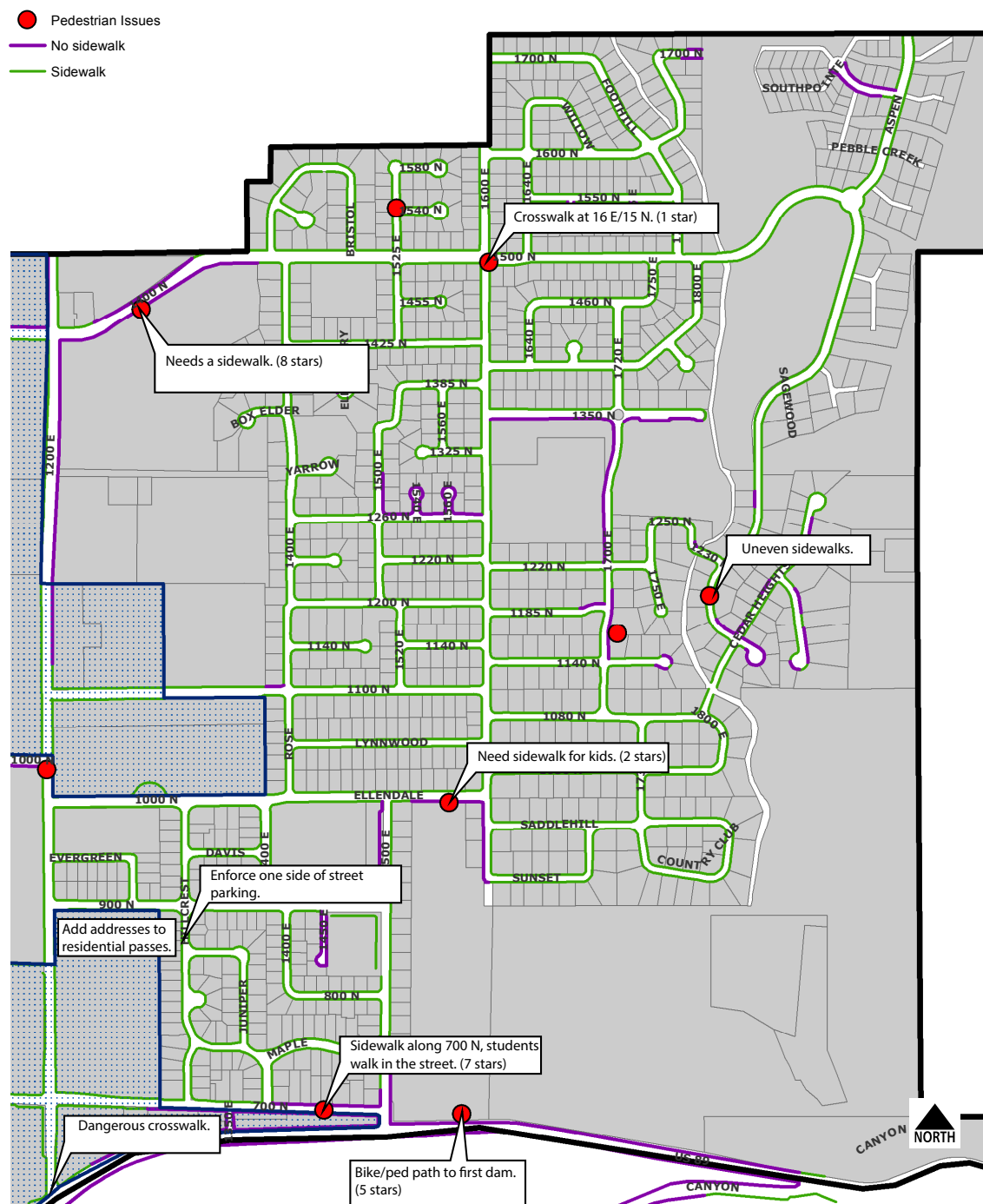
Category	Number of Responses
Yes	26
No	3

Road Map Instructions - Place a red sticker on streets and intersections where there is a problem.

Place a post-it note that describes the problem.

Place a star on or next to post-its that you agree with.




MAP 7.3 PEDESTRIAN MAP COMMENTS

Pedestrian Map Instructions - Place a red sticker on areas that have problems for pedestrian mobility.

Place a post-it note that describes the problem.

Place a star on or next to post-its that you agree with.

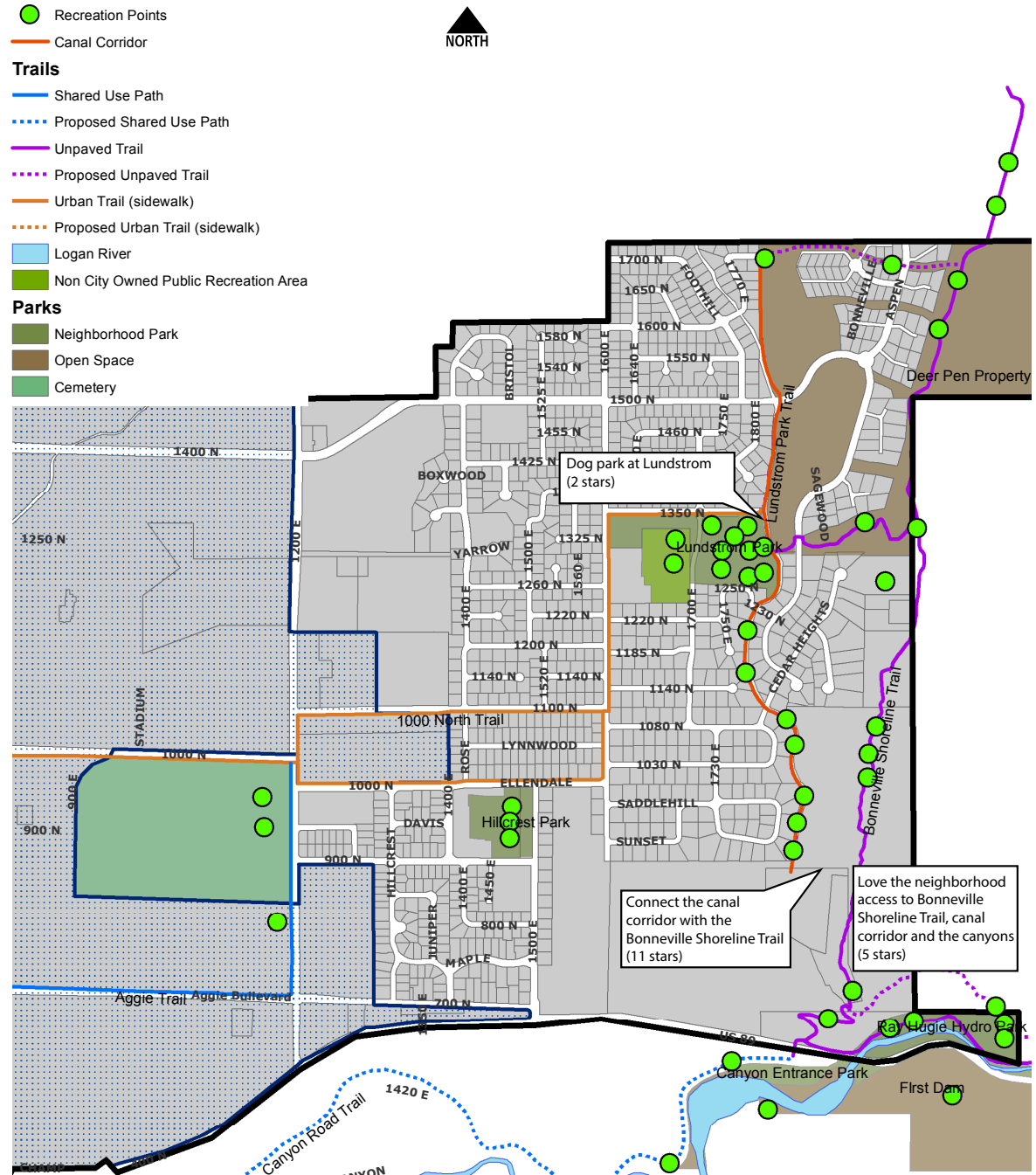
Station 5 - Recreation

The recreation station posed questions relating to parks, trails, and open space in the Hillcrest Neighborhood. The station consisted of a mapping question and a recreation questionnaire.

Recreation Map - This mapping exercise asked attendees to identify where they recreated in Hillcrest.

Attendees were asked to place a green sticker on places where they recreate, place a post-it note with amenities they would like to have, and place a star on or next to post-its that they agree with.

Recreation Questionnaire - This questionnaire was answered by 29 attendees and has 5 questions relating to recreation issues.



MAP 7.4 RECREATION MAP

TAB 7.8 RECREATION QUESTIONNAIRE

Q1 - Where do you recreate in your neighborhood?

Category	Number of Responses
Lundstrom Park	17
Bonneville Shoreline Trail	9
Hillcrest Elementary	8
Canal corridor	7
Neighborhood streets/sidewalks	5
Private yard	2
First Dam	2
Ray Hugie Hydro Park	1
Cemetery	1
Deer Pen	1
USU	1
Foothills	1
Green Canyon	1

Q2 - What recreational amenities would you like to see in your neighborhood?

Category	Number of Responses
None	7
Bike trails/paths	4
Improved connection between the canal corridor and Bonneville Shoreline Trail on south end.	2
Disc Golf	2
Extension/improvements/increased access to the Bonneville Shoreline Trail	2
Natural/"Forested" play environments	2
Improved sidewalks	1
A swimming pool on the east side	1
Volleyball	1
Outdoor exercise stations	1
Dog access/park	1
Extend canal corridor north	1
Improved/safer access to First Dam	1

Q3 - What barriers exist that keep you from recreating in your neighborhood?

Category	Number of Responses
None	8
Lack of Bike/Pedestrian infrastructure in neighborhood	3
Fences (general)	2
Access points to the Bonneville Shoreline Trail	2
Lack of parks	1
Age and health	1

Q4 - How do you access the Bonneville Shoreline Trail?

Category	Number of Responses
Aspen Dr/Lundstrom Park/Deer Pen	15
1st Dam	8
Green Canyon	6

Q5 - Where would you like to see additional trails?

Category	Number of Responses
Connection between canal corridor and the Bonneville Shoreline Trail	4
Improved trails through the Deer Pen property/ connection to Bonneville Shoreline Trail	2
Safe route along US 89 to Logan Canyon	2
Extend/open canal trail on north end	1

Additional Comments

- Thank you! We love the work that has been done so far.
- Appreciate the parks and trails - the new 1st dam trail is great, way to go. Thanks Holly Daines.

Survey Background and Purpose

This section is a condensed version of the Executive Summary of the survey. The Executive summary is available online at www.loganutah.org/CD/

All recommendations in this section are those made by the survey team.

The Community Bridge Initiative (CBI) was developed to promote partnerships between Logan City and Utah State University. With the support of the Logan City Community Development Department, USU Sociology Department Professor, Jess Lucero, and 13 Masters of Social Work (MSW) students, developed and carried out a community-based research project to assist with the development of the Hillcrest Specific Plan.

The purpose of the survey was to balance the traditional planning approach of needs-oriented solutions with a community asset based approach. The survey documented the unique strengths and character of the neighborhood that can be built upon.

Research Questions - After attending the Hillcrest Neighborhood Visioning meeting and conducting research on asset-based community development, MSW students developed the following research questions:

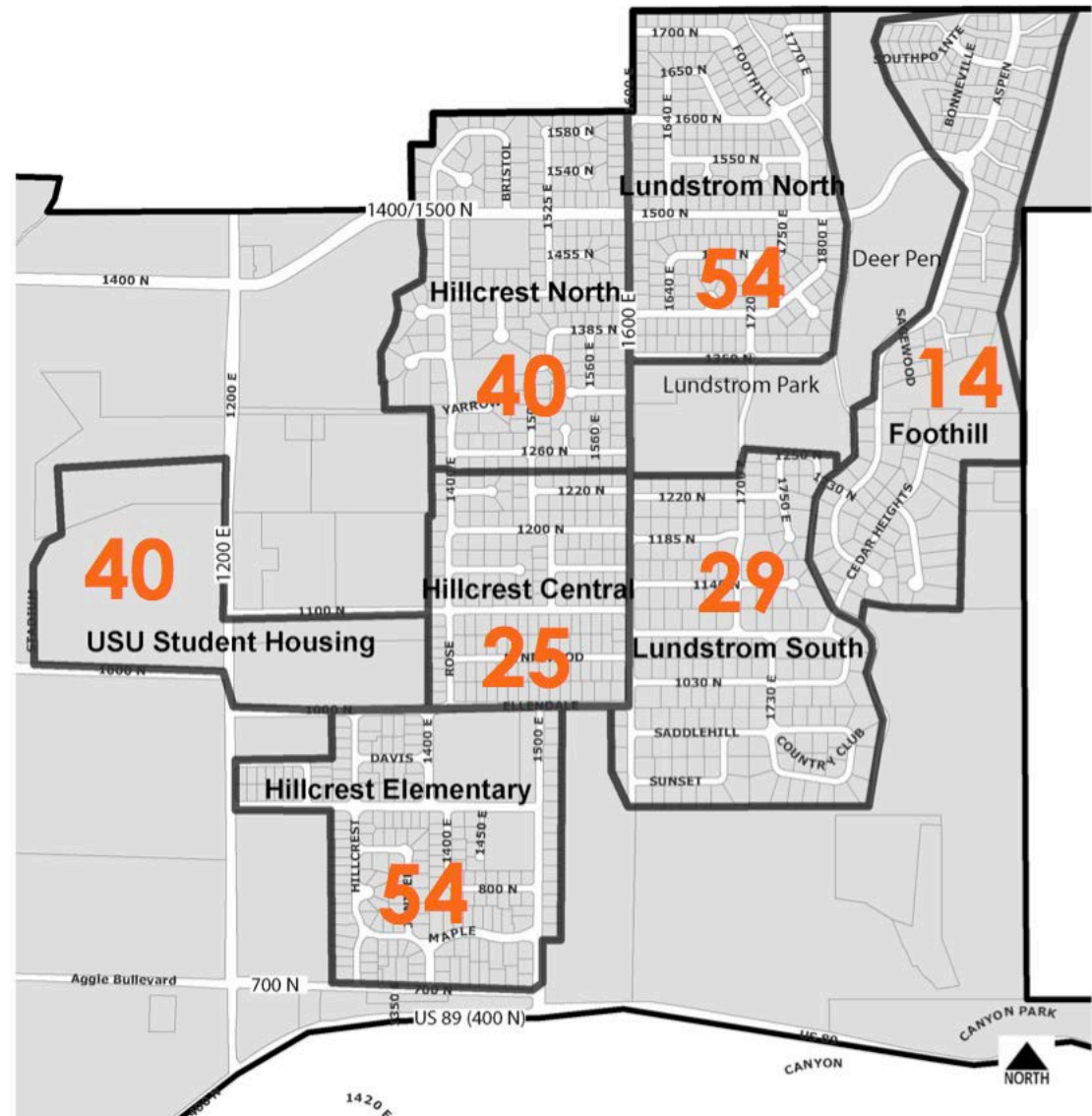
1. How do Hillcrest residents define their neighborhood and sub-neighborhoods?
2. How strong are social connections among Hillcrest neighborhood residents?
3. What are the factors that promote community engagement among Hillcrest neighborhood residents?
4. What are the perceived neighborhood strengths of Hillcrest according to Hillcrest neighborhood residents?
5. What are the perceived neighborhood needs of Hillcrest according to Hillcrest neighborhood residents?
6. What changes to the physical environment in Hillcrest do Hillcrest neighborhood residents desire?

Methods - Students proposed a quantitative, cross-sectional study design to answer their research questions. Hillcrest neighborhood residents were asked to provide their survey responses (hard copy or online) to a series of questions aimed at assessing the unique strengths and areas for improvement in their neighborhood. This method gave all residents a chance to voice their opinions while allowing the group to work within the time and resource constraints of the class.

Survey Overview

Sample - Of the 1,027 homes in Hillcrest neighborhood, the students gathered a total of 236 complete surveys (48 of which were completed online).

Demographics - The sampling procedure produced a sample that had a mean age of 51.2 and was just over half female. Eight out of 10 respondents were homeowners, 72% had a Bachelor's degree or higher, and the mean annual income was \$78,000. Almost 2/3 of the sample were members of the Church of Jesus Christ of Latter Day Saints (LDS), and 93% were White. The overwhelming majority of the sample (80%) was married, but only 1/3 currently had children living at home. There was considerable diversity in political affiliation (45% Republican; 23% Democrat; 5% Libertarian; 20% Independent; 7% Other). On average, residents had lived in Hillcrest neighborhood for 17 years. Finally, almost 1/3 of residents expect to move out of Hillcrest Neighborhood.



