

# AVENUES COMMUNITY PLAN

ENGAGEMENT REPORT



# OVERVIEW

The Avenues Community Plan reflects input gathered through a variety of engagement methods conducted throughout the planning process. It includes input from community members, business and property owners, community organizations, and visitors.

**This report documents the public engagement process for the Avenues Community Plan update.**

## ENGAGEMENT SNAPSHOT



IN-PERSON EVENTS

**11**



IN-PERSON COMMUNITY MEMBER INTERVIEWS

**75**



COMMUNITY MEETINGS

**3**



STAKEHOLDER INTERVIEWS

**8**



SURVEY RESPONDENTS

**256**

*Please note: Additional events will be held to gather feedback on the draft plan, and the engagement snapshot will be updated to include this continued outreach.*

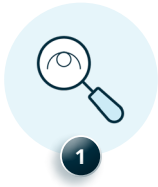
### ADDITIONAL ENGAGEMENT

Students from the University of Utah's Department of City and Metropolitan Planning conducted additional engagement activities as part of a course in Plan Making; their results are included in this engagement report.

# ENGAGEMENT SUMMARY

Community engagement for the Avenues Community Plan was conducted in three main phases.

## PUBLIC ENGAGEMENT TIMELINE



### 1 Opportunities & Issues

*Summer/Fall 2025*



### 2 Big Ideas

*Fall 2025 - Spring 2026*



### 3 Final Vision

*Spring / Summer 2026*

**The following sections summarize the steps in each engagement phase and key takeaways.**

## PLAN UPDATE INFORMATION WEBPAGE

*(Continuous Engagement Tool)*

An Avenues Plan Update webpage was created at the outset of the process and continuously updated throughout all three phases. The webpage provides information about the plan update process, engagement opportunities, and ways to submit questions and comments.



# PHASE 1

## OPPORTUNITIES AND ISSUES

The first phase focused on learning from the community — hearing about strengths, challenges, ideas, and opportunities. Input was gathered on a range of topics including housing, neighborhood amenities, parks, and transportation.

### GOAL: LISTENING & INFORMATION GATHERING



Existing Conditions Report



Online Survey



In-Person Outreach  
(Community Learning)



Stakeholder &  
Community Interviews



Commission &  
City Council Briefings

## EXISTING CONDITIONS REPORT

The [Existing Conditions Report](#) marked the first step in the plan update process, providing a comprehensive overview of the Avenues community's current conditions across demographics, land use, connectivity, open space and natural resources, historic and cultural assets, and infrastructure. Serving as a snapshot in time, the report established a foundational understanding of the community to help guide and inform goals for the plan update moving forward.

## ONLINE SURVEY

*(June 19 - August 1, 2025)*

An online survey was distributed through social media, the project website, and at in-person engagement events.

## IN-PERSON OUTREACH

*(Community Learning)*

Seven in-person outreach events focused on community learning were held at locations throughout the Avenues.

