STAFF REPORT

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Planning Commission

Cc: Nora Shepard, Cheri Coffey

From: Molly Robinson x 7261

Date: February 19, 2014

Re: Changes to the Draft Downtown Community Plan

The purpose of this staff report is to discuss recommended changes to the Draft Downtown Community Plan with the Planning Commission.

REQUEST:

Mayor Ralph Becker is requesting the Planning Commission review and make a recommendation to the City Council regarding Draft Downtown Community Plan. The Draft Plan was previously recommended for adoption by the Planning Commission on August 27, 2014. Since that time a number of stakeholders raised some concerns with the plan. The Planning Division has worked with the stakeholders to address the concerns, which has resulted in some changes to the recommended plan. The proposed plan will replace the existing Downtown Master Plan, adopted in 1995, and the Gateway Specific Master Plan, adopted in 1998. The proposed Downtown Community Plan includes the area generally located south of North Temple, west of 200 East, north of 900 South and east of I-15.

RECOMMENDATION:

Planning Staff recommends that the Planning Commission reopen the public hearing and consider the recommended changes. This recommendation is based on the information in the staff report, the process, input and outcomes involved in updating the downtown plan, consideration of the Mayor's Livability agenda and City Council Philosophy Statements, and consideration of adopted citywide plans related to the downtown area. Below is a motion that the Commission may consider in making a recommendation that is consistent with the Planning staff's.

"I move to continue the public hearing until a future date."

PROJECT DESCRIPTION:

The Downtown Community Plan is a long-range vision and implementation plan to guide future growth and development in downtown. The Downtown Plan anticipates what people will need and want in the future, featuring the importance of choice for people in how they live, work, and play downtown. It addresses downtown as a major destination and as a growing neighborhood, seeking to balance these objectives.

The City will use this plan to guide decision-makers on land use matters in the downtown. The Planning Division will monitor our progress using a series of targets identified in the plan. This enables the City to

measure the Plan's success and helps the private sector make informed decisions and monitor the effectiveness of government.

The Draft Downtown Community Plan will replace the 1995 Downtown Plan and the 1998 Gateway Specific Master Plan. Since 1995, the Downtown has grown tremendously, imposing new pressures on the built environment and public spaces. The Draft Downtown Community Plan is considered a "living document," which implies that it is always in a state of "becoming." This keeps the plan fresh and effective.

Highlights of the Plan

The Downtown Community Plan's vision is that *Downtown is the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West.* The vision statement establishes the community's aspirations and directs us where to go. A vision statement serves the greatest number of people, has long-term outcomes, and requires public and private commitment.

The Downtown Community Plan anticipates what people will need and want in the future. It features housing choice as a critical component to fulfilling City livability goals among other objectives for a prosperous and vibrant downtown. Key themes include:

- Jobs-Housing Balance: Increasing the residential population to 20,000 by 2040;

- Economic Development: Growing downtown's role as a commercial engine for the city, region, and state;

- Livability: Improving neighborhood or district-level amenities, transportation, and housing choice; and

- Destination: Making downtown a better, internationally-recognized destination for residents, the region, and visitors.

Why we are making changes

The Draft Downtown Plan was recommended by the Planning Commission in August 2014. However, the Planning Division chose to reopen the public planning process to allow additional input from the public.

This past fall the Planning Division hosted several meetings to discuss issues with the Draft Downtown Plan and some proposed changes. The Revised Draft Downtown Plan represents the Planning Division's recommended changes to the Planning Commission based on these discussions and other comments we received. We continue to work with the public to listen to their comments and make appropriate adjustments to the plan.

Summary of Changes

There are four types of changes that are recommended in this revision.

1. Takeaways: Added descriptive language to better summarize key points throughout. This adds a layer of messaging that helps communicate the ideas succinctly.

2. Language and Tone: Multiple changes were made to language that appeared regulatory to members of the public. For example, words like "require" were replaced with language that expressed intent, such as "encourage" and "should."

3. Clarification: Multiple changes were made that add definition and clarification to the text for improved readability and understanding. This is particularly evident in the early descriptions of what the plan is and how it works.

4. Urban Design Framework: The Urban Design Framework was overhauled to better address bigger picture components more comprehensively.

5. Challenges: Reordered and restructured some of the challenges (p. 30-31).

   a. Combined "Poor Connections…" with "An Auto-dominated public realm." Renumbered to #4.

   b. Moved "Social Equity Choices" to #2.

   c. Homelessness was identified as a primary challenge downtown (#3).

   d. Renamed #5 "Destinations too few and far between" to "Urban form challenges" to better reflect the intent of the issue.

6. Homelessness: Multiple additions were made to better address concerns about homelessness and associated issues.

   a. Recognized that no one land use plan can truly solve homelessness, but that zoning and urban design are tools that can have a limited impact (p. 7).

   b. Homelessness was identified as a primary challenge downtown (p. 30).

   c. Five of the six strategies identified in the City's Homeless Services 6-Point Strategy were included as initiative in the plan (one strategy was left out of the Downtown Plan as being too short-term).

7. Economic Development: Included additional language emphasizing the role of commerce and economic development in downtown.

8. Rich in Arts & Culture: The Arts principle (principle #4) was reframed to specifically focus on the arts. Discussion of outdoor recreation and urbanism topics were relocated to the "Vibrant & Active" principle.

9. Changes to Key Moves

   a. Removed Key Move: The Key Move describing the addition of a major new park space on the west side of downtown along I-15 (Gateway Commons Park) was downscaled and absorbed into the Green Loop Key Move as an extension of the linear park concept. Park space is still needed on the west side of downtown, but the community expressed concern regarding security, acquisition, and long-term maintenance costs of such a large park. The linear park concept described in Key Move #4 – Green Loop asserts that the linear park will be a park space and connect spark spaces throughout downtown. Along the I-15 corridor, the linear park might be achieved using public easements in addition to acquisition and redevelopment of public land for park space.

   b. New Key Move: The retention and expansion of professional sports downtown forms the basis for the new Key Move #5. This calls for a renewed partnership between the City and the Utah Jazz.

10. Catalytic Sites: Some of the catalytic project site descriptions were rewritten, particularly the one for the Central Business District ("South Anchor") and Temple Square District ("Block 85"). The new descriptions focus on the development opportunities rather than proposing specific land uses.

11. Graphic, Formatting & Layout: The font size was changed to a larger typeface for improved readability. This resulted in numerous formatting and layout changes to accommodate the larger text. In addition, several graphic changes were made to improve legibility –the most noteworthy graphic change was to the Directing Growth and Development diagram on page 14. The revised version more accurately illustrates the concept of downtown growth to the south and west of the CBD.

A complete list of all the recommended changes is included in ATTACHMENT B.

PUBLIC NOTICE, MEETINGS AND COMMENTS:

Meetings

The following is a list of public meetings that have been held related to the Draft Plan since the August 27, 2014 Planning Commission hearing:

- October 7, 2014. Advisory Group Meeting #5. The purpose of this meeting was to listen to the Advisory Committee's issues with the draft version of the Downtown Plan that the Planning Commission recommended for adoption by the City Council. In attendance were 14 Advisory Group members, 4 community members, and City staff. (see Attachment C for meeting notes).

- November 6, 2014. Advisory Group Meeting #6a. This was the first of three small group meetings with the Advisory Group to discuss proposed changes to the Draft Plan in response to issues raised at the October 7, 2014 Advisory Group meeting (#5). In attendance were 7 Advisory Group members, 7 community members, and City staff. (see Attachment D for meeting notes).

- November 10, 2014. Advisory Group Meeting #6b. This was the second of three small group meetings with the Advisory Group to discuss proposed changes to the Draft Plan in response to issues raised at the October 7, 2014 Advisory Group meeting (#5). In attendance were 10 Advisory Group members, 15 community members, and City staff. (see Attachment D for meeting notes).

- November 12, 2014. Advisory Group Meeting #6c. This was the third of three small group meetings with the Advisory Group to discuss proposed changes to the Draft Plan in response to issues raised at the October 7, 2014 Advisory Group meeting (#5). In attendance were 3 Advisory Group members, 4 community members, and City staff. (see Attachment D for meeting notes).

Public Comments & Discussion that Led to the Recommended Changes

Discussion at the four meetings listed above, web comments, and comments received via email were documented and addressed in the following Attachments.

- Meeting Comment Tracking. Oct 7, Nov 6, Nov 10, and Nov 12. (ATTACHMENT E)

- Draft Plan Comment Tracking since August 27, 2014. (ATTACHMENT F) Comments received on the Revised Draft Plan released January 27, 2015 are included (through February 19, 2015 at 2:30 pm) and listed on lines 90-94. The Revised Draft Plan does not respond to these comments.

The two Tracking documents list all of the comments we received and a response. In many cases, comments resulted in a change to the draft plan. In some cases, we responded by answering a question or explaining something in more detail. In a few cases, no change was made and an explanation was provided.

NEXT STEPS:

The Planning Commission is a recommending body for all master plan amendments. The Planning Commission should keep the public hearing open on the Revised Draft Downtown Community Plan to allow for additional input from the public.

Once a recommendation is made by the Planning Commission on the revised draft, it will be forwarded to the City Council for its consideration and decision. The Council can adopt the plan as recommended, make modifications to the plan or deny the plan. If the plan is denied, the existing Downtown Master Plan, Gateway Specific Plan and applicable section of the Central Community Master Plan remain in place.

PREVIOUS DRAFT:

The previous Draft Plan that was reviewed and recommended by the Planning Commission on August 27, 2014 can be found here. Care was taken to maintain page numbering consistency between the August 2014 draft and the Revised Draft Downtown Community Plan (dated: 01/26/2015).

INDEX OF ATTACHMENTS:

A.   Revised Draft Downtown Community Plan (dated: 01/26/2015)

B.   List of Recommended Changes (dated: 01/26/2015)

C.   Meeting Notes. October 7, 2014. Advisory Group Meeting #5.

D.   Meeting Notes. November 6, 10 and 12, 2014. Advisory Group Meetings #6a-c.

E.   Meeting Comment Tracking. Oct 7, Nov 6, Nov 10, and Nov 12.

F.   Draft Plan Comment Tracking since August 27, 2014.

ATTACHMENT A: Revised Draft Downtown Community Plan (dated: 01/26/2015)

See separate pdf titled: 150126 DRAFT Downtown Plan for PC Review (Attachment A)

ATTACHMENT B: List of Recommended Changes (dated: 01/26/2015)

Page	Location	Existing	Recommended Change	Type	Rationale
	Global	small typeface	increase font size for body text	Formatting	Change to reflect public comments on readability of document
	Global	Actions	Initiatives	Rephrase	Change - Defined as "a plan or program intended to solve a problem or fulfill a goal" - suggests intent of the plan
	Global	…Is Artful & Unique	…Is Rich in Arts & Culture	Rephrase	Change to reflect public desire for greater emphasis on performing arts in the plan. Also eliminates confusion about unqiueness (which is moved to other sections).
B	Forward	[Forward]	[Remove forward and replace with Vision statement]	Remove/ Addition	Change to emphasize vision up front
1			[Changes to introduction]	Rephrase	Clarify what the plan is and how it works
2			[Changes to plan description]	Rephrase	Clarify what the plan is and how it works
3			[Changes to descriptions of plan contents]	Rephrase	Clarify what the plan is and how it works
5	PSL Guiding Principles	Plan Salt Lake Guiding Principles		Remove	Remove Guiding Principles and replace with nested master plan structure graphic
7	Assumption 4	A new CONVENTION CENTER HOTEL with at least 1,000 guest rooms will be operational by the end of 2018.	A new CONVENTION CENTER HOTEL with at least 850 guest rooms will be operational by the end of 2018.	Edit	Change to reflect number of rooms listed in the RFP
7	Assumptions		No one master plan can solve homelessness, but ZONING AND URBAN DESIGN are tools that can have limited impact on the activities associated with homelessness in the public realm.	Addition	Change to reflect extent of master plans are limited in truly solving homelessness
11	Annual Events 200+	...are held in the downtown, representing the highest concentration of events in the region.	...are held downtown including performing arts, concerts, exhibits and festivals, representing the highest concentration of events in the city.	Rephrase	Change to indicate variety of events

Page	Location	Existing	Recommended Change	Type	Rationale
15	All	The Central Business District (CBD) will continue to develop, increasing in intensity over time as surface parking and vacant properties are redeveloped. The scale of development in the CBD will be the greatest in the region, but will respond to the human scale at the ground level. All areas of the downtown emphasize the ground level and the interaction with sidewalks, alleys, midblock walkways and other public spaces. Each district has one or more centers of activity. They are unique concentrations of development, people, and art. These centers will become the meeting places –the crossroads— for visitors, workers, and residents. They will be alive with energy throughout the week and year. The Main Street retail core will remain the heart of the downtown, anchoring the larger Cultural Core. The Cultural Core, described in more detail in the Key Moves section, is an area of significant investment in arts and culture. This includes public realm investment and private development. An extension of TRAX along 400 South was identified in Downtown in Motion, the companion transportation plan to the Downtown Community Plan. The Downtown Streetcar is proposed as a circulator system, serving and connecting major nodes downtown. A final alignment has not yet been decided. The Green Loop concept is proposed as a major structural element of the downtown. It brings and connects natural and urban landscapes through the downtown, linking important open spaces. It was initially proposed as part of the Salt Lake	Intensifying the Core Brings More Choice The Central Business District (CBD) will continue to develop, increasing in intensity over time as surface parking and vacant properties are redeveloped. The scale of development in the CBD will be the greatest in the region, but will respond to the human scale at the ground level. Development intensity will be greatest along the core's main streets and scale down towards the middle of the blocks. The CBD will offer the most urban living in Utah –a unique option in the region. An internationally-competitive and prosperous downtown economy relies on both small and large business, which demand a variety of spaces from fine-grained to coarse. Cultural resources are celebrated in the core. The general pattern of growth will be an increase in density to the south and west of the CBD. Growing Out from the Core to the South and West Moving away from the CBD, the scale of development and intensity of use steps down gradually to the south and west. Intensity of development may increase slightly around TRAX stations. District identity is established by the change in building scale and the mix of uses. A wide range of housing types will be offered across the districts. The desired scale of development and mix of uses is unique to each district (see Districts chapter). Districts are Unique Concentrations of Development, People, and Art Each district will be anchored by a center of activity, which are often near transit stations. These will become the meeting places –the crossroads— for visitors, workers, and residents. The Main Street retail core will remain the heart of the downtown, anchoring the downtown. Improving Points of Arrival	Rephrase	Change to reflect combination of Gateway Park into Green Loop Key Move; other reformatting
18	2nd paragraph	...These considerations should be used by designers in the early stages of planning new projects.	[remove sentence]	Remove	
18	new paragraph		The Downtown Community Plan calls for the development of both public and private amenities as components of downtown livability. The City's role is to provide true public amenities that support participation in the public life of the city. Private development is expected to determine amenities that make their development marketable and profitable. Both will enrich the downtown experience.	Addition	Change to clarify intent
18	4th paragraph	The following best practices communicate the desired affects of new downtown housing.	The following best practices communicate the desired affects of new downtown housing and should be considered in all City projects, setting an example for new development.	Addition	Change to reflect City's leadership role.
19	top left	Privacy and Territory Each unit should have direct access to a shared, usable outdoor space or a private outdoor space or balcony.	Outdoor Access Residents should have access to an usable outdoor space, such as a private yard, patio, or porch or a shared courtyard, roofdeck, etc.	Rephrase	Change to reflect intent for desired outdoor amenities in new development

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
19	bottom left	Safety and Security Each residential development and unit should be designed to be safe and secure, yet not fortress-like. Buildings should be designed to provide residents with "eyes on the street" and doors on the street. Public, semi-public and semi-private spaces should have some degree of overlook from residents' homes; and landscaping and lighting should enhance security.	Safety and Security Residential developments should be designed to be safe and secure, yet not fortress-like. Transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out help the public realm feel safe. Building occupants should be able to see into public and semi-public spaces; and landscaping and lighting should enhance security.	Rephrase	Change to clarify intent
19	bottom middle	Outdoor Space Units should have one unobstructed view to public or semi-private outdoor space. Semi-private outdoor spaces should be located so as to receive direct sunlight during most days of the year.	Views and Sunlight Opportunities to provide unobstructed views to public or semi-private outdoor spaces should be considered. Semi-private outdoor spaces should be located so as to receive direct sunlight during most days of the year.	Rephrase	Change to reflect intent
19	Relationship to street	Ground floor active uses or ground floor residential units with noticeable feature changes above the second floor are encouraged. This will introduce vertical expression into the street base, with many doors on the street and privacy and security for bedrooms and balconies on the second floor and above.	Ground floor active uses or ground floor residential units with noticeable feature changes above the ground floor are encouraged. This introduces vertical expression into the street base, with many doors on the street and privacy and security for bedrooms and balconies on the second floor and above.	Rephrase	Change to reflect intent
20	Urban Form	Urban form is the physical makeup and shape of the city. It entails everything from the arrangement of the street network to the height of the buildings. The foundation of downtown's urban form is the Plat of Zion with its very regular and large grid system. This large grid system also happens to be one of downtown's most unique and identifiable characteristics, especially to out of state visitors or transplants.	URBAN FORM is the Physical Shape of the City Urban Form entails everything from the arrangement of the street network to the height of the buildings. The foundation of downtown's urban form is the Plat of Zion with its very regular and large grid system. This large grid system also happens to be one of downtown's most unique and identifiable characteristics, especially to out of state visitors or transplants. The 3D structure of downtown is a pyramidal form with the highest points in the Central Business District. Building height gradually steps down to the south and west. Downtown transitions abruptly along North Temple and 200 East, creating clear demarcation between the commercial center and adjacent residential neighborhoods to the north and east.	Rephrase	Change to reflect intent
20	Streets		STREETS Form the Essence of the Downtown Experience Streets comprise the vast majority of downtown's public spaces. They transport people and goods, but they also define downtown's character, direct our view to important landmarks, and build community through social interaction. Streets, including sidewalks, make up approximately 30% of the downtown land area. The rights-of-way (the area between property lines) on downtown's primary streets are 132 feet, which is exceptionally wide, presenting both significant challenges and opportunities. Downtown streets are characterized by a sense of grandness and vehicular capacity. Our wide streets provide extreme flexibility for the design of space for people, bikes, transit, and vehicles. As social spaces, the design of our streets, particularly the pedestrian realm, could be improved.	Addition	Change to include discussion of streets as paramount to the public realm
21	Views & Viewsheds		[Move Views and Viewsheds to page 21]	Formatting	Formatting need

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
21	Building Typologies	Typology is a term that describes the desired types of buildings by their scale, height, massing, and setbacks. While the architecture and details vary, there can by great variety of building types in the downtown. • High-rise buildings are typically used for office or residential, with ground floor uses including retail, restaurants, and other commercial uses. This typology is encouraged in the Central Business District. • Mid-rise buildings, generally 4-12 stories, are typically no taller than the width of the street right-of-way. They often have a ground floor commercial component along their most public face. This typology is encouraged in the Depot, Broadway, Grand Boulevards, Granary, and South State districts. • Low-rise buildings range up to 4 stories. They are primarily residential, though there are multiple lowrise warehouse and other commercial buildings throughout downtown. They may have minor setbacks from the property line. They may include porches, patios, stoops, and other entry features. • Civic buildings include government offices, libraries, and museums. The architecture ranges dramatically between types of buildings and reflect the era of their construction. There is often a generous setback from the property line, which indicates the significance of the building.	BUILDING SCALE & MASSING Define the Character and Image of the Public Realm Over time, downtown Salt Lake City changed from having a fine grained, dense development pattern to one that is more spread out with larger individual buildings. Much of this dispersion happened due to the development pressure of the automobile. The coarseness of texture or pattern of development has tremendous impacts on a wide spectrum of issues, most notably walkability, local economics, character, and image. A fine-grained texture facilitates greater diversity of forms and uses, enables higher densities to be achieved, minimizes leftover space, and supports small business and a more active street frontage. The Urban Design Element (1990) specifically calls for a general height benchmark of 14 stories in the downtown core with a liberal encouragement of exceeding that height. Tall buildings on the corners with shorter buildings around them is an historical pattern designed to emphasize nodes formed at the intersections of main streets. A more refined skyline with interesting roof tops and stepped massing of the structure is encouraged rather than "benching" with rectangular towers with flat roofs. West and south of the Central Business District is encouraged to be six to twelve stories. Building height and massing is also determined by the character of the district, as is defined later in the Downtown Community Plan. Buildings also give positive definition to the shape and function	Rephrase	Change to discuss coarse v fine-grain texture of the downtown.
22	Street Furniture & Signage		STREET FURNITURE, PUBLIC ART & SIGNAGE make a place legible The public realm is brought to life with the addition of street furniture, signage, planting, lighting, public art, and many other elements that make a place warm and inviting. Street furniture helps to define an iconic image for a city or a district. Business districts are each encouraged to identify a family of street furniture that unifies their area as a unique place. Public art can have a large impact on the character and identity of a place and is included in all City projects. Traveling art, such as the flying objects, are encouraged and sponsored by the Salt Lake City Arts Council. Signage, particularly signage that guides wayfinding, is lacking in the downtown. A consistent and coordinated signage and wayfinding system is needed to guide people traversing the downtown by foot, bike, transit, or car safely and efficiently to their destinations.	Addition	Change to include street furniture, public art, and signage as key elements detailing the public realm
23	Lighting	Even distribution of lighting requires roughly 7 poles per block downtown…	Even distribution of lighting is optimal for pedestrian and cyclist safety.	Rephrase	Change to reflect reason for lighting
23	Lighting		Lighting technology that reduces light pollution is preferred to restore dark night skies and preserve the ambiance of the night. Lighting should focus on lighting the pedestrian realm with minimal light trespass into residences.	Addition	Change to reflect livability and public health concerns regarding light trespass

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
23	Street Trees	…Street trees are required every 30 feet throughout the downtown on public streets. New planting methods should continue to be researched and tested to ensure optimal tree health and longevity.	Street trees strengthen the image of downtown, contribute to the character of individual districts, provide comfort and amenity to public spaces, and perform essential ecological services that make a healthy urban environment.They also provide a sense of safety and security from traffic. Street trees that provide a regular, continuous canopy reinforce the formal symmetry, regularity and "grand" landscape scale of downtown's main streets. Tree species should be matched to the character and image desired for each block and street, depending on what is appropriate for that district or neighborhood. For example, in commercial districts, tree species with mature canopies that allow visibility of storefronts are preferred. As opportunity allows, new plantings should be made for a net gain of trees, including planting in sidewalks, center medians, parks and plazas. Tree health in the downtown is challenged by the limitations of urban conditions: water, soil structure, heat, and day-to-day abuse. New planting methods should continue to be researched and tested to ensure optimal tree health and	Rephrase	Change to reflect intent and purpose of street trees
28	4. Cultural Prominence	Downtown offers an unprecedented variety of art, culture, dining and entertainment. Salt Lake City has a long standing commitment to performing arts. The urban environment fosters street life, unique businesses and a diverse population that contributes to the downtown culture. The Downtown Farmers Market is one of the largest community markets in the west. Downtown is also home to Ballet West, the Utah Film Center, and UMOCA among other prominent arts and cultural institutions.	Downtown offers an unprecedented variety of art, culture, dining and entertainment. Salt Lake City has a long standing commitment to performing arts, visual arts, literary arts, film and video. The urban environment fosters street life, unique businesses and a diverse population that contributes to the downtown culture. Some of downtown's great cultural assets include: the Downtown Farmers Market (one of the largest community markets in the west), Ballet West, the Utah Film Center, UMOCA, Rose Wagner Performing Arts Center, Capitol Theatre, Abravanel Hall, and many new and internationally recognized arts organizations contribute to downtown's vibrancy.	Rephrase	Change to reflect public desire for greater recognition of arts in the plan.
30	Challenges 1	Demand Misaligned with Market Realities While downtown can accommodate more growth, new development does not always realize its full potential. Downtown does not have the residential population to support a 24/7 environment and a larger population is necessary to support small business development. Downtown is the only location in the region where truly urban densities can be achieved. Vacant and underutilitized properties persist. Street life dies at the ground level due to vacancies and poor transparency and some zoning districts lack appropriate design standards to encourage an active public realm. Parking is a dominant land use.	Unrealized Development Potential Downtown is the only location in the region where truly urban densities can be achieved yet many new developments do not realize their full potential. Vacant and underutilitized properties persist. Vacancy disrupts the momentum and energy of the downtown, detracts from its appearance, and greatly influences its public image. Surface parking is a dominant land use, comprising 27% of all developable land downtown. Downtown lacks a significant residential population to sustain small businesses. Street life is unsupported by vacancies and poor transparency and some zoning districts lack appropriate design standards to encourage an active public realm.	Rephrase	Change to emphasize surface parking and vacant properties.
30	Challenges 2	Poor Connections within the Downtown and to Adjacent Neighborhoods		Combine	Change to combine "Poor Connections…" with "An Auto-dominated public realm." Renumber to #4.
30	Challenges 2	Social Equity Choices	Social Equity Choices	Move	Move "Social Equity Choices" to #2.

