



Outreach Summary

INTRODUCTION

The Opportunities and Choices phase of the Millcreek Together Plan held a series of Big Ideas events that gave Millcreek residents a chance to voice their opinions about the preliminary big ideas and key choices for the General Plan. Three workshops held:

- Bud Bailey Apartments on March 17th from 10-11:30am
- City Hall on March 22nd from 6-8pm
- Millcreek Community Center on March 23rd from 1-3pm

In addition to the in-person workshops, an opportunity to participate online was provided. The online component was separated into three surveys. The first was a quick four question survey for those that have little time or interest, the second was the extended virtual workshop showing the same materials as the in-person workshops, and the third was a visual preference survey (also showing the same materials from the in-person workshops). Total, about 500 hundred Millcreek residents participated in the Big Ideas process.

FORMAT

Each of the three events had the same setup with four stations, a background information board, and a paper easel pad for notes to be taken on. Participants were invited to sit at a table and give

comments on the ideas provided on each board with a staff member recording what was said. Each group was given 20 minutes at each station and then was invited to switch to the next station until they had gone to all four.

Also included in the events were the Opportunity Sites Visual Preference boards which discussed areas where possible development or redevelopment could occur as well as pictures showing what could go in those locations. Participants were invited to place a green, yellow, or red sticker next to each photo to express either being supportive, neutral, or against that type of development in the particular area.

Finally, kids tables with coloring books as well as food in the form of a breakfast spread and ice cream were provided.

Contents

Unique Neighborhoods/Enhanced Culture.....	2
Thriving Economy/Vibrant Gathering Places.....	4
Enhanced Connectivity.....	7
Outdoor Lifestyle/Health & Sustainability.....	11
Opportunity Areas Visual Preference.....	15
Appendix A: Short Survey Online Summary	
Appendix B: Virtual Workshop Online Summary	
Appendix C: Visual Preference Online Summary	

UNIQUE NEIGHBORHOODS AND ENHANCED CULTURE STATION

The Unique Neighborhoods and Enhanced Culture station provided an array of thoughts and comments about how Millcreek's housing stock should be changed in the future. The conversation was mainly pointed towards the ideas behind incorporating Accessory Dwelling Units (ADU's) and tiny homes into already existing neighborhoods. Most groups were split on these issues as some felt like ADU's and tiny homes would make neighborhoods feel too dense and lower property values as a result, while others thought that ADU's and tiny homes would only be of benefit to their neighborhoods.

Those in favor believed that ADU's and tiny homes would help with Millcreek's affordable housing crisis, give senior citizens better options when downsizing, and help to densify the city without compromising the character of neighborhoods. Both sides agreed that ADU's and tiny homes needed to be regulated to limit square footage, placement (in basements, backyards, or on top of garages), height (one-two stories), and that mobile homes should not count as an example of either housing type.

Recorded comments from what we heard:

1. Keep houses affordable
2. Tiny houses can be a solution to housing affordability.
3. Homes should be a part of the community. Address the street.
4. ADU should maintain style of main unit.
5. ADU's should only be attached to the unit
6. Need to address additional parking for homes with ADU's
7. Need to limit the square footage of ADU
8. Include a homebuyer incentive for ADU's and tiny homes
9. Trailers and mobile homes should not count as an ADU
10. Work to retrofit street lights to create dark sky neighborhoods
11. Make recycling a priority in new and existing residential development
12. Affordability is a priority in Millcreek
13. Tiny houses clutter neighborhoods
14. People won't comply with negotiations about ADU's
15. ADU's above garage or in house ok
16. What about utilities and parking?
17. Flag lots may be incompatible with my neighborhood
18. ADU's could be good option for seniors.
19. Small lot subdivisions –affordability, where would they be appropriate?
20. ADU's are a good solution but not the only one. Aging in place.
21. People are doing it anyways – we seem to have a lot of illegal second units
22. Shortage of independent senior living- single level
23. Focus on building ADU's that are more permanent
24. PUD's lack character. I hate gates.
25. ADU's must have off street parking.
26. Too many in the house adding density, adding traffic, good for seniors and family members, good for independence
27. Make existing ones legal – creates a means to assure the building safety with a permit
28. ADU's could increase the potential for transient population increases
29. Commercial uses for ADU's should not be allowed
30. Some people prefer to live small
31. Do not allow ADU'S to be built in front yards
32. It is okay to do what you want on your property
33. Proper utilities and inspections for ADU's and tiny homes
34. Lots of illegal ADU's already exist
35. ADU's helps affordability for the owner, but, maybe not the renter
36. ADU's are illegal now but there's still lots of them
37. Lot size could play a role with ADU's
38. Start with internal ADU's (no additions or detached units)
39. Wheelchair access for ADU's could be a problem
40. Okay in certain areas – but no suggestions on where
41. Setbacks are important and neighborhoods might have different height limits