MAP 8.1 SURVEY COUNTS

Neighborhood Connections

When asked what factors residents use to define their neighborhood, Hillcrest residents reported six main factors. These factors included:

- The age of homes
- How well they know their neighbors
- Church (ward) boundaries
- Natural boundaries
- Proximity from their homes to businesses and schools.

While many towns and cities follow these same geographical type boundaries, ward boundaries are more exclusive to Utah with its large LDS population. This provides the cohesiveness in communities including Hillcrest. Not all residents felt the same. One of the residents stated, “age of home, and knowing the neighbors contribute to my definition of neighborhood, but we are not LDS, so ward boundaries do not.”

<i>In general, people in this neighborhood think...</i>	N	Mean	SD
People should be considerate of their neighbors	234	4.49	.731
People should keep their neighborhood looking nice	234	4.37	.824
People should do something if neighbors are being inconsiderate of other neighbors	231	3.79	.824
People should be united and work together as a neighborhood	232	4.08	.804

Note: Mean refers to the average level of agreement based on a 1=Strongly Disagree to 5=Strongly Agree

TAB 8.1 SOCIAL COHESION

Social Connections - An overwhelming majority (93.2%) of residents agreed or strongly agreed that there is a general attitude in the Hillcrest neighborhood that people should be considerate of their neighbors and about 2 out of 3 residents agree that someone should do something if neighbors are being inconsiderate of other neighbors. More than half of respondents felt strongly that residents should be responsible for keeping the neighborhood looking nice and more than 75% of residents agree that unity and teamwork is important within a neighborhood

Recommendations - Studies have shown that similar neighborhoods have generated connectedness and psychological well-being through neighborhood-focused activism and volunteerism. Volunteerism could include efforts to improve Lundstrom Park, improving sidewalks, beautifying sidewalk buffers, improving the yards and homes of the elderly, side by side with Logan City officials. Resident empowerment will encourage an open dialogue to address neighborhood problems, which will in turn, result in an increase in activism in current and future developments.

<i>In general you feel...</i>	N	Mean	SD
You're a part of the Hillcrest neighborhood	236	3.51	2.405
Participating in the Hillcrest neighborhood is a positive thing for you	236	3.55	2.187
You feel a bond with the Hillcrest neighborhood	236	3.40	2.277
You are proud of the Hillcrest neighborhood	236	3.55	2.207
It is important for you to be politically active in the Hillcrest neighborhood	236	3.06	2.205
If you work together, Hillcrest residents can solve problems in the neighborhood	236	3.28	6.934
You really feel that any problems faced by Hillcrest neighborhood are also your own problems	236	3.33	2.205
You feel a bond with other Hillcrest neighborhood residents	236	3.12	6.999

Note: Mean refers to the average level of agreement based on a 1=Strongly Disagree to 5=Strongly Agree scale.

TAB 8.2 COMMUNITY CONNECTEDNESS

Community Engagement

Hillcrest community members were asked if they attend neighborhood functions, such as block parties, neighborhood gatherings, or council meetings. Two-thirds of the residents reported they attended functions at least some of the time, while one-fifth of the residents indicated they never attend. The two most common ways that the participants reported finding out about functions were first by written invitation, followed closely by verbal invitations.

Nearly 25% of the respondents to the survey indicated that they were already involved in the neighborhood. Forty percent communicated a possible willingness to become more involved. Out of this subgroup, 12% said that they did not know what opportunities were available or where to go to become more involved. Only 9% of respondents stated that they had no interest in becoming more involved.

Perception of City Officials Concerns over Residents' Opinions - Approximately 40% of community members indicated that city officials were only slightly concerned or not concerned with residents' opinion of the Hillcrest Neighborhood Plan. Alternatively, 35% felt that city officials were either moderately or extremely concerned, leaving 24% neutral. Several prominent themes were evident from residents' comments in this survey section. Multiple residents expressed that

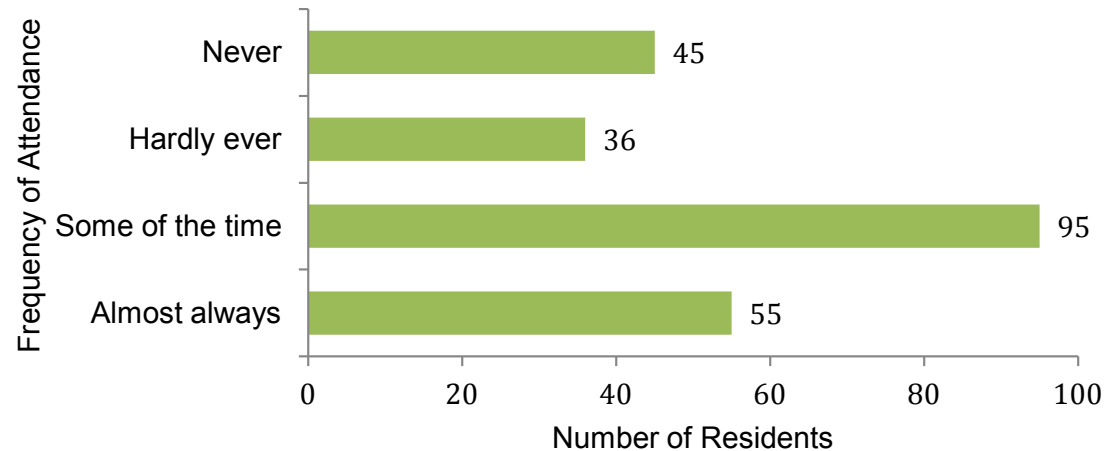


FIG 8.1 NEIGHBORHOOD FUNCTIONS

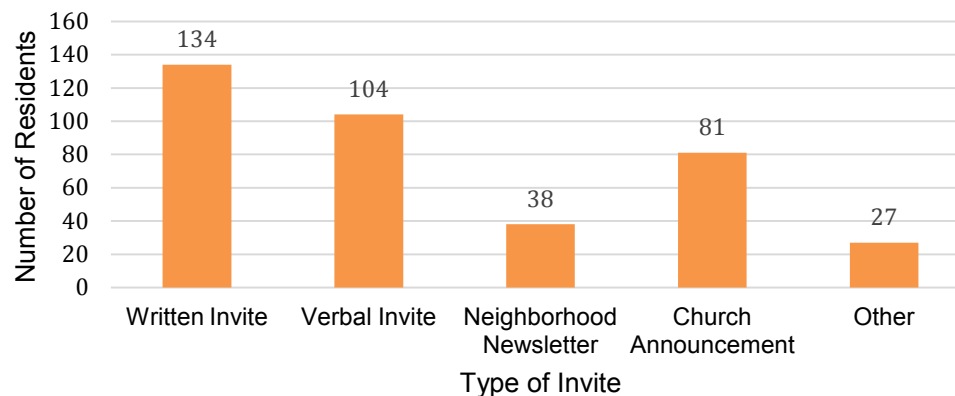


FIG 8.2 FUNCTION INVITE

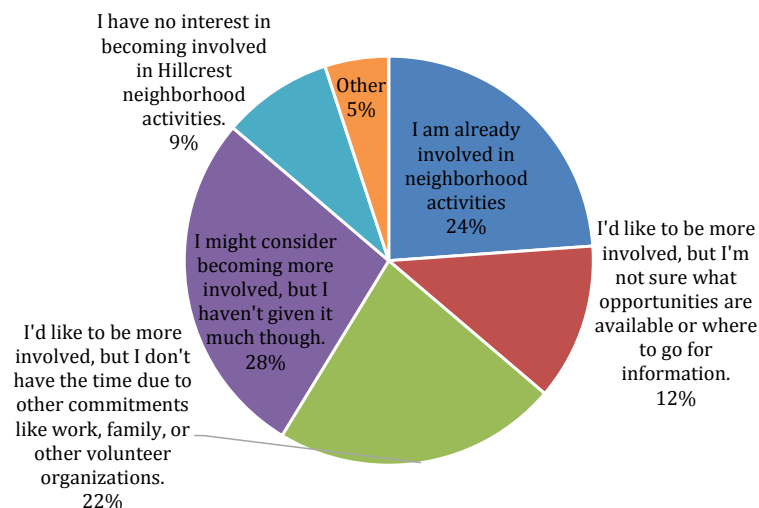


FIG 8.3 ACTIVITY INVOLVEMENT

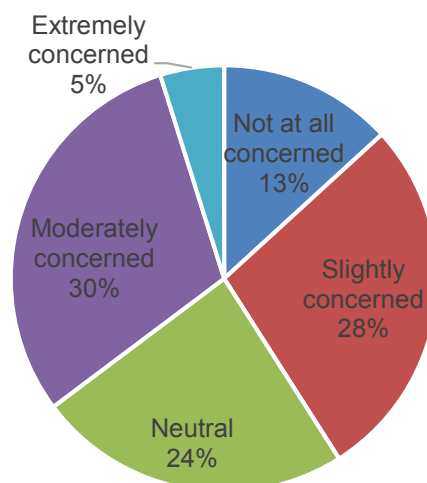


FIG 8.4 PERCEPTIONS OF CITY OFFICIAL'S CONCERN

it depended on where city officials lived in regards to if changes were made. Many residents wrote that even though they felt like they could express their concerns, that there was little done to follow-through and enforce the decisions. There were also some comments made that city officials were siding with developers and not listening to those who will have to live in the neighborhood after decisions are made. Many residents also noted that they felt that city officials were willing to listen, but that they had little power to make the changes needed. Several residents reported that because the Mayor and previous Mayor lived in the neighborhood, they felt that they could speak to them about concerns.

Perception of Trust between City Officials and Residents - Thirty-six percent of Hillcrest residents perceived a strong or very strong level of trust with Logan City Officials. The highest number of responses was neutral. This left only 17% reporting lower levels of trust. Residents who commented on this question expressed that their level of trust had decreased because of the "canal issue" as well as not being informed that there were areas being re-zoned. Other residents conveyed that they felt they could speak with the city officials and that they were exceptional to work with.

CBI Class Recommendations - One way of increasing trust and fostering more community engagement among Hillcrest residents would be to have an informal gathering where residents can get to know city officials and one another. For example, the city could hold a “get to know your city officials potluck in the park.”

There are some very engaged Hillcrest residents, but still, forty percent of the respondents reported that they would be willing to be more involved, but really didn't know how. The group recommends Logan City take advantage of social media sites such as Facebook, Twitter, and Instagram.

Hillcrest Assets

Neighborhood Strengths - Among various strengths identified throughout the neighborhood, one of the most prevalent was the strength of the individual residents. There was a large consensus that neighbors are friendly and caring. The second most common strength noted about the neighborhood was diversity. One resident explained, “There seems to be a range of strengths and talents in the residents, artists, educators, business people, university people, government officials and also students.”

When asked, if Hillcrest is a good neighborhood to grow old in, 89% of Hillcrest residents stated yes.

Of the 186 residents who responded as to why they felt Hillcrest was a good place to grow old in, 98 (53%) emphasized safety, friendliness and support in the Hillcrest neighborhood. Residents mentioned a number of positive features including good neighbors who are concerned and look out for each other. Simply stated by one resident, “It’s quiet, nice and friendly.”

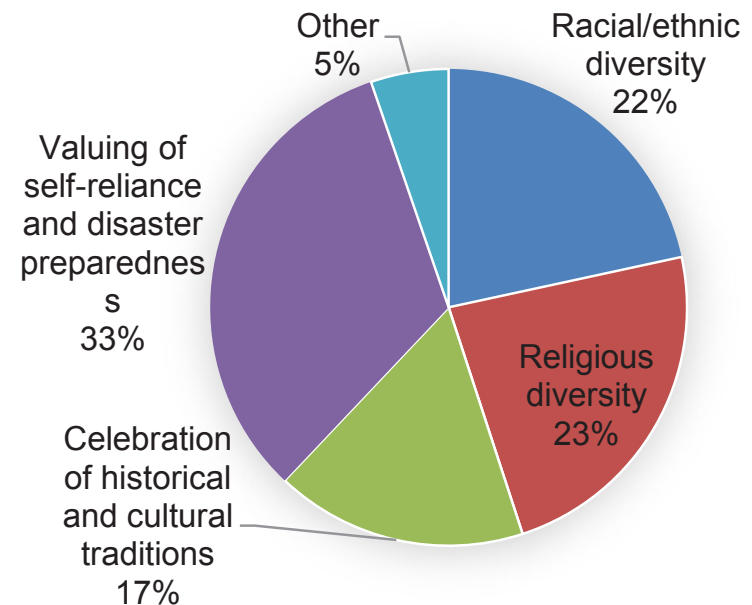
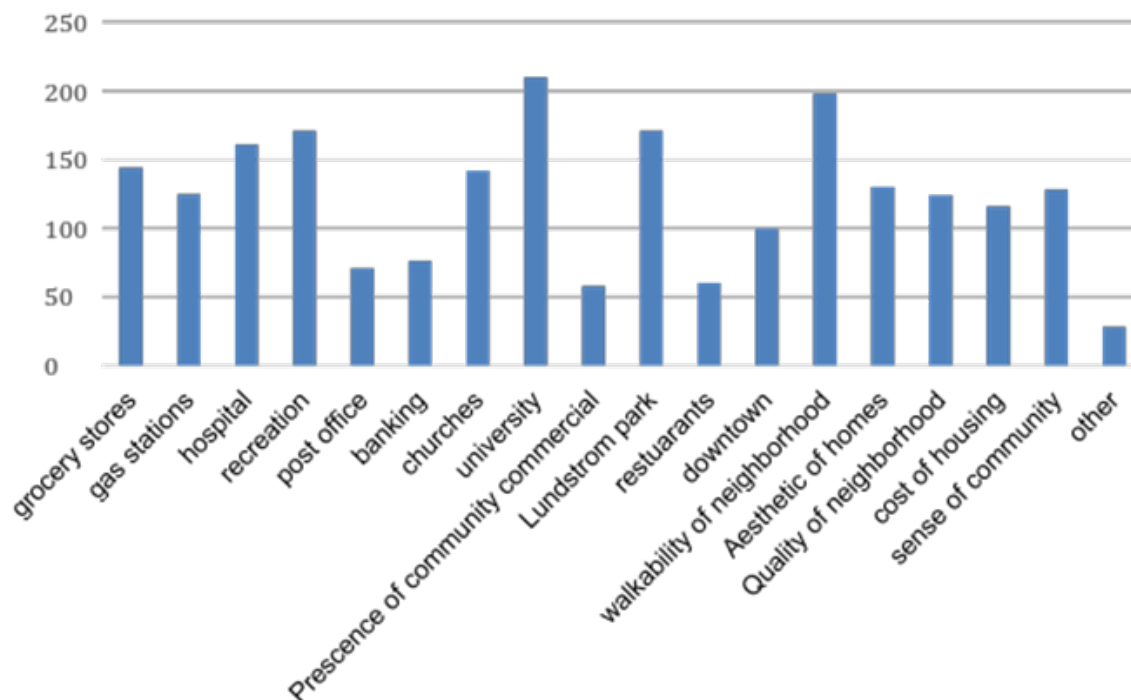


FIG 8.5 CULTURAL STRENGTHS


FIG 8.6 PERCEIVED AMENITIES

Desirable Amenities - The most common neighborhood amenities that made Hillcrest a desirable place to live were: proximity to USU (90%), walkability of neighborhood (85%), Lundstrom Park (73%) and, recreational opportunities (73%) amongst others that can be viewed in figure 8.6.

CBI Class Recommendations - When Hillcrest residents were asked (in an open-ended format) what sort of neighborhood amenities would make Hillcrest an even better place to live, the most common amenities included more commercial development including: restaurants, small shopping complexes, grocery stores and, a small neighborhood market. One resident stated, "More small businesses like Aggie Ice Cream, Fredrico's, and Trailhead, or a small grocery store like the Island Market would be great!"

One final recommendation that could potentially capitalize on the noted strengths of the neighborhood is for the city to enlist Hillcrest residents in a neighborhood branding campaign that would further highlight the neighborhood's perceived strengths while potentially developing interest from future home buyers in the area.

Hillcrest Needs

Safety - Survey findings reveal overall, Hillcrest residents feel their neighborhood is a safe place to live. Out of 236 surveys, only 5 people reported feeling slightly safe, 2 people reported feeling neutral, 82 people reported feeling moderately safe, and 137 people extremely safe in the Hillcrest neighborhood.

Overall residents feel safe in their community; however, some residents expressed uneasiness over issues that could potentially affect their families. Such issues involve speeding traffic in residential areas, as well as concern over increased traffic flow. One area where traffic flow was noted to be a problem was the area of Hillcrest St. and 15th East. Traffic is also a concern on 16th East. Speeding was noted as a problem on 15th and 16th East as well. One resident mentioned speeding was a problem on 15th North coming downhill.