List of Recommended Changes

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30	Challenges 3	An Auto-Dominated Public Realm	Homelessness is Prevalent Downtown supports a significant amount of Utah's homeless population. Homelessness and the issues associated with it impact downtown's livability. These include: panhandling, crime and drugs, cleanliness, camping, and personal safety and aesthetics. Pioneer Park and the Main Library are especially impacted. The City and social service providers and others work together to address safety and crime issues. These groups also work to house homeless individuals and families to get them off the streets.	Addition	Change to reflect impact of homelessness and associated issues on downtown.
31	Challenges 4	An Auto-Dominated Public Realm The wide streets with multiple lanes of vehicular traffic can be intimidating for pedestrians to cross and promote fast travel speeds. Wide curb radii encourage drivers to turn at higher speeds than is often appropriate for an urban center with more pedestrian activity. Since the 1940's, the space between curbs –the carriageway—used for cars has increased. The neighborhoods to the east and north enjoy safe and enjoyable walks on most streets, the neighborhoods to the south and west do not. The entry points to downtown lack a sense of arrival, are largely unattractive, and make a poor first impression.	An Auto-Dominated Public Realm The wide streets with multiple lanes of vehicular traffic can be intimidating for pedestrians to cross and promote fast travel speeds. Wide curb radii encourage drivers to turn at higher speeds than is often appropriate for an urban center with more pedestrian activity. Since the 1940's, the space between curbs –the carriageway—used for cars has increased. The neighborhoods to the east and north enjoy safe and enjoyable walks on most streets, the neighborhoods to the south and west do not. The entry points to downtown lack a sense of arrival, are largely unattractive, and make a poor first impression for all visitors. No local transit circulator exists to serve just the downtown. I-15 cuts off downtown from the Westside, and 500 and 600 South effectively cut downtown in two: north and south.	Combine	Change to combine "Poor Connections…" with "An Auto-dominated public realm." Renumber to #4.
31	Challenges 5	Destinations Too Few and Far Between	Urban Form Challenges	Rephrase	Change to reflect intent of issue.
42	Goal 3		Allow for affordable and emergency housing options throughout the downtown.	Addition	Change to reflect Homeless Services 6 Point Strategy and community desire to address homeless issues in the plan.
42	Goal 3		Continue to take a "housing first" approach to homelessness.	Addition	Change to reflect Homeless Services 6 Point Strategy and community desire to address homeless issues in the plan.
42	Goal 3		Consider the best locations for homeless services based on the needs of the homeless community and sensitivities of residents and businesses.	Addition	Change to reflect Homeless Services 6 Point Strategy and community desire to address homeless issues in the plan.
45	Vibrant & Active		Downtown will be a truly urban place like no other in all of Utah. It's urbanity is what will set it apart from other cities and towns along the Wasatch Front. Street life and a cafe culture will draw people to live downtown, embracing it's model mountain urbanism.	Addition	Change to include discussion of downtown as a uniquely urban place
46	Goal 2	Provide amenities for children within new developments or within 1/4 mile of all residential nodes with more than 200 dwelling units.	Provide public amenities for children that support learning, development and play, and encourage the location of services that support their needs and the needs of people across the age spectrum.	Rephrase	Change to reflect intent, which is to "Create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week."
46	Goal 3	Develop or improve zoning regulations to require buildings to include entrances on the sidewalk, a high amount of transparency for ground floor uses, and a mix of uses (including ground level live/work units) to activate sidewalks.	Encourage individual building entrances by use or tenant, a high amount of transparency for ground floor uses, and a mix of uses (including ground level live/work units) to activate sidewalks and provide rthythm to the pedestrian experience.	Rephrase	Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
46	Goal 3	Require parking structures and surface parking to be placed behind buildings, or in the middle of the block, without fronting on a street.	On pedestrian-oriented streets, active ground floor uses should be prioritized over surface and structured parking.	Rephrase	Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."
46 (47)	Goal 4	Address state-level issues related to alcohol sales to enable development of entertainment or tourism districts.	Address state-level issues to enable development of entertainment or tourism districts.	Rephrase	Change to reflect direction from interest groups.
46 (47)	Goal 4		Explore potential locations for a major sports venue with good transit connections.	Addition	Change to reflect importance of professional sports to downtown.
46 (47)	Goal 5		Outdoor recreation is a key feature of the region and the downtown's offerings.	Moved	Moved from Artful & Unique
46 (47)	Goal 5		Consider opportunities for local exercise groups to use public spaces.	Moved	Moved from Artful & Unique
46 (47)	Goal 5		Support Visit Salt Lake's efforts to market downtown as a destination.	Moved	Moved from Artful & Unique
46 (47)	Goal 5		Encourage developers to consider residents' need for gear storage such as bikes, skis, strollers, and paddle boards.	Moved	Moved from Artful & Unique
46 (47)	Goal 5		Explore opportunities for locating practice facilities, climbing gyms, pools, and other recreation centers downtown.	Moved	Moved from Artful & Unique
49	new paragraph		An internationally competitive and prosperous downtown economy is multi-faceted, relying on both small and large business. Investment in both small and large businesses can grow the economy holistically, uniting established companies with new ideas and entrepreneurs with essential resources. The downtown is the ideal place to bring the essential elements together that grow our economy. Downtown offers development opportunity sites for large employers to locate headquarters, bringing new investment from outside the region. Economic growth is supported by a strong, synergistic relationship with higher education and a helpful government.	Addition	Change to reflect public desire for more emphasis on economic development.
50	Goal 1		Address economic issues associated with homelessness and their impact on local business and the public realm.	Addition	Change to address issues associated with homelessness and their impacts on business and perceptions of safety downtown.
50	Goal 3		Facilitate continuity of local businesses by stimulating and supporting local business growth and local business retention within the downtown.	Addition	Change to address commercial gentrification issues.
50	Goal 3		Make it easier for adaptive reuse of existing buildings to assure space for small business downtown.	Addition	Change to address small business retention.
51	Goal 5		Assure a place for keeping and growing small businesses downtown by developing and identifying programs that can keep businesses downtown as properties are redeveloped.	Addition	Change to include initiative addressing gentrification impacts on small business.
54	Goal 1	Promote and recognize the culturally and historically important hubs of ethnic and cultural groups, such as the Greek and Japanese Communities or the campus of The Church of Jesus Christ of Latter-day Saints by fostering the creation of districts that focus on the history of the places, their unique architecture and physical setting and supporting a framework for ethnic and cultural expression to be incorporated into the built environment.		Remove	Duplicative

Page	Location	Existing	Recommended Change	Type	Rationale
54	Goal 1	Explore opportunities to collaborate with Native American, Hispanic and other ethnic groups to identify sites and tell the story of their continued presence in the community.	Explore opportunities to collaborate with cultural and social groups to identify sites and tell the story of their historical and continued presence in the community, supporting a framework for cultural expression to be incorporated into the built environment.	Rephrase	Change to be inclusive of all cultural groups.
54	Goal 1	Recognize Downtown Salt Lake as the cultural center of the LGBTQ community in Utah and celebrate it through public art and events.		Remove	Duplicative
57	Artful & Unique	…Is Artful & Unique Unique experiences, nightlife, dining, intimate spaces, sports, art and music, history, fashion, entertainment, funky/innovative/creative spaces	…Is Rich in Arts & Culture Unique experiences, nightlife, dining, intimate spaces, sports, art and music, dance and theatre, film, history, fashion, entertainment, funky/innovative/creative spaces	Rephrase/Addition	Change to reflect public desire for greater emphasis on performing arts in the plan. Adds mention of film. Also eliminates confusion about unqiueness (which is moved to other sections).
57	2nd paragraph	It is not just about public art; downtown will be a truly urban place like no other in all of Utah. It's urbanity is what will set it apart from other cities and towns along the Wasatch Front. Street life and a cafe culture will draw people to live downtown, embracing it's model mountain urbanism.		Remove	Change to reflect focus on Arts & Culture (uniqueness discussion moved to Vibrant & Active section)
58	Goal 1	Create opportunities for creative public expression through tactical urbanism processes like Paint-the-Pavement, utility box painting, gardening in public places, and parklets.	Create opportunities for creative public expression through tactical urbanism by establishing a simple permitting process for programs like Paint-the-Pavement, utility box painting, gardening in public places, and parklets.	Rephrase	Change to reflect desire for City permitting process.
58	Goal 1	Encourage the growth of gallery strolls in different districts downtown and the participation of adjacent businesses.	Encourage the growth of gallery walks and other visual arts-based events in different districts downtown and the participation of adjacent businesses.	Rephrase	Change to reflect public desire for encouragement of a variety of arts-based events (not just gallery strolls).
58	Goal 1		Encourage the growth of performing arts in different districts downtown and the participation of adjacent business.	Addition	Change to reflect public desire for greater emphasis on performing arts in the plan.
58	Goal 2	Maintain the Washington Enhanced fixtures on the "Cactus Poles" as the preferred light poles/fixtures and unifying feature of the entire downtown.		Remove	Lighting is covered in the Urban Design Framework section.
58	Goal 3	Outdoor recreation is a key feature of the region and the downtown's offerings.		Move	Move goal and initiatives to Vibrant & Active section
58	Goal 4	Downtown is the number one choice for true urban living in Utah –a unique option in the region.		Move	Move goal and initiatives to Provides Housing Choice section
62	Goal 2	Consider timing lights to balance pedestrian, bike and car travel times and speeds.	Continue timing traffic lights to balance pedestrian, bike and car travel times and speeds.	Rephrase	Change to reflect current practices
62	Goal 4	Update zoning regulations to require parking structures to be wrapped by buildings instead of having frontage on public streets.	Parking structures should be wrapped by buildings instead of having frontage on public streets.	Rephrase	Change to better describe intent of initiative
62	Goal 4		Manage public parking to support cultural, retail, commuter, and other activities as recommended in Downtown in Motion.	Addition	Change to reflect public desire for initiatives addressing parking.
62	Goal 4		Develop a coordinated and universal signage and wayfinding system for all modes of travel to guide people to key destinations, including parking, transit stations, major event centers, major commercial centers, public spaces, and government centers.	Addition	Change to emphasize need for signage and wayfinding that improves the parking experience.

Page	Location	Existing	Recommended Change	Type	Rationale
69	2nd paragraph		A downtown that is designed to work for children, works for all ages. Improving the experience and the well-being of children in the downtown can have a tremendous impact that extends across age groups. When a place feels safe and welcoming for parents to take their children -or raise their children- it feels safe for everyone. Neighborhoods that support children's needs encourage their use and minimize risk.	Addition	Change to reflect intent.
70	Goal 1	Eliminate blank walls by requiring nonreflective glass over 60% minimum of building frontage at pedestrian level on retail streets and mid-block walkways and 40% minimum of building frontage everywhere else.	Animate the public realm by limiting blank walls and incorporating ample architectural design features and clear, non-reflective glass at the pedestrian level in order to provide a high degree of ground-level transparency between indoors and out.	Rephrase	Change to reflect intent, which is to have "A public realm that is looked after 24/7."
70	Goal 1	Require new development to be designed with "eyes on public spaces" by incorporating clear windows, doors, balconies, etc. facing public spaces.	Encourage new development to improve safety of the public realm by incorporating clear windows, doors, balconies, porches, etc. facing public spaces.	Rephrase	Change to reflect intent, which is to have "A public realm that is looked after 24/7."
70	Goal 2	A child-friendly downtown.	A child-friendly downtown that appeals to people of all ages.	Rephrase	Change to emphasize desire for an "all ages" downtown.
70	Goal 2	Locate schools near dense housing nodes to encourage families with children living downtown.	Locate schools near dense housing nodes and encourage the development of licensed daycares to support families with children living downtown.	Combine	Combines two initiatives about schools and daycares.
70	Goal 2	Encourage the development of licensed daycares and private schools downtown.	Locate schools near dense housing nodes and encourage the development of licensed daycares to support families with children living downtown.	Combine	Combines two initiatives about schools and daycares.
70	Goal 2	Locate playgrounds near housing or require their integration into new housing projects to support activity for families with children.	Locate flexible playscapes in public spaces near housing and encourage their integration into new housing projects to support activity for families with children and people of all ages.	Rephrase	Change to allow flexibility in types of play spaces and to delineate public and private responsibilities.
70	Goal 4		Develop strategies to address impacts of noise in an urban environment.	Addition	Change to address concerns about noise pollution.
70	Goal 4		Enhance the capacity of homeless day services.	Addition	Change to reflect Homeless Services 6 Point Strategy and community desire to address homeless issues in the plan.
73	2nd paragraph		Partnerships with local universities to study the intersection of water, climate, urban planning and design fields will help us explore development impacts, test the benefits of ecologically-based design solutions, and quantify outcomes.	Addition	Change to include university partnerships as mechanism for measuring outcomes of sustainable design.
74	Goal 2	Require a certain amount of open space in all new residential development.	Encourage creation of usable outdoor space in all new residential development, which may include balconies, porches, courtyards, roof gardens, and privately-owned public spaces. Type of outdoor space depends on appropriateness for each district.	Rephrase	Change to allow flexibility in provision of outdoor space by private market.
75	Goal 5	Reduced number of red air days per year.	Reduced local contribution to poor air quality.	Rephrase	Change to reflect downtown's ability to impact air quality.
75	Goal 5		Concentrate new city growth in the downtown to improve the jobs-housing balance, limiting vehicle trips and associated air pollution contributions.	Addition	Change to reflect downtown's ability to impact air quality.
75	Goal 6		Partner with local universities to study ecologically-based design solutions.	Addition	Change to include university partnerships as mechanism for measuring outcomes of sustainable design.

Page	Location	Existing	Recommended Change	Type	Rationale
78	Goal 1		Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.	Addition	Change to reflect community desire.
82	1st paragraph	In 2011, Salt Lake City and Salt Lake County signed Cultural Arts Interlocal Agreement that creates a sales tax-based fund to be spent on the marketing, branding, development and improvement of arts and cultural activities in Salt Lake's Cultural Core. These investments in placemaking, promotion, and program have specific physical implications that can be directed by the Downtown Community Master Plan. Enhancing wayfinding, activating underutilitized storefronts, and leveraging "in-between" spaces for public amenity are priorities.	In 2011, Salt Lake City and Salt Lake County signed Cultural Arts Interlocal Agreement that creates a sales tax-based fund to be spent on the marketing, branding, development and improvement of arts and cultural activities in Salt Lake's Cultural Core. The intent of the Cultural Core program is to support the varied arts venues and organizations downtown such as the Capitol Theatre, Rose Wagner Performing Arts Center, and Ballet West. These investments in placemaking, promotion, and program have specific physical implications that can be directed by the Downtown Community Master Plan. Enhancing wayfinding, activating underutilitized storefronts, and leveraging "in-between" spaces for public amenity are priorities.	Rephrase	Change to reflect intent of the program.
84	2nd paragraph		The Purpose of the Salt Lake City Downtown Streetcar Project is to provide a direct rail transit connection between Salt Lake City Central Station and major downtown destinations that meets current and future transit demand, provides additional transfer options for bus, FrontRunner and TRAX riders and provides improved transit connections between downtown Salt Lake City and the University of Utah. The project will: - Improve downtown circulation by serving as a pedestrian accelerator and increasing the portion of downtown accessible by walking - Improve transit connections to major activity centers - Reinforce development investment in emerging mixed use districts and enhance economic activity in downtown - Provide a new transit linkage within downtown that will improve the capacity and flexibility for transit in downtown	Addition	Change to reflect intent of the project.
86	1st paragraph	Extension of the TRAX Red Line along 400 South from Main Street to 600 West and the Intermodal Hub will complete an inner loop of rail circulation in downtown. This is a priority project identified in the 2008 Downtown in Motion plan.	400 South Extension Provides Increased Capacity & Flexibility for Regional Service Extension of the TRAX Red Line along 400 South from Main Street to 600 West and the Intermodal Hub will complete an inner loop of rail circulation in downtown. A second loop along 400 West connecting to the 900 South TRAX station would provide additional capacity. This is a priority project identified in the 2008 Downtown in Motion plan.	Rephrase	Change to reflect intent of the project.

Page	Location	Existing	Recommended Change	Type	Rationale
88	Key Move 4	Green Loop Downtown's wide rights-of-way –typically 132 feet wide—offer an incredible opportunity to weave linear park space into the urban form. Parkways that are anchored to one side of the street have the potential for greater use and programmability than center-aligned medians. The Downtown Rising Plan proposed a parkway along 200 East and a continuation of the park blocks along 500 West. Through the CBD, the 200 East parkway will serve as the principle recreation spine linking to Memory Grove and City Creek Canyon. Lined with mixed-use residential and commercial buildings, development will follow a mid-rise development pattern with stepbacks between three-to-six stories. Eventually, the Green Loop should connect to other downtown Districts, connecting to the 500 West park blocks. When funding is available, a study of this concept should consider: Compatibility with other existing plans, such as the Parks plan or the Pedestrian and Bike Master Plan Costs and financing tools Existing street widths, utilities, and design Public Safety Programming Access to private property Many options exist for parkway alignments each with their own benefits and design challenges. Some of these options are illustrated conceptually at right.	Green Loop A new linear park system Downtown's wide rights-of-way –typically 132 feet wide—offer an incredible opportunity to weave linear park space into the urban form. Parkways that are anchored to one side of the street have the potential for greater use and programmability than center-aligned medians. The Downtown Rising Plan proposed a parkway along 200 East and a continuation of the park blocks along 500 West. Through the CBD, the 200 East parkway will serve as the principle recreation spine linking to Memory Grove and City Creek Canyon. Beyond the CBD, development will follow a mid-rise development pattern with stepbacks between three-to-six stories. Eventually, the Green Loop should connect to other downtown Districts, connecting to the 500 West park blocks and completing more than 8 miles of linear park downtown. Along the eastern edge of I-15, the linear park system will be more significant, providing an opportunity to connect with the Westside and fulfill a critical need for park space along the west side of downtown. Potential programming ideas include a skate park, unique lighting under I-15, running and cycling trails, and signifcant plantings to address air quality along the highway's edge. A master plan should be created to outline a development concept for the Green Loop; suggest improvements for each segment; to establish design guidelines, preliminary costs, and phasing; and to identify interpretive themes and sites. The City should determine preferred funding mechanisms for land acquisition, design, and construction costs. This may include using funds from the Parks Impact Fee, voter-	Combine	Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.
90	Key Move 5 - Gateway Commons Park	[Gateway Commons Park]	[fold park concept into Green Loop Linear Park System Key Move -page 88]	Combine	Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.
90	Key Move 5 (New)		Sports Retention and Expansion [See Plan for text and graphic additions]	Addition	Change to emphasize importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
93	2nd paragraph	The strategy of this master plan is place-based and involves defining ten individual districts in the downtown. Each district has a list of specific initiatives some of which are solely unique to that district while others may be common among multiple districts but not all. These initiatives may be considered transformational actions or involve catalytic projects that support the larger principles of the master plan.	The strategy of this master plan is place-based and identifies ten individual districts in the downtown. Each district has specific initiatives some of which are solely unique to that district while others may be common among multiple districts but not all. These initiatives may be significant on their own or, when coupled with catalytic projects, carry greater weight for the district.	Rephrase	Change to better define importance of initiatives
94	Bullets	- 100 South - a secondary view corridor, terminating at the Salt Palace - 200 South - a primary transit corridor with streetcar and bus service that connects the CBD to adjacent neighborhoods and destinations	- 100 South - a secondary view corridor, terminating at the Salt Palace and a primary transit corridor with streetcar service - 200 South - a primary transit corridor with bus service that connects the CBD to adjacent neighborhoods and destinations	Rephrase	Change to reflect most recent locally preferred route for the streetcar
95	Walkable	Restrict or eliminate right turns on red in select locations downtown to promote a "pedestrians first" intent.	Prioritize pedestrian movement and safety by addressing conflicts with vehicles, designing the street for pedestrian comfort, and considering pedestrian convenience.	Rephrase	Change to allow flexibility in methods used to prioritize pedestrian safety and movement.
95	Is Welcoming & Safe	Require a minimum interior display zone of 2'6" and site lines into the tenant area for retail frontages to encourage visual transparancy from sidewalk into stores and vice versa.	Maximize visual transparency from sidewalk into stores and vice versa, including lighting for optimal nighttime light spill and daytime solar shading to enhance the safety and quality of the pedestrian experience. Window displays that stimulate interest in products or services is encouraged.	Rephrase	Change to reflect intent, which is to provide a "Welcoming and Safe" place.
95	Is Welcoming & Safe	Work with UTA and other partners to extend airport line operating hours for early morning and late evening travelers.	Work with UTA and other partners to extend all transit operating hours for early morning and late evening travelers.	Rephrase	Change to list all transit lines.
96	description	The block bounded by 400 South, Main Street, 500 South, and West Temple is entirely surface parking and represents a major opportunity for new development downtown. The property is owned by PRI, the development arm of the LDS Church. The redevelopment potential of this site is tremendous, given its proximity to the Courthouse TRAX station and as the southern anchor to the Central Business District's commercial activity. Possible redevelopment opportunities should include a number of different elements that are intended to add people to the area and may include: • A future Global Exchange Place, a facility that would exemplify Utah's international reach with an international mediation center, a language translation facility, and education center. • High-density housing for families with children and mixed-use development that exemplifies a new model for urban living in Utah. • Recreation opportunities, such as practice and training centers catering to the outdoor recreation community. Any new development should incorporate the key concepts outlined in this plan. Examples are shown to the right.	Pedestrian activity along Main Street can be enhanced by creating a major anchor to the southern end of the Central Business District, balancing the activities at the north end around City Creek Center and Temple Square. As a catalytic site, development of the block bounded by 400 South, Main Street, 500 South, and West Temple (Block 40) could catalyze redevelopment in the southern half of downtown, supporting the larger vision of downtown growth to the south and west of the CBD. This is a special site at the confluence of multiple districts and land uses: CBD, Civic District, and hospitality district. It deserves special consideration in its development to ensure a dense, diverse, and vibrant place. The block has particular characteristics that identify it as an opportunity site for a high-quality, dynamic development, including: - Current use as a surface parking lot Large, 10-acre mixed-use zoning with the greatest building heights allowed in Salt Lake City - Proximity to the TRAX Courthouse station and future 400 South TRAX Extension to Central Station - Proximity to major hotels - A location at the geographical center of the downtown - Proximity to Federal, State, and local courts, civic administration buildings, and the City Library - Views to the Wasatch across Washington and Library Squares. Civic urban design elements, a significant sculpture or public	Rephrase	Change to emphasize development opportunity characteristics