### 1. Presentation at Greater Avenues

#### **Community Council Meeting - Corinne & Jack Sweet Library**

June 4, 2025 - 7 to 7:20 PM

### 2. Corinne & Jack Sweet Library

June 19, 2025 - 5:30 to 7:30 PM

### 3. Memory Grove

June 24, 2025 - 5:30 to 7 PM

### 4. Cucina

June 25, 2025 - 11 AM to 2 PM

### 5. 11th Avenue Park

June 26, 2025 - 5:30 to 7 PM

### 6. Smith's Grocery Store (Avenues)

July 1, 2025 - 5:30 to 7 PM

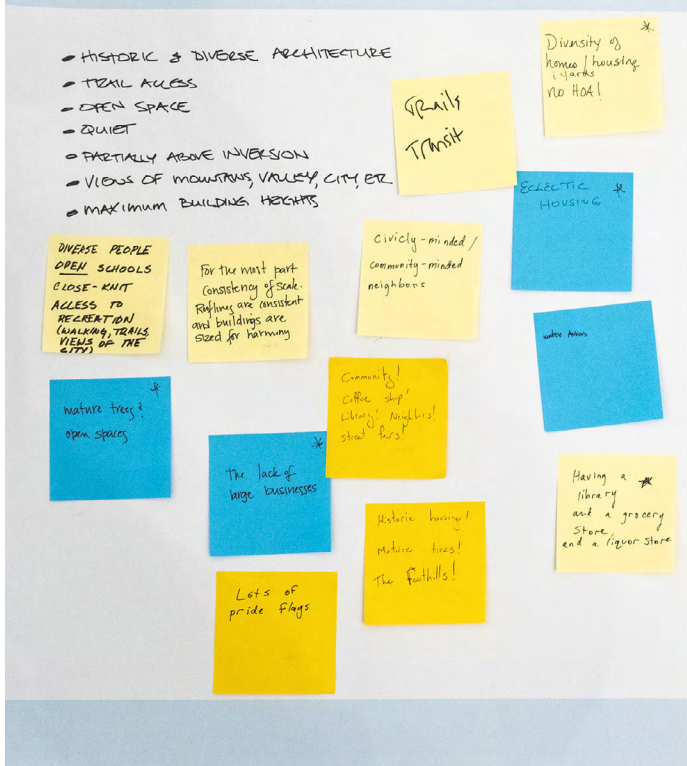
### 7. Publik Coffee Roasters

July 2, 2025 - 9 to 11 AM

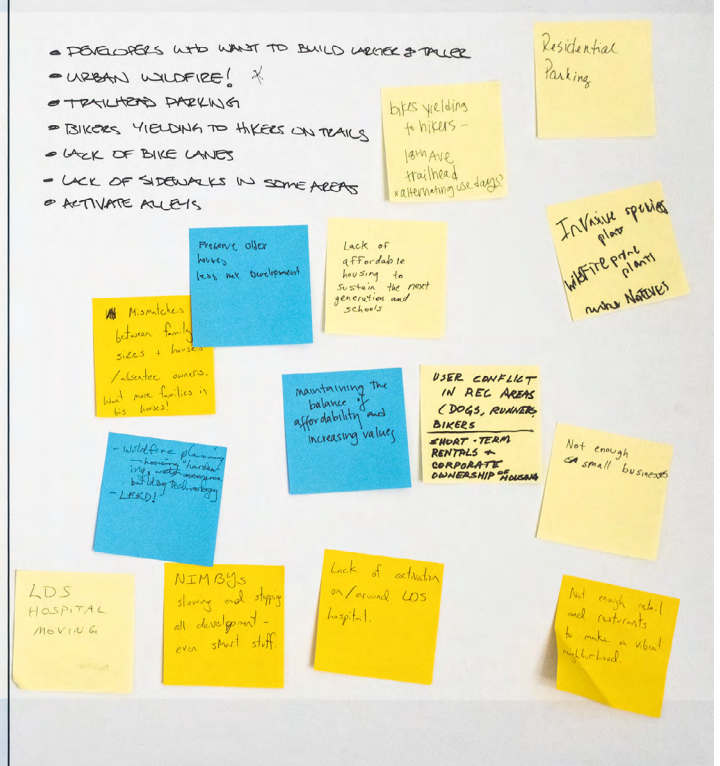
The Greater Avenues Community Council Meeting included a formal presentation on the community plan update process and highlights from the Existing Conditions Report. The remaining events were more informal, pop-up-style gatherings that allowed attendees to interact directly with each other and with planning staff.

Presentation boards with interactive activities — including large maps and example photos where participants could place stickers or notes — were used to gather specific, place-based input.

## What Do You Like About The Avenues?



## What Are The Challenges Facing The Avenues?



## STAKEHOLDER & COMMUNITY INTERVIEWS

Planning staff conducted eight interviews with stakeholders including the current City Council District 3 representative, Greater Avenues Community Council members, business owners, government entities, and community members.

University of Utah students conducted an additional 75 interviews with community members and business owners. Interview questions were designed to better understand the area, public improvement priorities, and participants' experiences living, working, and recreating in the neighborhood. Interviewees were encouraged to share candid perspectives through open dialogue.

## COMMISSION & CITY COUNCIL BRIEFINGS

Informational briefings on existing conditions and the plan update process were provided to the Planning Commission, Historic Landmark Commission, and City Council.