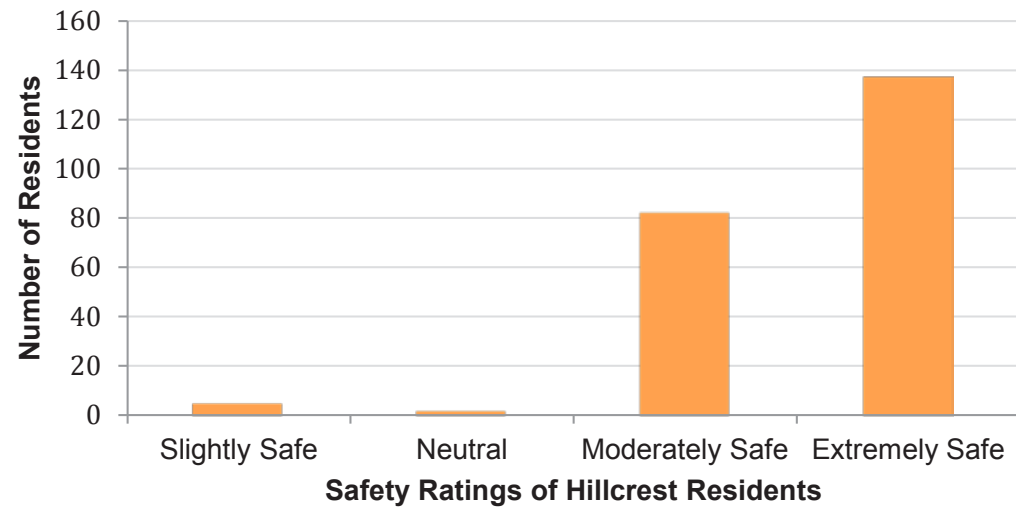
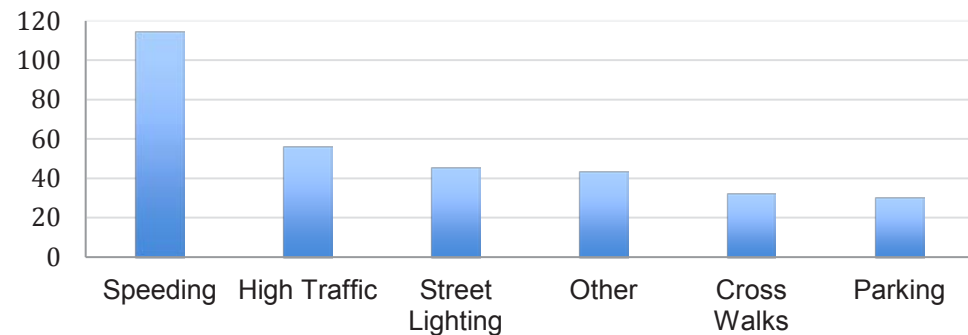


FIG 8.7 SAFETY RATING



Note: Numbers indicate the number of people who indicated various factors

FIG 8.8 SAFETY CONCERNS

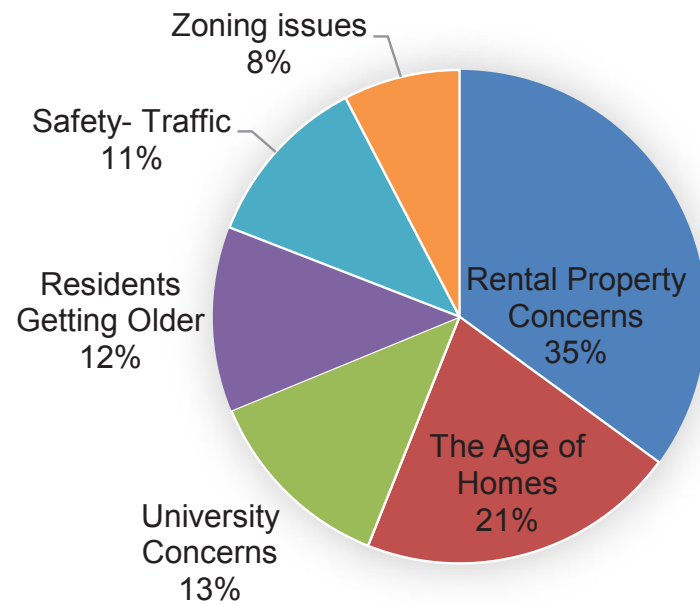


FIG 8.9 PRIORITY CONCERNS

Challenges - The biggest challenge facing the Hillcrest neighborhood is rentals. Of those surveyed, 35% of Hillcrest residents expressed disfavor for the care and quality of rental properties. Typically renters are not as invested in their neighborhood because they do not see themselves as staying for a long period of time. In a theory developed by sociologist Amitai Etzioni, there are three qualities that characterize a community: (1) relationship, (2) a commitment to shared values and culture; and (3) responsiveness. With so many rentals in the area, residents are unable to develop close relationships and a shared culture. This creates dysfunction and lack of connectedness. To foster an authentic community, such traits need to be developed, which would allow for the community to work together to create change.

Another major challenge in Hillcrest is the age of the homes. Many homes in the area are older homes and are beginning to deteriorate. Residents feel aging homes will lose their value if not updated. Figure 8.9 gives a brief description of the challenges faced in the neighborhood. Rental properties encompass 35% of the concern, while 21% of responses centered on concern with the age of the homes and their upkeep.

Physical Environment

Lundstrom Park - Overall, Hillcrest residents seem to enjoy Lundstrom Park the way it is. However, about 1/3 of residents would like to see improvements. Of the individuals who desired change, a splash pad was the most requested choice. As Figure 8.10 illustrates, tennis courts, a walking track, basketball courts, and playground equipment followed close behind.

Development - Overall, Hillcrest residents do not want to see any new developments, whether they are mixed-use or community-commercial. However, 1/3 of respondents were open to the idea. If residents were to see community-commercial or mixed-use development, they would like to see them primarily at the intersection of 1400 N and 1200 E or along 1200 E.

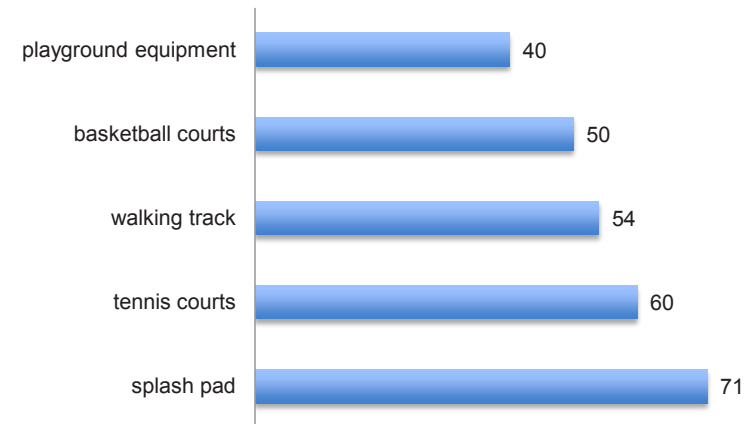
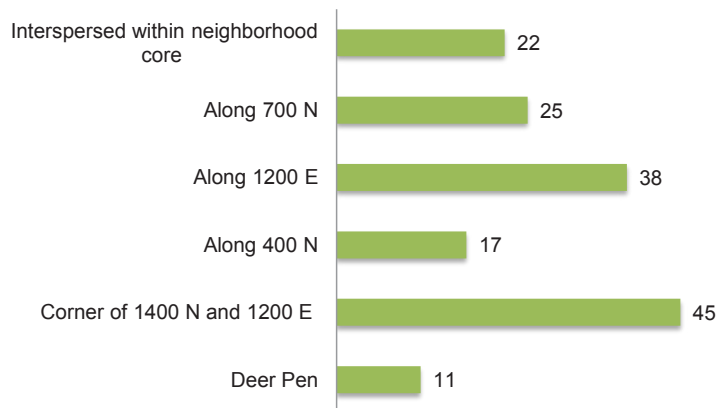
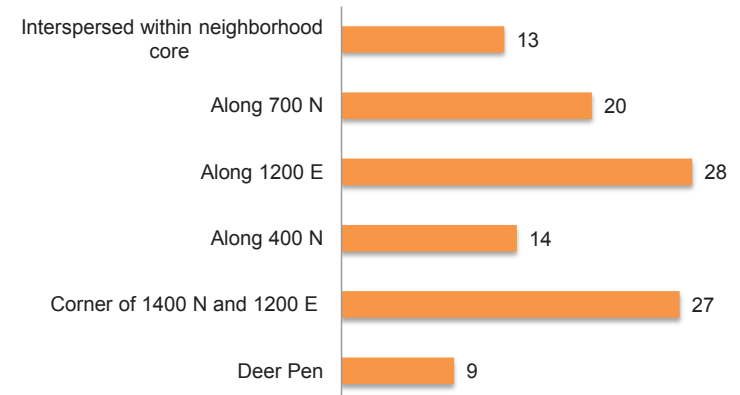


FIG 8.10 PARK ADDITIONS



Note: Numbers indicate the number of people who indicated various factors

FIG 8.11 COMMUNITY COMMERCIAL LOCATIONS



Note: Numbers indicate the number of people who indicated various factors

FIG 8.12 MIXED-USE LOCATIONS

Traffic Calming - Overall, residents were not supportive of stoplights, wider roads, speed limit changes, and roundabouts as traffic calming techniques. However, residents did show some support for stop signs and sidewalks. Additionally, Hillcrest residents noted they would like to see added bike and walking trails in the neighborhood (34%). The most popular locations residents suggested for these additions were along the canal, providing access to First Dam through the golf course, and providing better access to the Bonneville Shoreline Trail from diverse entry points.

Conclusions

In conclusion, the Hillcrest Neighborhood has innumerable strengths and assets related to the capacities of individual residents, the social fabric of the neighborhood, and the physical and geographic amenities associated with the neighborhood. The City can leverage these strengths as they engage in various change efforts to improve the neighborhood and buffer against the threats of a declining housing stock. Although there were numerous areas for improvement identified by residents (e.g., rentals, speeding, park and recreation improvements, etc.), it seems that residents are generally very proud of the Hillcrest neighborhood and willing to step forward to ensure that it continues to flourish.

Work Credit

A Community Bridge Initiative project partnering Logan City's Community Development Department with Utah State University's Social Work Program

Student Authors - Amanda Barrandey, Krista Carlson, Luann Elliott, Tammy Ellis, Kendra England, Sarah Griggs, Brad Helquist, Tyson Jensen, Vikki Salinas, Daniel Seelye, Elizabeth Seethaler, Savannah Vandemerwe, Connie Winn;

Faculty - Jessica Lucero

The Executive Summary for the survey with full citations of work can be found online at :

www.loganutah.org/CD/

RECOMMENDATIONS & IMPLEMENTATION

SECTION C

9

VALUE STATEMENTS

VALUE STATEMENTS

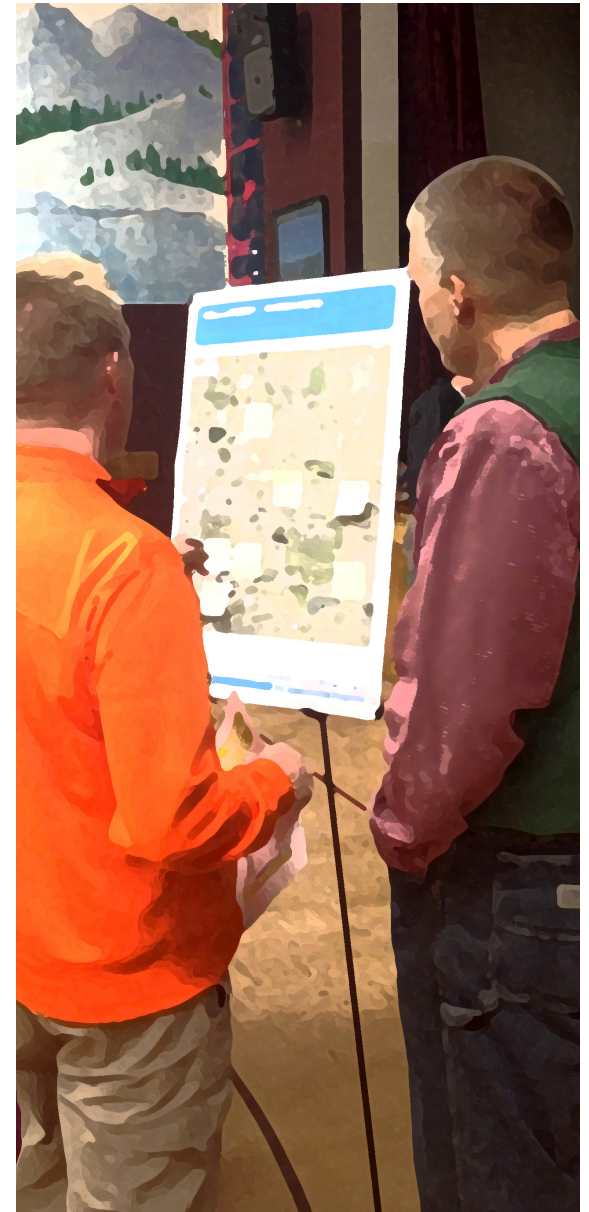
Process

This section discuss the development of Community Value Statements. These value statements will be used as the basis and justification for the recommendation and implementation section of the plan.

The Value Statements are derived through an analysis of the Hillcrest community input from both the community open house and CBI survey, and reviewed through the Hillcrest Steering Committee and community input process.

The statements are to be interpreted broadly and serve as the foundation for planning recommendations for the Hillcrest Neighborhood.

Discussion of Public Input - The public input received from both the open house and CBI survey amounted to over 300 responses. The responses from the open house focused on the preservation of the core of the neighborhood and enhancing connections to the resources that are available within and near the community. The CBI survey echoed the same sentiment and reinforced the protection and preservation of the neighborhood, while also discussing ways to integrate the assets that are based in the community.



Values

The Neighborhood values...

- **The single family housing character of the neighborhood.**
- **A family and kid friendly neighborhood.**
- **A strong sense of community and neighborhood volunteerism.**
- **Development that is neighborly in scale and does not conflict with the single family character.**
- **Roads and public right-of-ways that are calm and pedestrian friendly.**
- **A strong connection to open space and recreational opportunities in the community.**
- **A high aesthetic value in the neighborhood.**
- **USU as a core component of the neighborhoods identity.**

These eight value statements serve as the foundation for planning recommendations in the community.

The single family housing character of the neighborhood.

Historically, Hillcrest developed around a single family core with multifamily/campus housing along the eastern edge of USU, and is one of the few areas of Logan that is overwhelmingly defined by this housing characteristic. Throughout the planning process, the value of the single family core was reinforced. This value also informs several of the other value statements and represents the land-use backbone of the neighborhood.

A family and kid friendly neighborhood.

Hillcrest attracts families with its single family homes and quiet streets. Continuing to attract families to the neighborhood was of great importance to residents.

A strong sense of community, and neighborhood volunteerism.

The CBI Survey showed a strong response by residents to wanting to be involved in neighborhood. This value reflects the family oriented nature of the neighborhood.

Development that is neighborly in scale and does not conflict with the single family character.

Interest in development in the area was constrained by a perceived threat to the single family core. When specific scales and locations of development were presented, residents were less hesitant to development. According to the public input, the size of the development should be in scale with the existing development pattern in the neighborhood, and be located in higher use areas, such as 1200 E.

Roads and public right-of-ways that are calm and pedestrian friendly.

Traffic speeds along roadways was a concern identified during public input. As the Valley continues to grow, automobile transportation needs should be balanced with traffic calming and improved pedestrian/bike infrastructure.

A strong connection to open space and recreational opportunities in the community.

Hillcrest is defined by its access to open space and recreation. Residents expressed this sentiment throughout the planning process. This strong

connection will help to keep Hillcrest a desirable neighborhood for folks that enjoy easy access to recreational amenities.

A high aesthetic value in the neighborhood.

Hillcrest residents expressed concern about eroding property maintenance standards in parts of the neighborhood. Aging homes and declining home ownership in those areas are partly responsible.

USU as a core component of the neighborhoods identity.

USU enhances the neighborhood through education, economics, and amenities. It is a place where people in Hillcrest work, play, recreate, and receive an education. Improvements made to the connections with USU with help to strengthen the neighborhood.

10 RECOMMENDATIONS

RECOMMENDATIONS

Recommendation Development

Building on the Hillcrest Value Statements, recommendations have been developed for land-use; housing; transportation; parks, recreation, open space and public facilities; community identity, design and place building; and community connectedness.

This chapter describes the recommendations, evaluates them based on the Hillcrest Value Statements in the form of the Values Recommendations Matrix, and presents design and implementation strategies.