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
96	Diagram		[Added diagram consistent with Catalytic Projects]	Addition	Addition of diagram illustrating key characteristics of site
99	Walkable	Restrict or eliminate right turns on red in select locations downtown to promote a "pedestrians first" intent.	Prioritize pedestrian movement and safety by addressing conflicts with vehicles, designing the street for pedestrian comfort, and considering pedestrian convenience.	Rephrase	Change to allow flexibility in methods used to prioritize pedestrian safety and movement.
99	Is Welcoming & Safe	Require a minimum interior display zone of 2'6" and site lines into the tenant area for retail frontages to encourage visual transparancy from sidewalk into stores and vice versa.	Maximize visual transparency from sidewalk into stores and vice versa, including lighting for optimal nighttime light spill and daytime solar shading to enhance the safety and quality of the pedestrian experience. Window displays that stimulate interest in products or services is encouraged.	Rephrase	Change to reflect intent, which is to provide a "Welcoming and Safe" place.
103	Is Welcoming & Safe	Require a minimum interior display zone of 2'6" and site lines into the tenant area for retail frontages to encourage visual transparancy from sidewalk into stores and vice versa.	Maximize visual transparency from sidewalk into stores and vice versa, including lighting for optimal nighttime light spill and daytime solar shading to enhance the safety and quality of the pedestrian experience. Window displays that stimulate interest in products or services is encouraged.	Rephrase	Change to reflect intent, which is to provide a "Welcoming and Safe" place.
106	1st paragraph	The Depot District's significance is derived from its location as the northern entrance to downtown and the entrance through which most visitors from outside the region arrive. Rail is a primary characteristic of the Depot District, which includes the historic Rio Grande and the Union Pacific depots, the consolidated rail lines along the I-15 corridor, and the Intermodal Hub. North Temple serves as the northern boundary and links the Guadalupe and Fairpark neighborhoods to downtown. A dense residential component provides people with housing choice that is served by all modes of transit and connects the neighborhood to the entire region. The Depot District is home to major destinations, including the Energy Solutions Arena, Gateway Mall, the western edge of the Salt Palace Convention Center, BYU Salt Lake Campus and the LDS Business College. The area contains a mix of historic and new buildings. The historic buildings establish the district's character and represent the past industrial use of the area. New construction complements the historic buildings with active ground floors and store fronts, upper level windows, and a mix of building materials. The scale of the new buildings are usually taller than the historic buildings, but incorporate details such as upper level step backs, cornice lines and both vertical and horizontal shifts of building walls that respect the height, setbacks and location of the older buildings. The area could easily be the location of a major job center, such as an urban oriented technology center or research park (also see Grand Boulevards District). The spaces left over from the presence of the railroad allow for new midblock, small scale streets, alleys and walkways that are well designed and function for all users. The walkways connect to interesting spaces, both private and	The future of the Depot District is a dense urban neighborhood that provides a full range of housing options and is served by all modes of transit. The Depot District is home to major destinations, including the Energy Solutions Arena, Gateway Mall, BYU Salt Lake Campus and the LDS Business College. The area could easily be the location of a major job center, such as an urban oriented technology center or research park (also see Grand Boulevards District). Celebrated in the Depot District is a mix of historic and new buildings. The historic buildings establish the district's character and represent the past industrial use of the area. New construction complements the historic buildings, respecting street and site patterns, building placement, site access, and building form and scale. The spaces left over from the presence of the railroad allow for new midblock, small scale streets, alleys and walkways that are well designed and function for all users. The walkways connect to interesting spaces, both private and public. The area is home to many community service providers that care for and help our most at risk populations. As such, public safety and security are critical to the needs of all those who live, work, shop or are served in the neighborhood. Service providers operate in a manner that reduces their impact on the neighborhood and aesthetically fit the character of the district.	Rephrase	Change to reflect future vision of district and for formatting
107	Is Vibrant & Active		Encourage active use of the public realm surrounding Energy Solutions Arena to foster a vibrant sports and entertainment center.	Addition	Change to reflect importance of ESA and Utah Jazz to downtown.

List of Recommended Changes

Page	Location	Existing	Recommended Change	Type	Rationale
107	Is Vibrant & Active		Animate the public realm in and around Pioneer Park for all people.	Addition	Change to address public safety concerns
107	Is Prosperous		Embrace the Utah Jazz and Energy Solutions Arena as a major generator of downtown activity through support of synergistic development near the Arena.	Addition	Change to reflect importance of ESA and Utah Jazz to downtown.
107	Is Connected		Partner with Energy Solutions Arena to create a comprehensive strategy for Arena access and events, including staging for events, parking and traffic management.	Addition	Change to reflect importance of ESA and Utah Jazz to downtown.
107	Is Welcoming & Safe	Require a minimum interior display zone of 2'6" and site lines into the tenant area for retail frontages to encourage visual transparancy from sidewalk into stores and vice versa.	Maximize visual transparency from sidewalk into stores and vice versa, including lighting for optimal nighttime light spill and daytime solar shading to enhance the safety and quality of the pedestrian experience. Window displays that stimulate interest in products or services is encouraged.	Rephrase	Change to reflect intent, which is to provide a "Welcoming and Safe" place.
107	Is Welcoming & Safe	Work with UTA and other partners to extend airport line operating hours for early morning and late evening travelers.	Work with UTA and other partners to extend all transit operating hours for early morning and late evening travelers.	Rephrase	Change to list all transit lines.
107	Is Welcoming & Safe		Improve public safety in the Depot District, particularly around Pioneer Park, for the enjoyment of all.	Addition	Change to address public safety concerns
107	Fosters Equity & Opportunity		Develop strategies that will help integrate social service facilities into the social and physical fabric of the Depot District.	Addition	Change to reflect desire for more initiatives addressing homeless issues.
108	Last paragraph	Programming of the Rio Grande Depot building has been explored by the Downtown Alliance as a possible location for a year-round farmer's market. It was used for a monthly winter market in 2014. The Hub area is an ideal location for a year-round market as it is a natural extension of the Pioneer Park Farmer's Market.	The Hub area is an ideal location for a year-round market as it is a natural extension of the Pioneer Park Farmer's Market and dovetails with the RDA concept for a festival street along 300 South.	Remove	Removes reference to programming of Rio Grande building.
111	Fosters Equity & Opportunity	...Church of Jesus Christ of Latter Day Saints…	...Church of Jesus Christ of Latter-day Saints…	Typo	
112	description	Block 85 is located between North and South Temple Streets and 200 and 300 West Streets. It is currently a surface parking lot. The City supports the development of the Church of Jesus Christ of Latter Day Saints' institutional campus, including buildout of the LDS Business College and any associated student housing. An increase in resident population will enhance the social vitality and security of the entire district and the surrounding districts. The addition of commercial spaces, restaurants and dynamic student life on North and South Temple will activate the district, creating a vibrant corridor that thrives as a rich, 24/7 urban environment.	The block bounded by N Temple, 200 W, S Temple, and 300 W (Block 85) is entirely surface parking and represents a significant redevelopment opportunity. It is a unique site at the northern entrance to downtown where four major destinations converge: Temple Square, Energy Solutions Arena, the Salt Palace, and the Gateway Mall. It deserves special consideration in its development to ensure a dense, diverse, and vibrant place that is in synergy with surrounding uses. This area has particular redevelopment characteristics and opportunities for a high-quality, urban environment: - Current use as a surface parking lot - Large, 10-acre institutional and commercial site - Proximity to the TRAX Arena station, including both the Green Line to the Airport and the Blue Line to Central Station - A location serving as an important transition between the commercial aspects of the downtown and the residential neighborhoods to the north - Proximity to Energy Solutions Arena and the activity generated there annually. Uses that build upon the synergies of adjacent development, such as shared parking needs, can enhance the social vitality	Rephrase	Change to emphasize development opportunity characteristics

Page	Location	Existing	Recommended Change	Type	Rationale
114	1st paragraph	The Grand Boulevards District is a major point of arrival to the downtown and is suitably designed to welcome and excite visitors.	The Grand Boulevards District is a major point of arrival to the downtown by car and is suitably designed to welcome and excite visitors.	Rephrase	Change to reflect intent
115	Is Welcoming & Safe	Work with UTA and other partners to extend airport line operating hours for early morning and late evening travelers.	Work with UTA and other partners to extend all transit operating hours for early morning and late evening travelers.	Rephrase	Change to list all transit lines.
116	Last paragraph	The image to the right demonstrates just one of the options that might be considered as the concept is further developed and funding sources identified. There are multiple solutions that should be explored further.	The image to the right demonstrates just one of the options that might be considered as the concept is further developed and funding sources identified. There are multiple solutions that should be explored further. The Grand Boulevards project will need to maintain efficient movement of people and goods as a priority.	Rephrase	Change to emphasize need to consider movement of people and goods.
131	Is Welcoming & Safe	Require a minimum interior display zone of 2'6" and site lines into the tenant area for retail frontages to encourage visual transparancy from sidewalk into stores and vice versa.	Maximize visual transparency from sidewalk into stores and vice versa, including lighting for optimal nighttime light spill and daytime solar shading to enhance the safety and quality of the pedestrian experience. Window displays that stimulate interest in products or services is encouraged.	Rephrase	Change to reflect intent, which is to provide a "Welcoming and Safe" place.

MEETING NOTES

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Downtown Master Plan Advisory Group

From: Molly Robinson

Date: October 9, 2014

Re: Meeting Notes from October 7, 2014 meeting

Attendees

Advisory Group: Earl Arnoldson, Karla Bartholomew, Allison Beddard, Jake Boyer, Michael Fife, Maria Garciaz, Mark Gibbons, Kirk Huffaker, Jason Mathis, Jim Olson, Mark Peach, Vasilios Priskos, Robert Rendon, Alice Steiner

Others: Dale Bills, John Dahlstrom, Jesse Dean, Linda Wardell

City: David Everitt, Mary De La Mare-Schaefer, Cheri Coffey, Nick Norris, Molly Robinson, Doug Dansie, Michael Maloy, Tracy Tran

The purpose of this meeting was to listen to the Advisory Committee's issues with the draft version of the Downtown Master Plan that the Planning Commission recommended for adoption by the City Council.

Below are a summary of the notes taken during the Advisory Committee.

Meeting Notes

1. Overview of the Draft Plan

    a. Reviewed highlights of the draft plan, structure, and changes since the April 2014 Advisory Group meeting (see powerpoint presentation)

2. Discussion

    a. The Health Department is concerned about noise in mixed use areas such as Downtown. They are available to help study and make recommendations when it comes to development in the Downtown. There are particular conflicts between housing and other uses.

    b. Economic Development is a critical component of Downtown and needs to be included in the Downtown Master Plan. The City needs to develop a City-wide strategy and figure out what that means for Downtown. It would be a mistake to move forward without this.

c. The Community and Economic Development Department is currently working with the University of Utah (Natalie Gochnour) to identify what an economic strategy may be. It was mentioned that it should include the following:
  i. Key priorities
  ii. Address changes to public policy relating to economic development
  iii. Key strategies

d. It was mentioned that the Economic Development Strategy referenced could be an addendum to the plan (something like 7 key components to implement the economic strategies, etc.) or mixed into many different sections of the plan provided that the plans are linked.

e. The catalytic effect of City Creek should be the standard for future development to achieve general goals such as more residential, 24/7 population, etc. The residential and office component of the project may not have been possible if this plan was in place at the time due to the specificity of some sections of the plan.
  i. The City needs to review the pitfalls and hazards of that application process within the context of the Draft Plan.

f. The big things are good; it is the details that are causing some problems and concerns.
  i. Know the plan is looked at as regulation by PC. The plan is so specific (like access to natural light, access to outdoor green space for residential) etc. That may preclude development.
  ii. Examples:
    1. Growth on the western side of Downtown is good and people need access to parks. But the requirements recommended by the plan (natural light, outdoor space for kids with more than 200 apartments).
    2. Policies for housing are too specific and create limitations. (It was explained that these are listed in the Draft Plan as best practices.)

g. It should be a guiding document, but it reads like regulation in some places. That should change.
  i. This was mentioned several times. Some related comments are below:
    1. Leave it as a vision document. Aspirational and visionary qualities are good.
    2. Focus on the goals and principles, less on the action items.
    3. Land use information is too specific, too constraining. Replace "require" with "should"?
    4. Dictating with details how that has to happen is problematic because things change (like Millennials wanting to live downtown is a relatively new concept that we didn't think about 5 years ago.)Shouldn't be specific (like how high an office building should be allowed to go). The master plan shouldn't be regulatory. Zoning should do that.
    5. Specificity limits innovation. Other great downtown plans are not specific.
    6. Is it a matter of semantics? Do we all want the same thing? Maybe it is simply a matter of how we are saying it in the plan? There are good examples of why we need a plan that has some level of specificity.
    7. Maybe the plan could graphically communicate or illustrate the aspirational goals or action items.

  ii. Some attendees interpreted plan details not as regulation but as descriptions of how to achieve the plan's aspirations.

1. Plan is a holistic treatment of Downtown. Yes, we need Downtown economic development, but we need regulations to guide development and address concerns like air quality.
2. The specifics help give ideas/ examples of how it could be done. Perhaps the plan should use graphical depictions rather than text to demonstrate examples. The main body of the plan should be vision, policies and goals. The action steps should take a backseat to the rest of the plan.

h. Plan does not contain enough information about redevelopment of Fleet Block

i. Park along I-15 is desirable, but City needs to create an acquisition fund to purchase property when it becomes available or it is not a viable project.

j. Plans for Block 85 and Block 40 are too specific.
   i. Suggestions of what can be developed there is problematic. The LDS Church will eventually do something with that property but including suggestions for development in the plan, when it is privately owned, is concerning.
   ii. The LDS Church knows they need to enliven the street feel when going past those blocks. How they do that shouldn't be specifically identified in the plan.

k. Reference to old plan that identified residential north of North Temple, Institutional use between North Temple and South Temple, and commercial south of South Temple.

l. Energy Solutions is not identified in the plan and it as an integral part of Downtown.
   i. It is the oldest un-remodeled arena in NBA. The importance of the Arena as a major generator of activity downtown, bringing 1.5 million people downtown every year, should be recognized in the plan. *This was recommended at the previous Advisory Group meeting and will be rectified.*

m. Unclear reference made to a jobs-housing balance.
   i. Plan needs to encourage more economic growth downtown. Plan should not constrain business growth. Lots of "regulations" and no "incentives" in plan.
   ii. The use of this city is multi-faceted. Does this plan try to change that balance? Are we trying to say that the commuters aren't welcome? Are we saying we encourage Arena, Culture, Employment? There is a synergy with all the components of Downtown. If we lose any component, that is problematic. The economic development aspect of plan, want to have center of state/ intermountain west, focal point to be in SLC- it is vital to have residential development and economic growth. If the goal of the plan is to constrain the economic component in Downtown it is problematic. Economic Growth is necessary to have vital downtown.

n. Transportation is multifaceted and the plan does not reflect vehicular travel as the primary mode of transportation downtown. Cars are.
   i. Parking –and finding it through a comprehensive signage and wayfinding package—needs more mention in the plan. RDA could help with parking strategies. Need to address parking pricing, too.

o. Like housing diversity, but market dictates what is buildable and sellable.

p. Education is important, but is a missing element of the plan. This is intricately linked to family housing.

q. From the Planning Commission's standpoint, if the plan conveys the notion that the Downtown is not the center and focal point, that was not our intent and we [PC] need to relook at the plan. Downtown must be the economic and cultural center of the intermountain west. The housing is vital to help that happen. If there is ordinance level detail in the plan, we should remove it but we need to have some guidelines in the plan. It would have been nice to have this type of public input at the public hearing when the Planning Commission was reviewing the plan.

3. Next Steps

a. The Planning Division is pausing our plan adoption process while we review the comments and concerns of the Advisory Group.

b. Advisory Group members are encouraged to send any additional comments to us via email. Please send them to molly.robinson@slcgov.com

c. A follow-up Advisory Group meeting will likely be scheduled soon.

ATTACHMENT D: Meeting Notes. November 6, 10 and 12, 2014. Advisory Group Meetings #6a-c.

MEETING NOTES

To: Downtown Master Plan Advisory Group

From: Molly Robinson

Date: November 14, 2014

Re: Meeting Notes from November 6, 2014 meeting (#6a)

Attendees

Advisory Group: Karla Bartholomew, John Bennett, Angela Dean, Michael Fife, Michael Iverson, Mark Peach, Alice Steiner

Community Members: Christine Ashworth, Beth Colosimo, John Peppinger, Kristina Robb, Soren Simonsen, Wendy Weaver, Jena Woodbury

City: Jill Love, Cheri Coffey, Nick Norris, Molly Robinson, Doug Dansie, Michael Maloy, Tracy Tran

This was the first of three small group meetings with the Advisory Group to discuss proposed changes to the Draft Plan in response to issues raised at the October 7, 2014 Advisory Group meeting (#5).

Following all of the small Advisory Group meetings, a list of recommended changes will be developed and shared with the Advisory Group. The Planning Commission will review these changes and decide whether to include them in their recommendation to the City Council.

Meeting Notes

- P. 19 – No comments

- P. 23 – Lighting and night sky. Does this addition preclude "beacons" on towers (typically required for tall buildings exceeding downtown height limits and therefore contributing to the skyline)?

    o   Change "is optimal" to improves

- P. 23 – Strike proposed tree language beyond "pleasant and comfortable downtown…"

    o   Health of trees is an important point in light of climate change issues

    o   Statements that are restrictive may not be the right approach. Ex. Fruit trees may be ok in more low scale neighborhoods

        o   This section needs to be reworked.

- o Does Forestry already have some policies?

- o Should this be left up to the City Forester?

- o Make 30' a suggestion

- o What's appropriate for different areas downtown?

    - o We should consider district-level conditions

    - o Street trees should consider the character of the street to match the right trees to the right street.

    - o Discuss with City Forester on a project-by-project basis

- o Should the second part of the paragraph be deleted (after the highlighted section on the handout). Health Dept. suggests leaving it in. Others wondered if it was valuable to do so.

- o Follow-up with City Forester

- P. 24-25 – The pdf version is not showing every letter. Might need to check to make sure the font is supported when converted to pdf.

- P. 31 - Homeless/social services is a huge issue. How can it be discussed further? Seems like the plan is forgetting about it.

- P. 46 – Prefer use of "require." It is stronger.

    - o Building entrances: no comments on change

    - o Parking structures

        - o Make it stronger, likes the existing language. Community Council wants it stronger. (2 Planning Commissioners suggested it should be stronger as well).

        - o ...structures to be placed...

        - o Do we need to explain why this, and others are in the plan? Include intent of each action

        - o Do interior parking structures put people on the sidewalk?

        - o Does interior location negatively impact mid-block walkway goals?

        - o Some concern about watering down master plans and having them lose the ability to push the City to take the next step.

        - o Change the recommendation so it reads "Parking structures and surface parking to be located..."

- o Whatever the final change is, make it consistent with the other similar statements (recommended change on page 62 is very similar)

- P. 49 What is nested structure of all plans and is that spelled out in the plan somewhere?

  - o Check "Geography of the Master Plan"

  - o Reference the economic development plans in this section

- P. 54 – no comments

- P. 62 – Goal 4: remove "encourage"

  - o Make consistent with similar action items

  - o Worry that watering down language does not effectively get us what we want as a community

- P. 62 – Add action to Goal 4 – Manage public parking to support cultural, retail, and other activities.

  - o Add reference to Downtown In Motion

  - o Add "as recommended in Downtown in Motion

  - o Make it more clear that there are different wayfinding systems for different modes; what works for pedestrians doesn't work for drivers.

  - o Can they be more universal?

- P. 70 – strengthen the safety and life of public spaces (add "safety" somewhere)

  - o Goal 1, action item re: eliminating blank walls.

  - o Is this practical? Should it be reduce the impact of blank walls on public spaces?

  - o Goal 1, eyes on public spaces

  - o Add something about safety. Is it redundant if it is in the "safety section"?

  - o Can we make these types of actions simpler? Instead of saying "animate the public realm" can't we just say something like "Make public spaces safer and more active by encouraging new development to allow people to look onto public space by providing windows, doors, balconies, porches and other similar features." It adds intent and avoids vague language without being directive.

  - o Goal 2, playgrounds: no comment from group

- P. 74 – Under Goal 2: no comments

  - o Can we delete the "depending on the district" part from the sentence? Not sure it is necessary.

- P. 90 – no comments

- P. 95 – Is it ok to have window displays? Make this clear.

    o "Maximize visual transparency…"

    o "Provide interior display zones or site lines…"

    o Add definition of visual transparency (or define intent of action).

    o Make this similar to other places where it talks about transparency

    o Work with the language to get to the point where we are basically saying "allow people to see in and out by encouraging storefronts."

- P. 96 – Reference to property owner v. places.

    o Listing key property owners may not be appropriate.

    o The uses in the first bullet are the problematic part. Is it a commercial site?

- P. 99 – Display zone: make consistent with other similar action items.

- P. 103 – Display zone: make consistent with other similar action items.

- P. 106 – Gateway Park – is this still a good idea?

- P. 106 – Gateway Commons Park

    o Is it still a goal, considering where UTA is with the bus yard?

    o It's more of a "managed" open space

    o Is this contrary to current development trends (i.e. Is it even possible given new development demands)?

    o Should be a major entry/welcome point to downtown

    o "Park-like setting with commercial development." – not explained as such

    o Envisioned as Sugar House-like park for residents

    o What are the ethics of housing within ¼ mile of highways? And is environmental history of the site a problem?

    o The map may need to be modified/explained so it is clear what the park means. Is it the intent to make it a giant park in that area?

    o Maybe the goal should be to make the area more park like, in terms of adding more greenery like street tress and parkstrips; not a literal park.

- o Introduce research about health impacts of living next to freeways. Maybe housing should be pushed ¼ mile away from the interstate in this area.

- o The area has environmental issues too, so maybe another reason to think about housing.

- P. 107 – Add action that supports the retention of the Utah Jazz in downtown.

  - o When thinking about what the area needs, no one would say make it more dog friendly, but everyone would say make it safer to walk in. Need to address the homeless/panhandling issue more.

  - o Downtown should be the home of the Utah Jazz, the plan needs to call that out more. Build up more stuff about that and the importance of the arena.

  - o What about sports expansion? Should we include something about that?

    - o Yes, but not district specific.

    - o Depot district is ideal for sports expansion. Regional destinations are ideal for the Depot District because of transportation links.

- P. 107 – Add under Welcoming & Safe: Evaluate homeless services in their current land configuration for impacts

- P. 112 – Connect Temple Square but maintain public streets (no street vacations)

- General Comments

  - o Homeless Issues & Land Use

    - o How are issues associated with homeless addressed in the plan?

    - o Bigger picture (see Housing, Equity, and Welcoming & Safe sections)

- What's the one thing the plan must say?

  - o More about performing arts

  - o Distinctive Places – a good addition. Underscores the quality of our downtown.

  - o Noise v. land use/building code – How can the plan balance these destination v neighborhood impacts?

    - o Daytime v nighttime delivery

    - o Requiring off-street delivery in zoning

  - o Emphasis on visual arts

  - o Plan needs to balance pop-ups and concerts with residential activities

- Emphasis on higher education

- Emphasis on creating a vibrant downtown

- Green spaces and green loop are important to downtown residents

- Need to address gentrification

- Need stronger language on affordable housing

- Need to address internet infrastructure as a utility

- Change photo opposite the Forward – needs to be more futuristic

- Plan needs to address public infrastructure and capital planning for it

- Emphasis on storefronts and walkability

- Need more about performing arts and support of small companies

- Need to adjust framework to put downtown in global context: resources, fuel, building products. If most of the world's population is going to live in urban centers, how does that impact our resources? Need to be prepared for downtown population of 50,000.

- Need to ensure plan is a living document (see Salt Lake County).

