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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
2	Districts	114-115	112-114	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 <i>Downtown Rising</i> plan. Maintaining vehicular function is a primary objective of the project. Through the <i>Downtown Community Plan</i> , the City is endorsing this project.	JM	Jason Mathis (Downtown Alliance)	
3	Districts	114-115	112-114	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 <i>Downtown Plan</i> 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	98-99	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	44-45	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	56	[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	44	[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	68	[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	49	[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	65	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	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
12	Key Moves	88-89	86-87	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	39-41	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	16-17	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	39-41	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 (perhaps 200 dwelling units/acre); in Central Ninth small townhomes are more in line with existing homes (10-16 DUs/ac). Mid-rise development is qualified as up to 12 stories and is appropriate in most of the downtown (16-35 DUs/ac). 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	68	"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. <i>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."</i>	JM	Jason Mathis (Downtown Alliance)	
17	Vision & Principles	61-63	59-61	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 <i>Downtown in Motion</i> 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	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
18	Vision & Principles	61-63	59-61	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	102	"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.	<i>Changed to remove "While skybridges are prohibited downtown, a skybridge on 200 West between 100-200 South would be acceptable because the Convention Space already spans 200 West."</i>	JM	Jason Mathis (Downtown Alliance)	NC
20	Downtown's Story, Vision & Principles	8, 45	6, 43	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 (new page 43). This is a common metric used in planning to determine redevelopment potential.	JM	Jason Mathis (Downtown Alliance)	NC
21	Downtown's Story	8	6	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 (HAND). Keep in mind that downtown serves a regional homeless population; many communities in the region offer no homeless services. We recognize that things are changing quickly in the downtown and that census data does not truly capture the dynamics of population and employment in our downtown. This data is provided as a baseline snapshot only. <i>Change made: Data source was noted throughout document.</i>	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.	<i>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 &amp; Neighborhood Development (HAND), has a strategy to futher explore panhandling laws (a statewide issue).</i>	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.	<i>Language that appeared regulatory (i.e. "require") was removed or reworded.</i>	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.	<i>Challenges section was retooled (new p. 28-30)</i>	DB	Dale Bills, City Creek Reserve	
25	Vision & Principles		59-61	The plan should embrace all modes of transportation instead of predetermining that bikes or public transit are preferable.	Plan defers to <i>Downtown In Motion</i> 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.	<i>Changes made to Is Prosperous section (new p. 47-49)</i>	DB	Dale Bills, City Creek Reserve	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
27	Districts			The plan should not presume to describe preferred uses for large parcels of private property (e.g. catalytic projects).	<i>Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses</i>	DB	Dale Bills, City Creek Reserve	
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.	<i>Change to include Sports Expansion and Retention as Key Mov.</i>	KH	Kirk Huffaker, Utah Heritage Foundation	
29	Key Moves	88	86	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?	<i>Change list possible funding mechanisms</i>	KH	Kirk Huffaker, Utah Heritage Foundation	
30	Vision & Principles	49-51	47-49	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.	<i>Changes made to Is Prosperous section (p. 49-51)(new p. 47-49)</i>	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.	<i>Changes made to site descriptions to emphasize development opportunity characteristics instead of specific land uses</i>	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.'	<i>Language that appeared regulatory (i.e. "require") was removed or reworded. Actions renamed "Initiatives."</i>	KH	Kirk Huffaker, Utah Heritage Foundation	
33	Districts	111	109	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.	<i>Changed typographical, grammatical, formatting errors.</i>	KH	Kirk Huffaker, Utah Heritage Foundation	
34	Vision & Principles	49-51	47-49	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.	<i>Changes made to Is Prosperous section (new p. 47-49)</i>	AS	Alice Steiner	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
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.	<i>Changed typographical, grammatical, formatting errors.</i>	AS	Alice Steiner	
36	Vision & Principles	62	60	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.	<i>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.</i>	AS	Alice Steiner	
37	Vision & Principles	74	72	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.	<i>Change to allow flexibility in provision of outdoor space by private market.</i>	AS	Alice Steiner	
38	Key Moves	84-85	82-83	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 (new p. 82-83).	AS	Alice Steiner	
39	Districts	122	120	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 fantastic redevelopment potential of the car dealerships. It may be too early to even consider this. Perhaps in 20 years?)	See (new) p. 120 in the Granary District section	AS	Alice Steiner	
40	Key Moves	88	86	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.	<i>Change lists possible funding mechanisms</i>	AS	Alice Steiner	
41	Vision & Principles	78	68	"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.	<i>Added initiative on p. 70 (new p. 68) to address concerns about noise pollution.</i>	KB	Karla Bartholomew, Salt Lake County Health Department	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
42	Downtown's Story	5	N/A	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 <i>Plan Salt Lake</i>	KB	Karla Bartholomew, Salt Lake County Health Department	
43	Downtown's Story	23	21	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."	<i>Change to reflect intent and purpose of street trees</i>	KB	Karla Bartholomew, Salt Lake County Health Department	
44	Downtown's Story	23	21	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.	<i>Change to reflect livability and public health concerns regarding light trespass</i>	KB	Karla Bartholomew, Salt Lake County Health Department	
45	Downtown's Story	32	30	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	45	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 healthiest 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	60	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	93, 97, 101	"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	122-123	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	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
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.	<i>Language that appeared regulatory (i.e. "require") was removed or reworded.</i> Plan includes direction on streamlining City processes for smoother, predictable permitting processes (new p. 40, 48).	MG	Maria Garciaz, Neighborworks	
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 (new p. [inside cover], 16, 37, 40, 124)	SS	Soren Simonsen, Community Studio and IMPACT Hub	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
53	General			<p>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.</p> <p>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.</p> <p>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.</p>	<p><i>Change to include additional language on support of the arts (new p. 55-56). Change to include university partnerships as mechanism for measuring outcomes of sustainable design (new 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.</i></p>	KA	Kevin Arthofer	
54	Downtown's Story	11	9	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.	<i>Change to indicate variety of events</i>	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
55	Downtown's Story	28	26	Page 28 (photo farmers market w/people on bikes how about a photos of one of the performing arts organizations?)	<i>Swapped photo for SB Dance photo</i>	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
56	Downtown's Story	28	26	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.	<i>Change to reflect public desire for greater recognition of arts in the plan.</i>	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
57	Vision & Principles	57	55	Change "...IS ARTFUL & UNIQUE" to "...IS RICH IN ARTS AND CULTURE"	<i>Change to reflect public desire for greater emphasis on performing arts in the plan.</i>	JW	Jena Woodbury, Ririe-Woodbury Dance Company	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
58	Vision & Principles	57	55	Add "DANCE AND THEATRE"	<i>Change to reflect public desire for greater emphasis on performing arts in the plan. Adds mention of film. Also eliminates confusion about uniqueness (which is moved to other sections).</i>	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
59	Vision & Principles	58	56	Add new initiative: Encourage the growth of performing arts in different districts downtown and the participation of adjacent business.	<i>Change to reflect public desire for greater emphasis on performing arts in the plan.</i>	JW	Jena Woodbury, Ririe-Woodbury Dance Company	
60	Districts	106-109	104-107	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-visibility 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 (new p. 18). Mid-rise development will step-down from the CBD with greater intensity near TRAX stations (new p. 18). Visibility from the highway could be accommodated with mid-rise (possibly up to 12 stories).	DB	DJ Baxter, SLC Redevelopment Agency	NC
61	Downtown's Story	30	28	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.	<i>Change Challenge 1 to emphasize surface parking and vacant properties.</i>	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	
62	Downtown's Story	30	28	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 (new p. 93, 105, and 113).	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	

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63	Vision & Principles	50	48	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 (new p. 50). Utility infrastructure investment is also identified on (new) p. 30, 47, 121, 122-123, and 125 and is one of the assumptions of the plan (new p. 5).	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	
64	Key Moves	90 (Aug 2014 draft)	86	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.	<i>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.</i>	AB	Angela Brown, SLUG Magazine, SLUG Games, Summer of Death, Craft Lake City	
65	Vision & Principles	58	56	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.	<i>Change to reflect public desire for encouragement of a variety of arts-based events (not just gallery strolls).</i>	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 (new p. 55-56, 80-81, 93, 97, 121, 125, 129)	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	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
68	Downtown's Story	1	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.	<i>Reference to 25-year timeframe removed. New description on (new) p. 139 suggests the Plan is a "living document."</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