No comments were left on Unique Neighborhoods or Enhance Connectivity Maps



KEY QUESTION COMMENT CARDS:

Unique Neighborhoods:

1. **Where are the unique neighborhood areas? What makes them unique?**
 - a. Possibly Eastwood Elementary and surrounding area. 2300-3300 S.
 - b. Evergreen and Dan's area.
2. **Would you support the inclusion of Accessory Dwelling Units and/or tiny homes in Millcreek?**
 - a. Yes, for medical purposes. I am 73 and have had surgeries on legs and back. And no longer can maintain my yard and repairs on home. I have had married children living in basement the past 10 years but they have moved due to work. I want to stay in Millcreek-Sandy has a plan for ADU and would be interested in Millcreek doing the same.
 - b. Yes! This helps me (younger mid 20's) to stay in the area as I age out of my parents' home.
 - c. No, this drives down value and quality of life. Low density neighborhoods without extra people increases quality of life.
 - d. No
 - e. Absolutely! Tiny homes are a great idea and need to be a part of the housing inventory.
 - f. How about some dorm-style apartments? With central living room and kitchen but multiple bedrooms and bathrooms?
 - g. Yes, but don't want it to bring down property values if the property become multi-family property.
 - h. Absolutely. We should be an exclusionary society. We should allow for lower-income housing options. The advantage of tiny homes, is they aren't permanent.
 - i. Yes, absolutely! Both independent concentrated developments and backyard accessories.
 - j. Basement apartments okay
3. **Where would mixed-uses (residential mixed with retail or office) be beneficial and appropriate?**
 - a. Increase density near parks. Not many parks in the eastern half of Millcreek. Are there places we could create more parks?
 - b. Millcreek Township.
 - c. Along 39th S between 700 E and 1300 E. Think we could put apartments in lots of places and think 15-20% of units should be affordable and subsidized. I really want large or medium apartment unit developments to include a percentage of affordable units.
 - d. Need to continue to support mixed use development and greater population density.
 - e. Anywhere
 - f. Main street/Meadowbrook
 - g. 3300 S/1300 E
 - h. Vacant lot at Olympus Hills
 - i. Intersection of Highland Dr./11th/3300 primarily. Also possibly near Meadowbrook TRAX?
4. **Other comments:**
 - a. I do not like the idea of multiple units being on the same lot. I would really prefer to make it easier to split up lots. I have nothing against mother in law within the home though.
 - b. Basement apartments should be legal

ECONOMY AND VIBRANT GATHERING PLACES STATION

The Economy and Vibrant Gathering Places station brought up comments and concerns of how Millcreek should or shouldn't redevelop its main streets and intersections into urban cores and nodes. Most participants felt like Millcreek needs to have a better sense of place and identify beyond what is currently there. A smaller voice called for Millcreek to remain as it currently is and not change anything however.

Those in attendance voiced their desires for places like plazas, gathering spots, walkable streets, community branding, urban design codes, and mixed-use developments. Some wanted Millcreek to emulate Ogden's famous 25th street which includes small bars, restaurants, and shops as well as Holladay's new town center while others opposed of any kind of development that would make Millcreek look like Sugarhouse.

Recorded comments from what we heard:

1. More emphasis on pedestrian safety.
2. Street signs need attention.
3. Need more plazas and gathering spots.
4. Please provide more arts and entertainment.
5. Include trees at new gathering places.
6. Need new libraries in the west side of Millcreek.
7. 23rd East should be considered a gateway reading, "welcome to Millcreek"
8. Electric charging stations should be required at new gathering places.
9. GREENbike and secured storage to be placed at gathering area entrances
10. Food trucks and concerts similar to Holladay at new gathering places
11. Promote walkable corridors between newly developed nodes.
12. Make a gathering places similar to 25th street in Ogden-small bars/restaurants.
13. Olympus hills was more community oriented.
14. Make branding appeal to outdoor retail.
15. Keep Millcreek as it is!
16. Focus on city center place making.
17. Create and enforce design codes- review setbacks, height limits.
18. Provide green space as offset for density and height.
19. City center with food trucks, public space.
20. Mixed-use options-particularly Transit Oriented Development (TOD) Bus Rapid Transit (BRT) options.
21. Millcreek has no sense of place.
22. Create a cluster of development with an identity/branding.
23. 39th South and Highland could be a possible gathering spot
24. Make a concentration of art stores
25. How do we plan for the impact of cottonwood mall?
26. Need more green space in at new gathering places
27. Infill shops-small neighborhood stores/pocket parks
28. Need better design standards
29. Don't make Millcreek like Sugarhouse
30. Gathering=relax, shop, a park/green space, eateries, outdoor landscaping, food trucks, concerts, atypical attractions.
31. Provide limited night life
32. 2300 East and 3300 S-potential place for night life and gathering
33. Get a Trader Joe's in Millcreek
34. Teenager needs-gathering spots- how will they shop?