MEETING NOTES

To: Downtown Master Plan Advisory Group

From: Molly Robinson

Date: November 14, 2014

Re: Meeting Notes from November 10, 2014 meeting (#6b)

Attendees

Advisory Group: Stacy Bare, Alison Beddard, Jake Boyer, Mark Gibbons, Lynnette Hiskey, Jim Olson, Vasilios Priskos, Matt Minkevitch, Jason Mathis, Matt Sibul

Community Members: Matt Baldwin, Bruce Bingham, John Dahlstrom, Jesse Dean, Babs De Lay, Heather Knowlton, Paul Leonhardt, Dan Lofgren, Jim Lohse, Bruce Lyman, Robert Miles, Anne Palmer, Kristina Robb, Joshua Stewart, Linda Wardell

City: Jill Love, Mary DeLaMare-Schaefer, Nick Norris, Molly Robinson, Michael Maloy, Tracy Tran

This was the second of three small group meetings with the Advisory Group to discuss proposed changes to the Draft Plan in response to issues raised at the October 7, 2014 Advisory Group meeting (#5).

Following all of the small Advisory Group meetings, a list of recommended changes will be developed and shared with the Advisory Group. The Planning Commission will review these changes and decide whether to include them in their recommendation to the City Council.

Meeting Notes

- P. 19 –

  o Plan is too prescriptive; needs to allow market conditions to drive future development. Concerned with the overall tone.

  o Plan should say what the City wants to see. How could this be different?

  o Example of prescriptive nature: the part that says all units should have a certain number of days of sunlight, views, etc. It is unrealistic to expect every unit to have each of those. None of the current projects have all of those things in a single unit.

  o Direct access might be difficult.

- o This will exclude new residential in downtown. At City Creek, only about 30% of units have access to outdoor space, through balconies or something else. Should this be a percentage instead.

- o Word territory is too aggressive.

- o Define "eyes on the street."

- o Words like "each" "all" or "should" are challenging and absolute. Encourage and similar words are better choices.

- o Need to decide if amenities are going to be public space or private space. Who provides them, the City or the developer? Shouldn't have to double them up.

- o "Should" v. "Will do"

- o Ideals v realities

- o Percentage of units with outdoor access v. all units

- o "Should" is an absolute

- o Direct access v. access

- o Each, all, and should need to be removed from the plan

- o Encourage is appropriate

- o List is unattainable

- o Plan doubles-up amenities: public and private

- P. 23 –

  - o Identifying intent is helpful

  - o Lighting: Take out reference to Union Metal. Identifying one provider drives up the cost.

  - o Trees: work with the urban forester on language

    - ▪ Tree planting for retail exposure and safety needs to be addressed. . The trees should have a high canopy so you can still see the storefronts. The small trees are challenging, block views. Low canopies create hazards for pedestrians.

    - ▪ Prefer uniform plantings (same species by block/development) v. organic. Some blocks with uniformity create a great streetscape, while the less organic approach, which seems to be the current thinking, doesn't.

    - ▪ Need better maintenance and removal of dead trees.

- P. 46 – Encourage [development of] individual building entrances

  o Goal 4, Action 1: Change in regards to work with the state to change liquor laws. Encourage policies that support a vibrant dining scene and night life.

  o Can we change "Actions" to "Ideas"? Action item makes it sound like it is definitely going to happen and there are concerns about that, who does it, etc.

    ▪ Alternatives: suggestions, considerations, solutions

- P. 46 - ...provide amenities for children needs to say how

  o Could it be changed to something else, such as "the City will provide..." This probably goes for all action items, who is going to do it? Can we someone identify those things that the City does vs. those things that the private sector does?

  o Within reasonable proximity of housing

  o Important to keep the focus on housing

  o What amenities?

  o Downtown has to include children.

  o Goal 3, bullet 3: change to promote. Doesn't current zoning already direct this?

  o Transparency requirements at street level. Can parking be on upper levels? Is this already addressed in zoning?

  o "Should" sounds like the law

  o Zoning has transparency requirement; ground level/street level is identified

  o Is this project-dependent?

- P. 49 – agreed on change

- P. 54 – The Church of... (with a capital "T" in the)

- P. 62 – nationally-consistent wayfinding/signage

  o Signage can't be piecemeal

- P. 62 –

  o "encourage parking structures" is ok

  o Goal 4, new action item on wayfinding:

- - Is there some kind of national standard? In NYC, they are consistent throughout so you know what the signs mean.

  - A piecemeal approach creates more confusion. City should fund an overall plan to avoid the piecemeal approach.

  o Goal 2: Consider timing lights

  - Continually updated to meet the needs of the public

  o Goal 3: U of U to Central Station: red line may not go to Central Station; could go to Airport

- P. 70 – Goal 2: Safety needs to be part of child-friendly

  o Ground floor

  o How is this different from current requirements? Can't we just defer to the zoning ordinance?

  o Goal 1, last bullet: no comments

  o Goal 2, 4th bullet: change to locate playgrounds near housing instead of prescribing the distance. Who provides the playground, City or Developer?

  o No mention of safety in this item. Needs to be worked in.

  o (Add) Public or private schools

  o How will we encourage playground development?

  - Does locate mean on private property or public property?

  o Divide Actions into public and private responsibility categories

  o Who is responsible for executing the plan?

  - Can we divide the list of actions (document wide) into City responsibility vs. public responsibility?

  - Investment by private sector is limited by regulation/constrictions. a. Private sector cannot have so many restrictions. It makes development harder. Development is getting more difficult. Move away from the notion that "the city knows best"

  - Plan needs to make it easy

  - This room is filled with people who make private capital investments in Downtown. Previous group was not. How do you balance out the differences in comments?

  - P. 74 – infill development may be restricted

- o Goal 2, last bullet: infill development may not have a large enough footprint to accomplish everything outlined in this section.

    - ▪ Need language that is more adaptable to different types of development

  - o Goal 4: Skyline shaping conflicts with housing goals

    - ▪ If we shape building height, we might not get 10,000 new units. Running the numbers, the City has not seen the kind of growth that would be required to match this goal in 25 years. 500,000 SF of housing needs to be built every year for 20 years to meet 10,000 unit goal (10,000 housing units divided by 25 years equals 400 housing units per year.)

- • P. 95 –

  - o (Add) whenever possible

  - o Walkable… List multiple options: Tokyo scramble, restricted right turns, or other options that prioritize pedestrians. This is already a challenge in some areas where there are so many pedestrians that it hinders automobile traffic. Maybe the City should think about having some intersection where all vehicle movements are stopped at the same time to allow pedestrian to move in any direction through an intersection, then give the cars a chance to turn right? Car should not be seen as the enemy.

  - o …all transit lines have extended hours (not just Airport line and not just TRAX)

- • P. 96 – Allude to site, but don't name specific property owner/property. It should just say South Anchor.

  - o It is challenging to plan a block without the owner's consent/input. Creates a city vs. property owner situation. Should be left as a fairly open canvas.

  - o Identify ESA and Gateway as western anchors

  - o Recognize Grand and Little America as hospitality anchors. Instead of 'transform" the area it should enhance what is already there.

  - o May not be end of CBD in 5, 10, or 20 years. Downtown does not end at 500 South, so maybe it should recognize that Main St. extends further south to 900 South. This section should recognize it. Should the south anchor be further south?

    - ▪ What about the Sears site as a catalytic site?

    - ▪ What about growth north to Marmalade?

- • P. 106 – Gateway Park is inconsistent with bus depot activities

  - o Linear park opportunity is ok but a major park is problematic

  - o The way the map is shown it might make those property owners think the City is going to condemn their property. Might want to rethink this.

- o The map should be redone, including the maps in the districts.

- P. 107 – statements about ESA don't go far enough

  - o ESA: activating the plazas isn't what the ESA needs. The events already do this.

  - o Plan needs to support the Jazz staying downtown and being a big part of it.

  - o ESA is concerned about people getting to and from the arena, particularly by cars and making sure the access remains good and the streets aren't restricted.

  - o Parking is a challenge. ESA recognizes they don't own the parking and are reliant on existing parking lots. As those parking lots change, it puts pressure on the Jazz. There has to be a place for parking in the surrounding areas so that ESA is not boxed in with no options to address the impacts on them. ESA wants to work on a solution and are willing to do their part, but they want to make sure the City is supportive and options are maintained. Parking and traffic concerns: "moving a small city in and out every night."

  - o Incentives for solutions needed

- P. 108 – Farmer's Market in Rio Grande – last paragraph is inconsistent with Arts use.

  - o Programming of the Rio Grande Building. Is this appropriate to be put in the plan?

  - o Does this mean that the existing galleries would get kicked out? The paragraph should be deleted.

  - o We should remove this paragraph.

- P. 113 – work with ESA to accommodate their needs

  - o Catalytic site for Temple Square goes too far

  - o This would eliminate all of the parking for the Utah Jazz.

  - o Similar comments made about south anchor apply here as well. Planning a block that is privately-owned.

  - o Remove this catalytic project from the plan

- P. 1 (new text) – "Transform" suggests that today's condition is inadequate; consider "build upon" or "enhance." Why not build on everything that Downtown has. This is throughout the plan. That word should not be used.

- Arts – need more diverse arts-based activities, not just more of the same (repetition)

- P. 114 – Grand Boulevards

  - o Welcome to visitors by car

- o Policing for drugs is conflicting with welcoming element

- o Safer place to cross is great, but it needs to consider the impact to traffic. These two streets are the major auto entrances to the City and that needs to be the focus. Don't negatively impact the number of lanes.

- o Would this result in a reduction of lanes? Any change would have to be approved by UDOT.

- o Does the plan adequately address the role that these streets play and removing lanes or restricting car travels restricts that role?

- o Boulevards need to maintain movement of people and goods as priority

- Distinctive Places: Add "Beloved" places that contribute...

MEETING NOTES

To: Downtown Master Plan Advisory Group

From: Molly Robinson

Date: November 14, 2014

Re: Meeting Notes from November 12, 2014 meeting (#6c)

Attendees

Advisory Group: Maria Garciaz, Christian Harrison, Michael Larice

Community Members: Derek Kitchen, Joyce Marder, Kristina Robb, John Schaefer

City: Jill Love, Cheri Coffey, Nick Norris, Molly Robinson, Michael Maloy, Tracy Tran, Matt Dahl, Debbie Lyons

This was the third of three small group meetings with the Advisory Group to discuss proposed changes to the Draft Plan in response to issues raised at the October 7, 2014 Advisory Group meeting (#5).

Following all of the small Advisory Group meetings, a list of recommended changes will be developed and shared with the Advisory Group. The Planning Commission will review these changes and decide whether to include them in their recommendation to the City Council.

Meeting Notes

- P. 3 or 12 – Need language about what this plan will do

  o Define: vision statement, principle, goal, action

  o Not too technical

- P. 19 – at previous meeting, developers were concerned with this being too prescriptive.

  o It might not be too prescriptive, but could be worded better.

- P. 23 –

  o Lighting

- - Light pollution issues for residents. Expensive to block street lights (curtains, blinds, etc.). ☐ Common complaints from residents about the street lights. They look great, but they create a lot of light that shines up into people's windows. Should this policy be rethought?

  - Lighting needs to be capped. Shield the lights from trespassing into peoples homes.

  - Added paragraph is not enough. Light pollution is a health issue and lights the night sky unnecessarily. Lights should be pointed down, directed to sidewalk. ADD: Focus on lighting the pedestrian realm and manage light trespass into residences.

  - Trees

    - We have a lack of specimen trees downtown. Too many decorative varieties that don't add anything.

    - Need more architectural trees: large canopy and tall

    - Need a quick and efficient replacement program for dead and damaged trees

    - Need to address maintenance issues for trees in containers; containers quickly become ashtrays and filled with trash. Rethink the concept of a planter and the planting environment, maybe less raised planters.

    - Consider trees in terms of both function and aesthetics

    - Need strategies to maintain long-term health and longevity of street trees. Need to mention maintenance more. It is lacking.

- P. 46 –

  - Need stronger language, particularly to address back-facing entrances. Discourage back facing/loading buildings, where the entrance is from the parking lot. Think Costco.

    - Language should be stronger

    - Good rules make good cities.

    - Make it clear that we are talking about new developments.

  - Downtown has enough surface parking. Goal should be to decrease amount of land used for surface parking without reducing number of stalls.

    - Additional language: reducing parking in the aggregate should be a city policy

    - It is important to keep some strong language for future elected officials to hold to long standing policies.

    - Does this language provide enough flexibility to change how the times change? If technology changes, peoples preferences changes, etc.

- - - Can there be some move to prohibit parking lots being used as land banks?

      - Parking can also be underground, which isn't mentioned.

- P. 49 – local business

  o How to bring small, local business in and enable them to stay around

  o Proposed change reflects the notion of the City.

  o Blight can be a good thing because it provides affordable rents for local businesses.

  o Business ownership of the building that they are in is important and helps lead to a strong small business community.

  o Fine grained ownership, such as commercial condos is the idea and a way to fend off the wrong kind of gentrification.

  o Can be done by restricting land assembly, having a menu of development options that include commercial condos, etc.

  o Add a sentence about SLC role in the international market place and how it impacts local economy; it is changing the world economy and cities need to adapt.

  o Retail condos (like residential condos)

  o Less monolithic development; discourage multi-parcel developments

  o Explore gentrification policy that identifies receiver neighborhoods for both residential and commercial uses (including artists). It is controversial and essentially redistribution of wealth but assures a space for small business.

- P. 62 – comprehensive and collaborative

  o Move away from regulation. It seems like the City is moving towards a discretionary planning process. Which is ok and less rigid than traditional planning, but requires a very savvy staff and policies.

  o Should include collaborative so it is more legible. Look at "legible London" as an example of wayfinding that is universal, yet includes unique branding.

  o Graphic visibility is important.

  o Transparent throughout

- P. 70 –

  o Goal 1:

- open up/permeability (not just glass) to include other design features and incorporate visual interest

- Add: ample visual interest and architectural design

- Last bullet ok with change

  o Goal 2: playgrounds is too specific. Suggest "playscapes" or "playspaces" instead.

  - kids gravitate to nature. Rethink what a playground is.

  - Play space drives residential.

  - Term playground is catered to a certain age group. Kids outgrow playgrounds quickly and need space for a different type of play that a playground cannot provide. What about using play space or some other term? Recreation and leisure space? What about places for people to play?

  - Any space for kids need to be reassuring for the parents, they need to feel it is safe.

  - Less prescribed, get away from the notion of playground that has been around since the 60's.

  - Avoid age specific equipment

  - Keep in mind, we don't need to change downtown, but show things are accessible for kids and that there are things to climb on, jump off, etc.

  - If it is friendly for kids, it will be friendly for everyone.

  - What about publically owned private spaces and privately owned public spaces? Are either acceptable?

  - Is there a 2 page spread about the public realm?

  o What is going to keep the elderly in Downtown? Where is their play space? What does that mean to them?

  o Need flexible playscapes for all ages

- P. 74 – plan should address city policy for POPS – Privately Owned Public Spaces

- P. 90 – no comments on change, but maybe rethink the map.

- P. 95 – lighting for night and shading for day. Encourage is ok.

- P. 96 – other language for "south end of Main Street." It is the south end of the CBD.

  o Explore language to be more grand. The block could be a lot more than just commercial, or residential or mixed use. Is there a place for institutional, civic, etc. uses?

- City doesn't have a great public square. Is this it? Could it be?

- Can language be changed to be more comprehensive and collaborative?

- This space needs to be thought of as an overlay. It is where a number of different districts come together and mixes a lot of different patterns, uses, etc. leave language unspecific so it can better take that into account when it comes time to develop/plan that block. Leave it hazy.

- If you make it too general, you run the risk of making it so vanilla it is no longer catalytic.

- It isn't just that block, think about the uses around it and in the area. The hotels and civic buildings are large draws.

- New language: This is a special site at the confluence of multiple districts and land uses: CBD, Civic, Hospitality. It deserves special consideration in its development to ensure a dense, diverse, and vibrant place.

- P. 97 – what does the picture have to do with downtown?

- P. 99 – no comments on change

- P. 107 – Vibrant and active: need to think about resiliency.

- P. 125 – This is a map without context. Not useful.

  o Overhead transmission lines are an impediment to development

  o Need stronger language to bury the lines

  o City needs to embrace policy of burying all power lines

- P. 126 – Removing viaduct will alter the neighborhood; Granary community has expressed desire to keep it as a buffer. Maybe if it is just improving the existing structure, spaces around it and underpasses it would be ok.

- General

  o Need a section that really explains how the plan will be used, what the vision means, what the guilding principles and action items mean. It should be seen as a time to educate others about what planning in SLC means.

    ▪ A vision statement does this...

    ▪ A guiding principle means this

    ▪ A principle does this...

    ▪ Intent is not be prescriptive but visionary.

- The plan needs to be simple, memorable and reiterated continually so everyone knows about it. Right now some of it is too technical. It needs to be more memorable.

    - Add a statement about the future desire of downtown and what kind of place it will be, in terms people know and understand.

    - Vision and principle paragraph is too technical, buried in the text on page 3. Make it stand out, less wordy.

    - People on the ground are disinterested. The plan need to keep people interested.

    - People efforts (time, money, dedication, investment, etc) are not recognized.

    - What are the 4-5 reasons we need the plan? Add them.

- Where is the conversation on homelessness? Three things from the Pioneer Park Coalition

    - Plan needs more details about homeless individuals and the City's plans to address issue. Homeless issue is the number one issue facing downtown and needs to be addressed. Identify homeless issue as important, deserving of a concentrated effort and action plan to address the unique nature of the issue.

    - City Council and HLC need to work together for a better housing plan

    - Pioneer Park – need to make the area more family-friendly 24-7; need to address homeless issues; park needs consistent programming

- Add to Assumptions: Homelessness is an issue that cannot be solved in one master plan

ATTACHMENT E: Meeting Comment Tracking. Oct 7, Nov 6, Nov 10, and Nov 12.

