



STAFF REPORT

To: Summit County Council
From: Peter Barnes, Community Development Director
Jennifer Leslie, County Planner
Elyse Kats, Economic Development & Housing Manager
Date of Meeting: August 7, 2024
Type of Item: Informational

Purpose:

Staff will present an update and findings from engagement activities for the Cline Dahle property. Community feedback has been incorporated into vision, goal, and design suggestions statements intended to guide decisions for the site. Planning Staff has included their preferred uses for the site and requests a recommendation from Council on next steps. If the Council is prepared to submit a Request for Proposals (RFP) for site development, Staff has prepared clarifying questions for the Council and a worksheet to be submitted later.

Background:

Summit County is the owner of 29.6 acres along Rasmusen Road between Jeremey Ranch Elementary School and the Summit Business Center. The Parcel Numbers are PP-46-A-X (19.2 acres) and PP-46-C-X (10.4 acres). This land is coined as Cline Dahle.

The County entered into an [option agreement to purchase the property in 2016](#) and the purchase was finalized in 2017. At the time, the property was being considered as a potential site for Transit-Oriented Development (TOD) to accommodate a park and ride facility, housing, and commercial development. A delegation of county Staff and elected and appointed officials visited seven TODs across three cities during a site visit in the Pacific Northwest. Following the site visits, the University of Utah Metropolitan Research Center conducted a capacity study in 2017.

The capacity study considered four development scenarios that included a range of housing, parking, commercial, and open space uses. The study determined that the site could be developed with at least 600 housing units, 15,000 square feet of commercial space, and 180 park and ride spaces without unacceptable traffic impacts after the construction of the Jeremy Ranch and Pinebrook roundabouts.

The findings were presented to Council during a [meeting on June 28, 2017](#), and an [open house](#) was available after the presentation the same evening. During the meeting, Council indicated

concerns with the population projections that came from the state and the type of workforce considered. The study largely focused on seasonal resort workforce, but a demand for year-round workforce housing seemed more appropriate to the Council. Additionally, the park-and-ride needs were discussed.

The Council did not submit a RFP. Instead, the Council chose to move forward with construction of the Jeremy Ranch and Pinebrook roundabouts and revisit the uses of Cline Dahle at another date. The COVID-19 pandemic extended the timeline.

Starting in 2023, planning Staff was asked to reconsider how the site might best be used. That June, planners organized discussions with Staff from multiple departments to discuss the needs of the community, best uses of the site, and other considerations. That summer, Staff analyzed the existing conditions of the site and the surrounding neighborhoods and conducted slope analyses, walk- and bike-shed analyses, considered regional demographic and housing trends, identified wetlands and other constraints.

Collecting data and assembling a list of potential uses revealed a need for a site-specific vision and goals to guide decision making. Visioning for Cline Dahle was included in planning's 2024 work plan.

Beginning in January 2024, planning Staff conducted a series of three charette activities with the Council and with the broader county Staff to help draft a vision and goals for the site. The drafts were presented to Council on May 15, 2024. Summary of the feedback collected during the charettes can be found in Appendix C of this report. Input from the charettes influenced an open house on June 13, 2024.

During the outreach and engagement, the Park City Fire District expressed a significant interest in relocating the Ecker Hill Fire Station to Cline Dahle. The relocation could improve response times throughout the area.

Engagement Summary

Open House Findings:

Between 60-70 community members attended the event on June 13th. Participants communicated their preferred designs and uses of the site, and vetted the draft vision, goals, and design suggestion statements. During the open house, quantitative data was collected via votes on boards, and qualitative data was collected through written feedback and conversations with planning Staff.

Across all opportunities to vote on development options (quantitative data), 79% of all responses were positive. Planning Staff has interpreted this positivity as a community willingness for development on the site, and the desire for the site to fill a need that is missing in the community.

A full summary of responses from the open house can be found in Appendix B of this report. Other notable findings are described below:

Small detached single-family homes and townhomes received the most positive feedback, both quantitatively and qualitatively. However, community members seemed agreeable to apartments if the design could reflect a “mountain feel”. The images included on the presentation boards felt too “city-like”. Despite Staff’s efforts to communicate to the public to focus on the uses, ultimately, the design and architecture of images included on boards influenced how the community voted on housing concepts.



For example, community members seemed more agreeable to this massing if the architectural style was different.

