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COMMUNITY FORUM NEWSLETTER

801-585-3595

**NEXT COMMUNITY FORUM
 THURSDAY, JULY 12 | 4:30 – 6:00 P.M.**

NOTE NEW LOCATION:

ARUP in Research Park, 500 Chipeta Way

Directions: From Foothill Dr., turn east into Research Park on Wakara Way; then south on Arapeen Drive; then east on Chipeta Way; take first left into ARUP labs. Park in lots west or north of building. Enter the building on west side.

We welcome your attendance, comments, and participation in the discussion.

AGENDA:

- **Curtis Leetham, AIA Campus Planner:** *Ambulatory care construction project at North Campus Drive and Mario Capecchi Drive*
- **Mike Perez, Associate V.P. and Keith Sterling, U Communications Director:** *Olympics, Fort Douglas, and the U*
- **David Moyes, U Construction Manager:** *UDOT's repaving of North and South Campus drives*
- **Hal Fordham, landscape contractor at ARUP:** *Walking tour of ARUP's water-wise landscape*

The following items were discussed at the spring Community Forum, held April 12, 2012, at the Natural History Museum of Utah.

**EAST BENCH MASTER PLAN PROCESS
 WAYNE MILLS, SENIOR PLANNER,
 SALT LAKE CITY PLANNING DIVISION**

Salt Lake City's East Bench Master Plan, first adopted in 1987—the oldest adopted master plan on the city's books—is now under review to evaluate whether it still meets the goals and vision of the area. (A master plan is an inventory of community assets and gives direction and guidance on how a community and the use of its land should develop in the future. It also helps identify how resources should be allocated.)

In the recently completed visioning/information-gathering stage, which started in October 2011, East Bench residents were asked: What do you like about your neighborhood? What would you change and what challenges are facing your neighborhood or organization? To identify concerns, city planners met with residents, representatives of local businesses, and other stakeholder groups such as Hogle Zoo, Bonneville Golf Course, Research Park, Friendship Manor, the University of Utah, and the Foothill Cultural District. Most of the comments received focused on issues such as traffic, parking, and lack of public transportation.

"A workshop with two 7th grade classrooms was fantastic," said Wayne Mills. "We got great information about what's really going on in the community. They don't hold back." Students gave feedback on walkability and identified places where

there are no sidewalks. "They told us what was missing. It was a great experience," added Mills.

From these outreach efforts, the city received more than 700 comments, categorized into four areas: community identity; transportation/mobility/accessibility; land use; and urban design. "This will be our cornerstone and guiding document as we create community goals that will lead us in developing the actual policy and strategies," added Mills.

Mills also gave credit to an ad hoc group of neighborhood residents who have organized around the East Bench Master Plan and a second, related initiative, the gateway into the valley from Foothill Drive and Parley's Way at the base of Parley's Canyon. This group—the Foothill Gateway Focus Group—is looking specifically at Foothill Drive and Parley's Way and how those two streets provide access from the east into the city. Calling the ad hoc group a "great community resource," Mills and his staff will work closely with them on strategy and next steps. Community members who are interested in participating with the Foothill Gateway Focus Group may contact Pat Schulze at 801-631-4995 or patrice.schulze@gmail.com.

"We want the Foothill/Parley's Way plan to include implementation strategies, funding options, a chain of responsibility, and a timeline," said Mills. "Once a draft scope of the project is developed, it will take a course of its own parallel to the East Bench Master plan."

Access the East Bench Master Plan website at: <http://www.eastbenchmp.com/>. Residents are encouraged to review the information to ensure their concerns are represented.

UPCOMING EVENTS AT THE U

RED BUTTE GARDEN CONCERT SERIES, running through Sept. 2, is so popular that some concerts are already sold out! But many are not, and we wanted to let you know what's coming up in July (at press time). Tickets are available for Josh Ritter and the Royal City Band, Grace Potter and the Nocturnals, Al Green, and Los Lobos and Steve Earle & the Dukes. In August, tickets are available for Diana Krall, Gipsy Kings, Andrew Bird, Dead Can Dance, Huey Lewis and the News, and Bonnie Raitt. Trombone Shorty & Orleans Avenue finish up the season on Sept. 2. See the complete schedule online at <http://www.redbuttegarden.org/concerts>.