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
General		The Health Department is concerned about noise in mixed use areas such as Downtown. They are available to help study and make recommendations when it comes to development in the Downtown. There are particular conflicts between housing and other uses.	*Change to address concerns about noise pollution (p. 70).*	10/7/2014	
Vision & Principles	49	Economic Development is a critical component of Downtown and needs to be included in the Downtown Master Plan. The City needs to develop a City-wide strategy and figure out what that means for Downtown. It would be a mistake to move forward without this.	*Change to reflect public desire for more emphasis on economic development (p. 49).* The Community and Economic Development Department is currently working with the University of Utah (Natalie Gochnour) to identify what an economic strategy may be. It was mentioned that it should include the following: Key priorities; Address changes to public policy relating to economic development; Key strategies. Comment shared with Economic Development Division.	10/7/2014	
General		It was mentioned that the Economic Development Strategy referenced could be an addendum to the plan (something like 7 key components to implement the economic strategies, etc.) or mixed into many different sections of the plan provided that the plans are linked.	Downtown Plan responds to adopted City plans and other regional or community-based efforts. It must address land use issues and cannot respond to all possible types of planning issues that are not yet explored. As a "living document," the Plan is always in a state of "becoming" and can and will be updated, as appropriate.	10/7/2014	NC
General		The catalytic effect of City Creek should be the standard for future development to achieve general goals such as more residential, 24/7 population, etc. The residential and office component of the project may not have been possible if this plan was in place at the time due to the specificity of some sections of the plan.	Plan supports mixed-use projects that are in-line with the shared vision. *Language that appeared regulatory (i.e. "require") was removed or reworded.*	10/7/2014	
General		The City needs to review the pitfalls and hazards of the application process within the context of the Draft Plan.	Plan includes direction on streamlining City processes for smoother, predictable permitting processes (p. 42, 50).	10/7/2014	
General		The big things are good; it is the details that are causing some problems and concerns.	Plan references "best practices" as a means to achieving goals outlined in the plan.	10/7/2014	
General		Know the plan is looked at as regulation by PC. The plan is so specific (like access to natural light, access to outdoor green space for residential) etc. That may preclude development.	Plan references "best practices" as a means to achieving goals outlined in the plan.	10/7/2014	
Vision & Principles	42	Growth on the western side of Downtown is good and people need access to parks. But the requirements recommended by the plan (natural light, outdoor space for kids with more than 200 apartments).	*Specificity removed and language changed to reflect intent, which is to "Create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week."*	10/7/2014	
General		Policies for housing are too specific and create limitations. (It was explained that these are listed in the Draft Plan as best practices.)	Plan references "best practices" as a means to achieving goals outlined in the plan.	10/7/2014	
General		It should be a guiding document, but it reads like regulation in some places. That should change.	*Language that appeared regulatory (i.e. "require") was removed or reworded.*	10/7/2014	
General		Leave it as a vision document. Aspirational and visionary qualities are good.	Plan is both a vision and implementation plan.	10/7/2014	
General		Focus on the goals and principles, less on the action items.	Plan is both a vision and implementation plan.	10/7/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
General		Land use information is too specific, too constraining. Replace "require" with "should"?	*Language that appeared regulatory (i.e. "require") was removed or reworded.*	10/7/2014	
General		Dictating with details how that has to happen is problematic because things change (like Millennials wanting to live downtown is a relatively new concept that we didn't think about 5 years ago.)Shouldn't be specific (like how high an office building should be allowed to go). The master plan shouldn't be regulatory. Zoning should do that.	Plan anticipates what people will need and want in the future. *Language that appeared regulatory (i.e. "require") was removed or reworded.*	10/7/2014	
General		Specificity limits innovation. Other great downtown plans are not specific.	Constraints drive creativity and innnovation. We researched over 50 downtown plans from all over the world each with different approaches to vision and action.	10/7/2014	
General		Is it a matter of semantics? Do we all want the same thing? Maybe it is simply a matter of how we are saying it in the plan? There are good examples of why we need a plan that has some level of specificity.	No change requested.	10/7/2014	
General		Maybe the plan could graphically communicate or illustrate the aspirational goals or action items.	Vision, principles, goals, and initiatives are the direct result of the public process. Overhauling them at this time is inappropriate.	10/7/2014	
General		Some attendees interpreted plan details not as regulation but as descriptions of how to achieve the plan's aspirations.	No change requested.	10/7/2014	
General		Plan is a holistic treatment of Downtown. Yes, we need Downtown economic development, but we need regulations to guide development and address concerns like air quality.	No change requested.	10/7/2014	
General		The specifics help give ideas/ examples of how it could be done. Perhaps the plan should use graphical depictions rather than text to demonstrate examples. The main body of the plan should be vision, policies and goals. The action steps should take a backseat to the rest of the plan.	Vision, principles, goals, and initiatives are the direct result of the public process. Overhauling them at this time is inappropriate. Plan is both a vision and implementation plan.	10/7/2014	
Districts	122	Plan does not contain enough information about redevelopment of Fleet Block	See p. 122 in the Granary District section	10/7/2014	
Key Moves	88-89	Park along I-15 is desirable, but City needs to create an acquisition fund to purchase property when it becomes available or it is not a viable project.	*Change lists possible funding mechanisms*	10/7/2014	
Districts	96-97, 110-113	Plans for Block 85 and Block 40 are too specific.	*Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses*	10/7/2014	
Districts	96-97, 110-113	Suggestions of what can be developed there is problematic. The LDS Church will eventually do something with that property but including suggestions for development in the plan, when it is privately owned, is concerning.	*Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses*	10/7/2014	
Districts	96-97, 110-113	The LDS Church knows they need to enliven the street feel when going past those blocks. How they do that shouldn't be specifically identified in the plan.	*Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses*	10/7/2014	
Districts	110-113	Reference to old plan that identified residential north of North Temple, Institutional use between North Temple and South Temple, and commercial south of South Temple.	No change requested.	10/7/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Key Moves	90-91 (new)	Energy Solutions is not identified in the plan and it as an integral part of Downtown.	*Change to emphasize importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	10/7/2014	
Key Moves	90-91 (new)	It is the oldest un-remodeled arena in NBA. The importance of the Arena as a major generator of activity downtown, bringing 1.5 million people downtown every year, should be recognized in the plan. This was recommended at the previous Advisory Group meeting and will be rectified.	*Change to emphasize importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	10/7/2014	
Vision & Principles	1	Unclear reference made to a jobs-housing balance.	By aligning land use with transportation objectives, our goal is to create a more efficient system and a better jobs-housing balance.	10/7/2014	
General		Plan needs to encourage more economic growth downtown. Plan should not constrain business growth. Lots of "regulations" and no "incentives" in plan.	Plan calls for use of existing or creation of new development incentives (p. 42, 46, 54, 67, 78, 99, 107, 115, 123, 127, 131, 138).	10/7/2014	
General		The use of this city is multi-faceted. Does this plan try to change that balance? Are we trying to say that the commuters aren't welcome? Are we saying we encourage Arena, Culture, Employment? There is a synergy with all the components of Downtown. If we lose any component, that is problematic. The economic development aspect of plan, want to have center of state/ intermountain west, focal point to be in SLC- it is vital to have residential development and economic growth. If the goal of the plan is to constrain the economic component in Downtown it is problematic. Economic Growth is necessary to have vital downtown.	The plan recognizes the many different faces that contribute to Downtown, whether they are residents, workers, property owners, business owners, or visitors. We recognize that downtown is a major destination as well as a neighborhood. A signage and wayfinding plan (and its implementation) will go a long way to helping workers and visitors arrive and depart from their destination smoothly. A parking study (forthcoming) will also help us understand our needs for accommodating vehicles. By aligning land use with transportation objectives, our goal is to create a more efficient system and a better jobs-housing balance.	10/7/2014	
General		Transportation is multifaceted and the plan does not reflect vehicular travel as the primary mode of transportation downtown. Cars are.	The plan defers to the City's adopted *Downtown in Motion* plan for all transportation related issues. By aligning land use with transportation objectives, our goal is to create a more efficient system and a better jobs-housing balance.	10/7/2014	
Vision & Principles	62	Parking -and finding it through a comprehensive signage and wayfinding package-needs more mention in the plan. RDA could help with parking strategies. Need to address parking pricing, too.	*Change to better describe intent of initiative, reflect public desire for initiatives addressing parking, and emphasize need for signage and wayfinding that improves the parking experience.*	10/7/2014	
General		Like housing diversity, but market dictates what is buildable and sellable.	The demand for housing downtown is significant and trends indicate continued demand for urban housing products. Wasatch Choice for 2040 indicates that Downtown Salt Lake will support the highest densities in the region –up to 200 units per acre in some places. Housing choice is predicated on supply of a variety of housing types and affordabilities near job centers.	10/7/2014	
General		Education is important, but is a missing element of the plan. This is intricately linked to family housing.	Plan identifies lack of schools in the downtown as an issue (p. 30). Suggests new schools and daycares be located near family housing (p. 42, 50, 65, 70, 99, 107, 115, 127, 131).	10/7/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
General		From the Planning Commission's standpoint, if the plan conveys the notion that the Downtown is not the center and focal point, that was not our intent and we [PC] need to relook at the plan. Downtown must be the economic and cultural center of the intermountain west. The housing is vital to help that happen. If there is ordinance level detail in the plan, we should remove it but we need to have some guidelines in the plan. It would have been nice to have this type of public input at the public hearing when the Planning Commission was reviewing the plan.	*Language that appeared regulatory (i.e. "require") was removed or reworded.*	10/7/2014	
Urban Design Framework	23	P. 23 - Lighting and night sky. Does this addition preclude "beacons" on towers?	Typically, tower beacons or unique architectural designs are required for tall buildings exceeding downtown height limits and therefore contributing to the skyline.	11/6/2014	
Urban Design Framework	23	Change "is optimal" to improves	*Change to reflect reason for lighting*	11/6/2014	
Urban Design Framework	23	P. 23 - Strike proposed tree language beyond pleasant and comfortable downtown..."	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Health of trees is an important point in light of climate change issues	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Statements that are restrictive may not be the right approach. Ex. Fruit trees may be ok in more low scale neighborhoods	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	This section needs to be reworked.	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Does Forestry already have some policies?	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Should this be left up to the City Forester?	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Make 30' a suggestion	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	What's appropriate for different areas downtown?	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	We should consider district-level conditions	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Street trees should consider the character of the street to match the right trees to the right street.	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Discuss with City Forester on a project-by-project basis	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Should the second part of the paragraph be deleted (after the highlighted section on the handout). Health Dept. suggests leaving it in. Others wondered if it was valuable to do so.	*Change to reflect intent and purpose of street trees*	11/6/2014	
Urban Design Framework	23	Follow-up with City Forester	*Change to reflect intent and purpose of street trees*	11/6/2014	
Downtown's Story	24-25	P. 24-25 - The pdf version is not showing every letter. Might need to check to make sure the font is supported when converted to pdf.	Fonts are standard fonts available on most operating systems.	11/6/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Downtown's Story	31	P. 31 - Homeless/social services is a huge issue. How can it be discussed further? Seems like the plan is forgetting about it.	*Change to reflect impact of homelessness and associated issues on downtown.*	11/6/2014	
Vision & Principles	46	P. 46 - Prefer use of require." It is stronger.	*Language that appeared regulatory (i.e. "require") was removed or reworded.*	11/6/2014	
Vision & Principles	46	Building entrances: no comments on change	*Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."*	11/6/2014	
Vision & Principles	46	Parkign structures: Make it stronger, likes the existing language. Community Council wants it stronger. (2 Planning Commissioners suggested it should be stronger as well).	*Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."*	11/6/2014	
Vision & Principles	46	Do we need to explain why this, and others are in the plan? Include intent of each action	The intent of each action (initiative) is the preceding goal.	11/6/2014	NC
Vision & Principles	46	Do interior parking structures put people on the sidewalk?	Ideally, yes.	11/6/2014	
Vision & Principles	46	Does interior location negatively impact mid-block walkway goals?	Mid-block walkway design guidelines address parking structures that are interior to the block.	11/6/2014	
General		Some concern about watering down master plans and having them lose the ability to push the City to take the next step.	*Language that appeared regulatory (i.e. "require") was removed or reworded.* Revised plan still reflects community desires and uses language that can be clearly interpreted by elected and appointed officials.	11/6/2014	
Vision & Principles	46	Change the recommendation so it reads "Parking structures and surface parking to be located…"	*Language changed to "On pedestrian-oriented streets, active ground floor uses should be prioritized over surface and structured parking."*	11/6/2014	
Vision & Principles	46	Whatever the final change is, make it consistent with the other similar statements (recommended change on page 62 is very similar)	Changes are consistent throughout the revised document.	11/6/2014	
Vision & Principles	49	P. 49 What is nested structure of all plans and is that spelled out in the plan somewhere?	Page 4 illustrates how the *Downtown Plan* fits with other City plans.	11/6/2014	
Vision & Principles	49	Reference the economic development plans in this section	Downtown Plan responds to adopted City plans and other regional or community-based efforts. It must address land use issues and cannot respond to all possible types of planning issues that are not yet explored. As a "living document," the Plan is always in a state of "becoming" and can and will be updated, as appropriate.	11/6/2014	
Vision & Principles	62	P. 62 - Goal 4: remove "encourage"	*Language changed to "Parking structures should be wrapped by buildings instead of having frontage on public streets."*	11/6/2014	
Vision & Principles	62	Make consistent with similar action items	Changes are consistent throughout the revised document.	11/6/2014	
General		Worry that watering down language does not effectively get us what we want as a community	*Language that appeared regulatory (i.e. "require") was removed or reworded.* Revised plan still reflects community desires and uses language that can be clearly interpreted by elected and appointed officials.	11/6/2014	
Vision & Principles	62	P. 62 - Add action to Goal 4 - Manage public parking to support cultural, retail, and other activities. oAdd reference to Downtown In Motion oAdd as recommended in Downtown in Motion	*Change to reflect public desire for initiatives addressing parking.*	11/6/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Vision & Principles	62	Make it more clear that there are different wayfinding systems for different modes; what works for pedestrians doesn't work for drivers.	*Change to emphasize need for signage and wayfinding that improves the parking, pedestrian, automobile, transit, and bicycle experiences.*	11/6/2014	
Vision & Principles	62	Can they be more universal?	*Change to emphasize need for signage and wayfinding that improves the parking, pedestrian, automobile, transit, and bicycle experiences.*	11/6/2014	
Vision & Principles	70	P. 70 - strengthen the safety and life of public spaces (add safety" somewhere)	*Change to reflect intent and added "safety."*	11/6/2014	
Vision & Principles	70	Goal 1, action item re: eliminating blank walls: Is this practical? Should it be reduce the impact of blank walls on public spaces?	*Change to reflect intent, which is to have "A public realm that is looked after 24/7."*	11/6/2014	
Vision & Principles	70	Goal 1, eyes on public spaces: Add something about safety. Is it redundant if it is in the "safety section"?	*Change to reflect intent and added "safety."*	11/6/2014	
Vision & Principles	70	Can we make these types of actions simpler? Instead of saying "animate the public realm" can't we just say something like "Make public spaces safer and more active by encouraging new development to allow people to look onto public space by providing windows, doors, balconies, porches and other similar features." It adds intent and avoids vague language without being directive.	This initiative is doing more than promoting safety, but also an interesting public realm. *Change to reflect intent, which is to have "A public realm that is looked after 24/7."*	11/6/2014	
Vision & Principles	74	P. 74 - Under Goal 2: no comments oCan we delete the depending on the district" part from the sentence? Not sure it is necessary.	*Change to allow flexibility in provision of outdoor space by private market.* Type of outdoor space provided will likely differ by district as it responds to different development types.	11/6/2014	
Districts - CBD	95	P. 95 - Is it ok to have window displays? Make this clear.	*Change to reflect intent, which is to provide a "Welcoming and Safe" place. Added "Window displays that stimulate interest in products or services is encouraged."*	11/6/2014	
Districts - CBD	95	Maximize visual transparency…	*Change to reflect intent, which is to provide a "Welcoming and Safe" place.*	11/6/2014	
Districts - CBD	95	Provide interior display zones or site lines…	*Change to reflect intent, which is to provide a "Welcoming and Safe" place.*	11/6/2014	
Districts - CBD	95	Add definition of visual transparency (or define intent of action).	*Change to reflect intent, which is to provide a "Welcoming and Safe" place.* The intent of each action (initiative) is the preceding goal.	11/6/2014	
Districts - CBD	95	Make this similar to other places where it talks about transparency	Changes are consistent throughout the revised document.	11/6/2014	
Districts - CBD	95	Work with the language to get to the point where we are basically saying "allow people to see in and out by encouraging storefronts."	*Change to reflect intent, which is to provide a "Welcoming and Safe" place.*	11/6/2014	
Districts - CBD	96	P. 96 - Reference to property owner v. places. oListing key property owners may not be appropriate. oThe uses in the first bullet are the problematic part. Is it a commercial site?	*Change to emphasize development opportunity characteristics*	11/6/2014	
Districts - Broadway	99	P. 99 - Display zone: make consistent with other similar action items.	Changes are consistent throughout the revised document.	11/6/2014	
Districts - Salt Palace	103	P. 103 - Display zone: make consistent with other similar action items.	Changes are consistent throughout the revised document.	11/6/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Key Moves	90-91 (old)	P. 106 - Gateway Park - is this still a good idea?	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	P. 106 - Gateway Commons Park oIs it still a goal, considering where UTA is with the bus yard?	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	Is this contrary to current development trends (i.e. Is it even possible given new development demands)?	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	Should be a major entry/welcome point to downtown	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	Park-like setting with commercial development. - not explained as such	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Key Moves	90-91 (old)	Envisioned as Sugar House-like park for residents	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	What are the ethics of housing within ¼ mile of highways? And is environmental history of the site a problem?	This will be considered in any future zoning changes.	11/6/2014	
Key Moves	90-91 (old)	The map may need to be modified/explained so it is clear what the park means. Is it the intent to make it a giant park in that area?	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	Maybe the goal should be to make the area more park like, in terms of adding more greenery like street tress and parkstrips; not a literal park.	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/6/2014	
Key Moves	90-91 (old)	Introduce research about health impacts of living next to freeways. Maybe housing should be pushed ¼ mile away from the interstate in this area.	This will be considered in any future zoning changes.	11/6/2014	
Key Moves	90-91 (old)	The area has environmental issues too, so maybe another reason to think about housing.	This will be considered in any future zoning changes.	11/6/2014	
Districts - Depot	107	P. 107 - Add action that supports the retention of the Utah Jazz in downtown. oDowntown should be the home of the Utah Jazz, the plan needs to call that out more. Build up more stuff about that and the importance of the arena. oWhat about sports expansion? Should we include something about that? oYes, but not district specific. oDepot district is ideal for sports expansion. Regional destinations are ideal for the Depot District because of transportation links.	*New Key Move (p. 90-91) emphasizes importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	11/6/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Districts - Depot	107	When thinking about what the area needs, no one would say make it more dog friendly, but everyone would say make it safer to walk in. Need to address the homeless/panhandling issue more.	Homelessness issues addressed on p. 7, 42, 50, 70, 107.	11/6/2014	
Districts - Temple Square	112	P. 112 - Connect Temple Square but maintain public streets (no street vacations)	Street vacations are no longer City policy.	11/6/2014	
General		How are issues associated with homeless addressed in the plan?	Homelessness issues addressed on p. 7, 42, 50, 70, 107.	11/6/2014	
General		More about performing arts	*Change to reflect public desire for greater emphasis on performing arts in the plan. Adds mention of film.*	11/6/2014	
General		Distinctive Places - a good addition. Underscores the quality of our downtown.	This section is not a recommended addition. Distinctive places are covered in the *Existing Conditions Report.*	11/6/2014	
General		Noise v. land use/building code - How can the plan balance these destination v neighborhood impacts?	*Change to address concerns about noise pollution (p. 70).*	11/6/2014	
General		Daytime v nighttime delivery	*Change to address concerns about noise pollution (p. 70).*	11/6/2014	
General		Requiring off-street delivery in zoning	*Change to address concerns about noise pollution (p. 70).*	11/6/2014	
General		Emphasis on visual arts	Visual arts addressed throughout plan (p. 22, 57-58, 67, 79, 82-83, 96-97, 115, 127, 128)	11/6/2014	
General		Plan needs to balance pop-ups and concerts with residential activities	Plan establishes a balance between fulfilling destination and neighborhood needs.	11/6/2014	
General		Emphasis on higher education	Higher education is addressed throughout plan (p. 49, 50, 53-54, 62, 73, 75, 84-87, 110-111, 114-115).	11/6/2014	
General		Emphasis on creating a vibrant downtown	Creating a vibrant downtown is the crux of the vision.	11/6/2014	
General		Green spaces and green loop are important to downtown residents	Parks and green spaces are a critical component of the urban landscape downtown.	11/6/2014	
General		Need to address gentrification	Plan emphasizes housing choice, affordable housing or housing that is "accessible to all people throughout the social and economic spectrum" throughout (p. [inside cover], 18, 39, 42, 126)	11/6/2014	
General		Need stronger language on affordable housing	Plan emphasizes housing choice, affordable housing or housing that is "accessible to all people throughout the social and economic spectrum" throughout (p. [inside cover], 18, 39, 42, 126)	11/6/2014	
General		Need to address internet infrastructure as a utility	General infrastructure needs are identified in the first initiative under Goal 3 (p. 50). Utility infrastructure investment is also identified on p. 32, 49, 123, 124, and 127 and is one of the assumptions of the plan (p. 7).	11/6/2014	
General		Change photo opposite the Forward - needs to be more futuristic	Graphic changes were made throughout the document.	11/6/2014	
General		Plan needs to address public infrastructure and capital planning for it	General infrastructure needs are identified in the first initiative under Goal 3 (p. 50). Utility infrastructure investment is also identified on p. 32, 49, 123, 124, and 127 and is one of the assumptions of the plan (p. 7).	11/6/2014	
General		Emphasis on storefronts and walkability	Storefronts are addressed throughout the plan (p. 23, 43, 51, 70, 82-83, 90, 130, 139). Walkability is a major theme of the plan (p. 21, 65-67, 95, 99, 107, 123, 127, 131).	11/6/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
General		Need more about performing arts and support of small companies	Salt Lake City has a long standing commitment to performing arts, visual arts, literary arts, film and video. Plan identifies increased City support for arts organizations (p. 58, 82-83, 95, 99, 123, 127, 131	11/6/2014	
General		Need to adjust framework to put downtown in global context: resources, fuel, building products. If most of the world's population is going to live in urban centers, how does that impact our resources? Need to be prepared for downtown population of 50,000.	Plan anticipates what people will need and want in the future. Vision, principles, goals, and initiatives are the direct result of the public process. Plan is both a vision and implementation plan. As a "living document," the Plan is always in a state of "becoming" and can and will be updated, as appropriate (p. 141).	11/6/2014	
General		Need to ensure plan is a living document (see Salt Lake County).	As a "living document," the Plan is always in a state of "becoming" and can and will be updated, as appropriate (p. 141).	11/6/2014	
Downtown's Story - Livability	19	P. 19 - oPlan is too prescriptive; needs to allow market conditions to drive future development. Concerned with the overall tone. oPlan should say what the City wants to see. How could this be different? oExample of prescriptive nature: the part that says all units should have a certain number of days of sunlight, views, etc. It is unrealistic to expect every unit to have each of those. None of the current projects have all of those things in a single unit. oDirect access might be difficult. oThis will exclude new residential in downtown. At City Creek, only about 30% of units have access to outdoor space, through balconies or something else. Should this be a percentage instead. oWord territory is too aggressive. oDefine eyes on the street."	*Change to reflect intent of best practices for desired in new development.*	11/10/2014	
Downtown's Story - Livability	19	Words like "each" "all" or "should" are challenging and absolute. Encourage and similar words are better choices.	*Language that appeared regulatory (i.e. "require") was removed or reworded.* "Should" implies intent and is not considered regulatory.	11/10/2014	
Downtown's Story - Livability	19	Need to decide if amenities are going to be public space or private space. Who provides them, the City or the developer? Shouldn't have to double them up.	Plan calls for the development of both public and private amenities as components of downtown livability. The City's role is to provide true public amenities that support participation in the public life of the city. Private development is expected to determine amenities that make their development marketable and profitable. Both will enrich the downtown experience. (p. 18)	11/10/2014	
Downtown's Story - Livability	19	Should v. "Will do"	*Language that appeared regulatory (i.e. "require") was removed or reworded.* "Should" implies intent and is not considered regulatory.	11/10/2014	
Downtown's Story - Livability	19	Ideals v realities	Plan is both a vision and implementation plan.	11/10/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Downtown's Story - Livability	19	Percentage of units with outdoor access v. all units	*Change to reflect intent for desired outdoor amenities in new development*	11/10/2014	
Downtown's Story - Livability	19	Should is an absolute	*Language that appeared regulatory (i.e. "require") was removed or reworded.* "Should" implies intent and is not considered regulatory.	11/10/2014	
Downtown's Story - Livability	19	Direct access v. access	*Change to reflect intent for desired outdoor amenities in new development*	11/10/2014	
Downtown's Story - Livability	19	Each, all, and should need to be removed from the plan	*Language that appeared regulatory (i.e. "require") was removed or reworded.* "Should" implies intent and is not considered regulatory.	11/10/2014	
Downtown's Story - Livability	19	Encourage is appropriate	"Encourage" is used throughout the plan.	11/10/2014	
Downtown's Story - Livability	19	List is unattainable	Plan references "best practices" as a means to achieving goals outlined in the plan.	11/10/2014	
Downtown's Story - Livability	19	Plan doubles-up amenities: public and private	Plan calls for the development of both public and private amenities as components of downtown livability. The City's role is to provide true public amenities that support participation in the public life of the city. Private development is expected to determine amenities that make their development marketable and profitable. Both will enrich the downtown experience. (p. 18)	11/10/2014	
Urban Design Framework	23	P. 23 - oIdentifying intent is helpful oLighting: Take out reference to Union Metal. Identifying one provider drives up the cost. oTrees: work with the urban forester on language	*Change to reflect reason for lighting*	11/10/2014	
Urban Design Framework	23	Tree planting for retail exposure and safety needs to be addressed. . The trees should have a high canopy so you can still see the storefronts. The small trees are challenging, block views. Low canopies create hazards for pedestrians.	*Change to reflect intent and purpose of street trees*	11/10/2014	
Urban Design Framework	23	Prefer uniform plantings (same species by block/development) v. organic. Some blocks with uniformity create a great streetscape, while the less organic approach, which seems to be the current thinking, doesn't.	*Change to reflect intent and purpose of street trees*	11/10/2014	
Urban Design Framework	23	Need better maintenance and removal of dead trees.	*Change to reflect intent and purpose of street trees*	11/10/2014	
General		Can we change Actions" to "Ideas"? Action item makes it sound like it is definitely going to happen and there are concerns about that, who does it, etc. Alternatives: suggestions, considerations, solutions	*Change to Initiatives - Defined as "a plan or program intended to solve a problem or fulfill a goal" - suggests intent of the plan*	11/10/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Vision & Principles	46	P. 46 - Encourage [development of] individual building entrances oGoal 4, Action 1: Change in regards to work with the state to change liquor laws. Encourage policies that support a vibrant dining scene and night life.	*Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."*	11/10/2014	
Vision & Principles	46	P. 46 - …provide amenities for children needs to say how	Plan allows flexibility in provision of amenities by City and by private market.	11/10/2014	NC
Vision & Principles	46	Could it be changed to something else, such as "the City will provide…" This probably goes for all action items, who is going to do it? Can we someone identify those things that the City does vs. those things that the private sector does?	Plan calls for the development of both public and private amenities as components of downtown livability. The City's role is to provide true public amenities that support participation in the public life of the city. Private development is expected to determine amenities that make their development marketable and profitable. Both will enrich the downtown experience. (p. 18)	11/10/2014	
Vision & Principles	46	Within reasonable proximity of housing	Plan suggests location of playspaces near housing (p. 70).	11/10/2014	
Vision & Principles	46	Important to keep the focus on housing	Plan emphasizes housing throughout.	11/10/2014	
Vision & Principles	46	What amenities?	Public amenities will be determined by the City. Private development is expected to determine amenities that make their development marketable and profitable. Both will enrich the downtown experience. (p. 18)	11/10/2014	
Vision & Principles	46	Downtown has to include children.	Plan supports the idea that children --and design for them-- support the broader local community and make downtown a complete neighborhood. (p. 69)	11/10/2014	
Vision & Principles	46	Goal 3, bullet 3: change to promote. Doesn't current zoning already direct this?	*Changed to prioritized.*	11/10/2014	
Vision & Principles	46	Transparency requirements at street level. Can parking be on upper levels? Is this already addressed in zoning?	This is only addressed in some zoning districts in the downtown study area. Plan asserts that it should be more widespread.	11/10/2014	
Vision & Principles	46	Should sounds like the law	*Language that appeared regulatory (i.e. "require") was removed or reworded.* "Should" implies intent and is not considered regulatory.	11/10/2014	
Vision & Principles	46	Zoning has transparency requirement; ground level/street level is identified	*Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."*	11/10/2014	
Vision & Principles	46	Is this project-dependent?	It may be site specific.	11/10/2014	
Vision & Principles	49	P. 49 - agreed on change	*Change to reflect public desire for more emphasis on economic development.*	11/10/2014	
Vision & Principles	62	P. 62 - nationally-consistent wayfinding/signage oSignage can't be piecemeal	*Change to emphasize need for signage and wayfinding that improves the parking, pedestrian, automobile, transit, and bicycle experiences.*	11/10/2014	
Vision & Principles	62	encourage parking structures is ok	*Changed to encouraged.*	11/10/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Vision & Principles	62	Goal 4, new action item on wayfinding: Is there some kind of national standard? In NYC, they are consistent throughout so you know what the signs mean. A piecemeal approach creates more confusion. City should fund an overall plan to avoid the piecemeal approach.	*Change to emphasize need for signage and wayfinding that improves the parking, pedestrian, automobile, transit, and bicycle experiences.*	11/10/2014	
Vision & Principles	62	Goal 2: Consider timing lights. Continually updated to meet the needs of the public	*Change to reflect current practices*	11/10/2014	
Vision & Principles	62	Goal 3: U of U to Central Station: red line may not go to Central Station; could go to Airport	The plan defers to the City's adopted *Downtown in Motion* plan for all transportation related issues.	11/10/2014	
Vision & Principles	70	P. 70 - Goal 2: Safety needs to be part of child-friendly	*Change to reflect intent and added "safety."*	11/10/2014	
Vision & Principles	70	How is this different from current requirements? Can't we just defer to the zoning ordinance?	This is only addressed in some zoning districts in the downtown study area. Plan asserts that it should be more widespread.	11/10/2014	
Vision & Principles	70	Goal 2, 4th bullet: change to locate playgrounds near housing instead of prescribing the distance. Who provides the playground, City or Developer?	*Change to allow flexibility in types of play spaces and to delineate public and private responsibilities.*	11/10/2014	
Vision & Principles	70	No mention of safety in this item. Needs to be worked in.	*Change to reflect intent and added "safety."*	11/10/2014	
Vision & Principles	70	(Add) Public or private schools	*Change combines two initiatives about schools and daycares.*	11/10/2014	
Vision & Principles	70	How will we encourage playground development?	These would likely be in public funds coming from park impact fees, general budget, etc. similar to how other items are funded. The plan also discusses that it could be in the form of outdoor space contained within new residential developments, ranging from small yards to courtyards.	11/10/2014	
Vision & Principles	70	Does locate mean on private property or public property? oDivide Actions into public and private responsibility categories oWho is responsible for executing the plan?	Plan calls for the development of both public and private amenities as components of downtown livability. The City's role is to provide true public amenities that support participation in the public life of the city. Private development is expected to determine amenities that make their development marketable and profitable. Both will enrich the downtown experience. (p. 18)	11/10/2014	
Vision & Principles	70	Can we divide the list of actions (document wide) into City responsibility vs. public responsibility?	Some initiatives are meant for both to be achieved through public-private partnerships. Plan remains flexible as to who leads each initiative, unless otherwise stated.	11/10/2014	
Vision & Principles	70	Investment by private sector is limited by regulation/constrictions. a.Private sector cannot have so many restrictions. It makes development harder. Development is getting more difficult. Move away from the notion that the city knows best"	Plan reflects desires and needs of the community as a whole, binds the City to lead by example, and encourages private market to respond. *Language that appeared regulatory was removed or reworded.*	11/10/2014	
Vision & Principles	70	Plan needs to make it easy	Plan includes direction on streamlining City processes for smoother, predictable permitting processes (p. 42, 50).	11/10/2014	