Verbatim Comments from Map: Vibrant Gathering Places

1. How do we connect/integrate with cottonwood mall development?
2. Aquatic area at Cottonwood Regional Park
3. Entertainment at town center on 3900 S and Highland Dr.
4. Cultural evergreen village on 3300 S and 2000 E
5. Gathering place at 2300 E and 3300 S
6. Design standards-parking is an issues at 3300 S between 2700 S and I-215
7. Outdoor Town Center at REI shopping center area.
8. (Invest in the Wedge Brickyard...) I like this idea
9. More high density housing and mixed use in Meadowbrook
10. Please no high density development- no high buildings at vacant lot across from Cottonwood Shopping Center
11. Small hotel limited height and good shopping with some green/ gathering space at vacant lot.

No map for Thriving Economy

KEY QUESTION COMMENT CARDS:

Thriving Economy:

1. **Should the City consider providing fiber optic infrastructure? Would you be willing to support a revenue bond or general obligation bond repaid through citywide taxes and revenues) to finance the network?**
 - a. How much would it cost? Are there State laws that would interfere? Would it make it cheaper for citizens to have service?
 - b. Only if we invest in office spaces/ building areas.
2. **What types of businesses should we focus on recruiting and retaining?**
 - a. Something that adds to our base.
 - b. Diverse food and beverages, local, small, businesses.
3. **What types of tools should be used to encourage small businesses (industry organization, start up network, small business loans, etc.)?**
 - a. Co-working space? If we develop a downtown or town center it would be awesome if there was a co-working idea space where startups could rent space or independent consultants (SLC has the impact and hub)
4. **Other Comments:**
 - a. How do food trucks affect restaurants? May not be fair to have them and may discourage already established restaurants.
 - b. I would encourage town center development in the 2300 E, 3300 S area- good walkability to neighborhoods, could develop bike paths into it. Love the idea of building a Holladay like center at 2300 E and 3300 S area. (Build a park into it!) The Holladay food truck park is awesome and I would love to encourage more of that in Millcreek.
 - c. Town center-especially the one bisected by 3300 S. Need to consider how people will safely and conveniently cross the street to get to different shops. I prefer to have high density housing zones with mixed use commercial rather than to open our single family neighborhoods to allow tiny houses.

Vibrant Gathering Places:

1. **Should there be economic incentives for large commercial redevelopments?**
 - a. Large commercial development incentives often don't pay off. Also, it encourages corruption in government.
 - b. Depends on the type of redevelopment. There is too much of cities offering enormous tax breaks to developer/corporations in return for very little to the city. We need the revenue! Don't fall prey greedy developers who want to over develop and make big promises.
2. **Do you support guidelines for signage around gateways and entryways? Should we have higher design standards at our gateways?**
 - a. Fewer commercial signage that involve billboards. People should be able to have signage on the building but not the stand alone billboards.
 - b. We should look at what is already there, take it in steps, keep things tasteful and not too large.



ENHANCED CONNECTIVITY STATION

The Enhanced Connectivity station brought up many concerns about the way people move in Millcreek as well as the overall aesthetic appeal of the city's streetscape. Some reoccurring ideas included wanting to bury the powerlines along 3300 S to make the street look less cluttered as well as better bicycle infrastructure throughout the city. In regards to bike improvements, participants made requests to include bike parking at new town center locations, more protected and painted bike paths on 3900 S and near schools. When it came to transit, the attendees mentioned how transit is the future and as a result wanted higher frequency routes, as well as more routes leading up to the University of Utah. Some; however, mentioned that the schedule can be hard to figure out and plan for, resulting in feeling discouraged about using the bus over cars.

Recorded comments from what we heard:

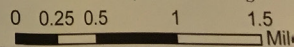
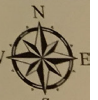
1. Increase parking at Grandeur Peak
2. Does parking count as protection/barrier for protected bike lanes? Seems to make things more dangerous.
3. Group 1 would be willing to trade parking for bike infrastructure
4. Eastwood past freeway to 3300 South- pedestrian overpass bridge, in addition to freeway bridge
5. UDOT- Stripe 4500 South bike lanes
6. When new gas stations are added, add electric charging
7. The future is transit!
8. Should widen 3300 South if possible
9. Bury utility poles
10. Support GreenBike in Meadowbrook area
11. Angled parking with bike stations and amenities at centers
12. Consider a shuttle to grocery stores or major destinations
13. Control speed on Keller/Scott Avenue, no sidewalks exist
14. Secured bike parking should be part of town centers
15. As we redesign centers, how do we make them accessible to walking? Underpass?
16. Move power poles back on 3300 South
17. 2300 East by restaurants – parking is not safe
18. Subsidize bus passes like Salt Lake City
19. What federal safety grants are there for removing or moving the 3300 South utility poles?
20. 2000 East- enclose ditch to make safer
21. Need more designated bike paths
22. Repave 3900 South
23. Focus bike infrastructure on east/west key corridors
24. Use Strava to figure out where cyclists are already going and enhance those connections
25. Prioritize sidewalks to locations to parks and make sure there are crosswalks
26. No crosswalks on Valley Street to Smiths
27. Olympus area- if you don't have a car, then you are out of luck Hills are a barrier to walking or cycling in Olympus Hills
28. Need better public education for transit
29. Not sure east side will take transit, so do we want to focus there?
30. Discouraged by bus system, hard to understand or plan
31. Dedicated lane bus lane on 3300 South
32. Encourage cyclist to take 2000 East or 2700 East rather than 2300 East
33. Must lower speed limits if we expect biking, walking, etc.
34. Traffic calming-bring shoulder in and narrow roads
35. Okay if some streets are for cars and most are for bikes and pedestrians
36. Low barriers are a hazard
37. Prefer no street lights in Olympus Cove
38. Sometimes solution is sidewalk removal in certain cases rather than building more
39. Make sure sidewalks are on both sides on major streets
40. Where possible, complete streets should be the goal
41. Commit to connections to Holladay Village and Sugarhouse
42. Narrow traffic, calm all of 3300 South
43. Green spaces on streetscape
44. Street trees on 3300 South
45. Beautify/narrow on both sides of 3300 South, 4500 South, east of Wasatch Blvd and Highland Drive
46. Add more bus routes to the University of Utah
47. What is the cost of nice street lights compared to just standard ones?
48. More permeable pavement for storm water and design, look at Daybreak as an example.



Enhanced Connectivity

Bikeability

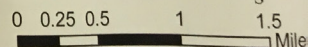
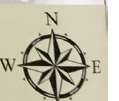
Existing	Proposed	
Buffered Bike Lane	Buffered Bike Lane	Protected Bike Lane
Bike Lane	Bike Lane	Sidepath
Bike Route	Bike Route	Crossing Improvement
Adjacent Bike Route		
Trail		



Enhanced Connectivity

Walkability and Transit

Existing	Proposed
School	Missing Sidewalk (High Priority)
UTA Bus Stop	Missing Sidewalk (Moderate Priority)
Trail	Crossing Improvement
	Desired TRAX or streetcar connections



MILLCREEK TOGETHER

Verbatim Comments from Maps: Enhanced Connectivity

1. Bus lanes on 4500 South
2. Sidewalks along 3900 S between 2300 East and 2700 East
3. Traffic calming along 2000 East
4. Potentially narrow or reduce lanes along 3300 South between 2700 East and I-215
5. Pedestrian way in street (no sidewalk?) on Wasatch Blvd.
6. No HAWK signals
7. Sidewalk on Hillview Drive (only through street between 45th and 39th)
8. Electric bus trolley along 3300 S
9. Protected crosswalks on State street
10. Bike lane on 3300 South between 1300 East and 2000 East
11. 4500 South
12. Valley street is not wide enough for 2 cars
13. Steep areas like Olympus Cove shouldn't have bike lanes.
14. On street bike way in Olympus Cove

KEY QUESTION COMMENT CARDS:

Enhanced Connectivity: Walkability, Transit, and Roadway

1. **Where would be the best location for a transit line extension (Bus Rapid Transit, streetcar, etc.) in Millcreek?**
 - a. Small buses along Wasatch Blvd. with bust stops from 3300 S and N along Wasatch. Extend fast bust to top of 3300 S. Raise passenger bridge from Eastwood school to 3300 s. 3300 South.
2. **What types of elements should be used to improve the streets cape (medians, wider sidewalks, planters, benches, trees, etc.)?**
 - a. Don't put snow from roads on sidewalks.
 - b. No drive pedestrian walking plaza near 3300 S and 2300 E
 - c. I like the aesthetics of the 900 E improvements.
 - d. Trees and greens pace very desirable. No additional sidewalks in Olympus Cove please. No additional street lighting in the cove!
3. **Should we limit development to protect views of Mt. Olympus?**
 - a. To some extent with regard to signs. But if it involves housing like apartments and condos then some allowance should be made for being able to increase housing density.
 - b. Yes!! This is one of the special things about our city. And also protect city views looking to the west. Development on land across from Olympus Hills.
4. **Should there be stricter guidelines for signs along the 3300 South, 3900 south, and 4500 South corridors?**
 - a. Don't allow flashing or lighted digital signs that distract driving on street or shine into houses at night.
 - b. Yes.
 - c. Yes. Limit billboards, large signs where appropriate.
5. **Other Comments:**
 - a. Bike lanes-great but please consider where and how. Low curb barriers are hard to see at night. I have run over one in downtown and damaged my car. I think they are a hazard. Also

downtown they created parking and bike lanes and mixed it is very confusing crossing a bike lane to park and dangerous. When thinking along bike lanes, also think about safety, motorists, and seniors.