SPEED: THE ART OF THE PERFORMANCE

AUTOMOBILE exhibition, showcasing 19 of the world's finest and fastest automobiles, runs through Sept. 16 at the Utah Museum of Fine Arts. From the 1957 Jaguar XK-SS Roadster (once owned by Steve McQueen) to the 1938 Mormon Meteor III—the famous Bonneville racer that holds more long distance speed records than any other automobile in history—the exhibition features antique and vintage racing cars that exemplify the beauty of vehicles designed for speed, premier aerodynamics, engineering, and design of their era.

On Saturday, July 14, at 8 p.m., Jay Leno, America's best-known car enthusiast and host of *The Tonight Show with Jay Leno*, will share the Kingsbury Hall stage with Ken Gross, *Speed* guest curator, to discuss everything auto. For ticket information, call 801-581-7100. See additional details, including ticket information, online at <http://www.speedumfa.com>.

QUESTIONS FROM NEIGHBORS

NEIGHBOR: *How will the Foothill/Parley's Way Gateway plan deal with the University and Research Park?*

WAYNE MILLS: The Foothill/Parley's Way Gateway Plan will deal with just those two streets, so the University and Research Park will not be included. However, because the University is one of the big generators of traffic on Foothill Drive, they will be part of the conversation. Recommendations for the streets internal to Research Park will come from the University and from the East Bench Master Plan.

NEIGHBOR: *Will TRAX ever come to the east side of the city?*

MILLS: Currently, it's not in any of the long range plans to do that. The Wasatch Front Regional Council and Utah Transit Authority are looking at bus rapid transit for Foothill Drive. But if the idea for TRAX comes out of this plan, we will include the idea because we'll be looking further into the future.

NEIGHBOR: *They say people won't ride transit in this part of the city (Foothill area) but if they don't provide bus service, how do they know people won't ride it?*

MILLS: There has been a lot of change in the past few years about how people view transit. People who weren't interested in the service before, now want access. Residents would like to use the University TRAX to get downtown, but they can't park on campus, and they can't get to the campus TRAX stations by bus from where they live in the Foothill area. We need to think about the links needed to get people to this good service we now have.

NEIGHBOR: *Has any consideration been given to building a below-grade subway on Foothill?*

MILLS: Actually, that has been brought up—the option of tunneling underground along Foothill for through traffic, and keeping the at-grade road for local traffic, bicycles, and pedestrians. It always comes down to money. Another idea that came up was to consider tunneling through the foothills, so there are some creative ideas out there, and this is a good time to start meshing all these groups and ideas together toward solutions.

REPORT ON RESEARCH PARK CHARLES EVANS, DIRECTOR

Research Park was established in 1965 when Secretary of Defense Robert McNamara declared part of Fort Douglas surplus land. Surplus federal land is made available first to the state, then counties, and then cities. If there is no interest, the land is sold to the public.

In 1965, Utah Governor Calvin Rampton wanted to ensure that the land was not divided up so he established a committee to evaluate possible uses for the Fort Douglas land upon which Research Park now sits. The committee in February 1966 presented a report which reviewed all requests (around 30) for the property. These included model cities, a national cemetery, and educational institutions. The report recommended to the governor and the Utah State Legislature that the University of Utah be given permission to apply for the land to use for a research park, which they felt would stimulate the economy, support the University, and distribute employment more efficiently in the Salt Lake Valley. The committee's decision was based in part on the Salt Lake County Master Plan, which had given the area a research park zone. That means that prior to 1965, the county master plan had designated that area of Fort Douglas for a research park even before it came out of federal control.

The University of Utah's application noted four uses for the land. The first priority was for education purposes; second was for a research park as an interim use; third was for an arboretum; and fourth was to designate part of the land as a state park (This is the Place Heritage Park). In 1968, the land was granted to the University by the federal government under the Recreation and Public Purposes Act. In the management plan, which was included to justify the use of the land for those purposes, the federal government recognized that the primary use would be for an expansion of the University, and an interim use would be for a research park until such time as the land was needed for academic expansion. So the U set out to develop a research park, based on the Stanford University model. Many are not aware that the primary use of the land was designated for educational purposes with a research park being a secondary, interim use. Many erroneously believe that the land was to be used only for a research park.