## SUMMARY OF MAIN DISCUSSION TOPICS FROM EACH BRIEFING

### PLANNING COMMISSION

*August 27, 2025*

- How the plan will address **wildfire risk**
- How **community plan boundaries** are determined and how policies should be aligned where plans border each other and have shared characteristics
- **Transportation user conflicts**, specifically between bikes and vehicles on north-south streets
- The **mix of building forms and uses** and prioritizing those with a highly walkable environment
- The **Frequent Service Network (FSN)** and how it is defined

### HISTORIC LANDMARK COMMISSION

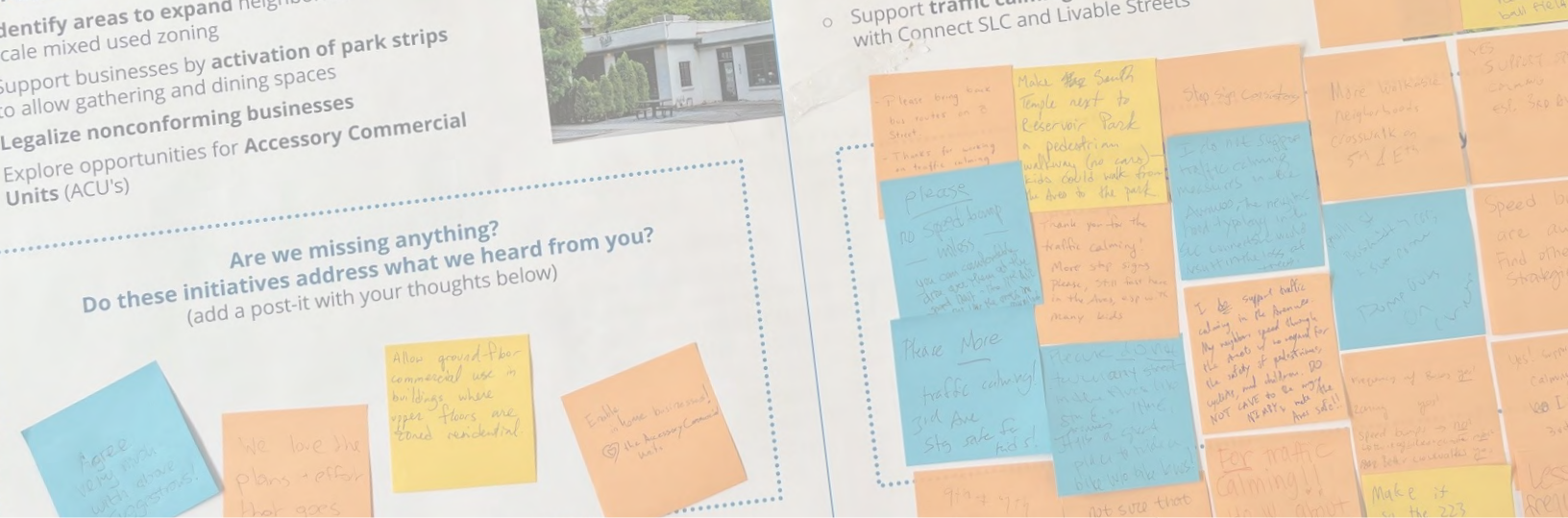
*September 4, 2025*

- **History and context** of the Avenues Local Historic District, and whether its creation corresponds to **changes in new construction activity**
- Future land use and zoning considerations for the **LDS Hospital Campus**
- Potential changes to Historic Landmark Commission processes, and considerations for **expanding Local Historic District boundaries**
- **Beautification and placemaking opportunities**, and whether specific locations have been identified
- **View and shade impacts** from taller buildings

### CITY COUNCIL

*September 16, 2025*

- How **community plan boundaries** are determined
- How smaller lot sizes, a mix of building forms and densities (often on the same block), and corner shops/commercial uses contribute to the **Avenues' desirability**
- Balancing conflicting **community feedback** (e.g., safer intersections and less speeding alongside opposition to traffic calming measures)
- The **role of the community plan** in relation to specific sites, including the LDS Hospital Campus, and the campus as an opportunity to diversify building stock and land uses
- Adding more **commercial uses and managing concerns** about potential parking and traffic impacts
- Considering **existing attainable housing** (Naturally Occurring Affordable Housing - NOAH) in relation to housing policies and initiatives
- Improving **trail access through residential areas** to the foothill trail system
- Broader support for **small-scale neighborhood commercial and mixed-use development** citywide



# PHASE 2

## BIG IDEAS

Building on Phase 1, community feedback and existing conditions data were analyzed together to identify common themes and shape draft initiatives — specific actions intended to address community priorities and align with citywide goals.