69	Downtown's Story	2-5	2-3	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.	<i>Changes to plan description and contents clarifies what the plan is and how it works (new p. 2-3).</i>	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.	<i>"Master Plan" term is removed from document. Plan is both a vision and implementation plan.</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
71	Vision & Principles	39	37	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.	<i>Vision page is reformatted. Vision is stated up front (inside cover).</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
72	Vision & Principles		37	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.	<i>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.</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	

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1	Chapter	OLD Page #	NEW 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.	<i>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.</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
74	Downtown's Story	20-23	18-21	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.	<i>Urban Design Framework section was overhauled.</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
75	Downtown's Story	20	18	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.	<i>Change to reflect intent for a pyramidal downtown.</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
76	Downtown's Story	20	18	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.	<i>Change to include discussion of streets as paramount to the public realm</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
77	Downtown's Story	21	19	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.	<i>Change to discuss coarse v fine-grain texture of the downtown.</i>	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	
78	Downtown's Story	20	18	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" (new p. 7) and one that "Promotes a Dynamic Social and Civic Experience" (new p. 18).	ML	Michael Larice, Department of City + Metropolitan Planning, College of Architecture + Planning, University of Utah	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
79	Downtown's Story	20-23	18-21	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 (new p. 13, 56, 77, 91)	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.	<i>Graphic and formatting changes were made throughout, including to color-blocked pages and cover.</i>	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 attraction	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	OLD Page #	NEW 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	84-85	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.	<i>Change to reflect public desire for greater emphasis on performing arts in the plan. Adds mention of film. Also eliminates confusion about unquieness (which is moved to other sections).</i>	NB	Nancy Boskoff, via Speak Out	
90	Downtown's Story: Challenges	32	30	Perhaps instead of <i>Environmental Sustainability</i> you might consider <b>Ecological Sustainability of/and Ecosystems</b> . 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 <b>challenge #8</b> 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.	<i>Consider changing language to Ecological Sustainability or Urban Ecosystem Management</i>	ES	Erin R Silva, via email (1/27/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
91	Vision & Principles: Unites City & Nature	73-75	71-73	Also, under the goals' section, <b>Goal 2</b> might address the reality that, like it or not, <i>our city was built and continues to be developed within and on top of valuable existing ecosystems that simply cannot be lost</i> (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 (new p. 73).	ES	Erin R Silva, via email (1/27/15)	NC
92	Vision & Principles: Unites City & Nature	73-75		Perhaps there could be a <b>Goal 7</b> 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)	NC
93	General			What I dislike most about the downtown area 1) panhandlers, beggars, 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 (new p.68); timing of lights is continually updated to meet the needs of the public (new p. 60); 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)	NC
94	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 (new p. 48, 121, 122-123, 125). Infrastructure investment is not limited to one utility.  Homeless issues are addressed throughout the plan, including support for the Housing First initiative (new p. 40, 48, 68, 105). The Plan recognizes its limitations in its ability to solve homelessness (new p. 5).	PA	Peter Ashdown, via Open City Hall (2/6/15)	NC

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
95	General			The CBD lines need to be extended from a western boundary of 400 West to 700 West so that THE GATEWAY and the INTERMODAL HUB are included in 'downtown'. These places weren't in the original plan 25 years ago and the area has now become an integral part of downtown. All buses, trains, and even cabs come from this area and Gateway has more shops, restaurants and go-to places than many blocks of Main Street or Downtown. The Farmers Market is planning to extend past 400 West and the RDA owns two blocks west of the Rio Grande that it hopes to develop. It would be very short sighted to not expand the CBD area!	The CBD Business Improvement District extends from 300 E to I-15 and North Temple to 400 South (both sides of the street).	BDL	Babs De Lay, via email (2/18/15)	NC
96	General			Tone of the plan is less friendly to commuter population. Narrowing of freeway ramps in and out of the city.	Plan supports improving transportation options for all modes and specifically identifies several commuter-oriented projects: comprehensive signage and wayfinding (new p.20, 60, 61, 68, 81), grand boulevards (new p.112-114), and a coordinated public parking system (new p.60). A parking study by the Transportation Division (forthcoming) will also help us understand our needs for accommodating vehicles. Plan describes a balanced transportation system with improved transportation choices to move people and goods efficiently. This is consistent with the <i>Downtown In Motion</i> plan adopted in 2008. 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 <i>Downtown Community Plan</i> , the City is endorsing this project. Neither the Downtown Plan nor the Grand Boulevards project recommend narrowing of freeway ramps.  The plan defers to the City's adopted <i>Downtown in Motion</i> plan for all other transportation related issues.	MG	Mark Gibbons (2/23/15)	
97	Downtown's Story	8	6	The numbers for the daytime residents is understated. Are the statistics accurate: minority majority numbers, daytime population, homeless population.	<i>Changed to add a note about our data (new page 6): The decennial census offers a unique insight into small areas like the downtown. More recent sample data or estimates are unable to capture population data with the same precision. We recognize that things are changing quickly in the downtown and that some data does not truly capture the dynamics of population and employment in our downtown. This data is provided as a baseline snapshot and may vary from other reports as a result of differing methodology for aggregating census data.</i>	MG	Mark Gibbons (2/23/15)	
98	General			EnterpriseSLC work should be a part of the plan.	We will align the Downtown Plan with Enterprise SLC, as appropriate.	MG	Mark Gibbons (2/23/15)	
99	General			Micro management of development; requirements for every unit: eyes on the street, green spaces. Particular concerns about how this will affect east of Harmon's and east of the Marriott. Concerned that plan dictates design guidelines on downtown housing.	Plan was changed to reflect intent of best practices for desired characteristics in new development (this is reflected in the revised draft issued 1/26/15). Some of these best practices are already part of existing policy or in the zoning ordinance for certain districts. Plan says that these best practices be applied throughout the downtown.	MG	Mark Gibbons (2/23/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
100	Districts: Broadway District	100-101	98-99	The city wants to control all walkways in downtown (mid block crossings). City controlling access doesn't make sense. Concerned that plan says wherever possible create midblock openings -and the city will own the land.	Existing City policy requires new midblock walkways throughout the Downtown. The <i>Downtown Plan</i> supports this ongoing effort. The plan does not say that midblock walkways need to be owned by the City. Existing midblock walkways are either privately owned, privately owned with public access easements, or publicly owned. (Mid-block crossings are defined as pedestrian crossings of public streets and are managed by the Transportation Division or UDOT.)	MG	Mark Gibbons (2/23/15)	
101	Districts	96 and 112	94 and 110	Blocks 40 and 85 - don't want to limit what can be done there. Concerned that plan is telling a private developer what to do on their land, -specifically the two blocks they own.	Changes were made to site descriptions to emphasize development opportunity characteristics instead of specific land uses (this is reflected in the revised draft issued 1/26/15). This is the most general we can be and still create a plan that provides direction and vision (and complies with state law, which requires the City to plan for all land within our boundaries).	MG	Mark Gibbons (2/23/15)	
102	General			Concern about panhandlers downtown - not sure if this was a comment for the plan or just a comment. They wanted to know if they could "lease" the sidewalk area for private useage.	The panhandling issue is of a larger scope outside of the intent of this plan. The City is working on developing policies and strategies to deal with the panhandling issue. We are aware that panhandling has a negative impact on our residents and visitors.  Plan supports creation of privately-owned public space (new p. 72) as part of the open space network, but does not advocate for general privatization of public sidewalks. Lease agreements are available from the City for outdoor dining and similar uses that support active use of the sidewalk.	MG	Mark Gibbons (2/23/15)	
103	General			Concerned that plan doesn't emphasize enough what a great place downtown is to do business and the significant role the daytime population plays in our downtown.	Plan highlights downtown's economic prominence as an internationally-recognized destination in the first chapter (new p. 1, 6, 8, 26). The remainder of the plan emphasizes growing downtown's role as an economic center --it is a dominant component of the vision (new p. b, 1, 7, 13, 37, 47-49, 82, 92-93, 104, 112-113, 121). The Plan will benefit from outcomes from the EnterpriseSLC effort, as well. We will review the document for additional opportunities to emphasize the importance of business and the downtown workforce.	MG	Mark Gibbons (2/23/15)	
104	General			Proximity of bars - do not disrupt religious areas. Do not like the repeated mention of bars everywhere in our downtown.	Bars are specifically mentioned four times in the plan (new p. 9, 44, 96, 128) all of which are descriptive of existing conditions. Any emphasis is a reflection of the public process and represents a desire of the community. State law requires that alcohol serving establishments maintain certain spacing requirements from churches.	MG	Mark Gibbons (2/23/15)	
105	General			Downtown v. Downtown Salt Lake v. Downtown Salt Lake City v downtown (lower case). Pick one and be consistent.	Plan checked for appropriate use of capitalization for proper names versus general locations and appropriate changes made.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
106	General			City v. city v. City Hall. Creates confusion as to who the intended subject is. Pick one and be consistent.	Plan checked for appropriate use of capitalization for proper names and appropriate changes made.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