Enhanced Connectivity: Bikability

1. **Are we willing to trade parking or travel lanes for designated bicycle lanes? If so, where?**
 - a. Yes, though be sensitive to Roots Café area-needs protected bike lanes to prevent parking.
2. **Which of the identified bike routes on the attached map would you most like to see be built in Millcreek?**
 - a. 3900 S!!! In neighborhood bypasses (routes that connect through and avoid the main streets)



OUTDOOR LIFESTYLE AND HEALTH & SUSTAINABILITY STATION

Those who participated at the Outdoor Lifestyle and Health and Sustainability station gave feedback to different ideas such as community garden and green space expansion, as well as new locations from Electric Vehicle (EV) charging stations. Many felt like any new gardens should first be built in the Sunnyvale and Meadowbrook neighborhoods where access to healthy food is difficult since few grocery stores exist nearby. In regards to new green space expansion, participants also agreed that pocket parks built on vacant lots would be the best route to increasing the available acreage of open space within the city since most of Millcreek is already built out. When it came to EV charging stations, ideas of putting new stations at parks, businesses, grocery stores, civic centers, restaurants, community center, schools were brought up as well.

Recorded comments from what we heard:

1. 700 East and 3600 South- potential community garden location?
2. For community garden space, build on areas where grass already is like public libraries
3. Car charging stations at parks, businesses, grocery stores, civic centers, restaurants, community center, schools. – provide incentives
4. Green space –connect the Jordan River Parkway to the Bonneville Shoreline Trail
5. Green roofs may be too expensive to install for some property owners? Larger scale might make more sense-3000 square feet or more?
6. Legalize rain harvesting for those who want it but emphasize water conservation incentives and ordinances. I Believe
7. Secondary water system for irrigation. Not for culinary or sanitary use-would need to be paid for by the public.
8. Provide permeable pavement in parking lots.
9. Sunnyvale farmers market exists at Sunnyvale park from June-Oct. on Saturday's
10. Food bank near black cherry (900 E 4300 S)
11. Green urban lunch box/mobile food bank- create a partnership
12. 3900 S between main and state-farmers market location
13. Subsidize bus pass-grocery stores.
14. Need to maintain current parks-evergreen park
15. Need multi use parks that attract all users
16. Create partnerships with county to maintain parks
17. Prioritize west side of city.
18. Take off the park dot on the east side of city
19. Include electronic billboards to create a dark sky.
20. Increase the sanitation and safety of trails.
21. Jordan River Trail needs to be safe.
22. Better connectivity to Jordan River Trail.
23. Pocket parks are a better utilization of vacant land.
24. More in favor of pocket parks over Jordan River Trail Park.
25. Developers need to provide open space!
26. Impact fee (new development only).
27. Re-develop dilapidated buildings into parks.
28. Protect green space on private property through low density housing.
29. Incentive to upgrade lighting to protect night sky.
30. Balance between safety and preservation.
31. Make community gardens connected to new parks.
32. We should get to know our neighbors through more community events.
33. Include EV stations at parking garages.
34. Do we have enough power for EV stations?
35. The City should sponsor solar panels.
36. Preserve access to the foothills from Millcreek.
37. Class 1 E-bikes should be allowed in bike lanes.
38. Add a swimming pool and ice skating rink.
39. Pocket parks improve safety of neighborhood.
40. Reduce speed limit to increase walking and biking.
41. Where and when do we start implementing goals policies for the general plan?
42. Invest in renewable energy, maintain the creek for ecology.
43. Increase safety of Suicide Rock. Make it cleaner and turn it into a park.
44. Include a splash pad in Canyon Rim Park
45. Find place for parking at Suicide Rock maybe near grandeur peak trailhead.
46. Put in climbing anchors and provide areas for bouldering at Suicide Rock.
47. Connect Suicide Rock to Parleys Canyon for mountain biking
48. A new pool would be too expensive for Millcreek
49. Splash pad to anchor a new park-at Canyon Rim Park or new commercial center?
50. Include security cameras at trailheads to increase safety.



Verbatim Comments from Map: Outdoor Lifestyle

1. (Pocket Parks) This is important to me. Especially making sure it's safe to walk to the park.
2. Neighborhood pocket park at vacant lots along Mill Creek
3. Community park which includes suicide rock could use the rock for bouldering and climbing, picnic areas walking paths, and biking paths up to Parleys canyon.