### GOAL: CONFIRMING FEEDBACK & SETTING DIRECTION



Phase 1 Community Feedback Results

Key Themes & Priorities

In-Person Outreach (What We Heard + Ideas)

# PHASE 1 COMMUNITY FEEDBACK RESULTS



ONLINE SURVEY  
RESPONDENTS

**256**



IN-PERSON INTERVIEWS

**83**



COMMUNITY  
LEARNING IN-PERSON  
OUTREACH EVENTS

**7**

**Who we heard from:** Online survey respondents skewed towards those that live in the community with 86% living in the Avenues and the remaining 14% living in neighboring communities. Homeowners represented 69% of survey participants, which is higher than the neighborhood's 46% owner-occupancy rate.

People age 65 and older accounted for 26% of survey participants — higher than their 18% share of the Avenues population — while those aged 25–44 and 55–64 made up 19% and 16% respectively.

Households with children under 18 represented 19% of respondents, slightly higher than the 14% of Avenues households with children under 18.

These online survey results were complemented by in-person engagement events, which helped capture a broader range of community perspectives, including from participants who may not have engaged online.



## BIGGEST COMMUNITY CHALLENGES

- **Housing affordability and diversity** (cited as the #1 challenge by 40% of online respondents)
- **Traffic issues:** Speeding, safety, and parking
- **Public transportation limitations**
- **Infrastructure gaps and maintenance needs**
- **Lack of neighborhood serving businesses**
- **Uncertainty surrounding the LDS Hospital Campus**

The most frequently cited challenge was **housing affordability and diversity**. Respondents noted that rising home prices make it increasingly difficult to buy or remain in the neighborhood and expressed a need for housing that supports a broader range of household types, income levels, and tenure options.

**Traffic** was another significant concern to participants, particularly speeding and inconsistent signage at intersections. This was often paired with concerns about pedestrian and cyclist safety.

**Public transportation limitations** were also a recurring theme, with many citing infrequent service, indirect routes, and poor connections to primary destinations such as the downtown TRAX station and the University of Utah as the biggest hurdles to using transit.

**Infrastructure gaps**, especially uneven or missing sidewalks, crossings, and general pedestrian accessibility issues, were widely noted, as were calls for protected bike lanes and better connectivity to the broader active transportation network.

Participants also expressed a clear desire for more **neighborhood-serving businesses**, particularly small-scale commercial uses like cafes, corner stores, retail, and restaurants, while emphasizing the importance of maintaining the area's primarily residential character.

Finally, **uncertainty about the future of the LDS Hospital Campus** was raised frequently, seen both as a challenge and as a significant opportunity.



---

*“The most important thing is people. I’ve lived here 15 years, and it feels like the neighborhood is losing diversity of age, race, ethnicity, income, etc all factors. The avenues should be an affordable place for a lot of different people.”*

---

*“I’d like to see more corner stores and other small businesses that serve the community here.”*

---

*“I used to use buses, but now I use my car. We need more (at least three more) buses (223 route), especially in peak hours, like in the mornings when students use buses to go to school. Also, two more buses on South Temple. I would like to see more regularity in buses.”*

---

## SENSE OF COMMUNITY & LIVABILITY

- **Quality of Life:** 95% of online survey respondents rated quality of life in the Avenues good or very good.
- **Community Gathering Space:** Comments identified the need for more community gathering space, including a community and recreation center, reservable space for private events, and a senior center. Temporary street closures during the COVID-19 pandemic were cited as a positive example of informal community gathering and safe areas for kids to play.
- **Community Events:** The Avenues Street Fair was consistently praised, with many expressing interest in additional community celebrations and events throughout the year.

## HOUSING & GROWTH

Most community input supported increasing housing through targeted strategies. While some participants prefer no additional housing, adopted citywide plans, including Plan Salt Lake and Housing SLC, emphasize the need for all communities to contribute to meeting future housing needs.

- **Most Preferred Housing Strategies:**
  - Adaptive reuse of non-residential buildings (e.g., churches, schools)
  - Mixed-use development
  - Diversifying housing types in more areas of the neighborhood
  - Infill on underutilized properties
- **Most Preferred Housing Types:** Duplexes, townhomes and row homes, small-lot single-family homes, triplexes, and smaller-scale multi-family buildings were identified as preferred housing types. Participants acknowledged that the Avenues already has a variety of housing types, so discussions with community members generally focused less on specific housing types or unit counts and more on the scale and compatibility of new development, including building setbacks, spacing between structures, and design.
- **Other considerations** raised include limited growth opportunities due to the neighborhood being largely built out, and homes and properties next to elevated wildfire risk areas.