107	General			Serial (oxford) comma vs. No Serial comma. Pick one and be consistent.	Appropriate changes made for consistency.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
108	General			Editorial voice/tone. The plan appears to have several editorial voices. It would be clearer if the information were presented with the voice of a single author.	Plan checked for voice and tone and appropriate changes made.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
109	General			Redundancy of priorities renders the document confusing and hard to follow.	Patterning of priorities is intentional to emphasize the messages of the plan.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
110	General			City Departments should have aligned goals, plans and priorities. This Master Plan shows inconsistent goals between the Mayor's Office, CED, the Council and RDA.	Virtually every department in the City was involved in the creation of the <i>Downtown Community Plan</i> , including the RDA and the Mayor's Office, though various CED offices accounted for the most participation.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
111	Downtown's Story	2	2	Check spelling under first paragraph headline "Coordinates with <i>other City Plans</i> ".	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
112	Downtown's Story	2	2	In first sentence of first paragraph change "must" to "should". The Downtown Community Plan should not necessarily be hindered by older plans, policies, etc. Contradictory to goals.	The <i>Downtown Community Plan</i> will be monitored over time to determine how effective it is, to sync it with other plans, and to identify when it is time for an update. This makes it a "living document," which is always in a state of "becoming." (new p. 139)	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
113	Downtown's Story	2	2	First sentence of second paragraph change "must" to "should". The Downtown Community Plan should not necessarily be hindered by older plans, policies, etc. Contradictory to goals.	The Downtown Community Plan will be monitored over time to determine how effective it is, to sync it with other plans, and to identify when it is time for an update. This makes it a "living document," which is always in a state of "becoming." (new p. 139)	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
114	Downtown's Story	2	2	In paragraph 3 existing conditions analysis numbers are flawed (2010 census data is almost 5 years old). A plan should not be based on outdated benchmarks.	Decennial census offers a unique insight into small areas and small demographic groups like that of the downtown, which sample data or estimates would be unable to capture with precision. It is the industry standard used to make planning decisions about community services. We recognize that things are changing quickly in the downtown and that census data does not truly capture the dynamics of population and employment in our downtown. This data is provided as a baseline snapshot.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
115	Downtown's Story	2-3	E	Move both pages to beginning right after table of contents. Or combine with table of contents.	<i>Changed to incorporate with Table of Contents</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
116	Downtown's Story	5	2-3	Move page to beginning following pages 2-3 (see above comment).	<i>Change to combine Plan Salt Lake, What is the Downtown Community Plan</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
117	Downtown's Story	5	3	Under paragraph 3 "Guiding-Decision Making" replace first sentence to say: "In implementing this plan, the City should act as the facilitator rather than regulator. Regulatory and financial tools should promote and bolster private investments that realize the City's vision."	<i>Change made to add "Regulatory and financial tools should promote and bolster private investments that realize the plan's vision." to second paragraph "Partnering on Implementation." Enterprise SLC may help define City Hall's role as a facilitator.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
118	Downtown's Story	7	5	Reword #1 "Urban Family Housing" to say "all types of quality housing."	<i>Changed to "quality housing options for all household types."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
119	Downtown's Story	7	5	Reword #7 to the following: "Salt Lake City will have an increasingly diverse population that drives growth in all sectors."	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
120	Downtown's Story	7	5	Reword number 9 to the following: "The public and private sectors will work together to identify community needs for shelter and emergency facilities to help provide better service for Utah's homeless along the Wasatch Front. "	<i>Changed to "Together with the private sector, City Hall will work to identify community needs and evaluate current Zoning, Urban Design, and Land Use policies to facilitate an adequate supply of emergency shelter and transitional housing facilities in the community."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
121	Downtown's Story	8	6	Add a space in first paragraph between Wasatch Front and (Front and).	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
122	Downtown's Story	8	6	Define geographic influence in second paragraph. Why is that significant?	Salt Lake City's geographic reach --or metropolitan influence-- is farther than other cities of similar size, which gives it greater prominence in the region.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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123	Downtown's Story	8	6	New housing unit numbers in paragraph 3 (250 units per year) are inconsistent with growth mentioned later in document. Number is higher.	For the 5 year period 1/1/2009-12/31/2013 there were 1,259 new housing starts (units). This represents, on average, 252 units annually and 40% of all new housing starts citywide in the 5-year period. This data was made consistent throughout the plan.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
124	Downtown's Story	8	6	In paragraph 3 reword sentence "homelessness is an ongoing issue" to reflect community goals to address homelessness and provide adequate services.	<i>Changed to "Downtown supports a significant amount of Utah's homeless population."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
125	Downtown's Story	8	6	Statistics in infographics and paragraph 3 are outdated and based on 2010 census data. Downtown workers #s much higher (just in the CBD alone) and the # of homeless is misleading as a percentage of downtown's population. How are the numbers determined for the homeless? All who use social services downtown? Put the number into context as the number of homeless people across the larger community population— not as a reflection of percentage of downtown's population.	<i>Changed to add a note about our data: The decennial census offers a unique insight into small areas like the downtown. More recent sample data or estimates are unable to capture population data with the same precision. We recognize that things are changing quickly in the downtown and that some data does not truly capture the dynamics of population and employment in our downtown. This data is provided as a baseline snapshot and may vary from other reports as a result of differing methodology for aggregating census data.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
126	Downtown's Story	8	6	Land Use and Development infographic should be reworded to show room for growth potential rather than negative aspects of downtown. Opportunity vs. negativity.	<i>Vacancy represents opportunity for new development. Change made to remove biased language from last paragraph.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
127	Downtown's Story	10	8	Statistics here are wrong for top employers downtown. Here is the list according to Workforce Services for top five: Government (Federal, State, Local), LDS Church Offices, Fidelity Brokerage, Goldman Sachs, Zions Bank.	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
128	Downtown's Story	11	9	Percentage of county retail sales in 2013 is actually 10.8% for retail categories including clothing, furniture, restaurants, department stores, and general merchandise. And specialty retail in the CBD alone. This is a record high percentage of county sales.	<i>Change made. This is not a record high: 2006 was 12.22%, according to Downtown Alliance's 2012 Benchmark Report (p. 10). A 2002 report by BEBR shows that downtown's share of countywide sales was at a high in 1991 (18%).</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
129	Downtown's Story	11	9	5,000 residents is based off of 2010 census data and does not accurately reflect total # in plan area.	See note added on page 8 (new page 6).	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
130	Downtown's Story	11	9	GREENbike numbers should be totaled for 2013 + 2014. Reword to the following "Over 71,625 unique trips taken in GREENbikes first two years of operation." (Sourced from GREENbike).	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
131	Downtown's Story	12	10	Why is this page located here? It seems this could be moved to the front with the table of contents and the "what is the plan" section.	<i>Geography of the Downtown (not Downtown Plan). Changed header to: "Geography of the Downtown".</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
132	Downtown's Story	19	17	Lead with "Recommended Amenities" above all six points to clarify regulatory nature.	<i>Added new header "best practices for urban residential development"</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
133	Downtown's Story	21	19	"Views and View sheds" require further definition, especially on 100 south. How would view corridor regulation impact planned projects along 100 South like the streetcar, convention hotel?	<i>Policies for view corridors are defined in the Urban Design Element.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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134	Downtown's Story	21	19	Under "building scale and massing section" what is the exact goal of the subsection? Is it to promote change in Salt Lake City's current zoning laws? Is this advocating for less density or more? The language is confusing with fine-grained texture vs. coarse.	Building scale and massing is about built form not density. Density is a measure. The section describes an ideal mix of coarse (larger building footprints) and fine-grained (smaller building footprints and blocks) building scale for a walkable, imageable downtown that supports the greatest diversity of building types and high densities. <i>Changed to: "Over time, downtown changed from having a fine-grained, tightly-arranged development pattern of smaller footprint buildings to one that is more spread out with larger individual buildings (coarse). The grain of development - whether fine or coarse- impacts walkability, local economics, character, and image. A fine-grained texture facilitates greater diversity of forms and uses, enables high densities to be achieved, minimizes leftover space, and supports small business and a more active street frontage. Larger building footprints can be accommodated for civic and commercial uses within a fine-grained pattern. A range of building scales is encouraged to promote variety of use and interest."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
135	Downtown's Story	22	20	Reword first sentence in first paragraph to: "District paving reinforces the image of a unified district <i>rather than</i> one building project or multiple projects."	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
136	Downtown's Story	22	20	Third paragraph last sentence "private walkways should not extend their paving patterns across public ways." How will this impact the Eccles Theater? 111 Main? Seems contradictory if it is allowed for certain projects and not for others.	All projects, including the Eccles Theater and 111 Main, will install district paving patterns not project-specific ones.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