Recommendations

Land-use

- While at the present time no expansion of commercial and mix use development is proposed, there was a noted desire to eventually include small, neighborhood scale development along the 1200 E corridor. This land use should be revisited in the future.
- On the Future Land Use Plan Map, the area designated as Campus Residential should be removed.
- On the Zoning Map, the areas east of 1600 E that have larger lot sizes should be rezoned to NR-4.
- Deer Pen Land Use Recommendations:
 - * The Deer Pen property is important to the residents of Hillcrest, and as such, any future development contemplated by the City will balance the financial need to replenish the Cemetery Perpetual Care Fund with the need to retain as much open space as possible for the benefit and enjoyment of both Hillcrest and Logan City residents.
 - * The City will develop no more than 22 single family residential lots on approximately eight (8) acres of property

as shown on Map 10.4. The remaining land area comprising approximately 24 acres will be devoted to active & passive open space through the provision of open space areas, improved and unimproved trails, and other recreational facilities as to be determined through a formal Parks & Recreation planning process.

- * On the Future Land Use Plan Map, the Deer Pen area will be designated as both Recreation (REC) and Detached Residential (DR). Approximately eight (8) acres will be designated as DR and approximately 24 acres will be designated as REC.
- * On the Zoning Map, the Deer Pen area will be designated as both Recreation (REC) and Suburban Neighborhood Residential (NR-4). Approximately eight (8) acres will be designated as NR-4 and approximately 24 acres will be designated as REC. This action will coincide with the submittal of a formal subdivision plat.

Housing

- Continue to use the One Home Programs to incentivize the purchasing of rentals and conversion back to owner occupancy.

- Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions from occurring.

Public Infrastructure and Facilities

Streets

- 1350 North and 1700 North should not be extended to provide access to the new residential development in Deer Pen.
- The 1200 E corridor should be improved to serve as a more accessible north/south option for the neighborhood, including:
 - * Improving the 1000 North Intersection.
 - * Implementating the existing transportation plans.
 - * Addressing pedestrian crossing and safety on 1200 E between 1000 N and 700 N.
- Implementing traffic calming measures along 1600 E/1500 E in order to maintain a neighborhood quality roadway.
- Implementing a “complete street” design along the 1000 N /Ellendale corridor in order to calm traffic.

Sidewalks

- Incorporate the recommendations of the bike/pedestrian plan into the Hillcrest Neighborhood Plan.
- Develop a Sidewalk and ADA corner priority list with sources of potential funding.
- Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.
- Lighting along streets should be pedestrian in scale and managed to reduce light pollution.

Trails/Recreation

- Enhance connections between the Aspen Drive/Deer Pen area to Bonneville Shoreline Trail (BST).
- Attempt to connect the canal corridor and the BST.
- Improve way-finding and signage associated with the trail system.
- Improve the bike/pedestrian connection to First Dam.

- The Logan City Parks and Recreation Department should amend their Parks & Recreation Plan by January 1, 2017 to incorporate the Deer Pen property into Logan City's formal Parks system. Within this same timeframe, the Parks and Recreation Department will begin the Deer Pen Park planning and public engagement process with the Hillcrest Neighborhood.

Community

- Support the Neighborhood Council as an avenue for residents to easily voice neighborhood related concerns.
- Support neighborhood events that encourage volunteerism, such as neighborhood cleanups.
- Create public spaces that bring the community together.
- Develop a branding scheme for the neighborhood that incorporates the history and character of the neighborhood

Value Recommendations Matrix

The Value Recommendations Matrix shows the nexus between the Hillcrest Value Statements and the recommendations for Hillcrest. The correlation between values and recommendations is meant to enhance the basis and justification for the recommendations.

The Neighborhood values...

	...there was a noted desire to eventually include small, neighborhood scale development along the 1200 E corridor. This land use should be revisited in the future.	On the Future Land Use Plan Map, the area designated as Campus Residential should be removed.	On the Zoning Map, the areas east of 1600 E that have larger lot sizes should be rezoned to NR-4.	Deer Pen Land Use Recommendations	Continue to use the One Home Programs to incentivize the purchasing of rentals and conversion back to owner occupancy.	Code enforcement should be Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions	1350 North and 1700 North should not be extended to provide access to the new residential development in Deer Pen.	The 1200 E corridor should be improved to serve as a more accessible north/south option for the neighborhood.	Implementing traffic calming measures along 1600 E/1500 E in order to maintain a neighborhood quality roadway.	Implementing a "complete street" design along the 1000 N /Ellendale corridor in order to calm traffic.	Incorporate the recommendations of the bike/pedestrian plan into the Hillcrest Neighborhood Plan.	Develop a Sidewalk and ADA corner priority list with sources of potential funding.	Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.	Lighting along streets should be pedestrian in scale and managed to reduce light pollution.	Enhance connections between the Aspen Drive/Deer Pen area to Bonneville Shoreline Trail (BST).
The traditional, single family housing character of the neighborhood.	X	X	X		X	X		X		X			X		
A family and kid friendly neighborhood that are clean, safe and quiet.				X		X	X		X	X					
A strong sense of community, and neighborhood volunteerism.															
Development that is neighborly in scale and does not conflict with the single family character.	X	X	X	X											
Roads and public right-of-ways safe, calm and pedestrian friendly.							X	X	X	X	X	X	X	X	X
A strong connection to open space and recreational opportunities in the community.				X							X			X	
A high aesthetic value in the neighborhood.				X	X	X				X			X		X
USU as a core component of the neighborhoods identity.	X							X			X			X	

FIG 10.1 VALUES AND RECOMMENDATIONS MATRIX

The Neighborhood values...	Attempt to connect the canal corridor and the BST.	Improve wayfinding and signage associated with the trail system.	Improve the bike/pedestrian connection to first dam.	The Logan City Parks and Recreation Department should amend their Parks & Recreation Plan by January 1, 2017 to incorporate the Deer Pen property into Logan City's formal Parks system.	Support the Neighborhood Council as an avenue for residents to easily voice neighborhood related concerns.
The traditional, single family housing character of the neighborhood.					
A family and kid friendly neighborhood that are clean, safe and quiet.				X	
A strong sense of community, and neighborhood volunteerism.					X
Development that is neighborly in scale and does not conflict with the single family character.					
Roads and public right-of-ways safe, calm and pedestrian friendly.		X			
A strong connection to open space and recreational opportunities in the community.	X	X	X	X	
A high aesthetic value in the neighborhood.					
USU as a core component of the neighborhoods identity.					

FIG 10.1 VALUES AND RECOMMENDATIONS MATRIX

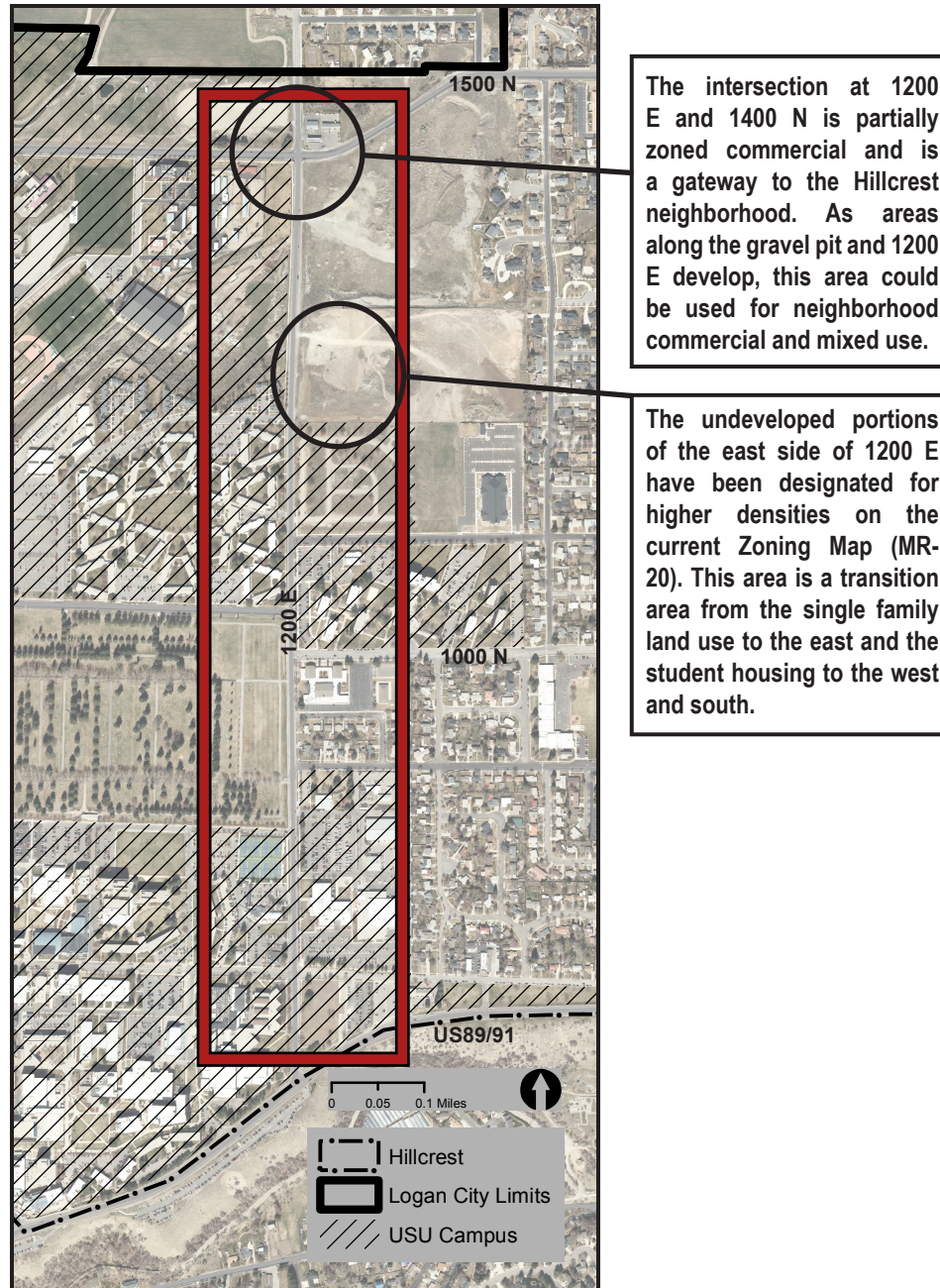
Recommendations

Land Use

While at the present time no expansion of commercial and mix use development is proposed, there was a noted desire to eventually include small, neighborhood scale development along the 1200 E corridor. This land use should be revisited in the future.

Hillcrest has a long history of neighborhood commercial nodes, with the commercial area on 700 N dating back to the first zoning map in 1951. In the future, when warranted, further development of neighborhood scale commercial areas should primarily be placed along the 1200 E corridor. The emphasis of neighborhood scale commercial development along the 1200 E corridor aligns with the density of the area and the level of service designed for the road.

- 1400 N/1200 E Intersection
- 900 N/1200 E block
- Areas adjacent to higher scale residential



MAP 10.1 LAND USE

Changes to the Future Land Use Map:

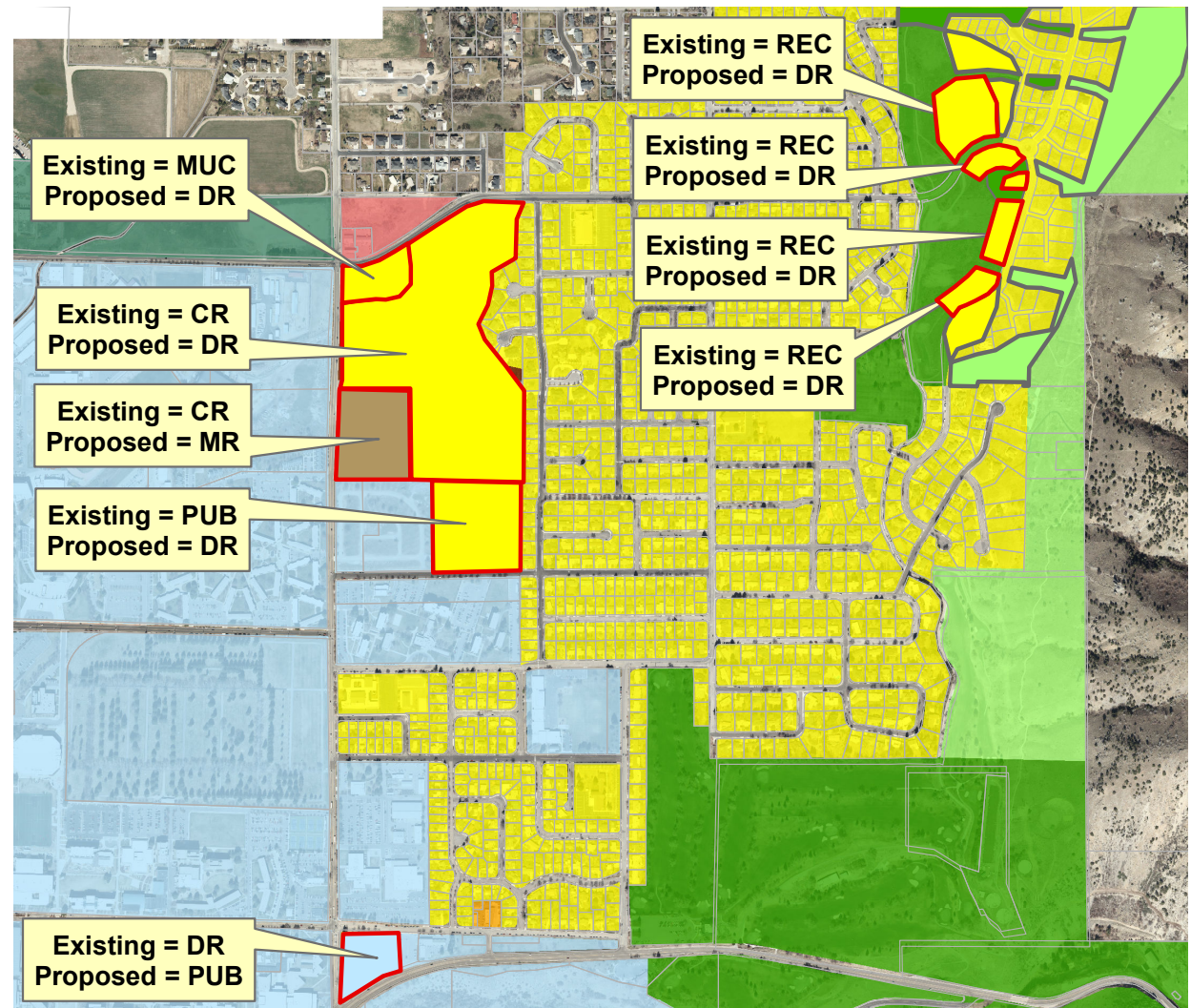
The area designated as Campus Residential should be removed.

The Deer Pen area will be designated as both Recreation (REC) and Detached Residential (DR). Approximately eight (8) acres will be designated as DR and approximately 24 acres will be designated as REC.

In keeping with the compromise approach to the rezone of land along 1200 E between roughly 1200 N and 1300 N (which balanced single family and multi-family zoning), the City should reclassify the multi-family zoned area along 1200 E as a lower density multi-family classification on the FLUP that would align with the neighborhood desire to not encroach on the character of the neighborhood, while also meeting the need for multi-family housing near campus.

Other FLUP Updates and issues:

- The CR areas of the northern undeveloped land along 1200 E will be reduced to DR on the northern and eastern portions and MR on the southwest portion.
- The area along 1200 E and US89 that was previously an LDS church house, but is now owned by USU, will be changed from DR to PUB.
- Update the land use in the Deer Pen area to reflect current land uses (REC, DR, RCA).



MAP 10.2 FLUP RECOMMENDATIONS

RECOMMENDATIONS

Changes to the Zoning Map:

The areas east of 1600 E that have larger lot sizes should be rezoned to NR-4.

The NR-4 zone reflects the average density of the area and rezoning the area will codify this density. Any further development in the area will reflect the established characteristics of the neighborhood.