Community members indicated positive responses to multi-modal streets with commercial activity. Interestingly, the presence of “tall” buildings did not seem to affect how participants voted on streets. Comments to staff during the event suggested that lively streets are viewed as a gathering space themselves, or at least offer a direct connection to one, which is desirable. The only street type that received more negative votes than positive was an image of a street type commonly seen in nearby neighborhoods – bare streets with limited sidewalks, lined with single-family homes.



This street type was seen as “bare”, “boring”, with “zero character”, and “not as walkable” as other street types.

The most common theme expressed during the event was the need for *community*; for both neighborly places for people to live and interesting public spaces that are intentionally designed for people to socialize and children to play. The event revealed the clear desire to create more meaningful gathering spaces in the County. Participants enjoyed the ideas of multifunctional spaces that are well connected to the natural environment. Additionally, community members emphasized the need to preserve the wetlands on the site. Development should be sensitive to impacts on the environment.



Although the scale of this may or may not be appropriate, participants enjoyed the multi-use nature of this gathering space. Children seemed particularly excited by this concept.

Guiding Statements:

Based on community feedback gathered during charettes and the open house, Staff proposes the following vision, goals, and design suggestions to guide future decisions for Cline Dahle.

Vision	Cline Dahle will become a community where families and employees within Summit County can live, work, play, and recreate affordably. It will be designed sustainably and with sensitivity to the surrounding neighborhoods and the natural landscape. Cline Dahle will celebrate the natural environment through the built environment and will prioritize accessibility for people of all ages and abilities.
Goals	Create a vibrant, affordable, and safe neighborhood for families while addressing gaps in the existing housing stock of Summit County.
	Build an environment at human scale that prioritizes connectedness and active transportation options.
	Provide access to natural environments for educational and recreational opportunities while appropriately preserving the sensitive environment.
	Complement the nearby commercial areas with neighborhood-level services that have sufficient access to meaningful community gathering spaces.
	Harness civic pride and design a community that can be held up as an example for future developments.
Design Suggestions	Encourage view corridors within the built environment to offer glimpses to the natural environment.
	Create a small area with higher density core that transitions to slightly lower density toward East Canyon Creek.

	Create an internal road network that connects to surrounding uses. The road network should emphasize walking and bicycling principles.
	Use the topography to create a clear sense of place.
	Allow for varied types of green spaces accessible – public, semi-public, and semi-private.

Planning Staff’s Preferred Uses for the Site:

- Minimum of Three Different Types of Housing. Appendix A details an example housing distribution.
 - Clustered small-footprint homes
 - Duplexes and triplexes
 - Townhomes
 - Small apartments
 - Apartments over commercial
- Commercial Opportunities
 - There is not a need for large, stand-alone commercial business operations. However, visitors to the site and those that live within could benefit from some supportive services. Coffee shops, childcare facilities, or a laundromat may be appropriate depending on the mix of housing.
- Park City Fire District fire station
 - The Park City Fire District has communicated that response times can be improved by relocating Station 35 to Cline Dahle. PCFD has shared this information during staff charettes and with interested community members during the June 2024 open house. Their ideas received strong support. Although a specific design for a station on Cline Dahle has not been defined, PCFD would require at least one acre. PCFD’s preferred location of the station would be on the northwestern corner near Jeremy Ranch Elementary and the second preference would be on the southwestern corner adjacent to Rasmussen Rd.
 - Planning staff is in support of PCFD’s request and believes that a fire station could be compatible with the surrounding neighborhoods and future development on the site.
- Conservation easement for wetlands
 - Cline Dahle has sensitive wetlands on the eastern side of the property near East Canyon Creek. The community indicated support for protecting these lands through a conservation easement. Planning Staff would hope to see the wetlands preserved or even expanded if appropriate and compatible with future designs.
- Playground
 - Staff’s neighborhood analysis revealed the need for a public park and playground for residents withing the greater Summit Park and Jeremy Ranch

neighborhoods. There is currently no public park or playground available to residents of the area. The [Trust for Public Land](#) has indicated that the greater Summit Park and Jeremy Ranch area has a moderate to very-high demand for a public park. Although the size and type of park is flexible, Cline Dahle would be an appropriate location to include such amenity.

Public input and staff analysis confirms that this site has distinct advantages and opportunities for an infill project to address community needs. Given that the site is labeled “mixed-use” on the Future Land Use Map in the Snyderville Basin General Plan and is located near existing residential and commercial areas with access to critical infrastructure, Cline Dahle has immense potential.