137	Downtown's Story	22	20	What does "legible" mean in the header of paragraph four?	Legible means "easy to identify"	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
138	Downtown's Story	23	21	In the second subsection starting with "Trees are an important..." needs to be clarified to delineate regulatory goals with regards to urban forestry. Will there be specific trees that are required to be planted by the property owner? Will costs be directed to the property owner?	Regulations on tree planting are included in the zoning code.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
139	Downtown's Story	27	25	Reword two sentences under #3 to the following: "The street grid provides access into and around downtown and the wide right of way allows for incredible balance in street design for all transportation modes. Improved roadways, walkways and bicycle facilities provide additional options and connections to nearby neighborhoods for downtown residents, workers and patrons alike."	<i>Changed to: "The street grid provides a flexible way to achieve efficient connections downtown and the wide right-of-way allows for incredible innovation in street design for all modes. Bicycle and pedestrian improvements, including new protected bike lanes and the GREENBike bikeshare program, promote biking and walking as primary transportation options and improve the connections to nearby neighborhoods."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
140	Downtown's Story	28	26	Numbers of workers under #5 is too low (more like those in 1990...). CBD alone has 69,235 workers in office, restaurant, retail, hotels, manufacturing, miscellaneous, etc.	<i>Changed to: "...bringing in tens of thousands of workers each workday."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
141	Downtown's Story	30	28	Why is challenge #1 a challenge? Isn't new growth an opportunity? Move to opportunities. Additionally please reword "Vacant and underutilized properties persist. Vacancy disrupts the momentum and energy of the downtown, detracts from its appearance, and greatly influences its public image." This can be more aspirational and future focused.	Some properties have experienced long-term vacancies. Recent development has not reached maximum build-out, which does not offer the potential for vertical expansion to meet the needs of a rapidly growing and evolving city.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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142	Downtown's Story	30	28	Under challenge #3 take out entire section for "homelessness is prevalent." It is already stated in challenge #2 with the sentence "Activities associated with homelessness are a source of tension for the community and its prevalence counters the City's commitment to livability for all residents."	Numerous comments were received stating that the plan did not recognize the challenges presented by homelessness enough in the August 2014 draft.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
143	Downtown's Story	31	29	Under challenge #6 adjust bullet point #3 by removing/rewording editorial commentary "even though this is legal and highly desirably by the community". The plan should from personal editorial comments to the extent possible.	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
144	Downtown's Story	32	30	Under challenge #9 check that the percentage of countywide sales tax generated downtown is decreasing. CBD numbers show the opposite for retail sales specific to that area. All the data we have seen shows that this assertion is not accurate.	This was reported in the Downtown Alliance's benchmark reports and the 020501 economic change in SLC CBD 1990 to 2001 report. In the 2012 report, pg 10, it shows % of county retail sales. It was a high of 12.22% in 2006 down to 11.62% in 2011. The 2014 report shows 10.8. The 2012 report indicates the state tax commission is the source. The second report says that Downtown Retail sales tax grew by 8.3%, but the countywide activity grew by 9.9%. Pages 22-23 of that report provides 2 charts, one with CBD data and one with county data. If you do the math, you see that the trend from 1991 is from a high of 18.5% in 1992 down to 11.6 in 2000. The other benchmark reports show similar %'s.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
145	Downtown's Story	30-32	28-30	Challenges section makes little/no commentary about SLC's economic competitors. Other cities across Utah like Ogden, South Salt Lake, Sandy and Provo are offering attractive incentives and packages to companies looking to relocate. Include Enterprise SLC concepts and add this as #1 in place unrealized development potential.	<i>Change made:</i> <i>9. Global &amp; Local Competition</i> <i>Salt Lake City is vulnerable to intense global and local competition for ideas, talent and capital. If downtown does not compete successfully in the international marketplace we risk not only failing to attract new resources, but losing the human and investment capital we already have. Locally, Ogden is known as a major hub for the outdoor retail industry and Provo is a thriving center for higher education and technology. Individually we cannot compete with the world's big cities, but together we can build competitive advantage in some key areas.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
146	Downtown's Story	34-36	32-33	Why are these pages in the middle of the plan? They should be at the beginning or end.	These pages demonstrate the innovation in the planning process that led to the creation of this plan and deserve some recognition.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
147	Downtown's Story	34-36	34	On page 36 under the first paragraph reword " These are the projects the City will set as priorities for investment in terms of its financial resources and skills, and it is expected that the private sector will lead investment based on these priorities. This sentence is regulatory in nature and does not reflect the partnership needed between the public and private sectors to foster additional investments in the downtown.	This sets the stage for what is expected by both public and private sectors.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
148	Vision & Principles	41	39	District goals need to be clarified. In order to achieve 10,000 new housing unites by 2040 in downtown some developers have to build high density, not lot homes, townhouses and other urban oriented housing types. Can we clarify districts and applicable housing stock appropriate to each area?	Some housing types may not be appropriate for all districts; refer to the districts section of the plan. "Missing middle" housing can achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise apartments. The targets here are for an increase in the percentage of these housing types in the downtown; they will not fill the 10,000 unit target alone.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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149	Vision & Principles	42	40	Under Goal #1, Initiative #2 reword "Develop design guidelines or form-based regulations that encourage quality construction that contributes to public spaces, such as windows and doors at the street level, stoops and porches, patios, balconies and high quality building materials." This should not create additional regulation for new development. Design guidelines should look to incentivize quality construction that contributes to master plan goals.	Design Guidelines function to preserve and enhance the desired character of existing neighborhoods and improve the aesthetic and functional quality of new development projects.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
150	Vision & Principles	42	40	Under Goal #1, Initiative # 4 reword: "and/or requirements". Focus on how to foster housing choice with incentives and programs that promote City vision.	<i>Changed to: "Promote housing choice by developing incentives, programs, and priority initiatives for including housing for families."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
151	Vision & Principles	42	40	Under Goal #2, Initiative #3 remove "land purchase, and ground lease opportunities for the development of market-rate units."	This is an ongoing program of the RDA and HAND.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
152	Vision & Principles	42	40	Under Goal #3 include "where appropriate" to "integrated homeless services into the neighborhood fabric to minimize impact."	This change would introduce ambiguity.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
153	Vision & Principles	43	41	Under Goal #5, Initiative #3 why are housing rehabilitation programs only offered for low and moderate-income households? Should be all types of urban housing.	This is an existing City program.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
154	Vision & Principles	47	45	Under Goal #4, Initiative #5 add "and refresh" after maintain. This will be outdated in 30 years.	<i>change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
155	Vision & Principles	47	45	Under Goal #5 what does "alternative retail" mean? Define.	A pop-up shop is a recent example of "alternative retail." <i>Added: "like pop-up shops."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
156	Vision & Principles	48-51	46-49	This section should be aligned with the City's forthcoming work on Enterprise SLC. Goals and methods to achieve said goals are missing without the Enterprise SLC information. SLC needs a true unified vision between all departments (RDA, CED, Council, Mayors Office) when it comes to facilitating economic development. Please consider adding perspectives of other City departments into the Master Plan.	We will align the Downtown Plan with Enterprise SLC, as appropriate. Enterprise SLC may help define City Hall's role as a facilitator. Virtually every department in the City was involved in the creation of the <i>Downtown Community Plan</i> , including the RDA and the Mayor's Office, though various CED offices accounted for the most participation.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
157	Vision & Principles	58	77	Goal #2, Initiative #6 should be reworded/moved to another section. It does not make sense in this section. What is the purpose?	<i>Moved to (new) page 77 under ...Is Beautiful, Goal 5.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
158	Vision & Principles	62	60	Under Goal #2, Initiative #1 reword to "Develop more bike friendly roads and parks where appropriate."	<i>Change made.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
159	Vision & Principles	62	60	Goal #2, Initiative #3 seems completed with I-15, North Temple Viaduct and the Airport Trax line. Please clarify. (We think commenter means Goal 3, Initiative 3.)	This is an ongoing coordination with the Airport.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
160	Vision & Principles	66	64	Goal #1 should reflect a balance between vehicle and pedestrian. One example of this is Regent Street where Eccles Theater and 111 will need access for vehicles and trucks to supply theater, business and retail along the corridor.	Designing for pedestrians first prioritizes pedestrian movement and access over other modes, but does not eliminate other modes.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
161	Vision & Principles	66	64	Under Goal #1, Initiative #2 rephrase "every block" and "innovative tools" or add, "where appropriate. Bullet point #7 is much more clear.	<i>Changed to: "Incorporate mid-block walkways or streets throughout downtown to optimize downtown's large blocks for pedestrian movement and provide the maximum choice for how people will make their journeys."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
162	Vision & Principles	66	64	What is built form under Goal #1 initiative #5?	<i>Change to: "Protect and enhance the character and function of the mid-block street and walkway system as a significant symbol of the city's image, and distinguish them from other larger streets."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