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Vision & Principles	70	This room is filled with people who make private capital investments in Downtown. Previous group was not. How do you balance out the differences in comments?	Plan responds to the desires and needs of the community as a whole and a successful downtown benefits the whole community. Plan communicates public objectives clearly, which reduces risk to private market. Our process was designed to elicit mutual learning and the plan reflects the dynamic conversations we have had as a community.	11/10/2014	
Vision & Principles	74	P. 74 - infill development may be restricted oGoal 2, last bullet: infill development may not have a large enough footprint to accomplish everything outlined in this section.	*Change to allow flexibility in provision of outdoor space by private market.*	11/10/2014	
Vision & Principles	74	Need language that is more adaptable to different types of development	*Change to allow flexibility in provision of outdoor space by private market.*	11/10/2014	
Vision & Principles	74	Goal 4: Skyline shaping conflicts with housing goals. If we shape building height, we might not get 10,000 new units. Running the numbers, the City has not seen the kind of growth that would be required to match this goal in 25 years. 500,000 SF of housing needs to be built every year for 20 years to meet 10,000 unit goal (10,000 housing units divided by 25 years equals 400 housing units per year.)	Plan calls for skyline shaping to create an imageable downtown. This does not conflict with housing goals as it encourages unique building forms, particularly at the roofline. Further study is required to determine details of skyline shaping.	11/10/2014	NC
Vision & Principles	74	If we shape building height, we might not get 10,000 new units. Running the numbers, the City has not seen the kind of growth that would be required to match this goal in 25 years. 500,000 SF of housing needs to be built every year for 20 years to meet 10,000 unit goal (10,000 housing units divided by 25 years equals 400 housing units per year.)	Plan calls for skyline shaping to create an imageable downtown. This does not conflict with housing goals as it encourages unique building forms, particularly at the roofline. Further study is required to determine details of skyline shaping.	11/10/2014	NC
Districts - CBD	95	(Add) whenever possible	No change	11/10/2014	NC
Districts - CBD	95	Walkable… List multiple options: Tokyo scramble, restricted right turns, or other options that prioritize pedestrians. This is already a challenge in some areas where there are so many pedestrians that it hinders automobile traffic. Maybe the City should think about having some intersection where all vehicle movements are stopped at the same time to allow pedestrian to move in any direction through an intersection, then give the cars a chance to turn right? Car should not be seen as the enemy.	*Change to allow flexibility in methods used to prioritize pedestrian safety and movement.*	11/10/2014	
Districts - CBD	95	…all transit lines have extended hours (not just Airport line and not just TRAX)	*Change to list all transit lines.*	11/10/2014	
Districts - CBD	96	P. 96 - Allude to site, but don't name specific property owner/property. It should just say South Anchor. oIt is challenging to plan a block without the owner's consent/input. Creates a city vs. property owner situation. Should be left as a fairly open canvas. oIdentify ESA and Gateway as western anchors oRecognize Grand and Little America as hospitality anchors. Instead of 'transform the area it should enhance what is already there.	*Change to emphasize development opportunity characteristics*	11/10/2014	

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Districts - CBD	96	May not be end of CBD in 5, 10, or 20 years. Downtown does not end at 500 South, so maybe it should recognize that Main St. extends further south to 900 South. This section should recognize it. Should the south anchor be further south?	Plan emphasizes increasing the intensity of development in the CBD over time as surface parking and vacant properties are redeveloped. The distance between the northern anchor and proposed southern anchor is a little over a 1/2 mile, which we think is a reasonable distance to support pedestrian activity. As the downtown grows, we expect other anchoring centers and institutions may create secondary spines.	11/10/2014	NC
Districts - CBD	96	What about the Sears site as a catalytic site?	The Sears site may be a good site for a catalytic project for the South State district.	11/10/2014	NC
Districts - Temple Square	110-111	What about growth north to Marmalade?	Previous planning efforts identified primarily residential uses north of North Temple (Marmalade, Capitol Hill neighborhoods) and commercial south of South Temple. The rationale was to limit development pressure on the residential neighborhoods to the north.	11/10/2014	
Key Moves	90-91 (old)	P. 106 - Gateway Park is inconsistent with bus depot activities oLinear park opportunity is ok but a major park is problematic oThe way the map is shown it might make those property owners think the City is going to condemn their property. Might want to rethink this. oThe map should be redone, including the maps in the districts.	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/10/2014	
Districts - Depot	107	P. 107 - statements about ESA don't go far enough	*New Key Move (p.90-91) emphasizes importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	11/10/2014	
Districts - Depot	107	ESA: activating the plazas isn't what the ESA needs. The events already do this.	*New Key Move (p.90-91) emphasizes importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	11/10/2014	
Districts - Depot	107	Plan needs to support the Jazz staying downtown and being a big part of it.	*New Key Move (p.90-91) emphasizes importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	11/10/2014	
Districts - Depot	107	ESA is concerned about people getting to and from the arena, particularly by cars and making sure the access remains good and the streets aren't restricted.	New Key Move recognizes parking and event challenges (p.90-91).	11/10/2014	
Districts - Depot	107	Parking is a challenge. ESA recognizes they don't own the parking and are reliant on existing parking lots. As those parking lots change, it puts pressure on the Jazz. There has to be a place for parking in the surrounding areas so that ESA is not boxed in with no options to address the impacts on them. ESA wants to work on a solution and are willing to do their part, but they want to make sure the City is supportive and options are maintained. Parking and traffic concerns: "moving a small city in and out every night."	New Key Move recognizes parking and event challenges (p.90-91).	11/10/2014	

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Districts - Depot	107	Incentives for solutions needed	Plan calls for use of existing or creation of new development incentives (p. 42, 46, 54, 67, 78, 99, 107, 115, 123, 127, 131, 138).	11/10/2014	
Districts - Depot	108	P. 108 - Farmer's Market in Rio Grande - last paragraph is inconsistent with Arts use. oProgramming of the Rio Grande Building. Is this appropriate to be put in the plan? oDoes this mean that the existing galleries would get kicked out? The paragraph should be deleted. oWe should remove this paragraph.	*Removed reference to programming of Rio Grande building.*	11/10/2014	
Districts - Temple Square	112-113	P. 113 - work with ESA to accommodate their needs	*New Key Move (p.90-91) emphasizes importance of professional sports, particularly the Utah Jazz, as significant component of cultural life and a major generator of activity.*	11/10/2014	
Districts - Temple Square	112-113	Catalytic site for Temple Square goes too far	*Change to emphasize development opportunity characteristics*	11/10/2014	
Districts - Temple Square	112-113	This would eliminate all of the parking for the Utah Jazz.	New Key Move recognizes parking and event challenges (p.90-91).	11/10/2014	
Districts - Temple Square	112-113	Similar comments made about south anchor apply here as well. Planning a block that is privately-owned.	*Change to emphasize development opportunity characteristics*	11/10/2014	
Districts - Temple Square	112-113	Remove this catalytic project from the plan	Plan emphasizes increasing the intensity of development downtown with particular attention to surface parking and vacant properties. Identification of this surface parking lot as an opportunity site for a major project is in-line with these goals.	11/10/2014	NC
Downtown's Story	1	P. 1 (new text) - Transform" suggests that today's condition is inadequate; consider "build upon" or "enhance." Why not build on everything that Downtown has. This is throughout the plan. That word should not be used.	*Rephrase to remove "transform."*	11/10/2014	
Vision & Principles	58	Arts - need more diverse arts-based activities, not just more of the same (repetition)	*Change to reflect public desire for encouragement of a variety of arts-based events (not just gallery strolls).*	11/10/2014	

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Districts - Grand Boulevards	116-117	P. 114 - Grand Boulevards - Welcome to visitors by car - Policing for drugs is conflicting with welcoming element - Safer place to cross is great, but it needs to consider the impact to traffic. These two streets are the major auto entrances to the City and that needs to be the focus. Don't negatively impact the number of lanes. - Would this result in a reduction of lanes? Any change would have to be approved by UDOT. - Does the plan adequately address the role that these streets play and removing lanes or restricting car travels restricts that role? - Boulevards need to maintain movement of people and goods as priority	The Grand Boulevards project was developed by local business leaders, as a directive of the Downtown Alliance's *Downtown Rising* plan. Maintaining vehicular function is a primary objective of the project. Through the *Downtown Community Plan,* the City is endorsing this project. *Change recognizes the Grand Boulevards District as a major point of arrival to the downtown by car and should be suitably designed to welcome and excite visitors."*	11/10/2014	
Downtown's Story	3	P. 3 or 12 - Need language about what this plan will do oDefine: vision statement, principle, goal, action oNot too technical	*Changes to plan description and contents clarifies what the plan is and how it works (p. 2-5).*	11/12/2014	
Downtown's Story - Livability	19	P. 19 - at previous meeting, developers were concerned with this being too prescriptive.	No change requested.	11/12/2014	
Downtown's Story - Livability	19	It might not be too prescriptive, but could be worded better.	*Various changes to eliminate prescriptive language.*	11/12/2014	
Urban Design Framework	23	Light pollution issues for residents. Expensive to block street lights (curtains, blinds, etc.). ?	*Change to reflect livability and public health concerns regarding light trespass*	11/12/2014	
Urban Design Framework	23	Common complaints from residents about the street lights. They look great, but they create a lot of light that shines up into people's windows. Should this policy be rethought?	*Change to reflect livability and public health concerns regarding light trespass*	11/12/2014	
Urban Design Framework	23	Lighting needs to be capped. Shield the lights from trespassing into peoples homes.	*Change to reflect livability and public health concerns regarding light trespass*	11/12/2014	
Urban Design Framework	23	Added paragraph is not enough. Light pollution is a health issue and lights the night sky unnecessarily. Lights should be pointed down, directed to sidewalk. ADD: Focus on lighting the pedestrian realm and manage light trespass into residences.	*Change to reflect livability and public health concerns regarding light trespass*	11/12/2014	
Urban Design Framework	23	We have a lack of specimen trees downtown. Too many decorative varieties that don't add anything.	*Change to reflect intent and purpose of street trees*	11/12/2014	
Urban Design Framework	23	Need more architectural trees: large canopy and tall	*Change to reflect intent and purpose of street trees*	11/12/2014	
Urban Design Framework	23	Need a quick and efficient replacement program for dead and damaged trees	*Change to reflect intent and purpose of street trees*	11/12/2014	

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Urban Design Framework	23	Need to address maintenance issues for trees in containers; containers quickly become ashtrays and filled with trash. Rethink the concept of a planter and the planting environment, maybe less raised planters.	*Change to reflect intent and purpose of street trees*	11/12/2014	
Urban Design Framework	23	Consider trees in terms of both function and aesthetics	*Change to reflect intent and purpose of street trees*	11/12/2014	
Urban Design Framework	23	Need strategies to maintain long-term health and longevity of street trees. Need to mention maintenance more. It is lacking.	*Change to reflect intent and purpose of street trees*	11/12/2014	
Vision & Principles	46	P. 46 - oNeed stronger language, particularly to address back-facing entrances. Discourage back facing/loading buildings, where the entrance is from the parking lot. Think Costco.	*Change to reflect intent, which is to "Establish an active public realm that supports a vibrant downtown experience."*	11/12/2014	
Vision & Principles	46	Language should be stronger	Plan responds to the desires and needs of the community as a whole and a successful downtown benefits the whole community. Plan communicates public objectives clearly, which reduces risk to private market. Our process was designed to elicit mutual learning and the plan reflects the dynamic conversations we have had as a community.	11/12/2014	
Vision & Principles	46	Good rules make good cities.	No change requested.	11/12/2014	
Vision & Principles	46	Make it clear that we are talking about new developments.	Plan references impacts on new development throughout (p. 9, 42, 70, 96, 100, 138, 139).	11/12/2014	
Vision & Principles	46	Downtown has enough surface parking. Goal should be to decrease amount of land used for surface parking without reducing number of stalls.	Plan emphasizes increasing the intensity of development downtown with particular attention to surface parking and vacant properties.	11/12/2014	
Vision & Principles	46	Additional language: reducing parking in the aggregate should be a city policy	The plan defers to the City's adopted *Downtown in Motion* plan for all transportation related issues. A parking study (forthcoming) will also help us understand our needs for accommodating vehicles. By aligning land use with transportation objectives, our goal is to create a more efficient system and a better jobs-housing balance.	11/12/2014	NC
Vision & Principles	46	It is important to keep some strong language for future elected officials to hold to long standing policies.	Plan responds to the desires and needs of the community as a whole and a successful downtown benefits the whole community. Plan communicates public objectives clearly, which reduces risk to private market. Our process was designed to elicit mutual learning and the plan reflects the dynamic conversations we have had as a community.	11/12/2014	
Vision & Principles	46	Does this language provide enough flexibility to change how the times change? If technology changes, peoples preferences changes, etc.	Plan anticipates what people will need and want in the future. As a "living document," the Plan is always in a state of "becoming" and can and will be updated, as appropriate (p. 141).	11/12/2014	
Vision & Principles	46	Can there be some move to prohibit parking lots being used as land banks?	This is already prohibited in the D-1 zoning district. Plan does not advocate for this as a policy universal to downtown.	11/12/2014	NC
Vision & Principles	46	Parking can also be underground, which isn't mentioned.	Issue is more about active ground floor uses. Underground parking is a good solution in some cases.	11/12/2014	NC
Vision & Principles	49	How to bring small, local business in and enable them to stay around	*Change to address small business retention.*	11/12/2014	

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Vision & Principles	49	Blight can be a good thing because it provides affordable rents for local businesses.	No change requested.	11/12/2014	
Vision & Principles	49	Business ownership of the building that they are in is important and helps lead to a strong small business community.	*Change to include initiative addressing gentrification impacts on small business.*	11/12/2014	
Vision & Principles	49	Local business: Fine grained ownership, such as commercial condos is the idea and a way to fend off the wrong kind of gentrification. Can be done by restricting land assembly, having a menu of development options that include commercial condos, etc. Retail condos (like residential condos)	Plan leaves this type of financial structure up to the private market.	11/12/2014	
Vision & Principles	49	Add a sentence about SLC role in the international market place and how it impacts local economy; it is changing the world economy and cities need to adapt.	*Added: "An internationally competitive and prosperous downtown economy is multi-faceted, relying on both small and large business."*	11/12/2014	
Vision & Principles	49	Less monolithic development; discourage multi-parcel developments	Plan advocates for fine-grained development in the Urban Design Framework (p. 21).	11/12/2014	
Vision & Principles	49	Explore gentrification policy that identifies receiver neighborhoods for both residential and commercial uses (including artists). It is controversial and essentially redistribution of wealth but assures a space for small business.	*Change to include initiative addressing gentrification impacts on small business.*	11/12/2014	
Vision & Principles	62	P. 62 - comprehensive and collaborative oMove away from regulation. It seems like the City is moving towards a discretionary planning process. Which is ok and less rigid than traditional planning, but requires a very savvy staff and policies. oShould include collaborative so it is more legible. Look at legible London" as an example of wayfinding that is universal, yet includes unique branding.	*Changed to "coordinated and universal."*	11/12/2014	
Vision & Principles	62	Graphic visibility is important.	This will be considered as a signage and wayfinding plan is developed.	11/12/2014	
Vision & Principles	62	Transparent throughout	This will be considered as a signage and wayfinding plan is developed.	11/12/2014	
Vision & Principles	70	Goal 1: open up/permeability (not just glass) to include other design features and incorporate visual interest	*Changed to: "Animate the public realm by limiting blank walls and incorporating ample architectural design features and clear, non-reflective glass at the pedestrian level in order to provide a high degree of ground-level transparency between indoors and out."*	11/12/2014	
Vision & Principles	70	Add: ample visual interest and architectural design	*Changed to: "Animate the public realm by limiting blank walls and incorporating ample architectural design features and clear, non-reflective glass at the pedestrian level in order to provide a high degree of ground-level transparency between indoors and out."*	11/12/2014	
Vision & Principles	70	Goal 2: playgrounds is too specific. Suggest "playscapes" or "playspaces" instead.	*Changed to "flexible playscapes."*	11/12/2014	
Vision & Principles	70	kids gravitate to nature. Rethink what a playground is.	*Changed to "flexible playscapes."*	11/12/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Vision & Principles	70	Play space drives residential.	*Change to allow flexibility in types of play spaces and to delineate public and private responsibilities.*	11/12/2014	
Vision & Principles	70	Term playground is catered to a certain age group. Kids outgrow playgrounds quickly and need space for a different type of play that a playground cannot provide. What about using play space or some other term? Recreation and leisure space? What about places for people to play?	*Changed to "flexible playscapes."*	11/12/2014	
Vision & Principles	70	Any space for kids need to be reassuring for the parents, they need to feel it is safe.	This will be considered as public playscapes are developed.	11/12/2014	
Vision & Principles	70	Less prescribed, get away from the notion of playground that has been around since the 60's.	*Changed to "flexible playscapes."*	11/12/2014	
Vision & Principles	70	Avoid age specific equipment	*Changed to "flexible playscapes."*	11/12/2014	
Vision & Principles	70	Keep in mind, we don't need to change downtown, but show things are accessible for kids and that there are things to climb on, jump off, etc.	*Changed to "flexible playscapes."*	11/12/2014	
Vision & Principles	70	If it is friendly for kids, it will be friendly for everyone.	Plan supports the idea that children --and design for them-- support the broader local community and make downtown a complete neighborhood. (p. 69)	11/12/2014	
Vision & Principles	70	What about publically owned private spaces and privately owned public spaces? Are either acceptable?	*Change to allow flexibility in types of play spaces and to delineate public and private responsibilities.*	11/12/2014	
Vision & Principles	70	Is there a 2 page spread about the public realm?	See the Urban Design Framework (p. 20-23)	11/12/2014	
Vision & Principles	70	What is going to keep the elderly in Downtown? Where is their play space? What does that mean to them?	*Change to emphasize desire for an "all ages" downtown.*	11/12/2014	
Vision & Principles	70	Need flexible playscapes for all ages	*Change to emphasize desire for an "all ages" downtown.*	11/12/2014	
Vision & Principles	74	P. 74 - plan should address city policy for POPS - Privately Owned Public Spaces	*Change to allow flexibility in provision of outdoor space by private market.*	11/12/2014	
Key Moves	90	P. 90 - no comments on change, but maybe rethink the map.	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	11/12/2014	
Districts - CBD	95	P. 95 - lighting for night and shading for day. Encourage is ok.	*Change to reflect intent, which is to provide a "Welcoming and Safe" place.*	11/12/2014	
Districts - CBD	96	P. 96 - other language for "south end of Main Street." It is the south end of the CBD.	Plan says "the southern end of the Central Business District."	11/12/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
Districts - CBD	96	Explore language to be more grand. The block could be a lot more than just commercial, or residential or mixed use. Is there a place for institutional, civic, etc. uses?	*Change emphasizes development opportunity characteristics of the site and not specific uses. It should be complementary to adjacent uses.*	11/12/2014	
Districts - CBD	96	City doesn't have a great public square. Is this it? Could it be?	City's public square is the Gallivan Center	11/12/2014	
Districts - CBD	96	Can language be changed to be more comprehensive and collaborative?	No change	11/12/2014	NC
Districts - CBD	96	This space needs to be thought of as an overlay. It is where a number of different districts come together and mixes a lot of different patterns, uses, etc. leave language unspecific so it can better take that into account when it comes time to develop/plan that block. Leave it hazy.	Overlays typically add more complexity not vagueness. *Change emphasizes development opportunity characteristics of the site and not specific uses. It should be complementary to adjacent uses.*	11/12/2014	
Districts - CBD	96	If you make it too general, you run the risk of making it so vanilla it is no longer catalytic.	*Change to emphasize development opportunity characteristics*	11/12/2014	
Districts - CBD	96	It isn't just that block, think about the uses around it and in the area. The hotels and civic buildings are large draws.	*Change emphasizes development opportunity characteristics of the site and not specific uses. It should be complementary to adjacent uses.*	11/12/2014	
Districts - CBD	96	New language: This is a special site at the confluence of multiple districts and land uses: CBD, Civic, Hospitality. It deserves special consideration in its development to ensure a dense, diverse, and vibrant place.	*Changed to: "This is a special site at the confluence of multiple districts and land uses: CBD, Civic District, and hospitality district. It deserves special consideration in its development to ensure a dense, diverse, and vibrant place."*	11/12/2014	
Districts - CBD	97	P. 97 - what does the picture have to do with downtown?	Photograph was removed for formatting (photo was from a community garden downtown).	11/12/2014	
Districts - Depot	107	P. 107 - Vibrant and active: need to think about resiliency.	No change	11/12/2014	NC
Districts - Granary	125	P. 125 - This is a map without context. Not useful.	Map relates to the write-up on the previous page about the need for public infrastructure investment.	11/12/2014	
Districts - Granary	124-125	Overhead transmission lines are an impediment to development	Plan calls fo burying power lines throughout (p. 99, 107, 115, 116, 123, 127, 131).	11/12/2014	
Districts - Granary	124-125	Need stronger language to bury the lines	Plan calls fo burying power lines throughout (p. 99, 107, 115, 116, 123, 127, 131).	11/12/2014	
Districts - Granary	124-125	City needs to embrace policy of burying all power lines	Plan calls fo burying power lines throughout (p. 99, 107, 115, 116, 123, 127, 131).	11/12/2014	
Districts - Central Ninth	126	P. 126 - Removing viaduct will alter the neighborhood; Granary community has expressed desire to keep it as a buffer. Maybe if it is just improving the existing structure, spaces around it and underpasses it would be ok.	Plan advocates for interventions that improve the connectivity between the neighborhoods.	11/12/2014	
General		Need a section that really explains how the plan will be used, what the vision means, what the guilding principles and action items mean. It should be seen as a time to educate others about what planning in SLC means. A vision statement does this… A principle does this…	*Changes to plan description and contents clarifies what the plan is and how it works (p. 2-5).*	11/12/2014	
General		Intent is not be prescriptive but visionary.	Plan is both a vision and implementation plan.	11/12/2014	
General		The plan needs to be simple, memorable and reiterated continually so everyone knows about it. Right now some of it is too technical. It needs to be more memorable.	The big ideas of the plan were patterned throughout the document, dynamically building from the underlying community values to the more articulated initiatives and projects.	11/12/2014	

Chapter	Page #	Comment	Response	Meeting date	Change/No Change
General		Add a statement about the future desire of downtown and what kind of place it will be, in terms people know and understand.	*Vision page is reformatted. Vision is stated up front (inside cover).*	11/12/2014	
General		Vision and principle paragraph is too technical, buried in the text on page 3. Make it stand out, less wordy.	*Vision page is reformatted. Vision is stated up front (inside cover).*	11/12/2014	
General		People on the ground are disinterested. The plan need to keep people interested.	Plan was reformatted for legibility, including additional graphics, headings, and infographics.	11/12/2014	
General		People efforts (time, money, dedication, investment, etc) are not recognized.	No change	11/12/2014	NC
Downtown's Story	1	What are the 4-5 reasons we need the planAdd them.	*Added: "This plan represents our understanding of what the community wants the downtown to be and outlines some of the steps to get there. Our responsibility as a community –both City and public together—is to fulfill this vision." (p. 1)*	11/12/2014	
Vision & Principles	42	o Where is the conversation on homelessness? Three things from the Pioneer Park Coalition Plan needs more details about homeless individuals and the City's plans to address issue. Homeless issue is the number one issue facing downtown and needs to be addressed. Identify homeless issue as important, deserving of a concentrated effort and action plan to address the unique nature of the issue.	*Change to reflect impact of homelessness and associated issues on downtown.* Homelessness issues addressed on p. 7, 42, 50, 70, 107.	11/12/2014	
General		City Council and HLC need to work together for a better housing plan	Plan emphasizes housing choice, affordable housing or housing that is "accessible to all people throughout the social and economic spectrum" throughout (p. [inside cover], 18, 39, 42, 126)	11/12/2014	
Districts - Depot	107	Pioneer Park - need to make the area more family-friendly 24-7; need to address homeless issues; park needs consistent programming	*Changed to address public safety concerns around Pioneer Park.*	11/12/2014	
Downtown's Story	7	Add to Assumptions: Homelessness is an issue that cannot be solved in one master plan	*Added to Assumptions to reflect extent of master plans are limited in truly solving homelessness.*	11/12/2014	

ATTACHMENT F: Draft Plan Comment Tracking since August 27, 2014.