"Although the original plans showed we would build to a 5,200 foot elevation, we backed away from that and agreed with the city that we would not build on anything with more than a 30 percent slope," said Charles Evans. That decision pulled construction down below what are now the pipelines, with the exception of Red Butte Garden and the Natural History Museum of Utah, which were constructed on fairly level and buildable land, well under the 30 percent slope. This original plan for Research Park, as it was presented to the community, anticipated 300 leasable acres with 15,000 park employees (50 per acre), retaining 30 percent of the land as a landscape requirement. But with the decision not to build above the 30 percent slope, the park ended up with 258 leasable acres (with about 17 or 18 of those acres currently vacant); and a little more than 9,000 employees (around 10,000 at full build out). The decision also ensured that there would be fewer employees in the park, so, less traffic.

Then-University President James Fletcher's objective was to use the park as a land bank for the University, since it was unclear what would happen to education in the future. However, the University's presentation to the community and Legislature emphasized the economic benefit of a research park, which was listed as an interim use. "So we had to balance those two things as we made our presentation of estimates of what we expected the park to develop into," said Evans. Today, about two-thirds of the park is privately owned, and the remaining third is owned by or under the control of the University. The use of the University-owned buildings most likely will not change, especially those that are high quality (UNI, Orthopaedics, etc.), so about one-third of the Park's use has been established by the University-owned buildings.

"One of the difficulties in planning a research park is that we don't have the control that we have on campus where we own everything," said Evans. "At the park, we have to take what we attract to the park, and that includes the funding and the function." He explained that the developer-owned buildings have been instrumental in facilitating the growth and spinoff of technology from the U into the private sector. "Most of the companies—like Idaho Tech and Myriad Genetics—start out capital-poor. They don't have money to put into bricks and mortar, and they want to invest in their research and ideas. So the developer-owned buildings have been a great asset to them, and also to the University." The U's research budget has increased steadily over the years, partly because the space provided in the park is still close to campus, so it works for the professors, who need access to both places.

QUESTIONS FROM NEIGHBORS

NEIGHBOR: *What will happen when the ownership of the buildings on leased land reverts back to the University?*

Evans: It's tough to say because it's a ways out. The first building won't revert to the University until 2025, and the next one, two years later. But the decision will be based on the needs of the University at that time. Each will be assessed to determine its condition and to identify some appropriate uses. If it's not leasable or usable, it could be torn down, making the land available for another building. If the building is in good condition, and the U doesn't need the space, they can lease the building and generate a significant income for the U.

NEIGHBOR: *Does ARUP own its buildings?*

EVANS: ARUP owns just one building and leases the other four it uses. When the others revert back to the U, the University will most likely continue to lease them out.

NEIGHBOR: *What are the zoning restrictions for how the existing buildings can be expanded?*

EVANS: The same rules that apply to the city's Research Park zone, apply when existing buildings are expanded. They have the same zoning requirements and must go through the same architectural review process.

NEIGHBOR: *Are there restrictions on remodeling?*

EVANS: If the remodel is on the interior of the building and does not impact the exterior, we don't care too much what they do. If the building is privately-owned, Salt Lake City requirements must be met. If the building is University owned, state approval must be obtained, the same as it would be for an on-campus building.

NEIGHBOR: *What are the restrictions on height and square footage of buildings, and on the terms of the leases?*

EVANS: There are no restrictions on terms of leases. It's a decision made by the U. As for building size, the parking and the landscape drive the size of the building because a 30 percent landscape or natural area must be maintained. So the only way to get more space is to free up space of surface parking and build parking structures. Since it's 10-times more expensive to park a car in a structure than to park on surface parking, it's usually not an economically viable thing to do. The privately-owned buildings need to abide by the city's regulations, which are set at a height limit of forty-five feet, essentially three stories.

NEIGHBOR: *As the U increases its ownership of the park's buildings, its requirement to abide by the city's regulations will diminish. In 12 years, when leased buildings start to revert to U ownership, the U will need to do something about surface parking because there isn't going to be any more land in proximity to the city.*

EVANS: The U will handle it the same way they will on campus—they'll be moving away from surface parking and investing more in parking structures.

Other comments from neighbors included a suggestion that University employees commit to using public transportation "so that as we grow, we don't run over the neighborhoods." Another would like to see some restrictions in the covenants or more zoning oversight from the city. "A lot of the streets that provide access to the park fail during the day and when that happens, drivers cut through the neighborhoods, creating safety issues for kids, and decreasing the value of the neighborhood. Let's not assume it's going to be fine. Let's put in place some reasonable limits on it. I think it would make everyone better neighbors."