163	Vision & Principles	66	64	Define Goal #2, Initiative #2 "equal access and equity to all people".	Initiative addresses access for people with disabilities, the young and old, First Amendment rights, etc.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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164	Vision & Principles	66	64	Goal #2, Initiative #4 and #5 compete against each other.	Concentrating pedestrian activity at the street level is primary to supporting an active street life downtown (hence prohibition of skybridges). Increasing pedestrian safety, particularly at mid-block crossings, supports this objective.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
165	Vision & Principles	66	64	Goal #2, Initiative #8 add "where possible."	This is implied. Phrases like "where possible" introduce ambiguity.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
166	Vision & Principles	67	65	Remove photo of InterNet Properties buildings.	This is an example of a walkable environment.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
167	Vision & Principles	67	65	Clarify Goal #3, Initiative #2? How will the City manage this process?	This would be created through a public forum the scope of which is outside this plan.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
168	Vision & Principles	69	67	Under baseline clarify where the crimes took place in District 4.	This analysis may be appropriate for future monitoring reports, but not for the plan itself.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
169	Vision & Principles	69	67	In paragraph 2, rephrase part of the first sentence from "designed to work" to "accommodating".	Designed for children and accommodating children are not synonymous. Proactive design for children includes public and semi-private spaces designed with enriched programming to promote and sustain play for varied age groups; community centers; schools and daycares; 2 and 3-bedroom housing units, etc.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
170	Vision & Principles	70	68	Under Goal #1, Initiatives #1 clear, non-reflective glass does not always work for retail and especially residential. Clarify intent.	Clear, non-reflective glass, as a component of the urban design measure of transparency, generates significant pedestrian traffic, even when controlling for retail frontage (Ewing and Clemente 2013).	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
171	Vision & Principles	70	68	Under Goal #1, Initiative #2 all-encompassing guidelines eliminate creativity with commercial spaces that make up a vibrant downtown.	The intent of design guidelines is to provide recommendations for businesses and property owners who wish to create engaging storefronts but may lack the resources or experience to execute their ideas.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
172	Vision & Principles	70	68	Under Goal #1, Initiative #2 incorporating clear windows on ground floors facing public spaces does not always work for residential privacy in an urban area.	Frequent doors and windows help animate the public realm and imply the presence of others, which contributes to safety. Minimal level changes can give a sense of privacy though implementation will differ based on location.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
173	Vision & Principles	70	68	Under Goal #4, Initiative #2 make sure that a tree canopy also works to foster retail business and signage.	<i>Changed to: "Increase the tree canopy for greater shade and improved pedestrian comfort through the summer months, while maintaining building views through canopy management for visibility of retail signage."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
174	Vision & Principles	74	72	Goal #2 "parks within a ¼ mile of all homes to serve existing and future downtown residents" needs to be clarified. One way to make this more of a reality would be to create a location based impact fee system where new development fees are put back into the specific neighborhood and not used in other areas of the City.	<i>Added new initiative: "Consider use of impact fees and other programs to develop parks downtown."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
175	Vision & Principles	74	72	Goal #4 and all subsequent initiatives should be rephrased to create balance between the priority of dense urban housing development and property rights.	<i>Changed to: "Recognizing development potential, develop a skyline shaping strategy through zoning with the intent of adding variety in heights and shape to the skyline, not just buildings that are the same size and shape."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
176	Vision & Principles	75	73	Goal #7, Initiative #1 add: "where appropriate" at the end.	This is implied. Phrases like "where appropriate" introduce ambiguity.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
177	Vision & Principles	78	76	Under Goal #1, Initiative #1 reword "investigate feasibility of local and national historic districts throughout downtown." This would impede development even for developers trying to preserve historic buildings. Local/National historic districts make it very difficult to rehabilitate and improve existing buildings. Note that in the plan.	This is part of the City Preservation Plan. The Downtown Plan calls for an investigation of feasibility, which would explore the opportunities and challenges associated with existing or new historic districts.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
178	Vision & Principles	78	76	Under Goal #1, Initiative #5 this is already regulated for historic buildings.	This provides guidance for new development.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
179	Vision & Principles	78	76	Under Goal #2, Initiative #3 rephrase "eliminating billboards downtown" to "integrates the billboard industry into future downtown development as part of the urban fabric."	The Planning Commission provided this specific direction.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
180	Vision & Principles	78	76	Under Goal #2, Initiative #4 why are sky bridges in this section? It is already prohibited by the City with the exception of the Salt Palace (see Salt Palace section). Clarify stance on sky bridges.	<i>change made.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
181	Vision & Principles	78	76	Under Goal #3, Initiative #1 add "where appropriate."	This is an overall target for the whole downtown.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
182	Vision & Principles	78	76	Goal #4, Initiative #1 is objective and needs to be further clarified.	This initiative is currently being explored by the City. <i>Changed to: "Explore a design review process for projects of special significance to ensure a distinctive and enduring place. A threshold to trigger design review may be based on building size, civic projects such as parks, civic centers, cultural facilities, or projects with special urban design significance."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
183	Vision & Principles	78	76	Goal #4. Initiative #2 is objective and needs to be further clarified.	This initiative is currently being explored by the City. <i>Changed to: "Review and update existing design standards for all zoning districts downtown as needed to provide greater certainty about project design for applicants and community members."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
184	Vision & Principles	78	76	Goal #5, Initiative #4 why is the sky bridge mentioned in this section? It is already prohibited by the City with the exception of the Salt Palace (see Salt Palace section). Clarify stance on sky bridges.	City policy prohibits skybridges. This initiative is consistent with that policy, particularly as it relates to views of landmarks and mountains.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
185	Vision & Principles	84-85	82-83	Downtown Streetcar shows several proposed routes throughout document and this section shows one singular route. Highlight proposed/preferred routes.	Page 83 (newest draft) shows the Locally Preferred Alternative for Phase I of the downtown streetcar. Options for Phase II are shown per the Downtown Streetcar Project.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
186	Vision & Principles	88-89	86-87	The green loop goes through private property. The master plan should clarify that private property owners need to be included in these conversations and supportive of this vision.	<i>Changed last sentence to: "Parkway alignments will require individual study and coordination with property owners."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
187	Districts	93	91	Erase first sentence in first three paragraphs. Redundant and already stated in headers.	<i>Change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
188	Districts	95	93	Under is vibrant and active change first bullet point to the following: "Improve the signage and wayfinding system to foster walkability."	<i>Changed to: Improve the signage and wayfinding system for all modes to ease movement and encourage a dynamic, layered environment that is rich with detail.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
189	Districts	95	93	Under is prosperous change second bullet point to the following: "Promote the Central Business District as the regional destination for major employers to locate their headquarters."	<i>Change made</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
190	Districts	95	93	Under is prosperous use language that reflects findings from Enterprise SLC. These documents should be constructed to work together – not be at odds with each other.	We will align the Downtown Plan with Enterprise SLC, as appropriate. Virtually every department in the City was involved in the creation of the <i>Downtown Community Plan</i> , including the RDA and the Mayor's Office, though various CED offices accounted for the most participation.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
191	Districts	96	94	Catalytic site is private property and should be carefully worded to respect wishes of the owner. Remove lines "any new development should incorporate the key concepts outlined in this plan."	<i>Changed to: "Ideas and concepts to consider are shown on the next page."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
192	Districts	96	94	Little yellow corner in northeast section of block 85 is designated as a historic landmark and will make development difficult. It should be clarified as such with a side footnote. Removal of this landmark will help facilitate development.	<i>Removed historic district boundaries from diagram. Refer to (new) page 76, Goal 1, Initiative 1 for Plan's direction on exploring existing historic districts.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
193	Districts	98-100	97	There is no mention of commercial delivery or business access, which is critical to business and the livelihood of the Broadway District. While the pedestrian is important, local commerce needs to have access to mid-blocks and roads in order to be successful. This section should address a balance between commercial, pedestrian and bike activities.	<i>Changed to include under Is Prosperous: "Address conflicts between service vehicles and pedestrians on mid-block streets and alleys to enable access for all."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
194	Districts	101	98-99	Several of the proposed mid-block crossings are on private property that is yet to be developed and should be highlighted as such or removed.	Plan states (new p. 98): "A process for land acquisition and development of public easements should be established." This is an expansion of the current mid-block program that is already in place in the CBD.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
195	Districts	102-103	100-102	The word tourism and the amount of money it brings to downtown Salt Lake City is not mentioned in this section. Work with Visit Salt Lake to incorporate this information and recognize the impact that planned development – especially a convention center hotel – will have on this segment of downtown's economy.	Visit Salt Lake was contacted. Plan recognizes "visitors," "guests," and "travellers." <i>Added: "It is a major economic driver for downtown and the city." to first paragraph (new p. 100).</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