Housing Need:



The data above from the Kem C Gardner Policy Institute highlights a critical shortage of affordable housing in Summit County across all Area Median Income (AMI) levels. The 2022 Affordable Housing Dashboard shows significant deficits in the number of available rental units compared to the number of households, particularly for those earning 30%, 40%, and 50% of the AMI, with deficits of 725, 752, and 484 units, respectively. Even at 60% AMI, there is a shortfall of 142 units. The projected housing demand from 2022 to 2027 further underscores the need, with increasing numbers of renter households expected at all income levels. These trends indicate an urgent need to address the affordable housing shortage in Summit County to meet the needs of its diverse population.

Direction Requested:

Staff requests a recommendation from the Council on how to proceed. Specific questions for the Council are below.

1. Does the Council want to submit a Request for Proposals (RFP) to develop the site?
2. In order to develop the site with any of Staff's recommendations in this report, the property must be rezoned. Currently, it is zoned Rural Residential and is entitled to two single-family dwellings.

Is Council willing to rezone the property? If yes, at what stage in the process?

- a. The Development Code requires a detailed project plan in order for a developer to apply for a rezone. There may be opportunities to initiate the rezone concurrently or in response to the RFP.

On the assumption that Council will want to move forward with an RFP, the following considerations are also applicable:

3. What is the preferred timeline for sending the RFP?
4. Staff highly recommends that an RFP would include specific uses and evaluation criteria. If Council agrees, Staff will follow-up today's meeting with a survey for Council to begin to address the following components of an RFP:
 - a. Clearly define uses:
 - i. Types and tenures of housing units
 - ii. Amount of commercial square footage
 - iii. Inclusion and/or placement of a fire station
 - iv. Inclusion and/or placement of a playground or other community amenity
 - v. Direction on conservation easement for wetlands
 - b. Type of public-private partnership: Build-Operate-Transfer; Build-Own-Operate; Design-Build; Design-Build-Finance-Operate, etc.
 - c. Clearly define deadlines
 - d. Outline roles and responsibilities (management structure)

Appendix A – Example Density Distribution

The total size of the two parcels is 29.6 acres.

The physical constraints of the site limit the Gross Developable Area to approximately 15 acres. Assuming a Net Developable Area of approximately 10 acres and 60% of the Net Developable Area reserved for residential uses, then approximately 6 acres of the site could be developed as housing. The remaining 4 acres could be used for a park, bus stop, fire station, or other uses.

The following two scenarios represent appropriate densities across the 6 acres reserved for residential uses. The corresponding housing types are taken from the [Infill Design Toolkit: Medium-Density Residential Development](#).

Scenario A

Size	Units/Acre	Total Units	Corresponding Housing Type	
2 acres	20 units/acre	40	Rowhouses, Cluster Housing, or Plex Profiles	
2 acres	30 units/acre	60	Courtyard Townhouses or Duplexes	
2 acre	40 units/acre	80	Apartments 4, 5, or 6	 
		180 units on site	Average across 6 acres of Net Developable Area = 30 units per acre Average across 15 acres of Gross Developable Area = 12 units per acre	Average across 29.6 acres of total land area = 6 units per acre

Scenario B

Size	Units/Acre	Total Units	Corresponding Housing Type	
1.5 acre	15 units/acre	22	Rowhouses, Cluster Housing, or Plex Profiles 	
1.5 acre	30 units/acre	45	Courtyard Townhouses or Duplexes 	
3 acre	40 units/acre	120	Apartments 4, 5, or 6 	
		187 units on site	Average across 6 acres of Net Developable Area = 31 units per acre Average across 15 acres of Gross Developable Area = 12 units per acre	Average across 29.6 acres of total land area = 6 units per acre

Draft Vision as written on the board:

Cline Dahle will be a place where families and employees within Summit County can live, work, play and recreate affordably. It will be a place that is designed sustainably and with sensitivity to the surrounding neighborhoods. Cline Dahle will enhance the natural environment through the built environment, and will prioritize accessibility for people of all ages and abilities.