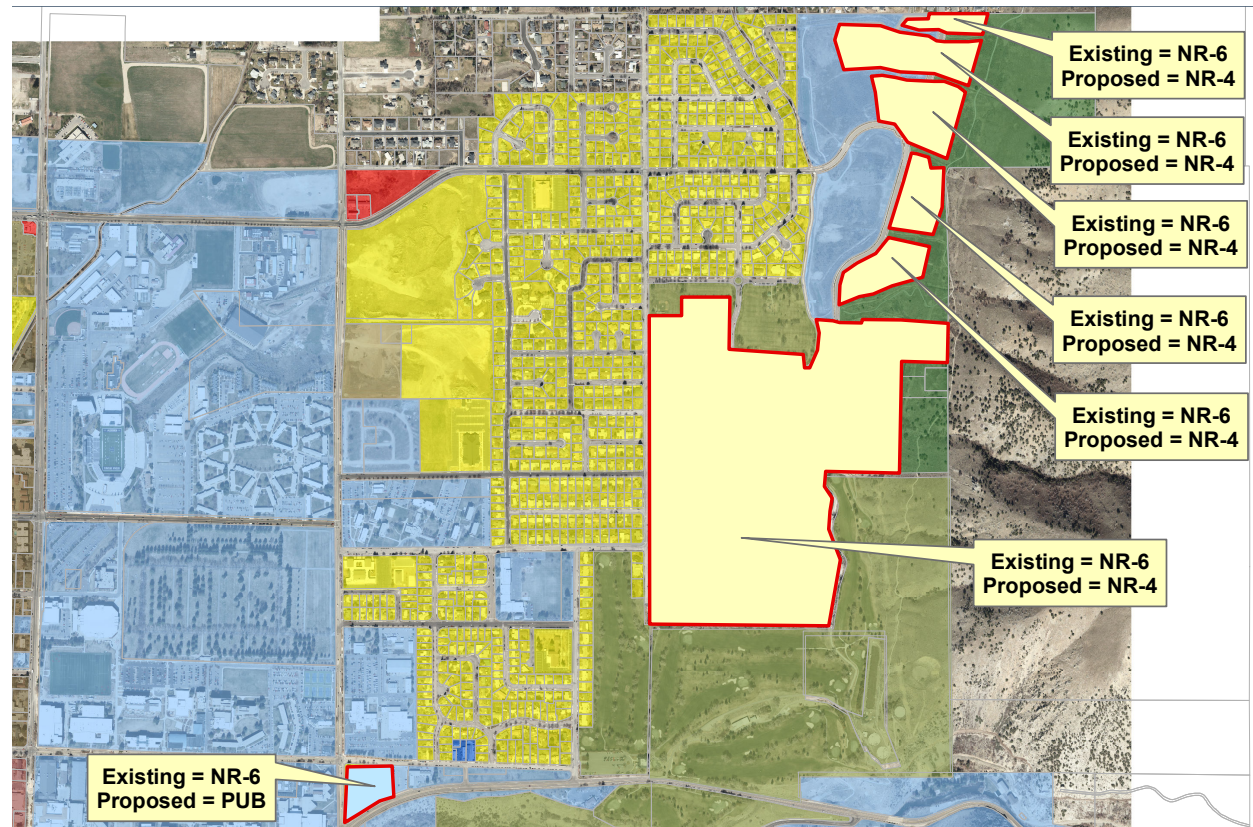
If built out as platted, the proposed NR-4 area would have a density of 3 units per acre.

The Deer Pen area will be designated as both Recreation (REC) and Suburban Neighborhood Residential (NR-4). Approximately eight (8) acres will be designated as NR-4 and approximately 24 acres will be designated as REC. This action will coincide with the submittal of a formal subdivision plat.

The Deer Pen area will be designated as both Recreation (REC) and Suburban Neighborhood (NR-4). Approximately 8 acres NR-4 and approximately 24 acres REC. The zoning will occur in the future to coincide with a formal subdivision plat review process to ensure zoning lines are accurate.

Other Zoning Updates:

- The area along 1200 E and US89 will be changed from NR-6 to PUB.



MAP 10.3 PROPOSED HILLCREST ZONING

Limited development in the Deer Pen that balances Logan City's desire to replenish the Cemetery Perpetual Care Fund with the need to retain open space for the benefit of residents is acceptable.

Logan City purchased the Deer Pen property in 2001 with the intent of constructing a future cemetery. In order to fund the purchase of the property, a portion of the land was sold for residential development

in 2005. The remaining area east and west of the development was set aside as open space to protect critical areas and public access, and, in the west area, to eventually develop into a cemetery. Logan City has analyzed future cemetery needs and has determined that it will not need the Deer Pen or any other cemetery space for 40 years. It is the position of Logan City that it is in the best interest of the entire city to see this property developed with residential uses in order to help pay for perpetual care of the existing cemetery.

During the Hillcrest planning process Logan City solicited feedback from residents about what they would like to see happen in the Deer Pen property and the level of development that would be appropriate. Three visualizations were presented to residents showing different development scenarios (shown in appendix 2). Throughout the Hillcrest Neighborhood Plan it was expressed by the residents that open space with no development was preferred. Additional comments received during

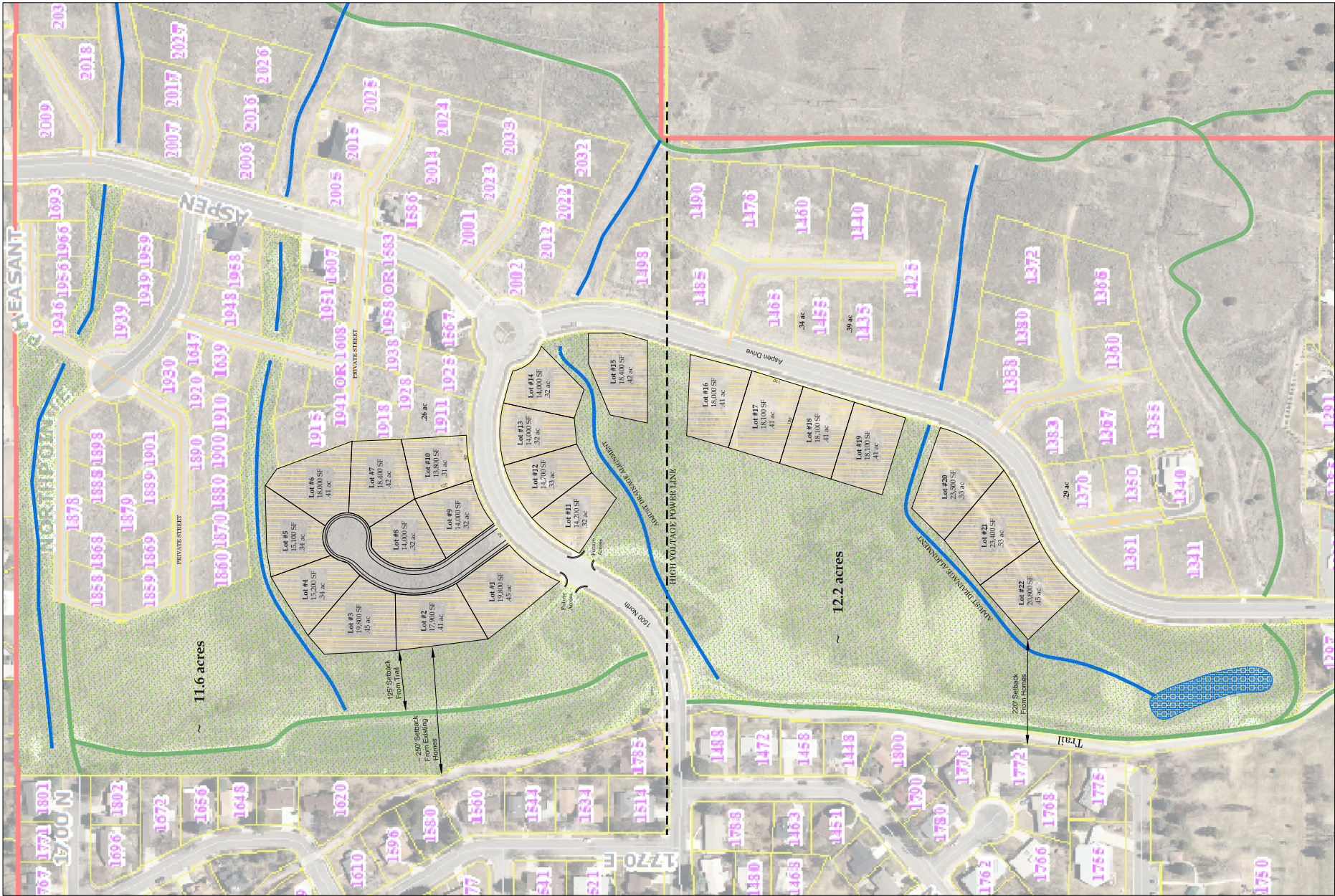


RECOMMENDATIONS

public hearings with the Planning Commission reinforced this sentiment. The Planning Commission agreed with the neighborhood's position that no development should occur in the Deer Pen property.

The Logan Municipal Council conducted a public hearing on April 5th to discuss the Hillcrest Neighborhood Plan as well as future development within the Deer Pen property. A preferred alternative (Visualization 2), with a limited amount of development and large amount of open space preservation was discussed. The Council directed staff to assemble the HNP Steering Committee for a meeting on April 12th to discuss Visualization 2 (see appendix 2) in more depth and attempt to develop a consensus position on a solution that was equitable for both the neighborhood and the broader City. At the April 12th meeting, a consensus of those in attendance was that Visualization 2, or a layout similar to visualization 2, showing the development of 8 acres and the preservation of 25 acres would provide the most benefit for all parties involved. Map 10.4 represents a modified Visualization 2 (see appendix) that maximizes the amount of contiguous green space, avoids a high power electrical transmission line, utilizes existing public infrastructure (roads) for access, and reduces the number of lots from 24 to 22 while increasing the overall lot size. It was also agreed that a recommendation would be made to the City Council that the 8 acres contain no more than 24

residential building sites, would not require the extension of 1350 North or 1700 North to provide access, and the 25 acres would be re-purposed from future cemetery space to formal Parks and Recreation space, with the parks planning and programming process for this space beginning within the next 6 – 12 months.



MAP 10.4 DEER PEN DEVELOPMENT PLAN

Housing

Continue to use the One Home Programs to incentivize the purchasing of rentals and conversion back to owner occupancy.

The Welcome Home down payment assistance program has helped residents overcome some of the obstacles to home ownership in Logan since 2003. This program has helped with the purchase of over 175 homes, some within the Hillcrest neighborhood. This program can help to maintain high home ownership rates in Hillcrest, especially in areas that have experienced a decline in home ownership.

The Logan City Home Rehabilitation program provides a grant to qualified home owners in order to assist with making health and safety improvements to their homes. This program has been used to help with home renovation in the Hillcrest neighborhood.

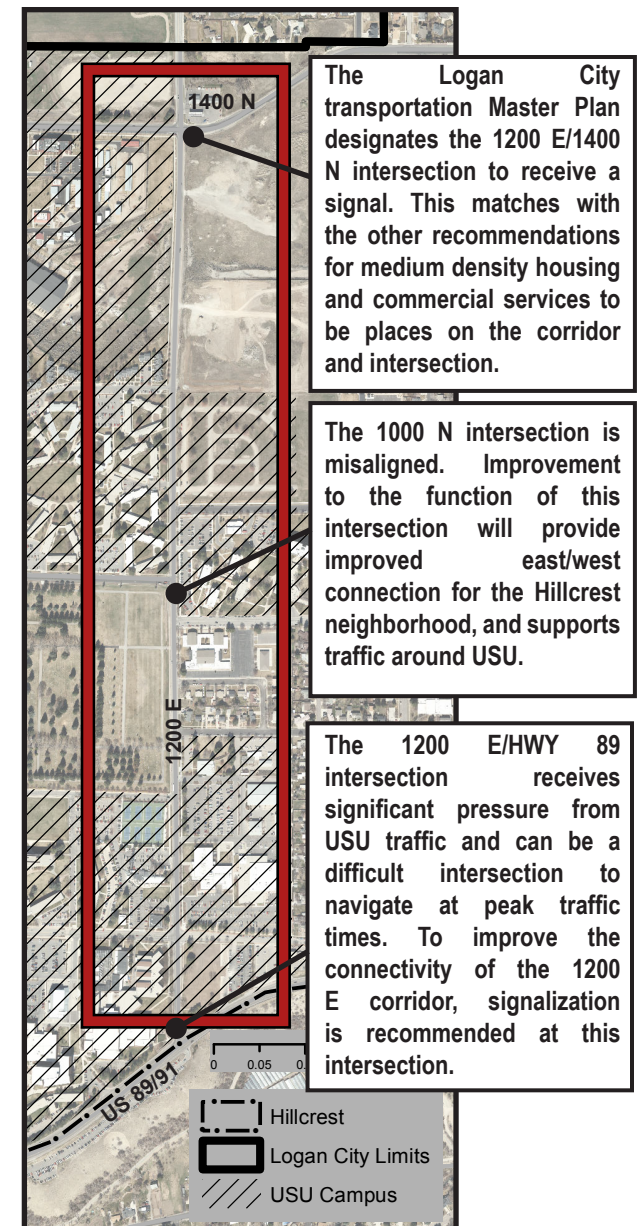
Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions from occurring.

Public input indicates that the residents of Hillcrest are concerned about ensuring code compliance within their neighborhood. Of greatest concern was the over-occupancy of rentals and property maintenance.

While property maintenance is an overt issue that can be easily identified by a code enforcement officer, over-occupancy is a more difficult issue to enforce and proving over-occupancy requires a great level of investigation. In order to facilitate the investigation of over-occupancy complaints, Logan City requires unit disclosure on Landlord Licensing applications.

As this is an area of concern for not only Hillcrest, but also for all of Logan City, it is recommended that the City Council and administration continue to examine this issue in a holistic manner that addresses the concerns of residents. Potential considerations for code revisions and improvements include:

- Increase penalties for code violations.
- Improved communication between the City and residents.
- Active enforcement of issues in the neighborhood.
- Improved education, training, and some incentives for landlords through the "Goodlandlord" program.



MAP 10.5 1200 E CORRIDOR

Public Infrastructure and Facilities

Streets

1350 North and 1700 North will not be extended to provide access to Deer Pen residential development.

The 1200 E corridor should be improved to serve as a more accessible north/south option for the neighborhood.

This will help to keep fewer vehicles from using local streets as through streets and improve the overall safety of the core neighborhood. 1200 E is ideal for

increasing the service level, as it has fewer driveway cuts, already has several controlled intersections, and accesses local amenities, such as USU campus.

- **Improving the 1000 North Intersection** - As part of the 1200 E corridor improvement, 1000 N should be optimized to improve the pedestrian and vehicular function of the intersection. Currently, the misaligned intersection causes difficult vehicle movements that make the intersection a liability to the function of the corridor.

Improvements such as intersection realignment, enhanced crossings, coordinated signals, roundabouts, etc., should be explored.

- **Implementing the existing transportation plans** - Implement recommendations from the Logan City Transportation Master Plan and 400 N Corridor Plan, which recommend signaling the intersections at 1200 E/US89, and 1200 E/1400 N.
- **Address pedestrian crossing and safety on 1200 E between 1000 N and 700 N.**



RECOMMENDATIONS

Implementing traffic calming measures along 1600 E/1500 E in order to maintain a neighborhood quality roadway.

The 1600 E/1500 E corridor has few traffic controls between 1500 N and 1000 N, and has become a major connection between North Logan and Hillcrest. This road is primarily fronted with homes, and due to a lack of options for moving north and south through the community, receives much of the traffic of the neighborhood as a collector road. While this service is important for transit in the community, continued safety for residents who live and move along the road is very important for the neighborhood. Overall, the corridor should be designed with traffic calming in mind. Particular recommendations include:

- **Redesign of 1600 E/1500 N intersection to be pedestrian friendly.**

The intersection at 1600 E/1500 N is a primary connection between collector roads, and has significant importance for pedestrian and bike connections in the neighborhood. Bus stops, a church house, and Lundstrom Park are all located near the intersection. The current traffic situation is a 2-way stop for east/west traffic, with one cross-walk on the west side of the road, and no cross-walk for east/west pedestrian traffic.