---

*“I understand why people resist change, but it is something to accept and plan for. Every neighborhood should do its fair share to provide more diverse housing. YIMBY  
– Aves Resident of 45 years”*

## TRANSPORTATION & MOBILITY

“

“Doing something about the designs of the intersections. Cars have to stop beyond stop signs to be able to see oncoming traffic. Speeding is rampant, and yield signs are often disregarded to such an extent that they become ineffective.”

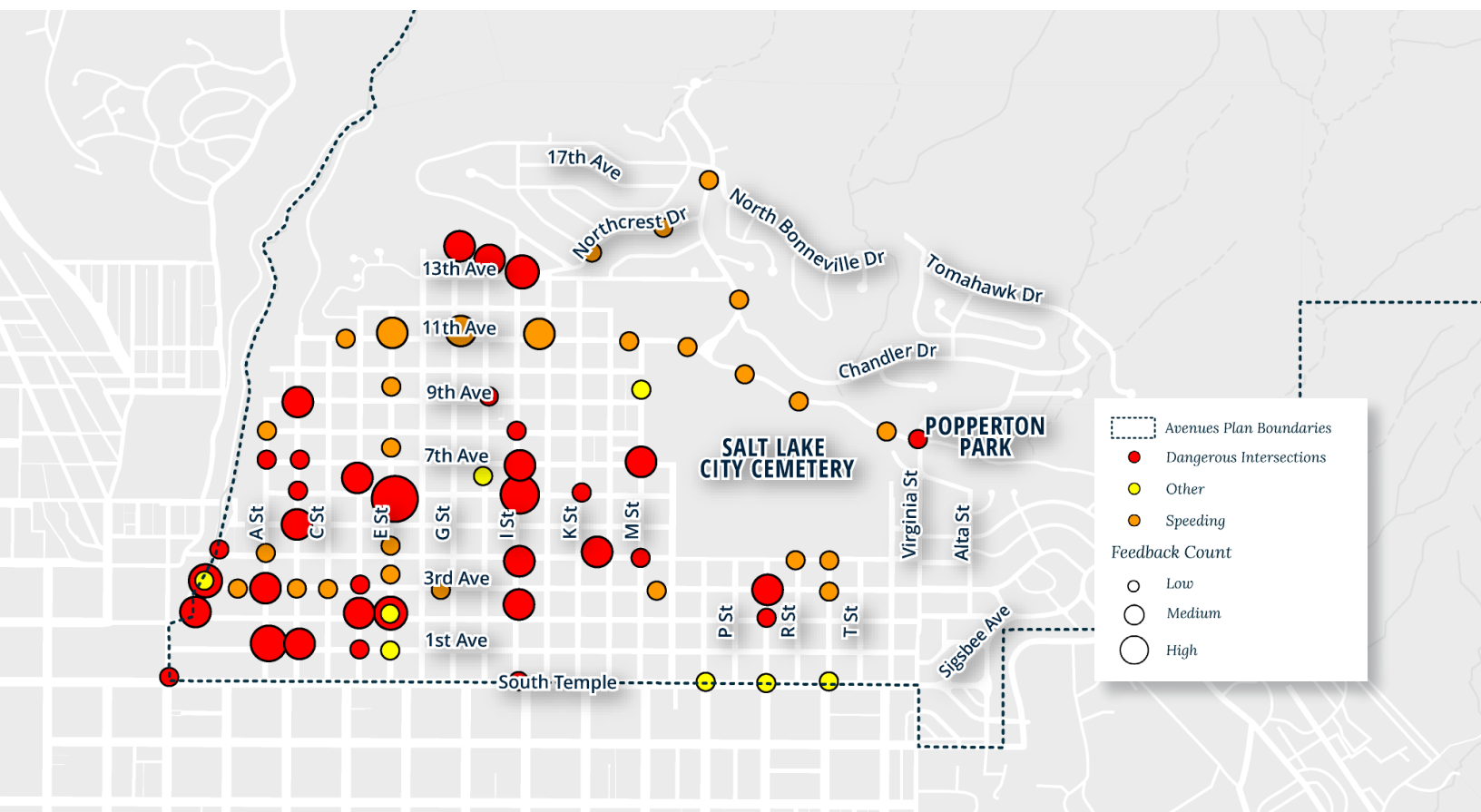
“Clearly designated bike paths that are not located on narrow streets, and sidewalks that are well landscaped (shaded) as well as maintained.”