Votes:

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	
0	2	0	4	15	Number of responses
0%	10%	0%	19%	71%	Percentage of responses

Other Comments:

prioritize nature preservation, restoration, and migration of animals
please make sure dark sky rules are strongly incorporated
I like housing for those who work here full time

As written on the board	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	
1. Create a vibrant, affordable, and safe neighborhood for families while addressing gaps in the existing housing stock of Summit County	2 7%	0 0%	1 4%	4 15%	20 74%	Number of responses Percentage of responses
2. Build an environment at human scale that prioritizes connectedness and active transportation options	2 8%	0 0%	2 8%	4 15%	18 69%	Number of responses Percentage of responses
3. Leverage access to natural environments for educational and recreational opportunities	0 0%	0 0%	1 4%	5 18%	22 79%	Number of responses Percentage of responses
4. Encourage the revitalization of existing, nearby commercial areas and complement them with neighborhood-level services	1 4%	3 13%	9 38%	7 29%	4 17%	Number of responses Percentage of responses
5. Harness civic pride and design a community that can be held up as an example for future developments	0 0%	0 0%	0 0%	7 28%	18 72%	Number of responses Percentage of responses

Other Comments:

Please no commercial strip mall
 county needs single-story living appropriate for seniors
 curling facility & curling building
 more commercial isn't needed
 accessible educational opportunities, public private homeschool, alternative schools, etc
 small (500-1500 square foot_ single family homes with gathering spaces for larger or part time amenities and needs
 we can be creative about affordable living space and creative space
 creative development planning must consider wildlife and water

As written on the board	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	
1. Encourage view corridors within the built environment to offer glimpses to the serene natural environment	0 0%	0 0%	0 0%	3 16%	16 84%	Number of responses Percentage of responses
2. Create a small area with higher density that transitions to slightly lower density near property boundaries and the natural environment	0 0%	1 4%	4 17%	7 29%	12 50%	Number of responses Percentage of responses
3. Create an internal road network that connects to surrounding uses. The road network should heavily incorporate walking and bicycling principles.	0 0%	1 4%	0 0%	4 16%	20 80%	Number of responses Percentage of responses
4. Use the topography of the site to mask taller buildings	4 22%	1 6%	1 6%	4 22%	8 44%	Number of responses Percentage of responses
5. Allow for varied types of green spaces accessible to those that live there – public, semi-public, and semi-private	0 0%	0 0%	2 8%	5 20%	17 68%	Number of responses Percentage of responses

Other Comments:

For #5: public green space

Please expand the wetland habitats using local experts like USU Swaner Preserve. Summit County could get wetland credits for wetland expansion and enhancements.

Keep the middle portion open as a view corridor and develop the sides with housing and commercial

Please no tall buildings

Regarding #2: The taller buildings should be on the highway and should reduce in scale moving towards the river and open space. This is the best way to maximize the property potential.

Limited density. No tall buildings

A county-owned parcel should not seek to accommodate semi-private use. Maintain public access

Be mindful of how tall the buildings are. Don't detract from the views and beauty. Use the topography if it makes sense and looks good

please don't put tall buildings in the back by the river. Put them up front by the road.

I disagree with #4 because I don't want tall buildings

Image as shown on the board.