	A	B	C	D	E	F	G
1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
2	Districts	114-115	500 South and 600 South "Grand Boulevards": What impact will improvements to these critical arterial connections have on commuters, an essential part of the CBD office population?	The Grand Boulevards project was developed by local business leaders, as a directive of the Downtown Alliance's *Downtown Rising* plan. Maintaining vehicular function is a primary objective of the project. Through the *Downtown Community Plan,* the City is endorsing this project.	JM	Jason Mathis (Downtown Alliance)	
3	Districts	114-115	500 South and 600 South "Grand Boulevards": Funding? Could a possible special-use district with a direct assessment end up costing private owners a lot of money for public improvements?	A special-use district with a direct assessment is a possibility for funding for the Grand Boulevards project. The role of the *Downtown Plan* is to identify the project, identify tools that may be used to make the project real and then set the framework for the appropriate tool to be applied to the right projects so that the pros and cons are balanced during the decision making process. The Plan suggests establishment of an RDA Planning Area (a TIF district) to fund the roadway improvements.	JM	Jason Mathis (Downtown Alliance)	
4	Districts	100-101	Mid-block Pedestrian Connections: How will the city work with impacted property owners to develop a public street or walkway through every block downtown? Will landowners be required to dedicate a portion of their land to public use?	In most cases it will most likely be a public easement as opposed to a full-fledged, city-owned street. To build the mid-block network, it is likely going to take a number of tools. Currently, the City requires mid-block walkways for new projects in some parts of Downtown. That has been in place since 1995 in both the Downtown Plan (adopted in 1995) and the zoning ordinance. A regulatory tool might not be appropriate in all parts of downtown and it may require other tools as well, such as adding zoning incentives, utilizing the RDA as a funding source, etc. To dedicate multiple public streets would require a modification to the City's major street plan, something that is not proposed right now.	JM	Jason Mathis (Downtown Alliance)	
5	Vision & Principles	46-47	Plan contains developer constraints/requirements that could be costly. How much of the following will be privately funded? How much will be public? Everything on this list would be extremely costly for a developer to implement, such as child amenities within 1/4 mile of residential nodes	These would likely be in public funds coming from park impact fees, general budget, etc. similar to how other items are funded. The plan also discusses that it could be in the form of outdoor space contained within new residential developments, ranging from small yards to courtyards.	JM	Jason Mathis (Downtown Alliance)	
6	Vision & Principles	58	[see above] ...whimsical and playful art.	Likely would be funded through City projects, the RDA, partners, and City Arts Grants.	JM	Jason Mathis (Downtown Alliance)	
7	Vision & Principles	46	[see above] ...public places for seniors to socialize and recreate.	Likely would be funded from City projects when we design and consider public spaces.	JM	Jason Mathis (Downtown Alliance)	
8	Vision & Principles	70	[see above] ...new residential development to be designed with "eyes on public spaces."	This is essentially windows that face public streets, plazas, parks, and mid-block walkways, which is already required by zoning in some zones downtown. Depending on location and the type of proposed development, this could also include doors, stoops, balconies, and porches that overlook public spaces.	JM	Jason Mathis (Downtown Alliance)	
9	Vision & Principles	51	[see above] ...proposed emphasis on buildings that are adaptable to land-use changes, so the structures are more permanent.	This could possibly result in new regulations or could apply to City involved projects. The intent is to encourage development of a built environment that is long lasting.	JM	Jason Mathis (Downtown Alliance)	
10	Vision & Principles	66	What are "enable citizen-led design interventions" and how will they work?	This is along the lines of tactical urbanism (pg 58). The City wants to encourage citizens and business owners to affect positive change to the public realm by creating and simplifying the permitting process for things like paint the pavement programs, parklets, public gardens, outdoor dining, etc.	JM	Jason Mathis (Downtown Alliance)	
11	General		modifications to city processes and regulations should include some component of flexibility to respond to unknown technological changes as well as market forces.	[no change]	JM	Jason Mathis (Downtown Alliance)	NC

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
12	Key Moves	88-89	How will the city work with impacted property owners for the proposed linear parks and trails system?	The Green Loop project proposes a series of linear parks throughout the downtown. It is illustrated in the Downtown Plan in concept only. It was initially proposed in Downtown Rising. The details of the design would be worked out as the concept is refined. Adjacent land uses, access, utilities, public safety are all things that would have to be addressed. The master plan is not the appropriate place to flesh out every detail, but it meant to be a starting point to think about these things and conceptually illustrate community values through big picture projects and the plan does recognize all of these things.	JM	Jason Mathis (Downtown Alliance)	
13	Vision & Principles	41-43	Is the demand for urban living as robust as the plan assumes?	The demand for housing downtown is significant and trends indicate continued demand for urban housing products. Wasatch Choice for 2040 indicates that Downtown Salt Lake will support the highest densities in the region –up to 200 units per acre in some places. Housing choice is predicated on supply of a variety of housing types and affordabilities near job centers.	JM	Jason Mathis (Downtown Alliance)	
14	Downtown's Story	18-19	How will the residential goals listed in the "livability section" be codified into city ordinances? Will the goals be district specific as implied? These standards could impede existing and future residential development.	These goals are based on best practices. They will help guide any changes to zoning that may happen, and that may result in new zoning regulations. When new zoning regulations are created, we will work with property owners, residents, and developers to create zoning regulations that help the City realize the goals, but that do not negatively impact the development market.	JM	Jason Mathis (Downtown Alliance)	
15	Vision & Principles	42-43	Broader range of housing types seems to conflict with goal of increasing housing density. City Creek condos and apartments in the CBD are high density.	High density does not always equal high building heights. How higher densities will be achieved will depend on the district. In the CBD, taller residential buildings are appropriate; in Central Ninth small townhomes are more in line with existing homes. Mid–rise development is qualified as up to 12 stories and is appropriate in most of the downtown. An incredible amount of density can be achieved with low and mid-rise development; high-rise is not always the answer to density.	JM	Jason Mathis (Downtown Alliance)	
16	Vision & Principles	70	"Eliminate blank walls by requiring non-reflective glass over 60% minimum of building frontage at pedestrian level on retail streets and midblock walkways and 40% minimum of building frontage everywhere else." Seems like a large amount of regulation and costly to impose upon store fronts that you are trying to attract.	This is already a standard in most Downtown zoning districts. If anything, it might be refined to apply only to those spaces that are eye level (between 2-8 feet, for example), which has been shown to work in other zoning districts. *Changed to: "Animate the public realm by limiting blank walls and incorporating ample architectural design features and clear, non-reflective glass at the pedestrian level in order to provide a high degree of ground-level transparency between indoors and out."*	JM	Jason Mathis (Downtown Alliance)	
17	Vision & Principles	61-63	While the City is trying to move away from the commuter paradigm to an urban live/work paradigm, inadequate street capacity for the rush of commuters in the morning and evening is still a problem. The plan discourages cars, but commuting is a reality for most of the SLC working population.	The plan defers to the City's adopted *Downtown in Motion* plan for all transportation related issues. By aligning land use with transportation objectives, our goal is to create a more efficient system and a better jobs-housing balance.	JM	Jason Mathis (Downtown Alliance)	NC

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
18	Vision & Principles	61-63	Plan should give more attention to 40K+ downtown employees/commuting population for their contributions to downtown economy, businesses, sales & property taxes, sense of community (they may not live in downtown, but they attend events in downtown and patronize downtown businesses).	The plan recognizes the many different faces that contribute to Downtown, whether they are residents, workers, property owners, business owners, or visitors. We recognize that downtown is a major destination as well as a neighborhood. A signage and wayfinding plan (and its implementation) will go a long way to helping workers and visitors arrive and depart from their destination smoothly. A parking study (forthcoming) will also help us understand our needs for accommodating vehicles.	JM	Jason Mathis (Downtown Alliance)	NC
19	Districts	104	"Sky bridges are limited to 200 W between 200 S and South Temple." Tough to predict where the rare need for a sky bridge connector may be necessary.	True, but the existing City policy bans them in almost all locations downtown, except where they already are. The Plan is reiterating this policy to let the community know.	JM	Jason Mathis (Downtown Alliance)	NC
20	Downtown's Story, Vision & Principles	8, 45	How did the plan authors determine that land is "underutilized"? Should a visioning document used as the basis for new regulations make that call?	Underutilized land is defined as properties where the building value is less than half the land value (p 45). This is a common metric used in planning to determine redevelopment potential.	JM	Jason Mathis (Downtown Alliance)	NC
21	Downtown's Story	8	What are the sources for existing downtown population statistics? Homeless numbers seem high, especially vs. employment base.	This is based on census data, point in time counts, and other survey information. Our numbers were confirmed by local service providers and the Housing and Neighborhood Development Division (HNAD). Keep in mind that downtown serves a regional homeless population; many communities in the region offer no homeless services. *Data source was noted throughout document.*	JM	Jason Mathis (Downtown Alliance)	
22	General		No mention at all about addressing growing panhandler population and how panhandling discourages shoppers/visitors to the downtown area and presents problems to existing business owners.	*Issue recognized in Challenges section (p 30). Welcoming and Safe section, goal 4 (p 70), the last item talks about establishing avenues for people to donate to the homeless.* The Homeless Services Strategy, recently prepared by Housing & Neighborhood Development (HAND), has a strategy to futher explore panhandling laws (a statewide issue).	JM	Jason Mathis (Downtown Alliance)	
23	General		The document is overly prescriptive. Master plans usually take a more conceptual approach, setting broad goals within which regulatory policies and ordinances can be implemented over time. The plan needs to be more aspirational and less regulatory. We can cite several examples.	*Language that appeared regulatory (i.e. "require") was removed or reworded.*	DB	Dale Bills, City Creek Reserve	
24	General		In our view, the document doesn't accurately describe the real challenges we face as a downtown community.	*Challenges section was retooled (p. 30-32)*	DB	Dale Bills, City Creek Reserve	
25	Vision & Principles		The plan should embrace all modes of transportation instead of predetermining that bikes or public transit are preferable.	Plan defers to *Downtown In Motion* plan for transportation-related issues and references projects as they relate to land use and urban design.	DB	Dale Bills, City Creek Reserve	NC
26	General		The plan should address areas where Salt Lake City can actively assist with development. This should include removing burdensome regulations, balancing economic development with environmental stewardship, and using best practices to incentivize development consistent with Salt Lake City's economic development goals.	*Changes made to* Is Prosperous *section (p. 49-51)*	DB	Dale Bills, City Creek Reserve	
27	Districts		The plan should not presume to describe preferred uses for large parcels of private property (e.g. catalytic projects).	*Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses*	DB	Dale Bills, City Creek Reserve	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
28	General		I agree that keeping Energy Solutions Arena viable as long as possible should be a goal (or action step?). Further out than that, keeping the Utah Jazz in downtown should also be a goal. To that end, I hope you'll be able to meet with Jim from the Miller Group very soon to sort out his issues.	*Change to include Sports Expansion and Retention as Key Mov.*	KH	Kirk Huffaker, Utah Heritage Foundation	
29	Key Moves	88	I agree with Alice Steiner's idea that if the city has long range goals not only in downtown but throughout the city of building open space, it needs a long term park land acquisition fund. Maybe the Park City open space land fund would be a model for this?	*Change list possible funding mechanisms*	KH	Kirk Huffaker, Utah Heritage Foundation	
30	Vision & Principles	49-51	I agree with the idea that Economic Development should be a more recognized part of the plan. However, I could see it being an addendum that is approved later after the city does its planning process for that element with the U and the community, so as not to hold up the other portions from going through the process. Maybe not ideal, but waiting for the DTMP to get adopted for another year and sitting at city council in limbo is painful.	*Changes made to Is Prosperous section (p. 49-51)*	KH	Kirk Huffaker, Utah Heritage Foundation	
31	Districts		I'd encourage you to take additional time to at least meet with all owners (again?) that have property within the areas of the 10 catalytic projects (i.e. Mark Gibbons). Something may be learned on both sides that could lead to more clear wording for these areas.	*Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses*	KH	Kirk Huffaker, Utah Heritage Foundation	
32	General		As I verbally expressed at the meeting, I think your challenge if you follow some of the comments of the group today is to rearrange sections of the plan to de-emphasize the action steps, maybe in an appendix. I think the group today was looking for something like that to happen. But I also heard a lot of comments about word choice. Think less jargon and code, more plain English. And less requirements, and more 'could be possible.'	*Language that appeared regulatory (i.e. "require") was removed or reworded. Actions renamed "Initiatives."*	KH	Kirk Huffaker, Utah Heritage Foundation	
33	Districts	111	Lastly, and a small but important text comment, please make sure that the full name for the LDS Church is spelled correctly as they use it. 'The' at the beginning is always capitalized and use the hyphen - The Church of Jesus Christ of Latter-day Saints.	*Changed typographical, grammatical, formatting errors.*	KH	Kirk Huffaker, Utah Heritage Foundation	
34	Vision & Principles	49-51	I thought the notion of wrapping a just begun economic development planning effort into the plan was inappropriate. It is a land-use plan. Planning is on-going. We will never have the be-all and end-all of plans. The issue is whether the plan addresses land-use issues, not if it addresses all possible types of future planning issues. As you have told me, probably more times than you care to remember, it references, but does not try to be, the transportation plan. I suggest that the same arguments can be made regarding the economic development planning effort underway.	*Changes made to Is Prosperous section (p. 49-51)*	AS	Alice Steiner	
35	General		First, it needs to be proof read with errors corrected. In my couple of years as a secretary for a very finicky boss, I was told to read what is written out loud and the typos, verb errors, mismatched grammar and awkward wording will jump out at you. It does work. Additionally, many maps need street names to orient the viewer. In the district maps, the district boundaries were not clear.	*Changed typographical, grammatical, formatting errors.*	AS	Alice Steiner	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
36	Vision & Principles	62	As I mentioned at the meeting, in the "Connected" section, Goal 4 is well worded and sounds great. However, the Actions won't get us to the goal. I would like to suggest adding some additional points like: --Work with the RDA to add public parking in private, commercial developments; --Provide signage to indicate availability in parking structures with public parking at major vehicular entrances to downtown; --Manage on-street parking to support restaurant, retail, and other first floor commercial uses.	*Change to better describe intent of initiative, reflect public desire for initiatives addressing parking, and emphasize need for signage and wayfinding that improves the parking experience.*	AS	Alice Steiner	
37	Vision & Principles	74	Under the Unites City & Nature section, Goal 2, Actions, suggesting that all residential be required to have open space may be saying more than was intended. Perhaps if open space is defined as balconies, porches, roof gardens, or surface landscaped or hardscaped area, depending on the district, it would not be onerous.	*Change to allow flexibility in provision of outdoor space by private market.*	AS	Alice Steiner	
38	Key Moves	84-85	I finished reading the plan without an understanding of where a street car might go or whether it is proposed to be a loop or a forward and back route.	See Key Move #2 with updated map of locally-preferred streetcar route.	AS	Alice Steiner	
39	Districts	122	In the Granary District, the Fleet Block should be mentioned. It has the potential to be a catalytic project and tone setter for the district. It may be too politically controversial to limit the use to which it can be put, but its potential impact on the district should be noted. (On a similar front, I have decided not to mention the fantistic redevelopment potential of the car dealerships. It may be too early to even consider this. Perhaps in 20 years?)	See p. 122 in the Granary District section	AS	Alice Steiner	
40	Key Moves	88	I mentioned an Acquisition Fund in the meeting so that as owners in the area designated as the Gateway Park decide to sell, the City can realistically buy from them. (The existence of such a fund will bring in the speculators, so the City would need to define how it would determine an appropriate price. But this is too detailed for the Plan.) Similarly, the City may want to consider a voter-approved bond issue to undertake some of the bigger proposals--burying power lines, acquiring and building mid-block walkways, building the streetcar, building the Gateway Park, etc. Perhaps, the City could do a bond issue every 10-years as a means to jump-start private investment in a district.	*Change lists possible funding mechanisms*	AS	Alice Steiner	
41	Vision & Principles	78	"Modify zoning regulations to remove barriers so that development that helps implement the Downtown Master Plan is easier to realize." I believe the noise issues can be addressed with proper construction, but I don't know how to ensure that happens. The Health Department can be a resource for the city when it comes to noise because we have equipment and expertise on hand.	*Added initiative on p. 70 to address concerns about noise pollution.*	KB	Karla Bartholomew, Salt Lake County Health Department	
42	Downtown's Story	5	I was impressed that the Guiding Principles (pg5) included "Air that is healthy and clean, Minimize our impact on the natural environment and Protecting the natural environment while providing access and opportunities to recreate and enjoy nature."	References *Plan Salt Lake*	KB	Karla Bartholomew, Salt Lake County Health Department	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
43	Downtown's Story	23	The need for trees are mentioned throughout the document. The end of Page 23 states, "New planting methods should continue to be researched and tested to ensure optimal tree health and longevity." I believe there would be value in adding, "for water wise and climate tolerant trees."	*Change to reflect intent and purpose of street trees*	KB	Karla Bartholomew, Salt Lake County Health Department	
44	Downtown's Story	23	Page 23 also explains lighting in the city. It would be a good idea to add a provision about light hoods or fixtures to reduce light pollution.	*Change to reflect livability and public health concerns regarding light trespass*	KB	Karla Bartholomew, Salt Lake County Health Department	
45	Downtown's Story	32	Environmental Sustainability is addressed where "air quality is a primary concern…" page 32. Goals with actions on how to improve our air quality are followed up on page 75.	No change requested	KB	Karla Bartholomew, Salt Lake County Health Department	
46	Vision & Principles	58	Goal #4 and Actions on page 58 states, "Outdoor recreation is a key feature of the region and the downtown's offerings." The last action of "explore opportunities for locating practice facilities, climbing gym's, pools and other recreation centers downtown" supports the Health Departments goal of becoming the heathiest county in the state. If a new park that would also serve as a venue is being put in, it would be a good idea to have the infrastructure for restrooms, power and access/egress. This would allow for large gatherings to occur without needing to obtain a Mass Gathering Permit through the Health Department.	Comment shared with Parks and Public Land	KB	Karla Bartholomew, Salt Lake County Health Department	
47	Vision & Principles	62	Increasing public transit use is addressed on page 62 under Goal #1. By increasing transit use we can reduce the amount of pollution produced that in turn supports the Guiding Principal from page 5.	No change requested	KB	Karla Bartholomew, Salt Lake County Health Department	
48	Districts	95, 99, 103	"Locate public restrooms throughout downtown" Is included but not limited to pages 95 and 103. This is an important necessity for Downtown and I'd like to ensure we are involved in the placement and design of said restrooms. Public restrooms means a lot of cleaning/maintenance. Budgeting can't be just for construction; they need to be attractive and inviting. For example the temporary restrooms placed outside of the Road Home have become public health hazards themselves.	Comment shared with Parks and Public Land, Housing and Neighborhood Development divisions	KB	Karla Bartholomew, Salt Lake County Health Department	
49	Districts	124-125	If any storm water pipes need to be redone due to changes made by this plan, city and county flood control should be involved to ensure the new design can handle storm events.	Comment shared with Public Utilities	KB	Karla Bartholomew, Salt Lake County Health Department	
50	General		I do agree with some of the developer's comment and understand their concern about being too prescriptive or requiring specific items in any development. I believe, at least, my personal experience is; what is written and how we experience via the City process cause much anxiety and often results in additional costs to the development. We often feel the City is clueless on occasion with their own processes and that there lacks communication. So when a document states something specific and I, as a developer, meet the requirement, another department may interpret it different. As I approach my third decade of development, I believe the process has improved, but still very frustrating.	*Language that appeared regulatory (i.e. "require") was removed or reworded.* Plan includes direction on streamlining City processes for smoother, predictable permitting processes (p. 42, 50).	MG	Maria Garciaz, Neighborworks	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
51	General		"The conventional wisdom used to be that creating a strong economy came first, and that increased population and a higher quality of life would follow. The converse now seems more likely: creating a higher quality of life is the first step to attracting new residents and jobs. This is why Chris Leinberger believes that "all the fancy economic development strategies, such as developing a biomedical cluster, an aerospace cluster, or whatever the current economic development 'flavor of the month' might be, do not hold a candle to the power of a great walkable urban place." (Walkable City, loc. 421) If we are envisioning a downtown population of 20,000 and 25% more workers by 2040, I think creating a higher quality of life is vital. I think the Master Plan is a great plan that presents a holistic approach to a city with a high quality of life. As more and more people, especially Millennials, make choices to move to a place based on walkability, bikeability, transportation options, and recreation, I think the Master Plan, as it is, is excellent!	No change requested	MP	Mark Peach, City Presbyterian	
52	General		I think we need to have stronger language in the plan than it currently has around the efforts to build affordable housing. My comments yesterday on population and the future of cities globally was really a reiteration of this point, thought I didn't talk specifically about housing. Given the growing constraints and availability of raw materials, fuel, energy, water, etc., and the rapid population growth and urbanization occurring globally, I think we as a society have greatly under-estimated the impacts of what's happening globally with affordability issues—not just housing, but also food, transportation, and virtually every other aspect of our lives that use natural resources—that we will face over the next two decades. That is the horizon for this master plan.	Plan emphasizes housing choice, affordable housing or housing that is "accessible to all people throughout the social and economic spectrum" throughout (p. [inside cover], 18, 39, 42, 126)	SS	Soren Simonsen, Community Studio and IMPACT Hub	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
53	General		There should be increased support of the design arts specifically as related to proposed urban planning solutions and furthermore in the celebration of cross cultural communication of green issues.

