RIVERDALE CITY URBAN DESIGN PLAN

The purpose of the Urban Design Element is to establish a process of giving physical design direction to urban growth, conservation and change. To be meaningful, it must define the urban design objectives for the City and illustrate a process for making decisions regarding the City's future, character and image. The urban design element must determine how individual parts of the City interact to create its image. The future image or identity of Riverdale City is the outcome of myriad public and private decisions and actions. Defining Urban Design Policies and Goals will help developers and City officials recognize the issues that their developments must address. The City is in the process of revising and adopting Urban Design goals and objectives for the General Plan under a separate concurrent project. The following urban design strategies and recommendations have been coordinated with those goals and objectives.

The City should consider adopting an Urban Design Plan and Design Criteria for the General Plan under a separate project. The following are urban design strategies and recommendations. See Figure 19 for the Urban Design Plan.

One vitally important aspect of the Urban Design Element is the establishment of district character, that highlights certain characteristics and features that distinguish each land use group, district or neighborhood from others, giving it a sense of identity and individualism that the citizens and community can identify with. Successful urban design programs enable the community to add value to the land, enhance community identity and emphasize destination points and community nodes.

A second goal is to preserve, enhance and integrate natural open spaces into the urban fabric of Riverdale City. Identify, preserve and develop open space and natural features to provide a diversity of uses and locations and focal points for the community.

The achievement of these urban design goals includes:

- In order to improve the aesthetic quality of Riverdale City streets, develop and implement a tree ordinance that identifies the distance shade trees can be planted from intersections, fire hydrants, utility lines and driveways, and tree spacing. The ordinance should include consideration of existing tree preservation during construction of development sites, re-planting standards, and controls on subsequent modification of required landscaping. Encourage the landscaping of streets in appropriate areas of the City by retaining existing native vegetation where possible, and by adding native plant materials, as necessary. Require tree planting in traffic medians at entrances or gateways to the City and encourage the same at major entrances to communities and neighborhoods.
Figure 19 - Urban Design Plan
• Encourage the planting of appropriate evergreen and deciduous trees to give the City tree cover year round and to emphasize an "alpine setting" and the City's relationship to the mountains.

• Establish a street tree maintenance program that specifies the City's responsibility for tree planting, tree removal, watering, pruning, and disease prevention and treatment.

• Riverdale Road as a major east-west corridor should be a gateway both at the north and south City limits.

• Establish "boulevard" landscape, treescape and urban design elements that distinguish the character and use of the various districts of the City and to act as linear landmarks for orientation within the community.

• The establishment of development strategies with minimum impact on natural features such as geological formations, natural creeks, stream beds, wetlands areas.

• Require commercial, industrial, and residential multi-family and planned unit developments to provide adequate, well-designed landscaping, streetscape, install approved irrigation systems, and to provide long term maintenance of landscaping and streetscape as part of the development review process.

• Create urban design elements and strategies for the identification of distinct neighborhoods and districts via the use of edge treatments, naming the neighborhoods and districts, differentiating through urban design elements, boundaries between uses to mitigate negative impacts, protect and enhance views and vistas to major landmarks. Lay a foundation of City, community, and neighborhood identity through the planting of trees, creating a viable "urban forest."

• Develop an urban trail system that connects and provides access to Weber River Parkway.

• Establish gateways into Riverdale City. Major interchanges with I-15 and I-84 shall be developed as gateways into Riverdale City.

• The frontage along I-15 within the City limits should be landscaped and developed in such a manner that provides a suitable "front door image" for Riverdale City, in terms of landscaping, land uses, and building massing.

• Emphasize the residential character of neighborhoods.

• The other major arterials recommended for "boulevard" landscaping of the right-of-way are 700 West, 1050 West, 1150 West, Parker Drive, and 1500 West/Cozy Dale Drive, serving the proposed light industrial park and business park developments. Medians are not proposed.

• Recognize quality landscaping of both commercial and the residential properties through City Beautification Awards.
• Integrate the Signage Program that enhances the image and environmental character of the City. Provide ample opportunities for business to advertise products and service without having a detrimental effect on the community. Make sure that government sponsored signage sets a positive example. Consider sign design and location as an integral part of all development.

• Regulate the size and location of billboards so they do not detract from the City's positive environment.

• Develop site design, landscaping, screening, and exterior sign standards which will enhance the City’s appearance and be reasonably affordable and flexible to landowners.

• Adopt a more rigorous landscape design ordinance.

• Create and enhance a City image and identity.

• Develop guidelines for the protection of ridges and view corridors of the natural landmarks and geography of the area. Do not allow building on the crest of the ridges; require a setback. Do not allow indiscriminate cut and grading of the natural slopes; consider a 6 foot high cut on a hillside as maximum if it is behind a structure.

• Develop the Weber River Parkway as major open space and recreation corridors for Riverdale City.

• Strict enforcement of sign regulations in order to restrict the installation of additional off-premise billboards. The signage provisions should also address the eventual removal of existing billboards.

• Underground utility installation will be encouraged in all areas where feasible. A careful well-crafted ordinance regulating location and mitigating the negative effects of communication towers, etc., shall be developed.

• The City should aggressively pursue the implementation of a beautification program which emphasizes the cleanup and landscaping of existing homes and businesses.

• The development of highly visible land formations south, east and west portions of the valley should be controlled to assure retention of the highly scenic vistas. This can be accomplished by the adoption of hillside protection regulations and the use of a planned unit development zoning district in such areas.

• Future development activities should be designed to reflect Riverdale's unique character. The City should adopt provisions for assuring adequate landscaping; screening; sign/advertising control; utility installation; and provisions which allocate the costs of improvements to developers.

• The establishment of development strategies with minimum impact on natural features such as The Weber River Floodplain, abandoned irrigation canals, natural creeks, stream beds, wetlands areas.
• Establish gateways into Riverdale City. Major interchanges shall be developed as gateways into Riverdale City, i.e., I-84 at Riverdale Road and Riverdale Road at I-15, City entrance points should be developed at 4400 South at I-15, Freeway Park Drive, 300 West, Riverdale Road, South Weber Drive and Parker Drive at the City limits.

• Emphasize the residential character of the uses along 4400 South. It is proposed that 4400 South remain primarily residential in character and that it be a strong reinforcing line between commercial encroachment of Riverdale Road. It is a collector street with a growing amount of traffic, we propose the following improvements:

1. It is proposed that a uniform street tree planting program be developed to create a definitive edge to the residential neighborhoods, to provide traffic calming techniques to the roadway, to improve the street aesthetically, and to identify a major traffic corridor in Riverdale City with a distinct character. See Figure 20.

2. It is proposed that 4400 South become a major urban trails corridor with bike and pedestrian paths in addition to a traffic corridor using the excess right of way on the north side of 4400 South as a major connector to the Weber River Parkway. Please refer to the transportation in the report for the various options for the cross section of the roadway.

• Eliminate the austerity of some existing and all future blank walls of large retail structures with special tree planting requirements, change of building arrangements or the requirement of "display windows" and or architectural articulation of the large blank walls.

  • Naming the neighborhoods and promoting interaction with the Community Council and ways of increasing and enhancing identification and pride in the City and its neighborhoods.
Figure 20 - 4400 So. Landscaped Median Urban Trail