<p>Image Label Image</p> <p>A.</p> 	<p>Yes, because... Comments There is a need for a variety of housing types Has the housing with the small businesses on the 1st floor density and small business space is needed</p>	<p>No, because... Comments Too high. Parking? Too urban. too much density the design looks more like a city space looks a little too urban/SLC-like for Jeremy Ranch. Wouldn't blend well with surroundings would look directly from apartments onto I-80; noise would directly waft into higher floors too dense will become ugly & outdated too soon too dense/high. Applies to A,B,C,F</p>
<p>B.</p> 	<p>Yes, because... Comments design fits Park City aesthetic looks residential it incorporates victorian & pioneer age of town Maybe, if its affordable Maybe, because the design is attractive, but more "victorian" (city) than mountains would blend well with neighborhood. Cute, but looks like old town. I do like private balconies and shape of building/density.</p>	<p>No, because... Comments It isn't dense enough for this development does not look like park city looks like SLC no - too tall Maybe not because it is three stories. Can we do 2 stories to minimize the view impacts?</p>
<p>C.</p> 	<p>Yes, because... Comments an urban look works on this site there is a need for a variety of housing options and affordability</p>	<p>No, because... Comments too high this style looks like it belongs in a city too urban. Birds would fly into structures too high!</p>
<p>D.</p> 	<p>Yes, because... Comments small, single-family homes provide space for families and a community/neighborhood feel. They can be small with a larger "common house" for guest rooms, large gatherings, office space, etc so that isn't duplicated in every home. People may be able to easily afford market rate small homes when care is included in the planning, we all need our village and intentional communities can provide them in an affordable, sustainable, and mentally/physically helpful way. conservative, allows for space for natural environment scale and spacing smaller height and fits "mountain style". But, would they be large enough for workforce housing needs? *parts illegible* level house seniors low buildings; limited parking needs would be great for affordable workforce housing families, with a good balance of density and privacy and dignity individual homes. Landscape is visible there is a need for a variety of types of housing and affordability It gives residents their own space without adjoining walls best of the 5 options. Especially the 2 small houses on left - however difficult to understand how many of these there could be (thinking workforce housing) consistent with regional aesthetics need single floor living for seniors it fits in with I-80 being in front & this style of home would sit below the view of highway</p>	<p>No, because... Comments too much lawn with unnecessary water use wrong location for single family homes. Need more density for affordability</p>
<p>E.</p> 	<p>Yes, because... Comments there is a need for a variety of types of housing and affordability more affordable; appropriate size this style would blend better with changing elevations and the natural environment than others seems like it would work well with the topography decent density without being 3 story affordable! more mountain style friendly than some others need affordable homes</p>	<p>No, because... Comments too many people - traffic concerns already exist at elementary it's too cookie cutter</p>
<p>F.</p> 	<p>Yes, because... Comments I like the idea of residential on top of commercial looks cheap, but fits the area there is a need for a variety of types of housing and affordability</p>	<p>No, because... Comments too big and blocky; no views looks commercial too high it doesn't fit the "mountain landscape" hard no, we have way too many of these in ks and around *somewhat illegible* too tall! Too much density</p>

Image Label	Image	Yes, because... Comments	No, because... Comments
A		<p>More natural setting. Great place for wildlife rehabilitation clinic EZ choice. Very walkable (wide walkway) and nice plants I like the openness, greenery, multi-modal (too dense though) we need more walkability having safe pedestrian space is important for families and to encourage an active lifestyle open and bikable combine A+B</p> <p>it emphasizes walkability and bikeability which can increase community connection. Keeping cars on the perimeter and all the interactions within. amount of green space. Needs more natural greenspace and store front sitting areas.</p>	looks like a city
B.		<p>Yes, because... Comments so inviting and LOVE the dedicated pedestrian corridor this appears to be the closest. Need to have vehicular traffic for unloading/loading for homes, businesses I want community gathering places and space activation where I can go with my kids and friends rather than to SLC we need more pedestrian-only zones this would enhance a community feel</p>	<p>No, because... Comments too busy</p> <p>please no restaurants (although outdoor seating area is nice -- maybe plentiful park benches to sit/chat?)</p> <p>looks worse than Main St! not enough natural green space build sidewalks with dining space</p>
C.		<p>Yes, because... Comments we need transit-oriented development grade-separated for pedestrian I like the idea of a dedicated, protected bike lane, but it seems like it would need to extend beyond this parcel bike connection to existing trails and run bus line in front of development to hook up with the rest of the transit system may work for Rasmussen</p>	<p>No, because... Comments not enough natural green space looks like SLC</p> <p>Maybe, because public transit should be included, but a better/more appealing design is preferred</p>
D		<p>Yes, because... Comments store front sitting space, green space, active transportation best of the 5 options we need more walkable and accessible neighborhoods top choice. It is welcoming with greenspace, places to sit/relax, and wide walking space it provides something for everyone, cars, parking, walking, biking, green space for resting outdoor interaction. Safe walk path ok</p>	<p>No, because... Comments It would take up too much usable space in a small development</p>
E.		<p>Yes, because... Comments would allow for visibility because of high traffic increase</p>	<p>No, because... Comments too much pavement too bare we want more accessibility has zero character boring no walkability bike lanes lighting. This is car friendly only it is not 1950s anymore no room to park too bare and not as walkable (width wise and only one side of street)</p>

Image as shown on the board.