With the speeding concern, and collector status of the road, the intersection should be designed

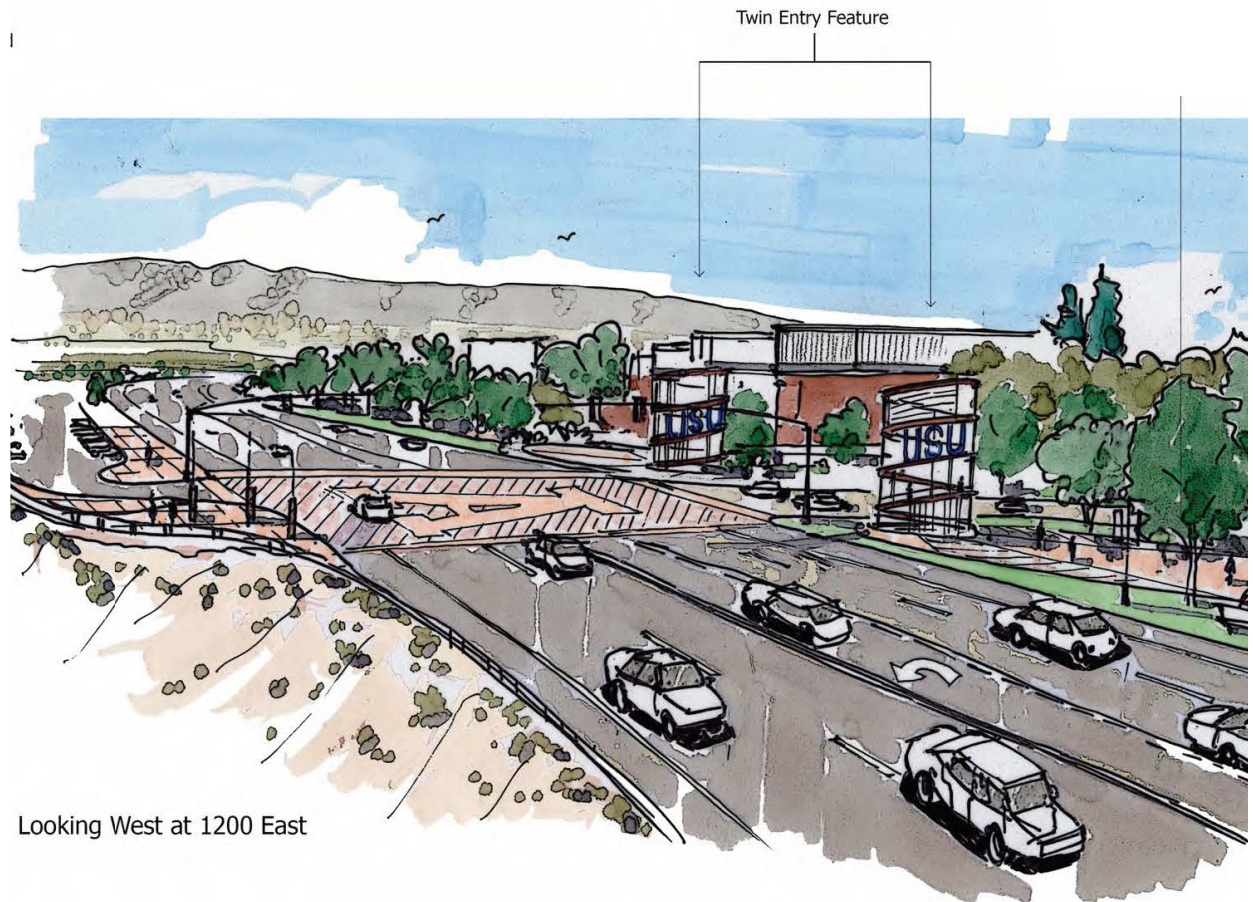


FIG 10.2 400 N CORRIDOR PLAN CUTSHEET

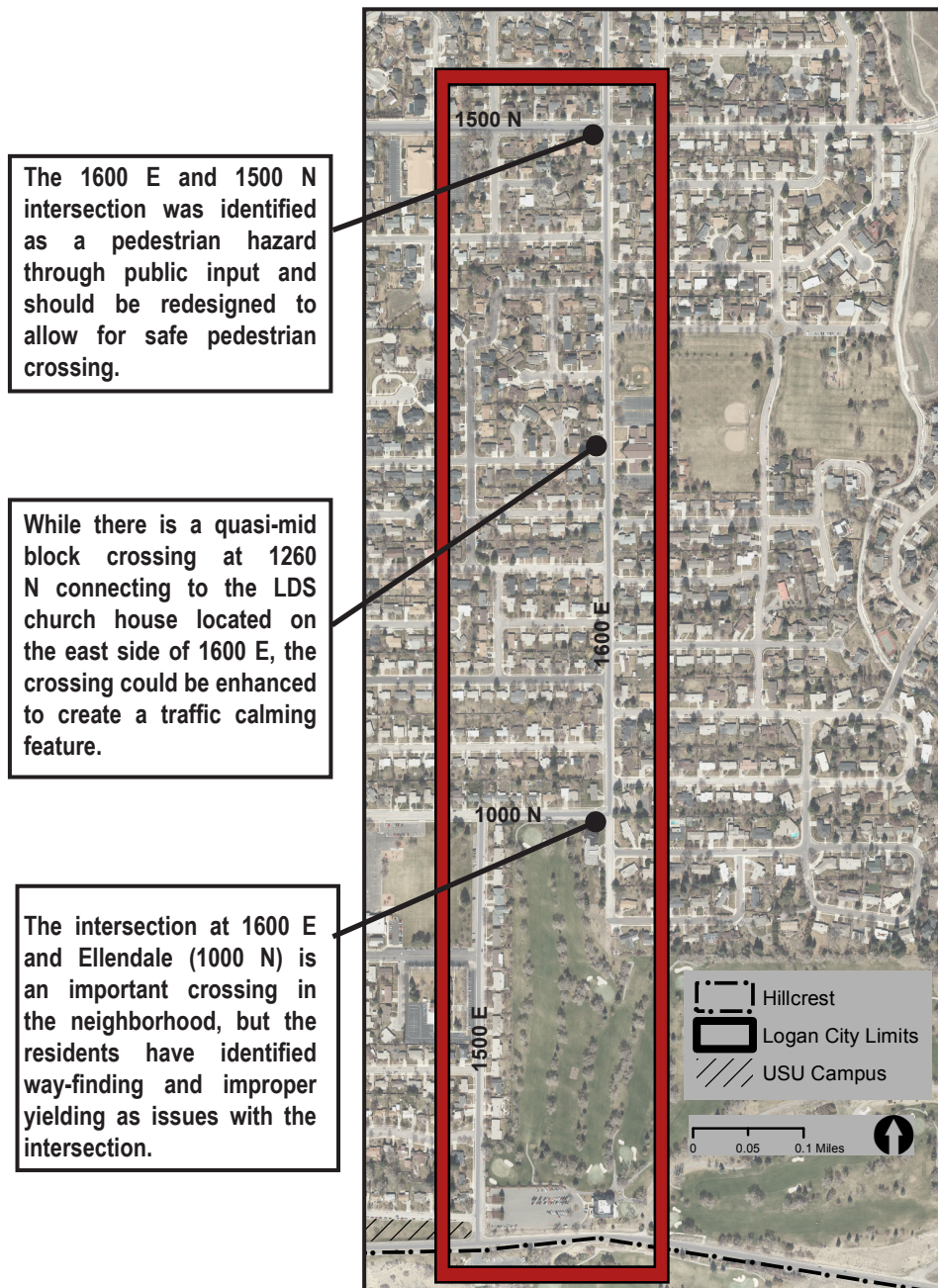
with a highly visible crossing design to ensure the safety of pedestrians using this intersection.

- **Improved crossings between 1500 N and 1000 N.**

Currently, the only designated crosswalks along 1600 E is at the 1000 N intersection and the 1260 N intersection. Improved crossing should be considered along the entire corridor as this road is a barrier between the two halves of the neighborhood.

- **Improved signage and wayfinding at the 1600E/1000 N intersection.**

The 1600 E/1000 N intersection is an important connection for travelers going to USU and the rest of Logan. The lack of adequate signage and wayfinding at this intersection was a complaint received from residents during public input. A redesign of this intersection should be considered, as the current scheme lends itself to confusion. An option would be to install additional traffic calming and wayfinding measures at the intersection.



MAP 10.6 1600 E CORRIDOR RECOMMENDATIONS

RECOMMENDATIONS

Implementing a “complete street” design along the 1000 N /Ellendale corridor in order to calm traffic.

The nexus of many of the recommendations for traffic along both the 1200 E and 1600 E corridors is the 1000 N/Ellendale corridor. This road serves as a vital east/west connection, is

adjacent to the second neighborhood park and Hillcrest Elementary, and would become more traversed if improvement of 1000 N were to occur. In accordance with that possibility, and to improve the general aesthetics of the area, this road should incorporate a distinct streetscape that emphasizes pedestrian safety and connectivity by utilizing the wide right-of-way west of the elementary school.

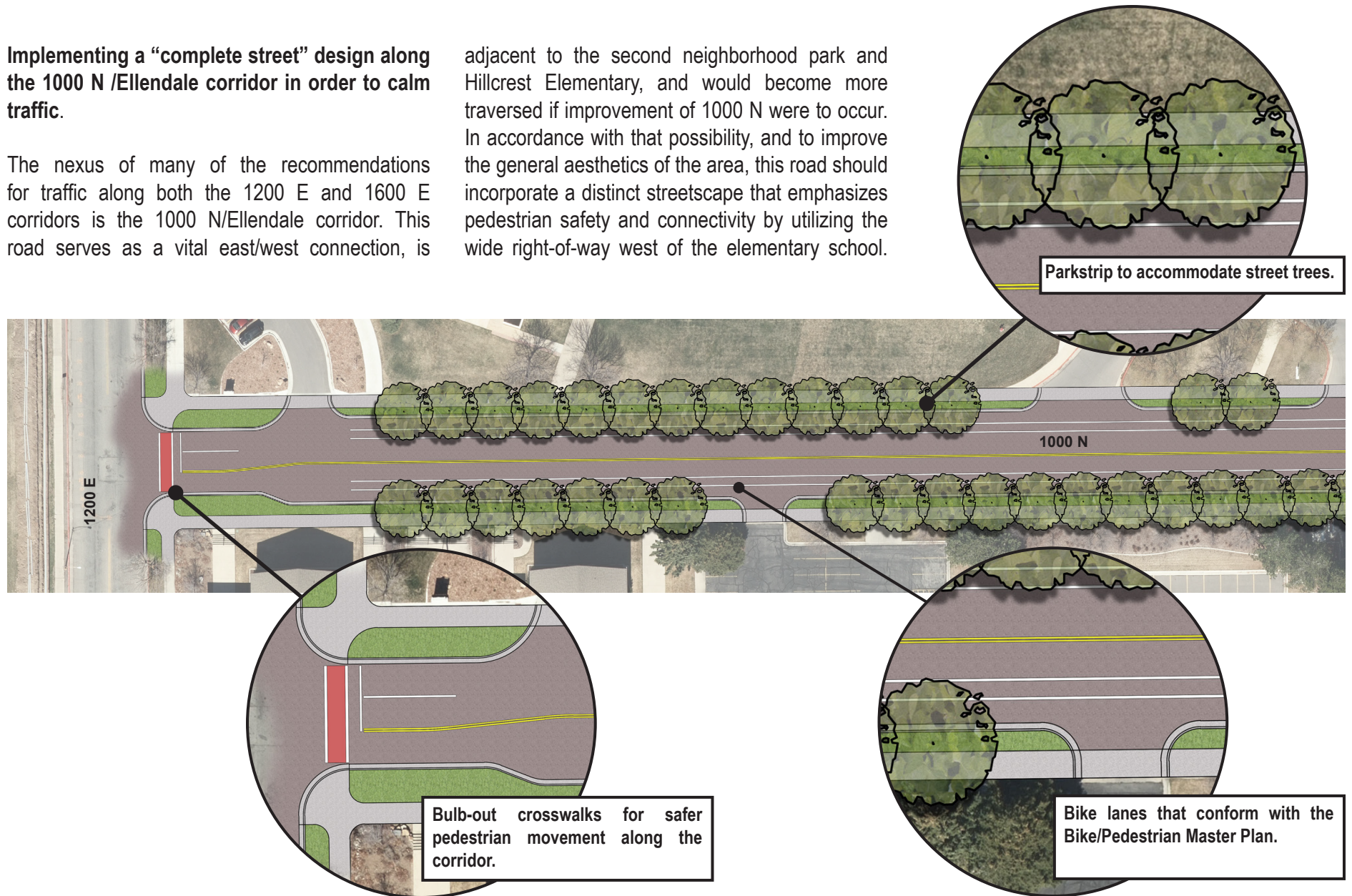
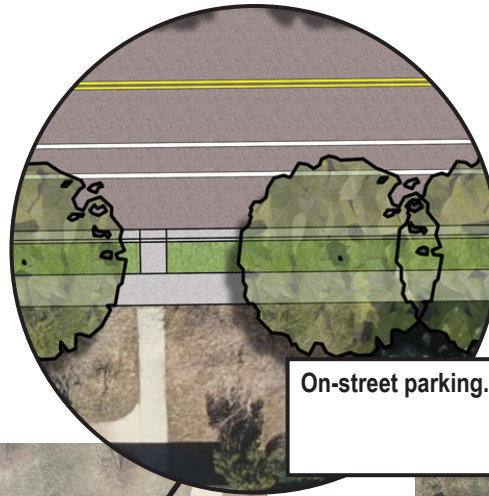
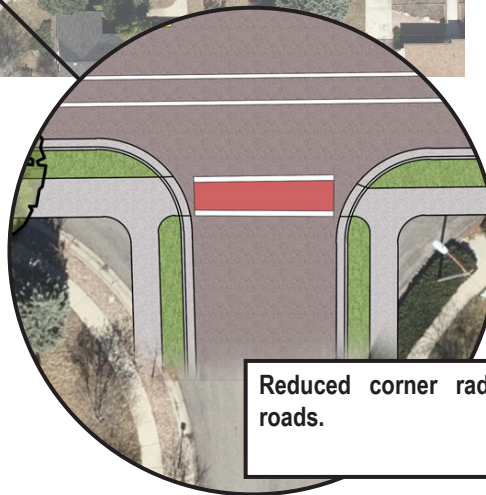
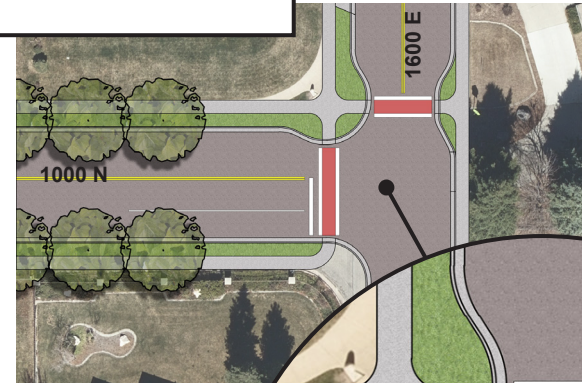
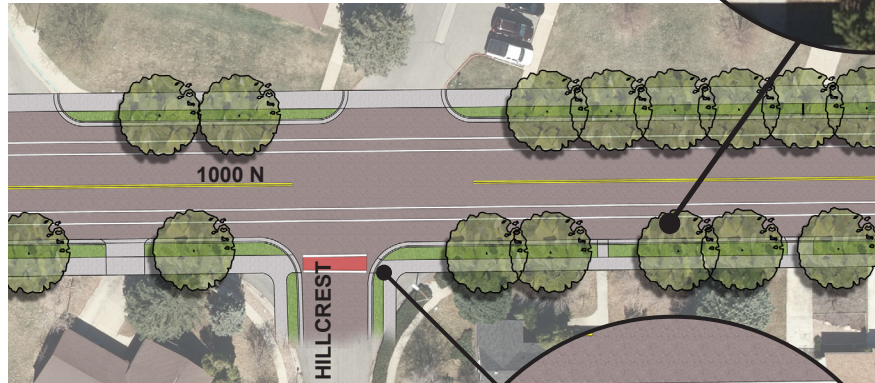


FIG 10.3 1000 N STREETScape

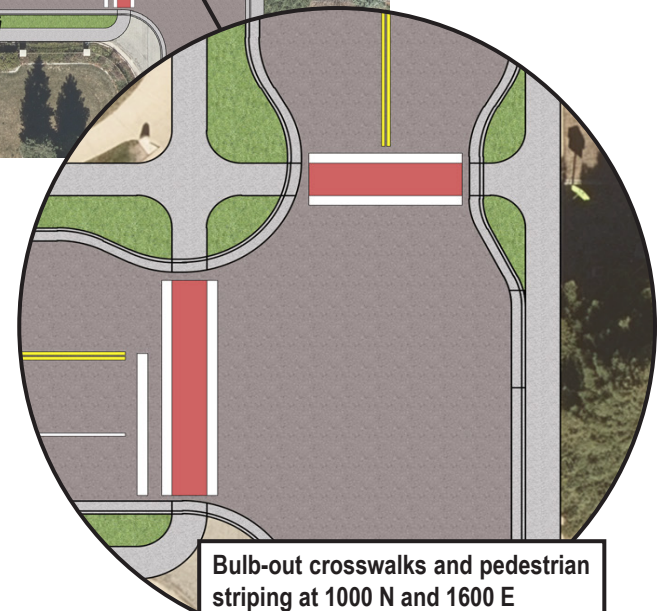
The 1000 N streetscape incorporates design principles that should be standard to the streetscapes in Hillcrest and serves as a template for other street scape projects, such as 1600 E and 1200 E.



On-street parking.



Reduced corner radius for local roads.