Verbatim Comments from Map: Health & Sustainability

1. Right now we have a few large parks-maybe look for smaller parks.
2. (Dark sky lighting policy) Very important to me (2)
3. Lots of room in Big Cottonwood Park for community gardens.
4. Priority for parks/open space on West side of city and grocery store.

KEY QUESTION COMMENT CARDS:

Health and Sustainability:

1. **Where is the greatest need and potential for community gardens?**
 - a. Big Cottonwood Park. So many other places could use it. Maybe neighboring public school land.
2. **What are the City's priority open spaces to preserve?**
 - a. An off leash dog park in a natural environment like tanner park
 - b. Parks adjacent to schools. Big Cottonwood Park.
 - c. Existing green spaces-cottonwood Regional Park is a wonderful walking, biking, and bird watching area!
3. **What other ways can Millcreek become more sustainable?**
 - a. Provide incentives for businesses and homeowners.
 - b. Citywide bulk buy of solar panels. The U did a program like this years ago.
 - c. Increase in glass recycle bins, better education on recycling plastic bags. Encourage people to bring their own bags to stores.
4. **Other comments:**
 - a. Make sure that if you want to change human behavior to encourage sustainability through incentives as opposed to change external fees like they do to recycle our garbage.
 - b. Encourage and allow xeriscaping, especially in commercial but also residential. I don't really want the city to invest in harvesting, obtaining more irrigation water. I'm ok with buying the rights but not building a water infrastructure. Running path around perimeter of BCC Park.
 - c. Clean interconnectivity to urban trails for sidewalks.



OPPORTUNITY SITES VISUAL PREFERENCE SURVEY

The Millcreek Together Big Ideas Opportunity Areas Visual Preference Survey explores what the identified opportunity areas could look like if development or redevelopment were to happen. The following set of opportunity areas have been selected through conversations with the public, staff and the Envision Committee regarding areas of the City that could or should develop or redevelop in the future.

Participants were asked to put a green dot on images they loved for that area, yellow for neutral, and red for hate it. The following tables tally how many sticker dots of each color were placed on each development type image.

The opportunity areas include the following:

- Town Center: The Wedge/ 3300 South 1300 East
- Village Center: 2300 East 3300 South
- Village Center: Olympus Hills Area
- Urban Center: Meadowbrook/ Main Street
- Village Center: Highland Drive/ Murray Holladay Road

OPPORTUNITY SITES: THE WEDGE (3300 S 1300 E)



RESIDENTIAL



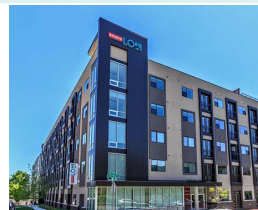
2 - 3 story apartments



4 - 6 story apartments/
condominiums



2 - 3 story townhomes

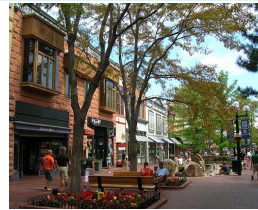


high - medium density
apartments

RETAIL/ MIXED USE/ OFFICE



upscale big box development



pedestrian-only retail areas



housing above retail



amenity/entertainment-
oriented retail/pedestrian only



neighborhood services



hospitality/hotel



banner retail format



city campus (city hall, police,
library, etc.)