Image Label	Image	Yes, because... Comments	No, because... Comments
A		<p>it is indoor and outdoor. Though also consider making these spaces acco access to indoor/outdoor community gathering</p>	<p>it is what it depicts). Smaller café/coffee shops desired. too big for one restaurant (if that is what it depicts). Smaller café/coffee shops desired. too much manicured space.</p>
B		<p>Yes, because... Comments need to block the noise & view of I-80 love this- community gathering space to hang with friends or my kids or to people watch or run into people I know gathering spaces build community quiet space can be great for conversation, reading, relaxing. Maybe better with more views of open space gathering spaces to sit within green space creates space with a sense of intimacy I like this gathering space</p>	<p>No, because... Comments this style looks too sterile and city-like</p>
C		<p>Yes, because... Comments something for kids, but we ned more than playgrounds. Indoor play area: always parks playgrounds and parks bring people together and area a must for multi-family housing a community play space is very much needed in the Jeremy Ranch area we need a playground/park nearest to pinebrook, Jeremy Ranch, and Summit Park! Playground. Good idea. there are no parks for kids (or adults) nearby Jeremy Ranch area has no playground or park -- other than JRES. Kids love splash pads. family gathering space. No fence needed Yes, and include an indoor playground Maybe, because kids need a playground if families live there. Is JRES playground accessible since now are fenced in? opt for a more natural playground; one that uses wood and other natural elements on which to climb and play kids need a safe place to play from the surrounding neighborhoods neighborhood park good for families</p>	<p>No, because... Comments too much pavement and plastic playgrounds can be anywhere. This has unique opportunities for engaging with wetlands</p>
D		<p>Yes, because... Comments community gathering spaces are important restaurants with open air seating would create a more connected, community feel the multi-use nature is intriguing -- open, play field, and community events and a performing arts stage we need outdoor gathering/nature based areas for youth groups and outdoor education maybe, because a center green for small events/concerts (need a bit large covered space for the entertainers) and *illegible* soccer/frisbee etc.</p>	<p>No, because... Comments too much</p>
E		<p>Yes, because... Comments educational space that blends in with surroundings it provides a fun gathering space that we are missing good thought small music space would be nice educational and engagement spaces like this are needed open to existing environment as open as possible! opportunity for community events YES YES YES for outdoor venue (concerts or other events overlooking the hills/streams) amphitheater space that the public could use for events would be a wonderful addition I like this gathering space yes - space for activation for community events & childrens programs -- something to do in town instead of going to SLC</p>	<p>No, because... Comments there is already an amphitheater in Quarry Village that doesn't seem to get enough use. Though I do like live music! not sure we need another amphitheater</p>
F		<p>Yes, because... Comments need to block the noise & view of I-80</p>	<p>No, because... Comments too manicured with lawn and gabian cages too boxy and stonework is ugly. Need to have a "mountain" feel (unless it is the dog park)</p>

Image as shown on the board.

Image Label	Image	Yes, because... Comments	No, because... Comments
A		<p>yes! keep plenty of open space for wildlife to thrive need to provide significant buffer in back of property to protect wildlife, especially birds/waterfowl that nest back there. Don't build right up to the back "line" natural spaces/migration corridor is important for existing wildlife currently using the area good use of space east canyon creek runs through it preserve the natural beauty of the river it's beautiful and natural habitat preservation, benefits wildlife migration something we love the most about living in Jeremy Ranch is the surrounding natural wetlands and thriving wildlife areas of the property make sense to keep natural and protect love vistas all natural</p>	
B.		<p>Yes, because... Comments outdoor education space is a valuable resource outdoor classrooms for nature/community activities for wildlife rehabilitation clinic we need more community gathering places on this side of the county trail connections. Open space. Educational space for youth. working with natural landscape for active life the open gathering space would be nice -- plus it shows the close proximity to living spaces and homes yes! We need outdoor gathering spaces for alternate education purposes. Mental health is a huge issue for our youth! outdoor rec/education space is important so many amazing nature schools exist in summit county but are seeking more accessible and affordable space. These schools could maintain conservation land while using the space shaded areas are great it would be a benefit to local children to provide educational facilities in the natural environment</p>	<p>No, because... Comments maybe, does swaner cover education adequately? Would this really get enough use to justify it? no</p>
C.		<p>Yes, because... Comments of creek. It does flood higher trails. biking and hiking and wildlife space dwindling everywhere. So wonderful to save for non developable areas trail connectivity is important in area bikes! Make a pump track. I think a few more trails to connect to the robust, existing trail system (adjacent) would be nice yes, connections to trails is important there should be connectivity to existing trails love connectedness with trails</p>	<p>No, because... Comments no -- let mountain bike access trail at other locations. Not very attractive and muddy in spring. this photo is from trail at PCMR. We don't need to create any more amenity magnets or easily accessed trails for SLC-ers. Trails should be neighborhood connections to broader network. No more trailheads with paved parking. Connections for people who LIVE there we do not need another bike park no</p>
D		<p>Yes, because... Comments more natural space should be left near the creek. Walkable. preserves natural open space, but allows access in a minimal way to impact nature Yes, creates a mountain meadow like swaner I like how this trail provides access love preservation this would allow safe access to the natural environment, including to wheelchair users and others with impaired mobility while not disturbing the wildlife it allows for a more accessible adventure and enjoyment of nature I really don't want to see any buildings other than a fire department yes, walkwaywide enough for walkers/runners. Peaceful. Prefer no ebikes/mountain bikes I like this, but looks high maintenance \$\$ great use of the space for keeping a natural area love wetlands yes! for wetlands it would work to have walking boardwalks possible wetlands and you can build boardwalks through them like the idea for the wetland areas to connect with areas that are developed an existing trails</p>	<p>No, because... Comments</p>