196	Districts	102-103	86	Map includes a green loop/park that goes through private property. Remove or acknowledge that the city will need permission from private property owners to move forward with this plan.	<i>Green Loop Key Move (new p. 86): Changed last sentence to: "Parkway alignments will require individual study and coordination with property owners."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
197	Districts	102-103	82-83	Streetcar route does not match that of page 84-85. Clarify proposed routes.	Streetcar loop is the same as 84-85 in the 1/26/15 draft. Newest draft: see p. 82-83.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
198	Districts	104	102	Why are Skybridges acceptable between 100-200 south when it says they are prohibited throughout downtown? The plan should not be deferential to a certain property site over another.	<i>Changed to remove "While skybridges are prohibited downtown, a skybridge on 200 West between 100-200 South would be acceptable because the Convention Space already spans 200 West."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
199	Districts	106-107	104-105	Depot District section should reflect the RDA project plans for that specific area both in terms of projects and vision. City goals and RDA goals should be aligned.	These efforts are aligned.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
200	Districts	106-107	86	Green loop/parks travel through private property. This should be noted or removed.	<i>Green Loop Key Move (new p. 86): Changed last sentence to: "Parkway alignments will require individual study and coordination with property owners."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
201	Districts	110	108	Remove/reword first sentence in paragraph two: "Redevelopment of surface parking lots and other underutilized land into an expanded ecclesiastical, educational, and support services campus reinforces Temple Square's legacy downtown." Area is private property and should be worded to respect wishes of the owner.	<i>Changed to: "Surface parking lots present a great opportunity for redevelopment. City Hall encourages appropriate redevelopment of surface parking lots and other underutilized properties. Compatible infill development can enhance the overall district image and contribute to greater connectivity and sense of arrival in the downtown."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
202	Districts	112	110	Catalytic site is private property and should be worded to respect wishes of the owner. Any text designating what might be developed should be coordinated with the private property owner.	Changes were made to site descriptions to emphasize development opportunity characteristics instead of specific land uses. This is the most general we can be and still create a plan that provides direction and vision (and complies with state law, which requires the City to plan for all land within our boundaries).	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
203	Districts	114-116	112-114	For the Grand Boulevards on 500 and 600 South, has the City Council or the City adopted the private plan officially? Where is an urban research park in other city documents? This is an idea that is still in formative stages and the Master Plan should indicate that this is just one possibility for development in this area.	Inclusion of the Grand Boulevards project in the Downtown Plan recognizes the private plan. <i>Change to include (new p.112): "This is one of many development possibilities for the district."</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
204	Districts	114-116	112-114	The Grand Boulevards section makes no mention of the existing business/hotel groupings and significant investments that have already been made on along 500/600 South. Part of any initiative should incorporate those property owners' visions.	The Grand Boulevards project was developed by local business leaders from this district and represents their vision. It is not possible to recognize every investment made throughout the downtown. Local hoteliers were approached about meeting during the workshop period. <i>Changed to: "They also have the power to spur redevelopment and economic growth, capitalizing on significant investments already made along the corridor." to end of first paragraph (new p. 114)</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
205	Districts	122-125	120-123	Granary District section should reflect the RDA project plans for that specific area both in terms of projects and vision. City goals and RDA goals should be aligned.	These efforts are aligned.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
206	Districts	126-128	124-126	Central Ninth should reflect the RDA project plans for that specific area both in terms of projects and vision. City goals and RDA goals should be aligned.	These efforts are aligned.	JM	Jason Mathis (Downtown Alliance) (2/20/15)	NC
207	Implementation	135	133	Include specific language that mentions the role of the private and public sector working in partnership to implement plan. For example: "In implementing this plan, the City should act as the facilitator rather than regulator. Regulatory and financial tools should promote and bolster private investments that realize the City's vision."	<i>Change made to add "Regulatory and financial tools should promote and bolster private investments that realize the plan's vision." to end of Identifying Available Resources paragraph. Enterprise SLC may help define City Hall's role as a facilitator.</i>	JM	Jason Mathis (Downtown Alliance) (2/20/15)	
208	General			<p>A simple remedy to many of downtown's ills would be to create more on-street angled parking, as has been done along much of 300 South. Similar design should be incorporated along 200 West, 200 South, and maybe 100 South and West Temple.</p> <p>The increase in walkability and local business activity along 300 South is, in my opinion, primarily attributable to this increase in on-street angled parking.</p> <p>As an avid cyclist, I am opposed to reducing parking in order to build protected bike lanes. Biking is great, but the city should first make sure that cyclist have somewhere to bike to, and the destruction of on-street parking, as happened recently on 300 South, only hurts small, local businesses that are the beating heart of our community.</p> <p>I support protected bike lanes where they take away a lane of automobile traffic, not where they take away on-street parking. This would be particularly doable on streets such as 200 South and 200 West, which both have two traffic lanes going each direction, and are never that busy, even at rush hour. Both streets would benefit from having protected bike lanes AND increased on-street angled parking, while traffic would be minimally effected.</p> <p>Another great benefit to on-street parking is it incentivizes owners of surface parking lots to sell or develop their land. Surface parking lots</p>	Plan identifies median parking as an option on page 44 and again on page 121. Additional recommendations for parking strategies will result from the Parking Study currently underway by the Transportation Division.	JG	Jake Garfield via Open City Hall (4/13/15)	
209	General			100+ pages is too long. Can you give us a one page synopsis?	<i>Page 1 of the plan gives a good synopsis of the intent and purpose of the plan.</i>	LW	Lori Wagner via Open City Hall (5/22/15)	
210	Key Moves	86-87	84-85	Only that that if TRAX makes it further along 400 South past Pioneer park it would be great if it could be designed to pull up right on its edge. i.e move the trax to the north of 400 s alongside Pioneer park. This will allow passengers to engage directly with the park for events and it will also offer a natural barrier for park goers from the busy 400 South Street.	Alignments for the TRAX extension project will be determined through a separate, more detailed planning effort. <i>Change made to Key Move #3 description, adding: This Key Move will influence economic investment along the rail corridor and bring new activity to the Pioneer Park area, in particular. This will also help ease transportation challenges for park events.</i>	RS	Rowan Stigner (7/8/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
211	Districts	122	120	The guidelines for the Granary District are well done and take into account what the neighborhood has been envisioning and working on over the past couple of years. We've been testing the idea of Median Development to improve vibrancy and walkability in our neighborhood, most notably with the Granary Row temporary festival. I think it's important that the "... Is vibrant and active" category should have residential/ retail and commercial as a legitimate way to reclaim and re-use public rightof-ways, along with the others listed, as shown by Granary Row.	<i>Added new initiative to page 44, Goal 3: Investigate use of downtown's wide rights-of-way for a variety of uses such as linear parks, median parking, divided boulevards, fitness zones, playscapes, community gardens, innovative multi-use streets, solar streets, stormwater infrastructure, and commercial use.</i>	JA	James Alfandre (Kentlands Initiative) (7/8/15)	
212	Vision & Principles	57-58	55-56	More mention of the Arts groups that are currently using the Downtown venues, since they might be helpful in the implementation of their expanded use. (i.e. music festivals, Utah Symphony and Opera, the Utah Films groups, RDT and Ririe-Woodbury, etc. I think you get the idea.)	Previously added language to highlight the Arts. <i>Change made to page 55, adding: Creative industries (design, publishing, performing and visual arts, music and film production) make a dynamic contribution to downtown. This plan recognizes that downtown needs to provide resources and social environments that support creative expression and ensure the continuity and stability of places for creative industries to become established. Such a vibrant environment would attract highly skilled talent, underpin creative thinking, and support an innovation economy.</i>	GR, CR	Gunter and Carol Radinger (The Oxford Shop) (7/8/15)	
213				There should be more emphasis placed on improving the abandoned areas of the city, such as the empty space where the Zephyr Club was. This is an eyesore that I'm using as an example for many others that are directly in the Downtown area. Perhaps it would be beneficial to negotiate with the owners of these properties to eventually place them under the city properties, so that they could be utilized, or at least improved. One use that I could foresee would be to make them into multi-use parking facilities with, perhaps, retail shops or service areas, such as hair salons, etc.	Vacancy is highlighted in the Challenges section (#1) and is addressed in part through the following: - Page 65, Goal 3, Initiative 5: Develop a program to activate vacant properties with pop-up shops, community gardens, public art, food trucks, and other uses that stimulate the senses. - Page 76, Goal 1, Initiative 3: Prioritize development of vacant or underutilized sites over sites with viable building structures. - Page 81, Cultural Core, Public Realm and Private Development: Explore opportunities to develop the spaces "inbetween," such as parking lots, mid-block walkways, and vacant properties between established activity centers throughout the Cultural Core.	GR, CR	Gunter and Carol Radinger (The Oxford Shop) (7/8/15)	