CIVIC/ COMMUNITY AMENITIES



plazas



integrated public art



Food truck access



water features/ fountains



signage/branding

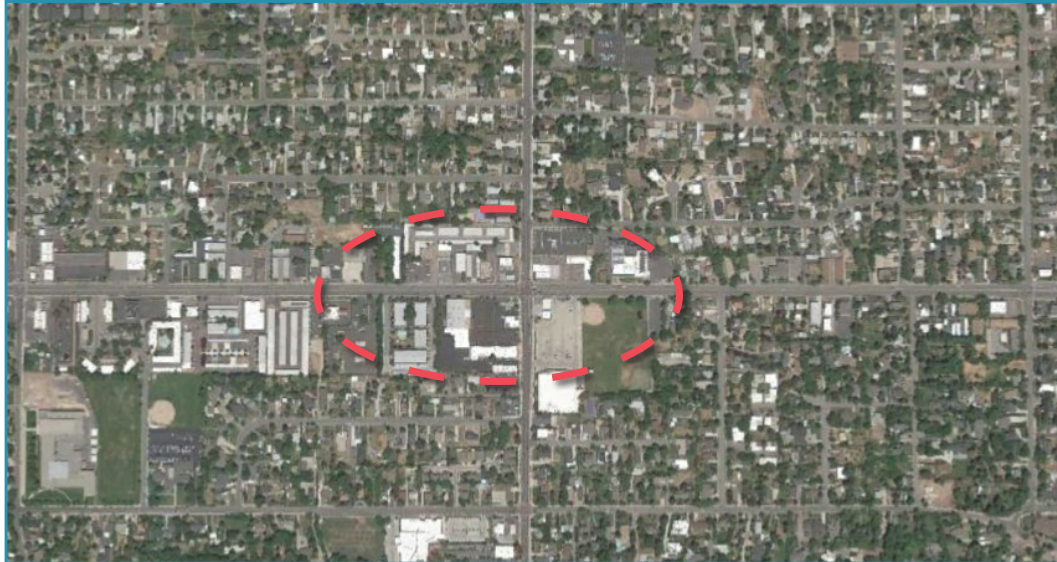


Development Type:	Green:	Yellow:	Red:
Residential:			
2-3 Story Apartments	4	1	1
4-6 Story Apartments/condos	4	1	8
2-3 story town-homes	7	2	3
High-medium density apartments	2	0	5
Retail/mixed-use/office:			
Upscale big box development	2	0	9
Pedestrian-only retail areas	13	1	0
Housing above retail	11	1	1
Amenity/entertainment oriented retail/pedestrian only	6	2	3
Neighborhood services	6	3	1
Hospitality/hotel	1	0	4
Banner retail format	2	1	3
City campus (city hall, police, library, etc.)	7	0	2
Civic/community amenities:			
Plazas	13	0	0
Integrated public art	9	0	3
Food truck access	12	1	1
Water features/fountains	7	0	5
Signage/branding	5	1	1

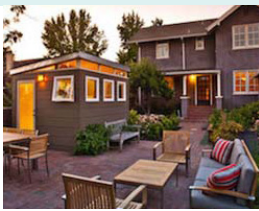
Comments:

1. #1 priority bike lanes to wedge retail signage speed
2. Youth friendly centers-place for safe teen interaction in Millcreek
3. Single family homes with ADU's.
4. Encourage businesses, respect property rights, lower taxes.
5. Local business not chains
6. Avoid super high density development.

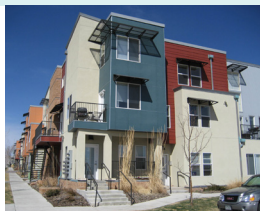
OPPORTUNITY SITES: 2300 E 3300 S



RESIDENTIAL



single-family home with ADU*



live/work options



2 - 3 story townhomes



retail, housing above

RETAIL/ MIXED USE



small scale retail



neighborhood center retail with gathering areas



adaptive reuse retail



destination dining



Retail with patio dining



"main street" retail, office above



"main street" type retail and street design



neighborhood serving retail, including corner towers

CIVIC/ COMMUNITY AMENITIES



plazas/ water features/ fountains



integrated history/public art



signage/branding



bike lanes



MILLCREEK TOGETHER

Development Type:	Green:	Yellow:	Red:
Residential:			
Single Family home w/ADU's	8	3	8
Live/work options	7	1	5
2-3 story town-homes	4	1	7
Retail housing above	8	0	4
Retail/Mixed Use:			
Small scale retail	4	0	0
Neighborhood center retail with gathering areas	16	0	0
Adaptive reuse retail	10	0	0
Destination dining	13	0	0
Retail w/patio dining	9	0	0
"main street" retail, office above	4	0	1
"main street" type retail and street design	4	0	1
Neighborhood serving retail, including corner towers	7	0	1
Civic/Community Amenities:			
Plazas/ water features fountains	8	0	2
Integrated history/public art	10	0	1
Signage/branding	6	0	1
Bike lanes	15	0	1

Comments:

1. Single family homes without ADU's
2. Preserve existing small business a proved means to multitude!!!
3. Local businesses please no chains
4. Keep trees
5. Buffered/protected bike lanes please.