Number of Responses on Boards & Voting Cards

Board	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Draft Vision	0	2	0	4	15
Draft Goals #1	2	0	1	4	20
Draft Goals #2	2	0	2	4	18
Draft Goals #3	0	0	1	5	22
Draft Goals #4	1	3	9	7	4
Draft Goals #5	0	0	0	7	18
Draft Design #1	0	0	0	3	16
Draft Design #2	0	1	4	7	12
Draft Design #3	0	1	0	4	20
Draft Design #4	4	1	1	4	8
Draft Design #5	0	0	2	5	17
Total Responses	9	8	20	54	170
Percent of Responses	3%	3%	8%	21%	65%

261 Total Responses

Type of Responses Across Boards

	Negative Responses <i>(Disagree, Strongly Disagree, or No Votes)</i>	Positive Responses <i>(Agree, Strongly Agree, or Yes Votes)</i>
Total Responses	80	375
Percent of Responses	17%	79%

	No Votes	Yes Votes
Housing Type A	9	3
Housing Type B	5	6
Housing Type C	3	2
Housing Type D	2	14
Housing Type E	2	8
Housing Type F	6	3
Street Types A	1	9
Street Types B	5	5
Street Types C	3	5
Street Types D	1	7
Street Types E	9	1
Gathering A	2	2
Gathering B	1	7
Gathering C	2	14
Gathering D	1	5
Gathering E	2	12
Gathering F	2	1
Natural A	0	12
Natural B	2	11
Natural C	5	8
Natural D	0	16
Total Responses	63	151
Percent of Responses	29%	71%

214 Total Responses

Appendix C - Charette Data

Charette 1 - Council Comments	Charette 2 - Staff Comments	Charette 3 - SBPC & Staff Comments	Common Phrases in Discussion
neighborly	walkable	slow	Transition from higher density inside site to lower density within site
interactive	clean	bikeable	Transition from built environment to natural environment
accessible	convenient	bikeable	Let the site be an attractor for nearby neighborhoods
safe	convenient	clustered	Use natural topography to "mask" higher density
useful	proud	modest	Ensure changes in ownership do not negatively impact health/sanitation of affordable units
welcoming	proud	feathered	Site should be diverse in building types and diverse in natural environment
sociable	proud	affordable	Balance between community wants and needs
active	celebratory	efficient	This is the type of site that should be developed
fun	diverse	integrated	This site needs a greater purpose.
special	proud	walkable	The target demographic for housing and recreation needs should be families with young children.
sustainable	stewardship	educational	
walkable	special	interactive	
connected	attractive	connected	
walkable	unique	safe	
welcoming	purposeful	safe	
safe	purposeful	connected	
fun	connected	clustered	
stewardship	cooperative	connected	
walkable	active	walkable	
active	active	bikeable	
attractive	alive	neighborly	
connected	sustainable	multi-functional	
neighborly	blended	natural	
interactive	sustainable	useful	
accessible	balanced	layered	
safe	educational	enclosed	
useful	healthy	vital	
unique	safe	safe	
flexible	self-sustaining	charming	
celebratory	collaborative	accessible	
connected	accessible	sociable	
walkable	safe	fun	
bikeable	affordable	connected	
accessible	bikeable	safe	
attractive	efficient	proud	
livable	familial	useful	
feasible	familial	sustainable	
affordable		accessible	
affordable		livable	
familial		walkable	
familial		bikeable	
relaxing		familial	
playful		familial	
interactive		familial	
affordable		compatible	
connected		neighborly	
sustainable		accessible	
		cooperative	
		sustainable	
		green	
		connected	
		connected	
		inclusive	
		livable	
		connected	
		sustainable	
		interactive	
		walkable	
		neighborly	
		welcoming	