214	Vision & Principles	61	59	Street parking is a major problem which could be greatly alleviated with more structures run by the city or county. The shop rentals could help the deferral of some of the long-term costs for these structures.	Added to ...Is Connected description (new paragraph 2): Investing in integrated transportation infrastructure is essential to downtown's success, making it attractive to skilled workers, residents, and visitors. This includes ensuring good access for commuters, gateways such as the airport and highways, educational facilities, and cultural and recreational amenities. <i>An appropriate parking strategy, particularly short-term parking for retail customers, is needed to support the economic vitality of the downtown.</i> Effective public transit generates considerable positive socio-economic outcomes by improving access to employment areas. Freeing up streets for freight and commercial travel improves productivity and competitiveness.	GR, CR	Gunter and Carol Radinger (The Oxford Shop) (7/8/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
215	General			<p>...I didn't see the words "aging" "senior" or "elder" anywhere in the plan. Nor did I see that anyone on the Advisory Committee represented any group or organization specifically interested in the needs of older Salt Lake citizens. This was sad and disappointing. Under housing the same phrase was used for almost every neighborhood and project plan "families with children" but nowhere (that I could find) was the needs of an aging population mentioned.</p>	<p><i>We worked with the Utah Council on Aging and others specifically on aging-in-place issues through several focus groups during the fall of 2013. Some of the senior-specific language was changed in the last year to "all ages" through our public process. Seniors and aging-in-place are specifically discussed in the plan as follows:</i></p> <ul style="list-style-type: none"> <li>• P. 29 Challenges #5 Urban Form: Mobility issues are particularly problematic for people with disabilities and our seniors who are limited in their abilities to walk longer distances and may rely on public transit.</li> <li>• P. 44 ...Is Vibrant &amp; Active, Goal 2: Create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week. Initiative 2: Create public places for seniors to socialize and recreate.</li> <li>• P. 52 Goal 2: A downtown diverse in age, gender, ethnicity, ability, household size, and socioeconomic background. Initiative 3: Enable aging-in-place through housing and service programs.</li> <li>• P. 63 Impact: Senior-care facility listed as a basic service needed within a 5-to-10 minute walk of housing (amenity density).</li> <li>• P. 137 Workforce Housing: Senior housing often qualifies for this funding source.</li> </ul> <p><i>"All ages" is discussed on the following pages: 39 (housing to meet diverse needs across socioeconomic backgrounds), 51, 52 (recreation and education opportunities to support residents of all ages), 55, 67, 68 (flexible playscapes...for people of all ages), 97.</i></p>	RS	Richard Starley (Utah Seniors, Utah Senior Village) (7/10/15)	NC
216	General	32	30	<p>...ecological responsibility for local ecosystems, should be the clearly stated starting point, with a clear mission statement about why you are doing all this work. It is clear to me that we are doing all this because climate disruption is the most critical issue we face as a city and a nation.</p>	<p><i>Change made to paragraph 1 page 1: Downtown as a Model of Urbanism Downtown Salt Lake City is the most urban place in Utah. This distinction is unique. Downtown has distinct competitive advantages by offering urban amenities not found elsewhere in the region. The Downtown Community Plan defines what it means to be urban in the context of our unique culture, mountain setting, built environment, and in the face of global change.</i></p> <p><i>Change made to Challenge #8 Ecological Sustainability: Our knowledge and understanding of climate change and its possible effects on downtown are increasing all the time. As we learn more, so our measures to protect and improve the city centre will develop. Air quality is an immediate concern, as downtown is one of the lower points in the valley and is negatively affected by seasonal pollutants. Downtown is also a heat island due to the dominance of impermeable surfaces, such as paved areas and rooftops, contributing to higher daily temperatures and lower air quality at the microclimate level. Water quality and storm runoff are challenging in an urban environment with less permeable surfaces. Tree canopy is severely limited in large parts of downtown and maintaining good, long-term</i></p>	ES	Erin R Silva, via email (7/20/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
217	General			...an integrated approach where sustainability underpins the choices we make going forward is vital. While language on the inside front cover (and other places in the book) makes this point at the git-go, strengthening this guiding principle throughout, maybe by just adding the words integrate, integrated, integral and interconnected throughout the book will reinforce the concepts. The words appear and reappear, reinforcing the concept so it becomes second nature to think about an integrated approach.		SG	Stephen Goldsmith, via email (7/20/15)	
218	Vision & Principles	61-63	59-61	Pedestrian connections from the west side of the railroad tracks (at 400 S) and the Westside are indirect, unsafe, and do not promote transit use because they lengthen the effective walking distance.	<i>Change made to add initiative to Goal 2 under Is Connected: Strengthen connections between the Westside and downtown by improving gateways and corridors for all modes of travel.</i>	CA	Christian Allen (FFKR) (8/3/15)	
219	Challenges	32	30	Billboard statement is unproductive. A more balanced statement would acknowledge that while some may not appreciate billboards, others, including small businesses, believe billboards vital to their survival, therefore a reasoned policy which allows for billboards to relocate to economically viable areas permitting development of underdeveloped property is favored by the Downtown Master Plan.	Planning Commission previously directed staff to change to a stricter language, specifically "eliminate" billboards.	NS	Nate Sechrest (Reagan Outdoor Advertising) (8/5/15)	NC
220	Vision & Principles	77-78	75-76	A more balanced statement would be more appropriate calling for the ability to relocate billboards into areas where they are appropriate, but still economically viable.	Planning Commission previously directed staff to change to a stricter language, specifically "eliminate" billboards.	NS	Nate Sechrest (Reagan Outdoor Advertising) (8/5/15)	NC
221	General				This project represents an enormous opportunity to create a memorable and inspiring experience for those entering and exiting the capital city, particularly by automobile.			
222	Vision & Principles	66	64	pedestrian first	<i>Change made to Goal 1 under Is Walkable: An integrated mid-block walkway system that prioritizes pedestrians.</i>			

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
223	Districts	112	110	<p>Change title and description to:  <b>INSTITUTIONAL PROJECT: BLOCK 85 DEVELOPMENT</b>                      The block bounded by N Temple, 200 W, S Temple, and 300 W (Block 85) is entirely surface parking. Owned by The Church of Jesus Christ of Latter-day Saints, it is zoned for Church institutional use and represents a significant future development opportunity as part of the Church's headquarters in downtown. 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. Future development will be consistent with other Church uses in the Temple Square District.</p> <p>This area has particular development characteristics and opportunities for high-quality, institutional use:</p> <ul style="list-style-type: none"> <li>- Continued use as a surface parking lot until needed for future Church purposes</li> <li>- Large, 10-acre institutional site</li> <li>- Proximity to the TRAX Arena station, including both the Green Line to the Airport and the Blue Line to Central Station</li> <li>- A location that can serve as an important transition between the commercial aspects of the downtown and the residential neighborhoods to the north</li> <li>- Proximity to Energy Solutions Arena and the activity generated there annually.</li> <li>- Proximity to LDS Business College and BYU Salt Lake Center.</li> </ul>	<p><i>Changes made:</i>  <b>CATALYTIC PROJECT: BLOCK 85 INSTITUTIONAL DEVELOPMENT</b>                      The block bounded by N Temple, 200 W, S Temple, and 300 W (Block 85) is entirely surface parking. Owned by The Church of Jesus Christ of Latter-day Saints, it represents a significant future development opportunity as part of the Church's headquarters downtown. 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. Future development will be consistent with other Church uses in the Temple Square District.</p> <p><i>This area has particular redevelopment characteristics and opportunities for a high-quality, urban institutional environment:</i></p> <ul style="list-style-type: none"> <li>- Current use as a surface parking lot allows flexible planning of future uses</li> <li>- Large, 10-acre institutional and commercial site</li> <li>- Proximity to the TRAX Arena station, including both the Green Line to the Airport and the Blue Line to Central Station</li> <li>- A location that can serve as an important transition between the commercial aspects of the downtown and the residential neighborhoods to the north</li> <li>- Proximity to Energy Solutions Arena and the activity generated there annually.</li> <li>- Proximity to the LDS Business College and BYU Salt Lake Center.</li> </ul>	DB	Dale Bills (City Creek Reserve) (6/26/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
224	Districts	96	94	<p>Change description of Block 40 Catalytic Project to: Pedestrian activity along Main Street could 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 encourage vibrancy.</p> <p>The block has particular characteristics that identify it as a site for high-quality, dynamic development, including:</p> <ul style="list-style-type: none"> <li>• Current use as a surface parking lot allows flexible planning of future uses</li> <li>• Large, 10-acre mixed-use zoning with the greatest building heights allowed in Salt Lake City</li> <li>• Proximity to the TRAX Courthouse station and future 400 South TRAX Extension to Central Station</li> <li>• Proximity to major hotels</li> <li>• A location at the geographical center of the downtown</li> <li>• Proximity to Federal, State, and local courts, civic administration buildings, and the City Library</li> <li>• Views to the Wasatch across Washington and Library Squares.</li> </ul> <p>Ideas and concepts to consider are shown on the next page.</p>	<p><i>Changes made:</i>  <i>Pedestrian activity along Main Street could 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 encourage vibrancy.</i></p> <p><i>The block has particular characteristics that identify it as a site for high-quality, dynamic development, including:</i></p> <ul style="list-style-type: none"> <li>- <i>Current use as a surface parking lot allows flexible planning of future uses</i></li> <li>- <i>Large, 10-acre mixed-use zoning with the greatest building heights allowed in Salt Lake City</i></li> <li>- <i>Proximity to the TRAX Courthouse station and future 400 South TRAX Extension to Central Station</i></li> <li>- <i>Proximity to major hotels</i></li> <li>- <i>A location at the geographical center of the downtown</i></li> <li>- <i>Proximity to Federal, State, and local courts, civic administration buildings, and the City Library</i></li> <li>- <i>Views to the Wasatch across Washington and Library Squares.</i></li> </ul> <p><i>Public features or uses -like a sculpture, public art piece, or major monument- are important elements of placemaking that would compliment the activities at the north end of Main Street and bookend the Central Business District.</i></p>	DB	Dale Bills (City Creek Reserve) (6/26/15)	
225	Downtown's Story	15	13	The first sentence under the topic "Intensifying the Core Brings More Choice" could be replaced with the following: "The Central Business District (CBD) will continue to develop, increasing in intensity over time, as off-street parking allows increased access for commuters, and as vacant properties are redeveloped."	<i>Changed to: The Central Business District (CBD) will continue to develop, increasing in intensity over time as opportunity sites are redeveloped.</i>	DB	Dale Bills (City Creek Reserve) (6/24/15)	