Engagement on transportation focused on understanding community perspectives on safety and access. Community members identified intersections and streets where speeding and safety concerns are most prevalent, shared the destinations they travel to most frequently outside the neighborhood, and described what would make it easier or more appealing to use alternatives to a personal vehicle.

- **Speeding and unsafe intersections** were the most common concerns. Participants suggested improvements including speed bumps, bulb-outs, raised crosswalks, roundabouts, and increased enforcement. Feedback on traffic calming measures was mixed, with a majority expressing support, while others raised concerns about existing speed bumps in the neighborhood, particularly their close spacing and large size. Some participants also noted that curb extensions should be designed to accommodate cyclists, so they are not forced into traffic.

Inconsistent traffic signs, particularly at intersections, were frequently cited as a concern, with some suggesting all intersections be converted to four-way stops. Vehicles parked too close to corners were also noted as reducing visibility.

**The map below was created by digitizing large maps where participants placed stickers and notes to identify specific areas of concern.** Participants that used the “other” category reported things such as access to and from Avenues for pedestrians and bikes along South Temple, better one-way signs on 3rd Avenue, and traffic getting backed up near the coffee shop drive thru.





---

*“More bus lines through the Avenues to the U of U and more frequency of them.”*

---

*“The speeding in the Avenues is insane, especially down I St and E St...drivers are easily going 40mph up and down E St.”*

---

*“I do most trips by foot, transit a few times a week and drive once a week. The extreme SW Aves near downtown, is a logical place to put effort into protecting the many pedestrians.”*

## **PARKS & RECREATION**



---

*“Bathrooms at trailheads. The new amenities at the start of the uphill trail in City Creek are a good start.”*

- Participants reported that the reduction of vehicle lanes on **South Temple** has resulted in slower traffic and safer pedestrian crossings. Some participants called out safer drop-off and pick up from Wasatch Elementary and reduced fast-moving traffic near the school. Vehicle congestion is still a reported concern in some areas, especially near South Temple and 700 east.
  - **Bike infrastructure** that is safer and more connected was identified as a need. Participants called for continuous protected bike routes, improved north-south and east-west connectivity, safer crossings at South Temple, better bike lane markings, and more bike parking throughout the neighborhood.
  - **Pedestrian safety improvements** were an identified need across the neighborhood, including wayfinding signs, improved traffic control at crossings and intersections, and addressing poorly marked crosswalks and missing sidewalk segments. Intersections near schools were noted as areas in need of improvement. Stricter enforcement of winter sidewalk clearing requirements was also requested to keep walking routes passable year-round.
  - **Public transit** improvements were broadly supported. 41% of online survey respondents identified service frequency as a primary barrier to using public transit. Participants also called for earlier and later service hours and more direct connections to destinations frequented by community members including the University of Utah, TRAX, and downtown. A small number of comments expressed a preference for fewer, smaller buses.
- 
- **Park Quantity and Size:** The number of parks was widely seen as a neighborhood strength, though some noted that certain parks are too small.
  - **Park Amenities:** The most common requests for park improvements included more shade, community gathering areas, seating, drinking fountains, restrooms, water features (e.g., splash pad) sports courts, and playing fields. Additional requests included better lighting, improved bike parking, play areas and features for young children, and clean, well-maintained trash facilities. Community feedback also highlighted interest in amenities such as food trucks and food and beverage stands to allow longer use of public spaces, so people don't have to leave to get these things somewhere else.
  - **Park Activation:** Feedback emphasized the desire for more programmed events and activities in parks such as craft clubs, gardening classes, yoga, art or farmers markets, etc.



---

*“We need a park that’s suitable for YOUNG KIDS (e.g. sandpit, fenced in, smaller kid features, not on a giant hill – lower Aves).”*

---

*“More tennis courts; almost always have to wait when going. A field maintained enough to play sports on. Popperton and 11th are dangerous with holes, being uneven, etc.”*

## NEIGHBORHOOD SERVING BUSINESSES



---

*“I’d like to see more corner stores and other small businesses that serve the community here.”*

---

*“Needs more corner stores, delis, coffee shops, small retail, restaurants. Also needs to maintain affordability.”*