Pre-prepared Goals

	Yes Votes	No Votes
Establish a unique identity	3	
Ensure compatibility with the surrounding neighborhood context and character	4	
Create flexible, sustainable spaces	2	
Design a healthy and stimulating environment	6	
Provide a variety of housing types and tenures	3	
Create opportunities for local businesses		
Encourage casual interactions to foster connection	3	
Celebrate and enhance the natural environment	6	
Clearly define public and private spaces	4	
Make recognizable routes and landmarks	2	
Meet a variety of demands from the widest possible user group		
Set an example for other developments	4	

Pre-prepared Brainstorm	Yes Votes	No Votes	Items Added to Brainstorm List	Yes Votes
Affordable and attainable housing	11		Fire station	3
Missing middle housing	3		Botanical Garden	3
Commercial opportunities	1			
Bars and restaurants	3	1		
Café culture				
Artists- or writers-in-residence	2			
Walkable and bikeable environment	11			
Connectivity	2			
Safe and interesting streets	1			
Bicycle parking; bike share	1			
Transit access	3			
Familial environment	6			
Places for children	6			
Senior-supportive housing	4			
People with disabilities	3			
Public gathering spaces	4			
Plaza	4			
Amphitheater	3	1		
Observatory	1			
Branch or children's library				
Food trucks	3	1		
Arts and entertainment spaces	4			
Recreation spaces	5			
ADA accessible nature trails	3			
Connections to existing opportun	5			
Pocket park and/or playgrounds	4			
Year-round opportunities	3			

General Design Thoughts

Let periphery of site better accommodate vehicular uses while internal site is mostly pedestrian/bicyclist oriented

Potentially cluster development on this site near the existing development on nearby sites.

Needs excellent internal and external connectivity

Allow built environment to create view corridors that reveal the beautiful natural environment

Avoid any detached, wide lots for single-family development

Needs adequate bicycle storage areas

Transit needs safe stopping points on the roads near the most dense part of the site

No nightly rentals to maintain a community

Integrate greenspace into the streets

Use built environment to block/filter sound near the natural areas

Concerns or Cautions for Developing the Site

Kids need a safe walking connection between the site and Jeremy Ranch Elementary -- they shouldn't have to cross Rasmussen twice to walk to school

Multi-department collaboration needs to have clear structure

Don't force infill at the wrong scale

Long-term maintenance of affordable units through changes in ownership

Appropriate Placetypes	Yes Votes	No Votes
Suburban multi-family	4	
Residential subdivision	2	
Rural Ranchette	1	2
Neighborhood Use	2	
Suburban Mixed Residential Use	1	
Parks and Open Space Use	1	1
Strip Mall / Big Box Retail		4
Neighborhood Residential	2	

Housing Types that Received Positive Votes	Votes
Missing Middle Housing	23
8 unit apartments	1
6 unit apartments	2
Quad-plexes	3
Tri-plexes	7
Duplexes	1
Narrow lots	4
Townhomes	5
Small Single Family	13
Very small sfd or cottage clusters	4
Small SFD w/ shared greenspace	9
Ground-floor commercial w/ upper apartments	6

Terms/Phrases that Received Positive Votes	Votes
Affordable	1
Attainable	2
Missing Middle	
Cottage Cluster	2
Shared Greenspace	1
Aging in Place	2
Higher Density	2
Filter/Buffer Noise	1
Universal Design	
Mixed Use	2
Complete Streets	
Pedestrian First	1
Transit Supportive	2
Physical & Mental Health	

Amenity or Space Types**Yes Votes** **No Votes**

Civic Buildings		1
Multi-seasonal Spaces	11	1 *No splash pads
Transition spaces (views to nat. env)	3	
Spaces for all-abilities	3	
Multi-generational spaces	5	
Nature education spaces	18	
Gathering spaces with commercial	18	