Bulb-out crosswalks and pedestrian striping at 1000 N and 1600 E

RECOMMENDATIONS

Bike/Pedestrian

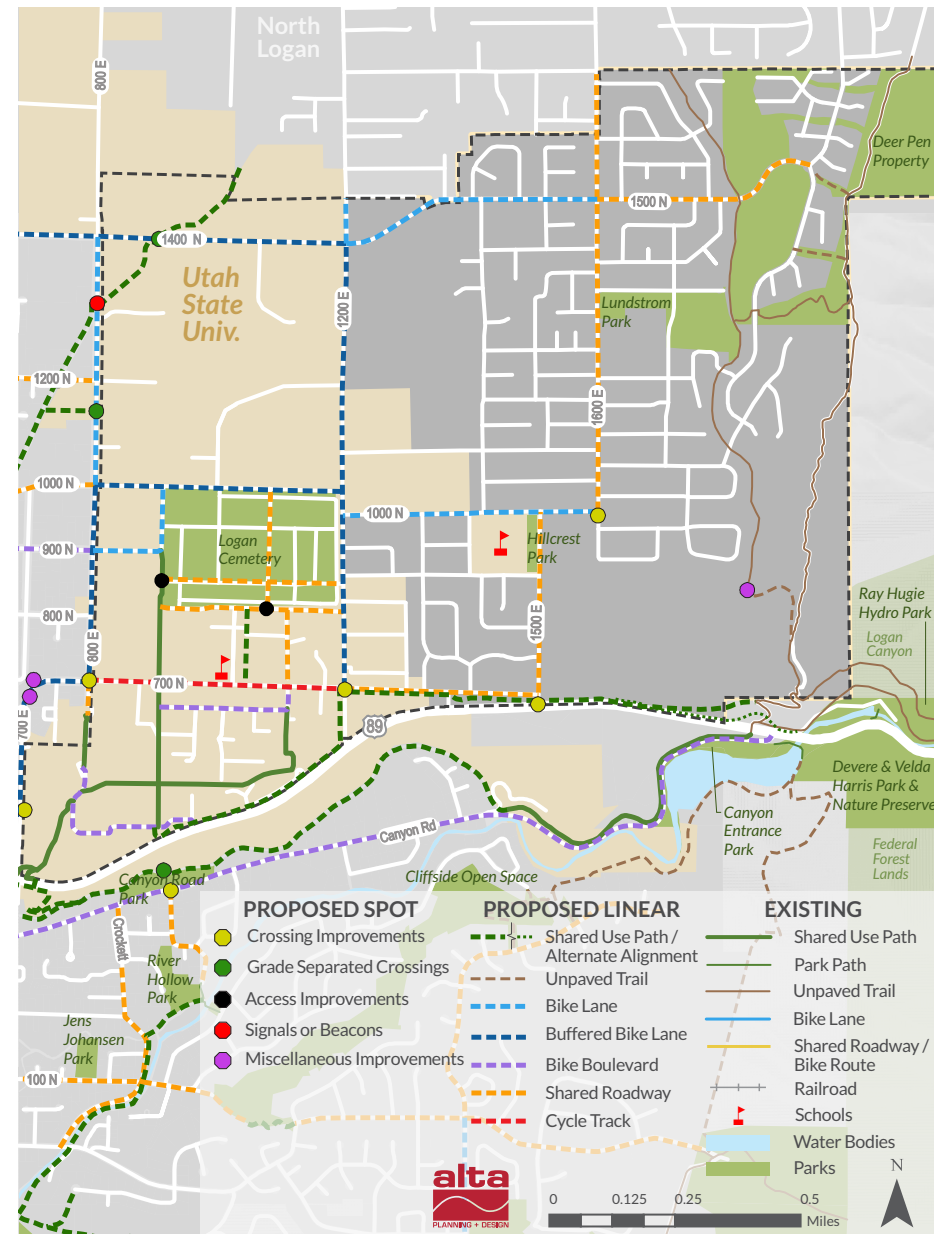
Incorporate the recommendations of the bike/pedestrian plan into the Hillcrest Neighborhood Plan.

The Logan City Bicycle and Pedestrian Master Plan should be incorporated into the Hillcrest Specific Plan, and prioritized based on neighborhood needs. All public input throughout the planning process indicates a desire from the Hillcrest community to implement improved bike/pedestrian infrastructure throughout the neighborhood.

Develop a Sidewalk and ADA corner priority list with sources of potential funding.

Public input identified the following priority areas for sidewalk improvements:

- **Hillcrest Elementary School area** - connections to the school should be prioritized for sidewalk improvements in the neighborhood.
- **700 N** - The south side of the street is used by USU students for parking. The green space between 700 N and US 89 is owned by USU.
- **1400/1500 N** - This area is underdeveloped, and sidewalk improvements will come as part of future development in the area.
- **1500 N/Deer Pen** - This area has seen an



MAP 10.7 BIKE/PED MASTER PLAN CUTSHEET

increase in pedestrian/vehicle conflicts due to speeding motorists and pedestrian/recreators using the Deer Pen trails. An improved crossing is recommended to calm traffic and provide direction for trail users.

Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.

From neighborhood identity to cooling to pedestrian safety, the benefits of street trees to the Hillcrest Neighborhood are vast. Incorporate the recommendations of the Logan City Urban Tree Plan into this planning effort in order to aide in protecting and enhancing the quality of the Hillcrest Neighborhood.

Lighting along streets should be pedestrian in scale and managed to reduce light pollution.

Hillcrest residents indicated in the CBI survey that improved lighting would add to the safety of the neighborhood. As infrastructure ages and is replaced, new lighting should be pedestrian in scale to compliment the character of the neighborhood , while striving to cast light primarily on sidewalks and intersections, and not up into the night sky or in home owners windows. An example of pedestrian scale lighting in the neighborhood is

the new lighting along 1200 E near the cemetery.
Trails/Recreation

Enhance connections between the Aspen Drive/Deer Pen area to Bonneville Shoreline Trail (BST).

The transition between parks, open space, urban trails, and open space trails should be enhanced in the neighborhood. One of the main nexus points between the variable use types is the Deer Pen/Aspen Drive area. Currently, a patchwork of trails run through the area that connect Lundstrom Park and the BST. However, this area lacks a clear connectedness and is not easily comprehended by users. A master plan for the area should be developed that incorporates trailheads and way finding.

Attempt to connect the canal corridor and the BST.

Currently, the southern portion of the canal corridor dead-ends at the Country Club. At this point the corridor is only 600 linear feet from the BST. This potential connection should continued to be discussed with stakeholders.

Improve wayfinding and signage associated with the trail system.

As outlined in regard to enhancements around the Deer Pen/Lundstrom/BST connections, a system



FIG 10.4 1200 E LIGHTING

wide signage and wayfinding scheme linking the Hillcrest trail systems with the broader Logan City trail network should be implemented.

Improve the bike/pedestrian connection to First Dam.

This improvement is considered in the bike/pedestrian master plan, but was also brought up during public input. This connection would improve the safety of the connection between the Hillcrest area (as well as Logan City) and First Dam area. Connecting this improvement to the existing node above First Dam will increase access to a number of amenities in the area, including the BST and the new Highline Trail.

The Logan City Parks and Recreation Department should amend their Parks & Recreation Plan by January 1, 2017 to incorporate the Deer Pen property into Logan City's formal Parks system. Within this same timeframe, the Parks and Recreation Department will begin the Deer Pen Park planning and public engagement process with the Hillcrest Neighborhood.

Community

Support the Neighborhood Council as an avenue for residents to easily voice neighborhood related concerns.

The Neighborhood Council has been a forum for voicing neighborhood concerns and desires, and

with the adoption of the Hillcrest Specific Plan, can act as an organization to assist Logan City in implementing the plan. Additionally, the Council serves as a body that can bring emerging concerns to the attention of the City. Overall, the continued support of the organization should be prioritized.

Support Neighborhood events that encourage volunteerism, such as neighborhood cleanups.

Previous volunteer efforts have been organized through the Neighborhood Council and other neighborhood institutions. One avenue for future volunteer efforts should be the inclusion of USU student volunteers. This would provide an opportunity for the students to feel invested in the community, and for neighbors to meet and interact with the student population.

Create public spaces and events that bring the community together.

Improvements to public spaces, such as parks, should primarily focus on the development of spaces that facilitate community interaction. In line with the community ideal of attracting families into the neighborhood, these spaces could take the form of a splash pad or increased programming at Lundstrom Park.

Develop a branding scheme for the neighborhood that incorporates the history and character of the neighborhood

As previously mentioned, a wayfinding system should be developed for the trails and recreation systems in the neighborhood. At a neighborhood level, the same idea of identifying the neighborhood through branding can be applied. This neighborhood branding scheme should incorporate gateways, wayfinding and signage, streetscapes and lighting. A potential branding scheme may incorporate the historic design of the neighborhood that is typical of the 50s, 60s and 70s and sometimes referred to as "mid-century modern". This design motif should inform branding, and enhance the character of the neighborhood.



FIG 10.5 HILLCREST LOGO

Implementation Strategy

Recommendation	Values	Rational	Lead Implementation
While at the present time no expansion of commercial and mix use development is proposed, there was a noted desire to eventually include small, neighborhood scale development along the 1200 E corridor. This land use should be revisited in the future.	<p>The traditional, single family housing character of the neighborhood.</p> <p>Development that is neighborly in scale and does not conflict with the single family character.</p> <p>USU as a core component of the neighborhoods identity.</p>	<p>Balancing development and neighborhood character is an issue for all neighborhoods in Logan. In Hillcrest, the 1200 E corridor is anticipated to become the primary north/south connection. It follows that this increase in use along the corridor will make it ideal for development. This opportunity for development has a silver lining for the neighborhood, as small scale commercial and mixed use provides more opportunities for local services.</p> <p>This recommendation also makes a stronger connection with the University as the commercial and mixed use spaces along the corridor would become a opportunity for the USU and Hillcrest communities to interact.</p>	Community Development - This is primarily a land-use related issue, and can be implemented through an update to the FLUP.
On the Future Land Use Plan Map, the area designated as Campus Residential should be removed.	<p>The traditional, single family housing character of the neighborhood.</p> <p>Development that is neighborly in scale and does not conflict with the single family character.</p>	The current designation of high density Campus Housing is out of line with the desire of the neighborhood. The City recognizes the need for housing that addresses student needs around campus. Building on the compromise of recent rezones along 1200 E, the FLUP should recognize this compromise for the northern section of the 1200 E Corridor	Community Development - Amend the FLUP with the Hillcrest specific FLUP.
On the Zoning Map, the areas east of 1600 E that have larger lot sizes should be rezoned to NR-4.	<p>The traditional, single family housing character of the neighborhood.</p> <p>Development that is neighborly in scale and does not conflict with the single family character.</p>	The NR-4 zone is aligned with the character of the neighborhood. This zone assures that any development in the area will fit with that character	Community Development - Amend the Zoning Map with the NR-4 designation for the proposed areas.

RECOMMENDATIONS

Deer Pen Land Use Recommendations (see full recommendation listing on pg. 90)	<p>A strong connection to open space and recreational opportunities in the community.</p> <p>A high aesthetic value in the neighborhood.</p> <p>A family and kid friendly neighborhood that is clean, safe and quiet.</p> <p>Development that is neighborly in scale and does not conflict with the single family character.</p>	The Deer Pen property is important to the residents of Hillcrest, and as such, any future development contemplated by the City will balance the financial need to replenish the Cemetery Perpetual Care Fund with the need to retain as much open space as possible for the benefit and enjoyment of both Hillcrest and Logan City residents.	Logan City Administration, Parks and Recreation, and Community Development
Continue to use the One Home Programs to incentivize the purchasing of rentals and conversion back to owner occupancy.	<p>The traditional, single family housing character of the neighborhood.</p> <p>A high aesthetic value in the neighborhood.</p>	Investing home owners through the Welcome Home - Own in Logan and housing revitalization program will help to stabilize the home ownership rate in areas of the neighborhood with homes that are more likely to convert to rentals.	Community Development - Through working with our nonprofit partners, Community Development administers the Welcome Home and Housing Revitalization Program. Federal and local funding has been used to sustain the programs.
Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions from occurring.	<p>The traditional, single family housing character of the neighborhood.</p> <p>A family and kid friendly neighborhood that is clean, safe and quiet.</p> <p>A high aesthetic value in the neighborhood.</p>	Many of the issues that have been brought up by residents involve property upkeep. Logan City has a minimum maintenance standard that should be enforced. Also, this code should continually be evaluated to ensure that it meets the needs of the neighborhood. In Hillcrest, an increased standard should be considered.	Community Development - The Neighborhood Improvement Division of the Community Development Department is charged with enforcing maintenance standards. Enforcement is done on a complaint basis.

1350 North and 1700 North should not be extended to provide access to the new residential development in Deer Pen.	<p>A family and kid friendly neighborhood that are clean, safe and quiet.</p> <p>Roads and public right-of-ways safe, calm and pedestrian friendly.</p>	With the proposal of new development in the Deer Pen, the concern was raised by residents that the development could cause a new road connection that would divert traffic onto a dead-end street (1700 N). This would have an impact on the quality of life along the street through increasing traffic.	Public Works
The 1200 E corridor should be improved to serve as a more accessible north/south option for the neighborhood, improving the 1000 North Intersection, implementing the existing transportation plans, and addressing pedestrian crossing and safety on 1200 E between 1000 N and 700 N.	<p>The traditional, single family housing character of the neighborhood.</p> <p>Roads and public right-of-ways safe, calm and pedestrian friendly.</p> <p>USU as a core component of the neighborhoods identity.</p>	Improvements to the 1200 E corridor will help to keep streets calm in the neighborhood, by keeping traffic on a road that is primarily not lined with single family homes and driveways. This corridor improvement will also enhance the connection to the eastern gateway to USU's campus.	Public Works - Right-of-way improvements are the responsibility of the Public Works Department.
Implementing traffic calming measures along 1600 E/1500 E in order to maintain a neighborhood quality roadway.	<p>A family and kid friendly neighborhood that is clean, safe and quiet.</p> <p>Roads and public right-of-ways safe, calm and pedestrian friendly.</p>	1600 E is a major north/south corridor for the neighborhood, but it is also primarily fronted with single family homes, and is along the pathway to amenities in the neighborhood, including parks, churches and bus stops. To keep the road safe for all users, the design of the right-of-way should be to calm traffic in the area.	Public Works

RECOMMENDATIONS

Implementing a “complete street” design along the 1000 N /Ellendale corridor in order to calm traffic.	<p>The traditional, single family housing character of the neighborhood.</p> <p>A family and kid friendly neighborhood that is clean, safe and quiet.</p> <p>Roads and public right-of-ways safe, calm and pedestrian friendly.</p> <p>A high aesthetic value in the neighborhood.</p>	1000 N is a corridor that important to the connectivity of the neighborhood. It is planned to have improved bike lanes, it serves as a connection to campus and central Logan, and has a Hillcrest Elementary. The width of the street is an opportunity to implement a "complete street" design that will facilitate improved use for residents and serve to calm traffic.	Public Works
Incorporate the recommendations of the bike/pedestrian plan into the Hillcrest Neighborhood Plan.	<p>Roads and public right-of-ways safe, calm and pedestrian friendly.</p> <p>A strong connection to open space and recreational opportunities in the community.</p> <p>USU as a core component of the neighborhoods identity.</p>	Building on the proposed connection to open space, connecting the urban bike/pedestrian infrastructure to economic, social and recreational resources of the community will promote a desirable living environment in the community.	Parks and Recreation, Public Works - Public Works' purview is the public right-of -ways (which will contain much of the systems infrastructure), Parks' connects the network through the public spaces (Lundstrom/Deer Pen).
Develop a Sidewalk and ADA corner priority list with sources of potential funding.	Roads and public right-of-ways safe, calm and pedestrian friendly.	Sidewalk installation in the neighborhood should focus on improving connectivity and safety. The main focus should be around high traffic areas with major destinations in the neighborhood.	Public Works
Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.	<p>The traditional, single family housing character of the neighborhood.</p> <p>Roads and public right-of-ways safe, calm and pedestrian friendly.</p> <p>A high aesthetic value in the neighborhood.</p>	Mature street trees are a defining characteristic of many of the streets in Hillcrest and are valued by residents. Developing a comprehensive street tree plan will insure that this resource is not lost as trees age or are removed.	Environmental and Community Development - The Community Development Department has begun a Tree Master Plan for the City.