- **Park Maintenance:** Feedback emphasized the importance of maintaining existing amenities; keeping fields safe and level, managing overgrowth, and ensuring public spaces are clean and well-kept.
- **User conflicts:** Off-leash dogs in parks and on trails remain a point of contention. Participants expressed frustration about dogs running off-leash in areas where it is not permitted, and raised concerns about conflicts between hikers, cyclists, and dogs on trails. Some suggested alternating use days on more trails to reduce conflicts and improve safety.
- **Desired facilities:** Respondents expressed interest in a public pool, fitness facilities, and a recreation center, particularly for use during colder months. Community gardens were also mentioned as a form of green space people would like to see more of. Several residents noted interest in better utilization of the city cemetery such as multi-modal use of the cemetery streets.
- **Natural Lands and Trails:** Community members strongly value access to the Foothill Trail System and City Creek Canyon, with many describing these as defining features of the neighborhood. Some called for increased efforts to preserve natural lands. Specific concerns included parking impacts on surrounding residential streets, the need for improved trailheads,

There was strong interest in more small-scale commercial activity in the Avenues. Feedback emphasized that commercial uses should primarily serve neighborhood needs rather than a commercial center designed to attract outside visitors. Approximately 20% of online survey participants indicated they do not want additional commercial development in the neighborhood.

- **Most requested business types:** Dining options, particularly cafes and restaurants with diverse food offerings, were the most requested uses, along with small markets, corner stores, bakeries, florists, butchers, wine bars, and co-ops. A preference for locally owned businesses was frequently emphasized as was the desire for more home-based businesses and flexibility.
- **Preferred locations:** Most participants preferred neighborhood businesses to be dispersed throughout the neighborhood. Corner properties and intersections, as well as locations clustered near existing commercial activity, were identified as the most appropriate locations.
- **Other considerations:** Interest in **pop-up and seasonal markets** was noted, and outdoor seating and street trees were also identified as important **amenities** to support a comfortable and welcoming commercial environment.

# IN-PERSON OUTREACH

*What We Heard & Ideas*

Four in-person outreach events focused on sharing feedback themes and potential strategies were held at locations throughout the Avenues. Presentation boards highlighted key themes and potential action items and participants were asked to confirm whether the feedback had been accurately captured.

**A draft of the Avenues Future Land Use Map and associated land use themes was also shared for input.**

- **Avenues Street Fair**  
Saturday September 13, 2025 | 9:00 – 6 PM
- **Smiths Grocery Store (Avenues)**  
Tuesday, September 30, 2025 | 5:30 – 7:30 PM
- **Memory Grove**  
Thursday, October 2, 2025 | 5:30 – 7 PM
- **Lindsay Gardens**  
Tuesday, October 7, 2025 | 5:30 – 7 PM



## HOUSING IN THE AVENUES: WHAT'S HERE NOW

**EXISTING HOUSING BY TYPE**

**WHAT DOES DENSITY LOOK LIKE IN THE AVENUES?**

Moderate density is found throughout the Lower Avenues and allows 20-40 dwellings per acre in a mix of housing types, with buildings 3-4 stories tall. The block is just one example of what moderate density looks like in the community.

The example features different housing types, ranging from single-family homes to a 12-unit apartment building. Like much of the neighborhood, this block is currently zoned SB-1A, nonconforming. Most of these homes were built over 100 years ago and could not be built today. The moderate-density designation proposed for the Lower Avenues will legalize the density and building types that already exist and allow for compatible infill where there are opportunities for it.

Additionally, these areas are in the Avenues Local Historic District, which protects buildings that contribute to the historic character and regulates any new development.

Salt Lake City Planning Division





# PHASE 3

## FINAL VISION

**\*\*Current Phase\*\***

**Phase 3 engagement is currently underway and will be documented in a future update to this report as phase 3 progresses.**

This phase focused on translating the ideas and priorities gathered throughout the process into a draft plan. The plan was refined through continued public input, community meetings, and formal hearings.

### GOAL: DRAFT REVIEW & REFINEMENT



*Draft Plan Release*



*In-Person Outreach  
(Draft Plan Highlights)*



*Draft Plan  
Feedback Summary*



*Public Hearings*

## DRAFT PLAN RELEASE

A draft of the Avenues Community Plan was published online on **April 16, 2026**. An update email was sent to all listserv subscribers and community members who had requested updates and included a link to the draft plan and contact information to submit questions or feedback.

## IN-PERSON OUTREACH

*(Draft Plan Highlights)*

- **Corinne & Jack Sweet Library**  
May 11, 2026 - 6 to 7:30 PM
- **Memory Grove**  
May 13, 2026 -5:30 to 7 PM