My comment is especially relevant to individual artists, environmental design nonprofit groups and social entrepreneurs that have existing projects intended to connect people beyond a single artist installation moment. Creating a long lasting momentum can be achieved through: 1. Co-created art projects given to local artist groups; 2. Support of creative hubs and .org 501 (c) (3) groups; 3. Funding pop-up galleries and exhibitions beyond the public sector; 4. Permanent public funding for *quantifying* the success of creative and art interventions; 5. Increase communication with local University Studies around water, climate, urban planning and design fields; and, 6. Continuing to promote understanding thought the design arts that the Wasatch Front community is linked to the Wasatch Back by a uniquely positioned wilderness area.

As related to environmental sustainability, there are many inherent positive side effects from what is outlined and what is being done in the DTSLC plan. These advantageous happenings should be celebrated in a way everyone can agree with. *Quantifying* the outcomes and achievements from the plan, just like the existing conditions have been quantified, should be open sourced. | *Change to include additional language on support of the arts (p. 57-58). Change to include university partnerships as mechanism for measuring outcomes of sustainable design (p. 73, 75).* Plan calls for development of and regular monitoring of key metrics relating to each of the ten principles articulated as part of the vision. This includes quantifying success of public art and sustainability factors. Comment shared with Arts Council and Sustainability divisions. | KA | Kevin Arthofer | |
| 54 | Downtown's Story | 11 | ANNUAL EVENTS 200+
are held in the downtown area including performing arts, concerts, exhibits and festivals, representing the highest concentration of events in the city. | *Change to indicate variety of events* | JW | Jena Woodbury, Ririe-Woodbury Dance Company | |
| 55 | Downtown's Story | 28 | Page 28 (photo farmers market w/people on bikes how about a photos of one of the performing arts organizations?) | *Swapped photo for SB Dance photo* | JW | Jena Woodbury, Ririe-Woodbury Dance Company | |
| 56 | Downtown's Story | 28 | 4. Cultural Prominence
Downtown offers an unprecedented variety of art, culture, dining and entertainment. Salt Lake City has a long standing commitment to performing arts, visual arts, literary arts, film and video. The urban environment fosters street life, unique businesses and a diverse population that contributes to the downtown culture. The Downtown Farmers Market is one of the largest community markets in the west. Downtown is also home to Ballet West, the Utah Film Center, UMOCA among other prominent arts such as internationally recognized symphony, opera, modern/contemporary dance companies, theatre companies and a host of up and coming organizations that continue to make Salt Lake City vibrant. Artists and arts organizations flourish in our venues such as the Rose Wagner Performing Arts Center, Capitol Theatre, Abravanel Hall and many others. Even when the economy falters, artists and arts organizations have kept downtown alive and active, celebrating the nature of the arts that brings people together. | *Change to reflect public desire for greater recognition of arts in the plan.* | JW | Jena Woodbury, Ririe-Woodbury Dance Company | |
| 57 | Vision & Principles | 57 | Change "…IS ARTFUL & UNIQUE" to "…IS RICH IN ARTS AND CULTURE" | *Change to reflect public desire for greater emphasis on performing arts in the plan.* | JW | Jena Woodbury, Ririe-Woodbury Dance Company | |

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
58	Vision & Principles	57	Add "DANCE AND THEATRE"	*Change to reflect public desire for greater emphasis on performing arts in the plan. Adds mention of film. Also eliminates confusion about unqiueness (which is moved to other sections).*	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
59	Vision & Principles	58	Add new initiative: Encourage the growth of performing arts in different districts downtown and the participation of adjacent business.	*Change to reflect public desire for greater emphasis on performing arts in the plan.*	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
60	Districts	106-109	In working on our plans around the Hub, our Design Workshop folks raised a concept that I think has some merit: allowing for very tall buildings on the properties right up against the east edge of I-15. This presents a unique opportunity for "named" office towers next to the highway in high-visability locations. This type of arrangement seems only to be available in the suburbs, and having parcels that are zoned this way could help us land some big office users or tech companies right near downtown. Is this something the plan has or could consider? I think there are some great sites between 100 South and 900 South that would be very attractive for this type of use if the height were allowed.	Downtown will maintain a pyramidal shape with the tallest buildings in the CBD, recognizing the CBD as the center of activity (p. 15). Mid-rise development will step-down from the CBD with greater intensity near TRAX stations (p. 15). Visibility from the highway could be accomodated with mid-rise (possibly up to 12 stories).	DB	DJ Baxter, SLC Redevelopment Agency	NC
61	Downtown's Story	30	Page 30: Challenges-Main Constraints—I'd like to see the following topics addressed: 1) Page 8 states: 34% of all developable downtown land is vacant or underutilized. I would like to see this recognized in the challenges. We need to overcome the developers that would rather take a tax break and leave a building boarded up in lieu of selling or dropping their rental price. This behavior hinders community growth. This is a huge challenge to overcome in the Granary and Main street areas. I'm sure you are familiar with the Zephyr Club building gripe. :) It is a great example of this issue.	*Change Challenge 1 to emphasize surface parking and vacant properties.*	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	
62	Downtown's Story	30	Page 30: Challenges-Main Constraints—I'd like to see the following topics addressed: 2) Public Transit Services going in and outside of downtown close way too early. One cannot take the train downtown for dinner and a movie because service stops at 10:30pm! I have been told that the reason for this is because UTA has a contract with Union Pacific to use the rails past 10pm. This hinders business growth in the city. I also believe this should be listed on page 30. Overcoming train availability post 10pm will help with goal 2 and goal 4 on page 46. Page 61 states that only 6% of trips downtown are by public transit. That would triple overnight if hours were extended. In addition, this would help with goal 1 on page 62.	Plan addresses early morning and late evening transit operating hours on p. 95, 107, and 115.	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
63	Vision & Principles	50	Goal 3 & 4 on page 50: The Tech Industry needs to be on the city's radar. SLC needs to be investing and attracting tech companies to open their offices in downtown. Orem, Lehi and Provo should not be attracting all of the talented folks in this industry. We need to start grabbing the attention of these companies. They employ young professionals that want to live and work in downtown. We should be investing in upgrading to fiber optic, high speed internet for our city. Another downfall of doing business in SLC. SLOW internet speeds!	General infrastructure needs are identified in the first initiative under Goal 3 (p. 50). Utility infrastructure investment is also identified on p. 32, 49, 123, 124, and 127 and is one of the assumptions of the plan (p. 7).	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	
64	Key Moves	90 (Aug 2014 draft)	Gateway Commons Park: Bad Idea. This will be a hotbed for crime. Pioneer Park dealers will expand their territory here, especially when there are events in Pioneer Park. Seriously, this is going to create more crime and add another area for 20% of downtown's population to live, the homeless. Another park is a grand idea, this is not the place for it.	*Change to reflect intent to create a linear park and urban forest with development. Change reflects concerns about ability to secure such a large park between the rail and highway. A more narrow, linear park with a green infrastructure function that connects to a larger park loop system and is integrated with development --a more managed open space-- could be cooperatively managed, require less capital to acquire, and perform essential ecological functions.*	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	
65	Vision & Principles	58	From page #58, encouraging "the growth of gallery strolls in different districts downtown..." is great in theory but it is not an appropriate "Action" item. As I mentioned in the meetings, we have a long-standing chicken and egg situation with visual arts-related events in Downtown SLC. Of course the Salt Lake Gallery Stroll, now in our 30th year, has attempted to facilitate more localized gallery strolls which continue to fail due to lack of development in downtown. There is simply too much space between store fronts and interested businesses to facilitate viable, district-centered gallery strolls until target areas are better developed and made safe.

Also, as a "GOAL" please consider changing "gallery strolls" to "art walks". Nationally, the term "gallery stroll" implies a focus on visual arts/galleries. "Art walk" is more of a generic creative/artistic term that is more encompassing. | *Change to reflect public desire for encouragement of a variety of arts-based events (not just gallery strolls).* | KR | Kristina Robb, Salt Lake Gallery Stroll | |
| 66 | General | | Since we cannot rely on small business to develop the downtown, it is imperative that the great ideas in this document can be realistically achieved by the action people (pillar non-profits leaders, small business owners and the money people/land owners). This is priority so we can work together to do our work. Supposing that arts organizations have just failed to make this happen is uneducated and short-sited in a major planning document. We too want MORE! but we need City leadership to create a collaborative/walkable environment in which we can make that happen. A great example is the Broadway District which has been activated during our 3rd Friday Gallery Strolls for a full decade. | Salt Lake City has a long standing commitment to performing arts, visual arts, literary arts, film and video. Plan identifies increased City support for arts organizations (p. 58, 82-83, 95, 99, 123, 127, 131 | KR | Kristina Robb, Salt Lake Gallery Stroll | |
| 67 | General | | 3) Redundancy is not more! The City and Downtown Alliance have a history of replication in order to utilize an already activated 3rd Friday audience. Give us other options for the other 29+ days of the month as action items. | Plan advocates bringing more choices to people in the downtown from housing to shops to culture. | KR | Kristina Robb, Salt Lake Gallery Stroll | |

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
68	Downtown's Story	1	1. In the Plan's first sentence it suggests a 25 year time frame. I would avoid this. Rather than suggesting a time frame, which will date it immediately…. I would suggest calling it something like "a living document" that has no timeframe, but rather is an ongoing process "of becoming." This becoming would require constant review and update, allow the city to change, and the principles to ebb and flow. It would require staff time and a monitoring staff person to oversee the plan's implementation and achievement. Importantly it would allow constant revision and update, which would allow it to evolve over time.	*Reference to 25-year timeframe removed. New description on p 141 suggests the Plan is a "living document."*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
69	Downtown's Story	2-5	2. The setup and use of the plan at the front of the document needs considerable work in framing it and educating users to what a Vision Plan (or conversely a Community Plan) is and can do for the City. There is an opportunity on pp. 2 and 3 to put a sidebar on the far right that contains a series of definitions that will help the reader understand the document. The following definitions need to be explicitly spelled out: vision plan, vision, design principle. You have material about some of this on p. 36, but you should bring this up front. Also could be included are what it means to have a vision plan and how it can be used. Some of this language is alluded to, but for the uninitiated it is difficult to read between the lines. Be explicit.	*Changes to plan description and contents clarifies what the plan is and how it works (p. 2-5).*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
70	General		3. Throughout the document the term "Master Plan" is in use. However, the document was recently renamed a "Community Plan." From what I understand it is actually a "Vision Plan." Each of these titles refers to a different kind of planning document. Figure out what this document is. A master plan is an actual physical design….this document is not that. Change all of the terminology from "master plan" to either "community plan" or "vision plan" and be consistent about it.	*"Master Plan" term is removed from document.* Plan is both a vision and implementation plan.	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
71	Vision & Principles	39	The construction and break down of the vision on p. 39 needs an introductory summary page of all vision statements. As it is presented now, the reader has to wade through far too many goals and actions to see the big picture of the vision. This needs reconsideration. Separate the visions from their implementation. State the visions up front, and then have a separate chapter on implementation. The plan suffers from a lack of branding and too much detail.	*Vision page is reformatted. Vision is stated up front (inside cover).*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
72	Vision & Principles		4. The visions are far too general, and can be found in any city's general plan: Connected, Equity, Welcoming and Safe, etc. What makes SLC's downtown special? Find vision statements that are more exciting, rather than overtly safe. Come up with more exciting and memorable language that is owned by the City.	*Subheadings added to provide clarity about the intent of each principle.* Vision, principles, goals, and initiatives are the direct result of the public process. Overhauling them at this time is inappropriate.	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
73	General		5. In contrast however, language in the plan at times hovers around regulatory mandates, rather than principles or policies. Keep it as loose as possible and allow it to be interpreted. To do this however, would require it to be simplified into a set of visions that are truly memorable and simple, rather than overly detailed and wordy. There are too many words in the document for it be remembered easily at it now stands. Th vision on Page 4 or 36 (if that is the vision - it was difficult to find it in the plan), needs to be brought forward and turned into a series of numbered or bulleted statements for easy memory and recitation. You should ask planning department staffers to reiterate what the vision for the City is. If they cannot do this, the plan has not worked. At times this vision on page 4 is a series of expectations rather than future oriented vision statement.	*Language that appeared regulatory (i.e. "require") was removed or reworded. The big ideas of the plan were patterned throughout the document, dynamically building from the underlying community values to the more articulated initiatives and projects.*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
74	Downtown's Story	20-23	6. Substantively important to the success of the plan is the Urban Design Framework, and it is lacking in many respects. It dives into details too quickly and avoids some of the bigger picture aspects of a true community or vision plan. If as the plan says that these are basic policies governing the document, then it needs to be far more comprehensive and explicit. Think about the category components that make up the physical city and make sure to provide policy direction to each of these in this section.	*Urban Design Framework section was overhauled.*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
75	Downtown's Story	20	6a. Urban form is more than the 2D Plat of Zion, it is also the 3D structure or shape of the City. Is the City a "pyramidal form," like San Francisco; is it a "bar form," like Hong Kong or Vancouver - where the buildings are allof a relatively similar height along the sky line; is it a "polycentric city" like Los Angeles with different density nodes rising on the skyline; or perhaps it is a reduced nodal TOD city? Figure this out and state it up front.	*Change to reflect intent for a pyramidal downtown.*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
76	Downtown's Story	20	6b. There is no section on Streets or the Street Network. You jump from the Plat to mid-block streets and alleys. The challenge of this city is its wide streets. There should be some mention in the UD Framework to the City's streets. Paving and street trees are crucial, but not at the expense of the overall picture.	*Change to include discussion of streets as paramount to the public realm*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
77	Downtown's Story	21	6c. With respect to buildings, the plan articulates building typologies rather directly without focusing at all on the "grain" of the city. It's not building heights that are at issue in SLC so much as coarseness of texture. This is an issue of tissue analysis and where the City can go wrong if not articulated. The coarser this City gets, the more it will be disenfranchised from the economics of local place.	*Change to discuss coarse v fine-grain texture of the downtown.*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
78	Downtown's Story	20	6d. There should be an UD Framework policy on the public realm and open space distribution throughout the city. This should not be left to later in the document as a detail. What is the public realm as a policy? Sure, some of this comes later in specific details…but what is the general policy direction to the public realm.	Public realm is addressed throughout the document, including its role as a "pedestrian first" environment that "supports a dynamic urban life downtown" (p. 9) and one that "Promotes a Dynamic Social and Civic Experience" (p. 20).	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
79	Downtown's Story	20-23	6e. Does this plan advocate for distinct district urban design identity for each sub-district within the Downtown area, or a generalized urban design palette across the Downtown? This is very unclear.	Plan advocates for unique district identities (p. 15, 58, 79, 93)	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
80	General		7. Throughout the document plan makers do a very good job of articulating specific definitions with respect to substantive content. This is great. I love some of the infographics, these make the document fun to read and unique.	No change requested	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
81	General		8. The graphics in the plan are generally innovative, appealing and fun to read. However, the various color blocking on the pages makes the document seem erratic and too diverse, as well as inexpensively done. The Plan needs a graphic style and branding that is more consistent. There are too many colors, too much change from page to page. Simplify it. If you are not going to full-bleed color pages, then don't color block the pages, it looks dated. The cover needs work. It seems cramped and too jam-packed.	*Graphic and formatting changes were made throughout, including to color-blocked pages and cover.*	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
82	General		9. The end sections of the document by district and catalytic project is the kind of detail the plan needs and champions very well. I reviewed these sections and can provide detail here, but I don't want you as plan-makers to focus on these comments at the expense of the general comments. The plan still needs work in its framing. This is more important than substantive content about geographical places.	No change requested	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
83	General		10. The roll-out and branding of this document is the most important thing you should focus on now. Please realize that with the move to a Vision-Planning paradigm from a regulatory General Plan paradigm, you will need to re-educate the public, city officials, council members, and your own staff to this new direction in planning. Please do not assume that everyone knows this. A vision plan is illustrative, rather than specific; about the longer term future, rather than about present day entitlements. Do not move too quickly with this without the proper efforts in branding your efforts or education about the planning framework change. Other cities that have attempted this paradigm shift have failed because they moved too fast. Think consciously about how you do this.	No change requested	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
84	General		11. Put together a planning advisory group of technical, academic, and professional advisors to assist you in this effort of roll-out and branding. The plan deserves this.	This is being considered.	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
85	General		I dont know about you guys,but I really love looking at all the buildings and the cool intricate detail in the buildings. I just wish there was more of them andthat they would be taller. I know that hopefully one day we will get there, but in my opinoin this will make SLC A LOT better as a tourist and residential atraction	Plan calls for highest intensity development in the Central Business District, which includes skyscrapers.	RG	Rafael Gutierrez, via Speak Out	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
86	General		Restrictions, as I am led to believe exist, on Gateway. We need reasonable stores - like Kohls, Maurice, Ross' Dress for Less, a craft store. You cannot even buy a spool of thread (other than a white in a shrink-pack) in downtown Salt Lake. Gateway would be an ideal place for stores of this type. Now we have to travel to Brickyard or Centerville to shop. Salt Lake City has increased its resident population. In doing so, downtown SLC is not full of upscale, wealthy people. There is a wide diversity of interests within the population as well. Let City Creek bring in the convention dollars. Salt Lake City needs to have stores that cater to those of us who are transplanted from the suburbs and have to return to the suburbs for shopping.	The only type of retail that is not permitted in the GMU zone (Gateway) is fashion-oriented retail, which is defined as a dept. store (like Nordstrom or Macy's). All other retail is already allowed. No change is needed in the plan to address this.	N/A	Anonymous, via Speak Out	
87	General		Local, small grocery stores, 300 south, Gateway, etc There are pockets of neighborhoods in Downtown that have no walkable basic grocery amenities.	Plans calls for increased choices for people throughout downtown, including local serving retail options.	Ro	Ro, via Speak Out	
88	Key Moves	86-87	If Trax is extended along 400 S, it should run right on the south edge of Pioneer Park, not in middle of street. This would potentially improve passenger safety for Pioneer Park events and creates a barrier from the busy 400 S street.	Plan will not determine the final alignment of the 400 S TRAX extension. Comment shared with Transportation Division.	Ro	Ro, via Speak Out	
89	General		arts and culture I'd like to see arts and culture addressed more comprehensively as a vital component of downtown. Even in difficult economic times, artists and arts organizations stayed active and brought people downtown. Specifically, review the language and concepts related to arts and culture to better express the value of the arts, using the correct vocabulary (example: 'performance art' is an avant-garde art form; the correct term is 'performing arts' which includes music, dance and theatre). 'Artful and unique' is not a phrase typically used to describe a community rich in arts. There are many ways to tie the contributions of the arts together in a cohesive form, from one section of the plan to the next. Another observation: in the timeline of notable downtown developments, not one of the cultural facilities is included (from the Salt Lake Theatre to Abravanel Hall to the Rose Wagner Center, and so on.) It's great that arts and culture are included; it would be even better to address arts and culture with an articulate and cohesive approach.	*Change to reflect public desire for greater emphasis on performing arts in the plan. Adds mention of film. Also eliminates confusion about unqiueness (which is moved to other sections).*	NB	Nancy Boskoff, via Speak Out	
90	General		What I dislike most about the downtown area 1) panhandlers, beggers, and aggressive peddlers. 2) too many poorly coordinate stoplights: it should not take 10-15 just to drive around the block. 3) little there that can't be had more inexpensively and more conveniently elsewhere 4) not enough parking. Because of these factors I see downtown as a place to work, not to live. Get in and get out as quickly as possible, because it is just too depressing and frustrating a place to linger in.	Plan addresses panhandling (p.70); timing of lights is continually updated to meet the needs of the public (p. 62); downtown has a great variety of unique offerings and will continue to grow and diversify; the Transportation Division is initiating a parking study this spring (2015) to comprehensively understand downtown's parking demands. We are confident that the Revised Downtown Community Plan will contribute to a more vibrant and active downtown that will attract many people to live, work, and play.	N/A	Anonymous, via Open City Hall (2/6/15)	

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1	Chapter	Page #	Comment	Response	Initials	Name	Change/No Change
91	General		It is apparent that someone spent a lot of time developing this glossy plan, yet I find it lacking in substance. Nothing is said regarding the polluting and ugly refineries bordering our downtown. The plan proposes addressing air quality by planting trees, not by restricting polluters. Unfortunately, most trees take the winter off when air quality is the worst. Nothing is stated regarding the sagging data infrastructure and lack of competitive Internet options. I can't find one mention of fiber or the Internet. What century is our city living in? Or maybe we'll just wait for Google to monopolize and monitor us. Homeless issues are addressed with the same old solution of "city partnering with non-profits", zoning, and building more housing. Homelessness is not caused by a lack of housing, it is caused by a lack of support. Give more support to Housing First instead of building a $120M unsanctioned performing arts center and homelessness will be nearly eliminated.	Refineries are outside the scope of a land use plan concerning the downtown, defined by North Temple, 200 East, 900 South, and I-15. Plan proposes dramatic increase in downtown living to bring people closer to work, services, and amenities, reducing the need to drive (and thereby addressing localized air pollution). Utility infrastructure is addressed in the Plan (p. 50, 123, 124-125, 127). Infrastructure investment is not limited to one utility. Homeless issues are addressed throughout the plan, including support for the Housing First initiative (p. 42, 50, 70, 107). The Plan recognizes its limitations in its ability to solve homelessness (p. 7).	PA	Peter Ashdown, via Open City Hall (2/6/15)	
92	Downtown's Story: Challenges	8	Perhaps instead of *Environmental Sustainability* you might consider *Ecological Sustainability of/and Ecosystems*. I know it seems to be a fine line, but there is indeed a line between the words environment and ecology and the inclusion of the word ecosystem in the **challenge #8** itself. I think it's time to start promoting ecology and ecological, and avoid some of the blowback surrounding the word environment or environmental, which seem to be loaded terms in this parochial and politically conservative state these days.	*Consider changing language to Ecological Sustainability or Urban Ecosystem Management*	ES	Erin R Silva, via email (1/27/15)	
93	Vision & Principles: Unites City & Nature	73-75	Also, under the goals' section, **Goal 2** might address the reality that, like it or not, *our city was built and continues to be developed within and on top of valuable existing ecosystems that simply cannot be lost* (and some that can indeed be recovered such as daylighting water sources in the valley -- Stephen's Workshop class and the Seven Canyons Foundation project) if we are to promote Salt Lake City as a sustainable, if not biophilic city in the future. That should include such things as daylighting water in the valley and other such measures of returning pre-modern, primary (or initial) ecosystems to the city's urban center. This of course you know, probably through my friend Stephen Goldsmith, as our primary focus in the Urban Ecology program in our College.	Goal 6 under Unites City & Nature establishes a long-term goal of a renewed relationship to water in the downtown, including daylighting portions of City Creek (p. 75).	ES	Erin R Silva, via email (1/27/15)	
94	Vision & Principles: Unites City & Nature	73-75	Perhaps there could be a **Goal** 7 having to do with ecological or biophilic issues found in the Urban Design Options from Palazzo and Steiner document attached from the URBAN ECOLOGICAL DESIGN book? I would be willing to work with you on identifying, defining, and roughing out such a goal.	We believe the Plan addresses ecological urban design at a higher level. We recognize that the Plan is limited in its ability to address these issues comprehensively and that a more in-depth set of urban design guidelines are needed.	ES	Erin R Silva, via email (1/27/15)	