Lighting along streets should be pedestrian in scale and managed to reduce light pollution.	Roads and public right-of-ways safe, calm and pedestrian friendly. A high aesthetic value in the neighborhood.	Hillcrest residents indicated in the CBI that improved lighting would add to the safety of the neighborhood. As infrastructure ages and is replaced, the new lighting should be pedestrian in scale to compliment to character of the neighborhood and strive to cast light primarily on sidewalks and intersections, but not up into the night sky or in home owners windows.	Public Works and Logan Light and Power
Enhance connections between the Aspen Drive/Deer Pen area to Bonneville Shoreline Trail (BST).	A strong connection to open space and recreational opportunities in the community.	The trail system through Hillcrest will keep the neighborhood connected and provide recreational activities.	Parks and Recreation
Attempt to connect the canal corridor and the BST.	A strong connection to open space and recreational opportunities in the community.	The residents of the neighborhood have voiced interest and the Bike/Ped Master Plan includes this connection. The Logan City Administration and the Country Club, working with stakeholders in the area, should discuss this possible connection.	Logan City Administration
Improve wayfinding and signage associated with the trail system.	A strong connection to open space and recreational opportunities in the community. Roads and public right-of-ways safe, calm and pedestrian friendly.	Branding the trail systems with wayfinding and trail names will improve the quality of the trail system. The system design should focus on loops, and incorporate features, such as mile markers.	Parks and Recreation
Improve the bike/pedestrian connection to first dam.	A strong connection to open space and recreational opportunities in the community.	Other than the BST, which is not easily accessible to all Hillcrest residents, there is only a road shoulder for bikes and pedestrians to use to access First Dam. The Bike/Ped Master Plan, and the residents of the neighborhood, propose to make a grade separated connection to the dam for pedestrian and bike users.	Public Works and Parks and Recreation
Support the Neighborhood Council as an avenue for residents to voice neighborhood related concerns.	A strong sense of community, and neighborhood volunteerism.	In the Hillcrest survey and during public meetings, residents have expressed frustration with communication with the City. The Neighborhood Council represents an opportunity for the City and residents to work together on communicating neighborhood issues.	Community Development

RECOMMENDATIONS

<p>The Logan City Parks and Recreation Department should amend their Parks & Recreation Plan by January 1, 2017 to incorporate the Deer Pen property into Logan City's formal Parks system. Within this same timeframe, the Parks and Recreation Department will begin the Deer Pen Park planning and public engagement process with the Hillcrest Neighborhood.</p>	<p>A family and kid friendly neighborhood that are clean, safe and quiet.</p> <p>A strong connection to open space and recreational opportunities in the community.</p>	<p>Formally incorporating the Deer Pen property into the parks system will help to remove the land use question that has existed on the property and provide an improved link between the east bench and Lundstrom Park.</p>	<p>Parks and Recreation</p>
<p>Support neighborhood events that encourage volunteerism, such as neighborhood cleanups.</p>	<p>A family and kid friendly neighborhood that is clean, safe and quiet.</p> <p>A strong sense of community, and neighborhood volunteerism.</p>	<p>Community cleanups are a way for residents of the neighborhood to interact. The cleanups are also an opportunity for students to be involved in the neighborhood.</p>	<p>Community Development - In the past, the Community Development Department has facilitated cleanups through the Neighborhood Council.</p>
<p>Create public spaces that bring the community together.</p>	<p>A family and kid friendly neighborhood that is clean, safe and quiet.</p>	<p>Creating spaces and events in the neighborhood presents an opportunity for neighbors to interact. Spaces that exist, such as Lundstrom Park, should be enhanced with features that are accessible to all.</p>	<p>Parks and Recreation</p>

Develop a branding scheme for the neighborhood that incorporates its history and character.	<p>A strong connection to open space and recreational opportunities in the community.</p> <p>A high aesthetic value in the neighborhood.</p> <p>USU as a core component of the neighborhoods identity.</p>	Hillcrest has a unique feel and character that sets it apart from other neighborhoods in Logan. It primarily developed with a unifying mid-century modern form in both architecture and subdivision layout. It is heavily influenced its proximity to the university and the bench. All of these characteristics should be embraced in improvements and development made to the neighborhood. Items to consider are signage, way finding, gateways, infrastructure such as lights and benches, and any element that is being placed in the neighborhood.	Community Development
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APPENDIX

Appendix 1 - Open House 10.28.2015

Written Comments - Categorized

Public Infrastructure and Facilities

Right-of-Way

- Thank you for looking at the 1600 E/1000 N and the 1500 E/1000 N intersections.
- Love the idea of calming measures on 1600 E. Would love to see that continue onto 1500 E.
- Support ideas to decrease car traffic and increase foot/bike commuting!
- Please be aware of current congestion at the entrance to the USU parking lot south of the cemetery from 1200 E, particularly in the 8:00 am hour. If/when the housing density increasing to the north along the 1200 E corridor, an extreme risk will ensue due to pedestrian traffic (foot, bikes, and skateboards) for car accidents. If there are improvements to pedestrian crossings at the entrance to campus, perhaps this will help.
- Protect walkers and bikers [diagram of individual bike and pedestrian lanes separated from automobiles by parkstrip with trees].
- Please make sure all new lighting conforms to standards that preserve dark night skies.
- Hey! 1350 N - we need these new street lights!
- Steering Committee Comment - Michael Timmons: I spoke with several folks who liked the idea of street light "reform".

- Regarding 1500/1600 E corridor: how about yield or stop signs on all those unregulated intersections? Maybe round-a-bouts?
- Some pedestrian-friendly features at 1500 N and 1600 E would be great. Bus stop, park, BST - all draw pedestrians.
- Need pedestrian crosswalks across 1600 E. Recommend 1500 N for sure, 1000 N and a few between (not just the LDS church).
- I support the traffic signal at 1200 E and US89. Would like to see the US89 speed limit not increase until past 1st dam (50 mph is too high for this section with intersections).
- Is there a way you could reduce speed on 1500 N going up to Aspen Drive? People roar up and down that road at very high speeds.
- Do not align 1000 N. If the University wants to change it, they can use their land. It is not a dangerous intersection, leave it alone.
- I think Bulb-outs on 16th E. will cause queuing of traffic by homes at the intersections.
- Control car velocities on 1500 N up the hill and down - Please! Install a crosswalk for trail along 1500 N.

Trails/Parks

- It was great news to hear about a possible trail or safer way to get from Hillcrest to 1st dam.
- Would like to see a fenced area for dogs to run

off leash - Dog Park.

- Other golf courses allow walkers when it's a priority. Walkers are an important priority.
- Wire tunnel to protect walkers through golf course.
- Why can't we extend the trail through the country club to be used in the winter when there is no golf?
- Love all the open space and trails in the plan!
- On the canal trail it would be great to have some shrubs and native plants along the "overflow" canal - it's a nice trail, but stark and unnatural.
- Please continue to try to extend the canal trail through the golf course so it follows the canal up the canyon, making it contiguous.

Housing

- I have nothing against students or renters - the homeowners just need to make sure the property is kept up.
- The area has retained the gracious small town, and elegant home town, and integral historical value.
- I think that Logan City has a major problem with rentals, and renters who are putting too many people in the houses with them. Logan needs to have an incentive program that prioritizes buying over renting. It is a

commonly accepted fact that rentals drive down property values and increase crime. Logan just needs to act, now!

- Is there a way to enact some disincentives for non-owner occupied properties to be financially attractive to absentee owners (several properties in the Hillcrest area were snapped up in less than a week by property management companies with cash deals)?
- Steering Committee Comment - Michael Timmons: The low number of written statements reflected here in no way represents what was far and away the hottest topic of the evening. I spoke with several folks afterwards who continued the tirade about lack of enforcement of the “3 unrelated renters” code. One woman suggested higher penalties be assessed on landlords who don’t do their own enforcement, and suggested required landlord “walk-throughs” of their properties several times per year.

Land Use

- The very notion of strengthening the 1200 E corridor while protecting core values should not even be discussed. The Johnson property referred to in the “strengthening” was historically zoned as single family residential, and as our mayor stated a few years ago,

that was a reasonable expectation that it remain single family residential. Shortly before January 2011, this property was rezoned to mixed residential high without due public input and no one has ever taken responsibility for this change. Now, we hear this property is zoned as campus residential. When did this happen?

- Steering Committee Comment - Michael Timmons: A couple of folks liked the idea of expanded low scale commercial in the Frederico’s area. A Starbucks was mentioned specifically.
- [In regards to Deep Pen] Scenario 1, leave the land as open space; there are many benefits to the character of the area
- [In regard to Deer Pen] I am strongly in favor of scenario 1, more public/recreational space and less development.
- [In regard to Deer Pen] Scenario 1 - Best use of the land, so many houses already going in, please save the space for native plants or parks/green space.
- Steering Committee Comment - Michael Timmons: I spoke with one individual who was very vocal in his support of Scenario 3, arguing that this is the lone area in Hillcrest for expansion, and therefore important for the long-term viability of the school itself, where a large number of students are already being bused in to maintain numbers. His argument

was well articulated and fairly convincing.

Value Statements

- The close proximity to USU is beneficial.
- Be careful on the declaration that this is a “family-friendly” neighborhood - Successful single homeowners are great neighbors.

General Complements

- Thank you for all your work and gathering of input - very much appreciated.
- Good idea

Notes

Open House Presentation

Discussion focused on two areas: the impact of rentals on the neighborhood and the proposed plan regarding the 1200 E corridor.

- Rentals in the neighborhood - Several residents voiced concerns about the increase in rentals in the neighborhood, particularly in the area near campus. Many

of these homes are occupied by students. The attendees were asked what changes they would approve of for improving the situation. Attendees that spoke up on the matter suggested that Logan City improve enforcement response when citizens raise concerns (there was a perception that residents' complaints were not being followed through), and increase fines and penalties for code violations. The Hillcrest plan supports both improving coordination with neighbors and increasing fines and penalties.

- 1200 E corridor - a brief discussion was held on the appropriateness of changing the FLUP from Campus Residential to a combination of Detached Housing and Medium Density Housing along 1200 E. The concern was that Medium Density was not appropriate in the area. There seemed to be continued confusion about the difference between the Zoning Map and FLUP, as the plan proposes a decrease in overall density on the FLUP and does not propose a change to the current zoning of that area, which is NR-6 (Neighborhood Residential - 6 units per acre).

Appendix 2 - Deer Pen

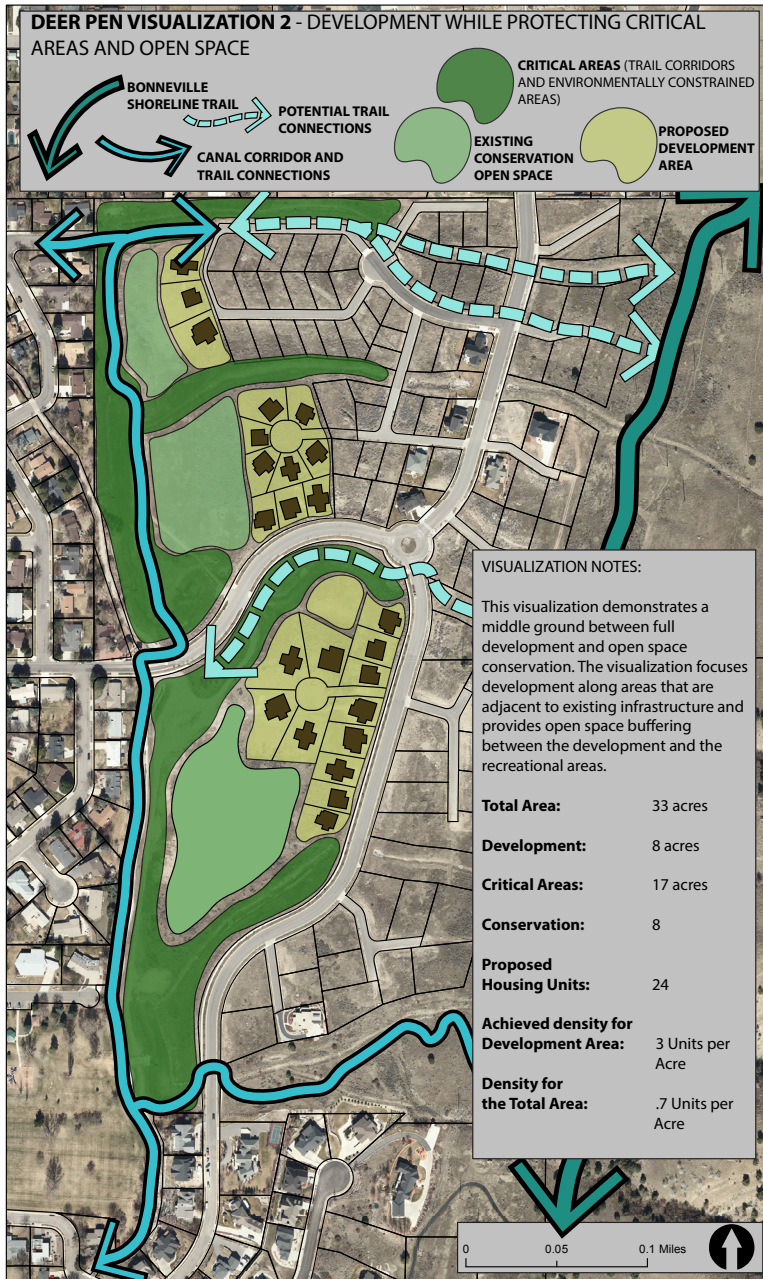
Deer Pen Visualization - The three Deer Pen visualizations presented here shows various residential development intensities while protecting critical areas. These visualizations were presented to the neighborhood at an open house. Visualization 1, which is characterized by no residential development, protections of critical area, and inclusion of open access, was endorsed by attendees at the meeting (see Open House 10.28.2015 appendix). That sentiment was reinforced through the public comment received by Logan City.

Visualization 1 - The area is classified into two categories: Critical areas and Existing Conservation Open Space. Critical Areas are recreation and open space, and environmentally constrained areas that should not be developed. Existing Conservation Open Space is areas that contain limited or no development constraints. This visualization represents the existing conditions on the site.

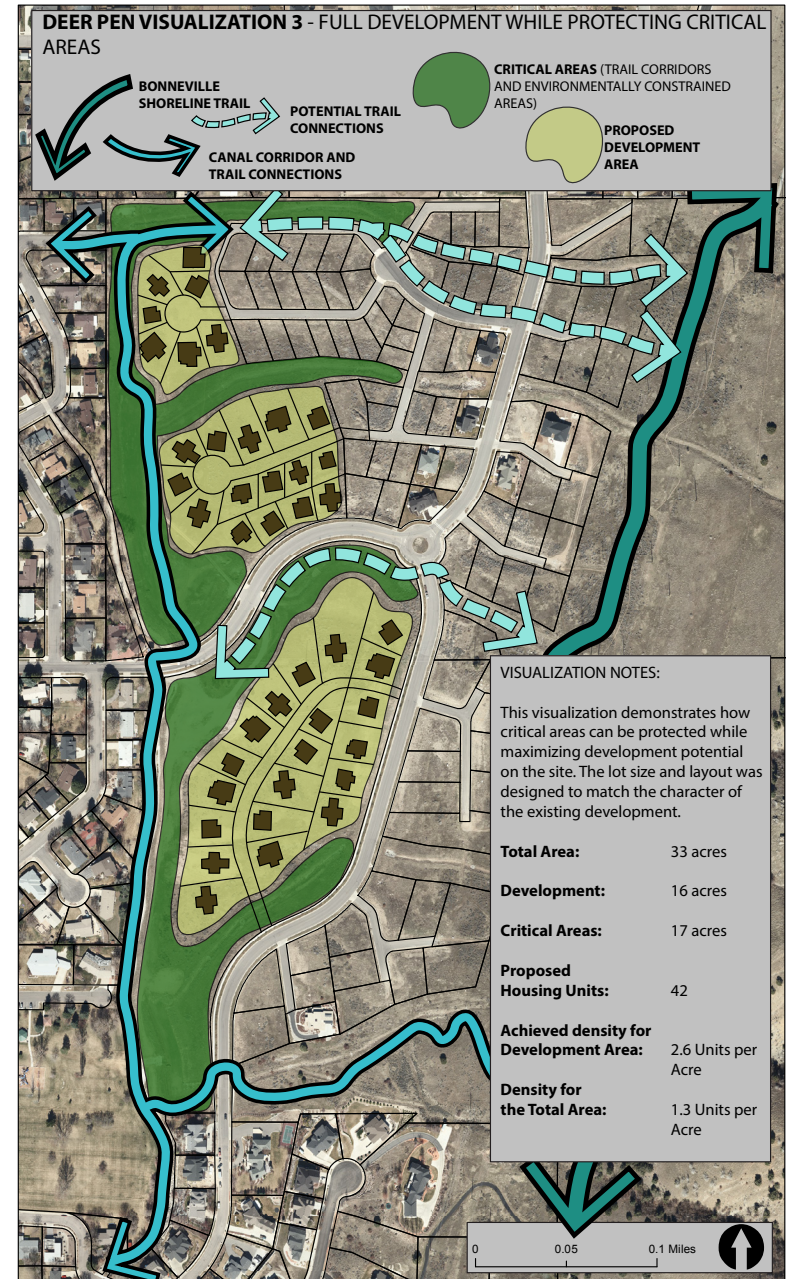
Visualization 2 - This visualization proposes development in Deer Pen that attempts to match the surrounding density while keeping significant portions of the existing conservation open space. In this scenario, 8 of the 33 acres are developed as housing, 8 acres remain as Existing Conservation Open Space, and 17 acres remain as Critical Areas.

Visualization 3 - This visualization also strives to match surrounding housing characteristics while protecting Critical Areas and replacing all Existing Conservation Open Space with new development. In this scenario, 16 of the 33 acres are developed as housing and 17 acres remain as Critical Areas.





DEER PEN VISUALIZATION 2



DEER PEN VISUALIZATION 3