226	Downtown's Story	31	29	Topic heading No. 4, "AN AUTO-DOMINATED PUBLIC REALM," could be re-titled: "CHALLENGES TO SUCCESSFUL PEDESTRIAN-AUTO COEXISTENCE."	<i>Changed to: PUBLIC REALM DEFICIENCIES IMPACT ALL MODES</i>	DB	Dale Bills (City Creek Reserve) (6/24/15)	
227	Downtown's Story	31	29	The text under Point 4 could be revised as follows: "Wide streets with multiple lanes of vehicular traffic can be intimidating for pedestrians. Although the space between curbs used by cars has increased since the 1940's, auto travel to, from, and within downtown has become more congested and forbidding for commuters and visitors. Residents in all of the City's neighborhoods deserve to enjoy safe and convenient walks to neighbors, schools and shopping. They should be able to enjoy local transit throughout downtown. At the same time, auto commuters and visitors deserve to enter the city along attractive, efficient boulevards that convey a sense of arrival."	<i>Changed to:</i> <i>Wide streets with multiple lanes of vehicular traffic can be intimidating for pedestrians. Although the space between curbs used by cars has increased since the 1940's, auto travel to, from, and within downtown has become more congested and forbidding for commuters and visitors. Residents in all of the city's neighborhoods deserve to enjoy safe and convenient walks to neighbors, schools and shopping. They should be able to enjoy frequent, local transit throughout downtown. At the same time, auto commuters and visitors deserve to enter the city along attractive, efficient streets that convey a sense of arrival and a sense of place.</i>	DB	Dale Bills (City Creek Reserve) (6/24/15)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
228	Vision & Principles	61	59	The text paragraph on the left side of the page could be revised as follows: "Downtown is the most easily accessible location in the region. People travel to and throughout a downtown area that is designed for transportation safety and efficiency, regardless of transportation mode. Auto commuter boulevards, a world-class public transportation system, and bike-friendly thoroughfares all offer choice and convenience."	<i>Changed to:</i> <i>Downtown is a transportation crossroads and the most easily accessible place in the region. Downtown In Motion aims to balance all modes of travel with a world-class transit system, an innovative bike network, and enhanced mobility for automobiles. Transportation options that serve downtown connect people to destinations efficiently and improve accessibility for all, whether it is longer trips into the city from the suburbs, shorter trips from city neighborhoods, or circulating within the downtown area.</i>	DB	Dale Bills (City Creek Reserve) (6/24/15)	
229	Vision & Principles	61	59	To the text under the heading "TARGETS," the following could be added: "Commuters and visitors who travel by auto should have quick and convenient access to downtown destinations, with attractive and inexpensive off-street parking options."	The Parking Study underway by the Transportation Division will provide more detailed guidance. <i>Added: Establishment of a target parking occupancy rate for on-street and off-street parking will increase efficiencies for auto commuters, customers, and visitors.</i>	DB	Dale Bills (City Creek Reserve) (6/24/15)	
230	Vision & Principles	46	44	Additional modifications relating to the importance of inexpensive, accessible off-street parking. The third bullet under Goal 3 could be redrafted as follows: "Inexpensive and easily accessible off-street parking is critical to a vibrant downtown. On pedestrian-oriented streets, active ground floor uses should be prioritized over surface parking lots. Structured parking should be designed to accommodate, where feasible, street-level businesses and other active uses."	<i>Changed to: On pedestrian-oriented streets, active ground floor uses should be prioritized over parking uses. Structured parking should be designed to accommodate, where feasible, street-level businesses and other active uses.</i>	DB	Dale Bills (City Creek Reserve) (6/24/15)	
231	Vision & Principles	62	60	Additional modifications relating to the importance of inexpensive, accessible off-street parking. The second and third bullets under Goal 4 could be replaced by the following: "Zoning regulations should ensure the availability of attractive and inexpensive parking facilities so that downtown can compete with other communities as a retail, professional services, sports, and tourist center. Parking structures should be designed to accommodate, where feasible, street-level businesses and other active uses."	Proposed change is contrary to city policy	DB	Dale Bills (City Creek Reserve) (6/24/15)	NC
232	Vision & Principles	66	64	The first three bullets under Goal 1 could be replaced by the following: "Carefully manage future development of new mid-block walkways designed so they will not prevent the efficient movement of auto traffic. The walkways should enrich the pedestrian experience while recognizing the need for auto traffic efficiency and safety. Where economically feasible, develop public streets or walkways through downtown blocks. The feasibility of walkways will depend on land ownership and other important uses for mid-block lands."	Proposed change does not meet the intent of the goal.	DB	Dale Bills (City Creek Reserve) (6/24/15)	NC

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
233	Key Moves	88	86	To the first paragraph under the topic "Linear Park Along Highway Fulfills Critical Need for Parks on Downtown Western Edge," the following could be added: "The master plan should make it clear that the new downtown park system will not be based on the City's involuntary condemnation of private property and will be designed to prevent interference with essential auto traffic patterns. Parkways should not be designed to create further traffic congestion on North Temple between 300 West and State Street. Parkways along 500 South and 600 South should not be located west of State Street so that I-15/I-80 commuter traffic can flow smoothly in and out of downtown."	Noted. Linear park system is not intended to impede vehicular traffic flow.	DB	Dale Bills (City Creek Reserve) (6/24/15)	NC
234	Downtown's Story	1	1	The Vision for Salt Lake Urbanism (page 1) is a key place to include relevant language. I like the part about defining what it means to be urban in the context of the mountains and the Salt Lake Valley, but can we qualify that urbanism to indicate that we aspire to a model of urbanism that is ecologically sustainable, thriving, resilient, beautiful and native to/celebratory of this place? (The Vision on page 37 does a better job I think.)	<i>Changed paragraph 1, adding: in the face of global change.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
235	Downtown's Story	1	1	Also in this section, there is a lot of emphasis on the mountains and outdoor recreation, but I think the quality of life downtown is compromised if we focus only on the mountains as the source of natural beauty and recreation opportunities. Maybe this is getting more into content, but downtown areas are critical areas for weaving threads of nature into people's daily lives, not just weekend destinations. As is pointed out in the Existing conditions, the wide streets and underdeveloped land are opportunities to weave green into the grey fabric.	<i>Changed 6th paragraph, adding: ...The Salt Lake Valley presents unique environmental conditions that will shape the built form of the downtown and our ability to weave threads of nature into people's daily life. How downtown embodies its role as a sustainable, urban place will be defined and guided by this plan.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
236	Downtown's Story	18	16	Page 16, under Livability. I would include access to nature in the list of things that enhance quality of life.	<i>Added "access to nature" to life of quality of life needs.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
237	Downtown's Story	23	21	Page 21, under Trees. I would suggest that in addition to "new planting methods" we could also have "new planting and irrigation methods". This would potentially open the door to using rainwater systems to water street trees. I think...	<i>Changed to: New planting and irrigation methods should continue to be researched and tested to ensure optimal tree health and longevity and for water wise and climate tolerant trees.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
238	Downtown's Story	27	25	Page 25. Again, here the only role of the ecological setting in creating place is the mountains. I would argue that other natural contributions to the sense of place are, or should be, a celebration of water as precious, and a unique opportunity in the proximity of wilderness right next to the city, and the native ecological communities that are adapted to this place, such as the maple groves on the mountainsides that turn such beautiful colors in the fall. I appreciate the language about constraints to growth. I would also refer to the assets that make this "The Place", such as the streams that come down from those mountains and flow through the city.	<i>Changed to: 1. MOUNTAIN Setting Added: "access to water"  Added to 2. Sense of Place: Proximity to the wilderness, the native communities it houses, and the water that flows from the mountains are all unique to this place.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
239	Vision & Principles	67	65	Page 65. Goal 3 – can we have something about street trees and urban nature as part of the urban pedestrian experience?	<i>Added: Help connect people to urban nature, enhancing awareness of place through plantings and elements that provide visual interest and physical comfort.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	

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1	Chapter	OLD Page #	NEW Page #	Comment	Response	Initials	Name	Change/No Change
240	Vision & Principles	74	72	Page 72. The initiatives listed under Goal 1 are weak relative to the goal itself, which is a "green framework plan". What is a green framework plan?	<p><i>Changed goal 1 to: An urban ecosystem that integrates parks, plazas, urban forestry, stormwater, productive landscapes, community gardens, green roofs, and urban design for the benefit of people, business, and environment.</i></p> <p><i>Changed Initiative 1 to: Locate parks throughout downtown to meet the daily needs of residents of all ages, build neighborhood value and stability, encourage investment, and provide ecosystem services.</i></p> <p><i>Moved two initiatives to other goals/principles.</i></p> <p><i>Added: Establish a tree canopy cover goal and plant and manage the urban forest to that end.</i></p> <p><i>Added: Incorporate and incentivize green infrastructure in city projects and new development.</i></p> <p><i>Added: Integrate urban agriculture where appropriate.</i></p> <p><i>Added: Incentivize green roofs and other accessible eco-systems to reduce energy use and incorporate Nature into people's daily lives.</i></p>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
241	Vision & Principles	75	73	Page 73. I LIKE Goal 6!	Thanks.	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
242	Vision & Principles	79	77	Page 77. Goal 5 – somewhere in here, it would be nice to relate beauty to the use of plantings that are native and showcase the natural beauty of our native ecosystem.	<i>Added: Incorporate and encourage the use of native plants, showcasing the beauty of our native ecosystem.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	
243	Vision & Principles	79	77	Comment throughout – Perhaps this occurs in other documents, but is there an opportunity here to make reference to natural hydrology? Can we push to achieve greater permeability in the downtown, and greater capture and utilization of rainwater?	<i>Added to Goal 6: Investigate ways to achieve greater permeability, allowing aquifer regeneration.</i>	SJH	Sarah Jack Hanners, PhD (Ecological Planning Center, University of Utah)	