OPPORTUNITY SITES: OLYMPUS HILLS AREA



RESIDENTIAL



2 - 3 story townhomes



3 story condominiums

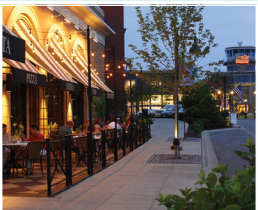


2 - 3 story townhomes



4 story apartments/
condominiums

RETAIL/ OFFICE



destination retail



neighborhood retail



hospitality



amenity/entertainment-
oriented retail



urban-format employment



1 - 3 story office

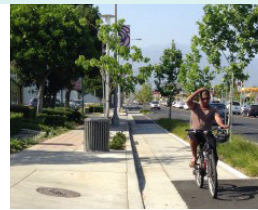


corner tower retail



neighborhood center retail
with gathering areas

COMMUNITY AMENITIES

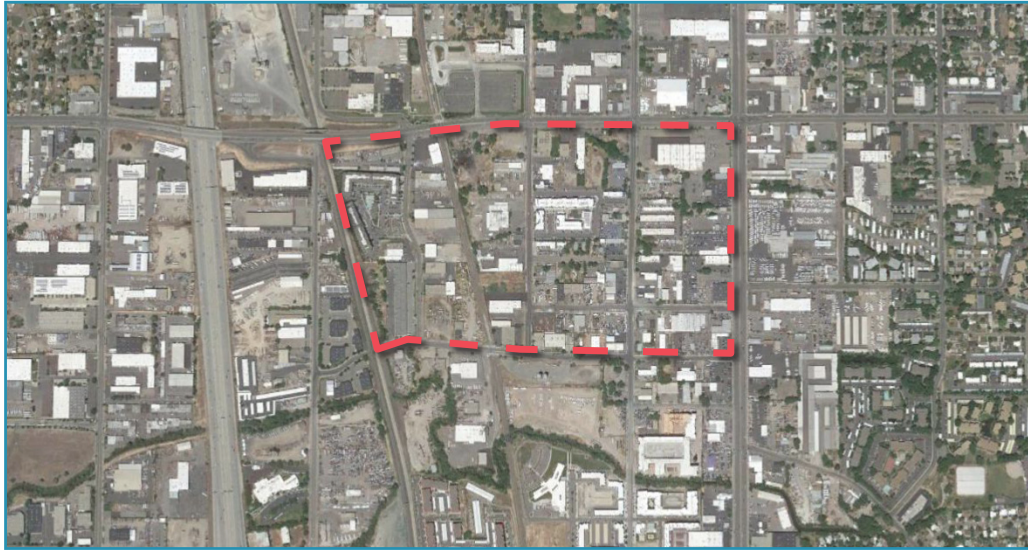


Development Type:	Green:	Yellow:	Red:
Residential:			
2-3 Story Townhomes	0	0	8
3 Story condominiums	0	0	6
2-3 Story Townhomes	4	0	6
4 story apartments condominiums	2	0	7
Retail/Office:			
Destination retail	7	0	3
Neighborhood retail	9	0	2
Hospitality	6	0	1
Amenity/entertainment oriented retail	7	0	0
Urban-format employment	3	0	3
1-3 story office	2	1	5
Corner tower retail	0	0	4
Neighborhood center retail w/gathering areas	6	1	0
Community Amenities:			
Plazas/water features fountains	3	0	4
Festival/event space	3	0	2
Signage/branding	3	0	3
Bike Lanes	5	0	2

Comments:

1. Restaurants
2. Churchill Jr. High-acquire south part not in use for gathering place-Indoor concert/theater center-green space and splash pad. No high density stuff. Small retail, restaurants, neighborhood feel.
3. Need public pool.
4. I feel like this area is car friendly not pedestrian friendly; therefore, development shouldn't flow as much on community stuff-maybe more hospitality things.

OPPORTUNITY SITE: MEADOWBROOK/MAIN STREET



RESIDENTIAL



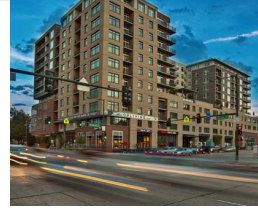
live/work options



4 - 6 story apartments/
condominiums



2 - 3 story townhomes



high - medium density
housing

FLEX/ OFFICE



small-scale industrial/
warehousing



commercial



incubator/office/flex space



warehouse/ flex space

RETAIL/ OFFICE



neighborhood retail



integrated retail/high-density
housing



adaptive reuse retail



3 story and under office

COMMUNITY AMENITIES



park space



signage/branding



enhanced streetscape/
crossings



transit facilities



Development Type:	Green:	Yellow:	Red:
Residential:			
Live/work options	4	0	1
4-6 story apartments/ condominiums	3	0	1
2-3 story townhomes	4	0	2
High-medium density housing	3	0	3
Flex/Office		0	
Small scale industrial/ warehousing	0	0	1
Commercial:			
Incubator/office/flex space	5	0	1
Warehouse/flex space	0	0	4
Retail/Office:			
Neighborhood retail	4	0	0
Integrated retail/high-density housing	4	0	1
Adaptive reuse retail	2	0	0
3 story and under office	2	0	0
Community Amenities:			
Park space	5	0	1
Signage/branding	2	0	1
Enhanced streetscape/crossings	8	0	1
Transit facilities	5	0	0

Comments:

1. Library, Plaza, and Aquatic Center

OPPORTUNITY SITES: MURRAY-HOLLADAY RD. AND HIGHLAND DR.



RESIDENTIAL



2 - 3 story apartments



co-housing (private homes, shared amenities)



2 - 3 story townhomes



alley-loaded apartments/
townhomes

OFFICE/RETAIL



medium-scale office



small-scale office



neighborhood retail



convenience retail

COMMUNITY AMENITIES



enhanced streetscape/
crossings



bike lanes



enhanced bus service
infrastructure



park/trail connections



signage/branding



Development Type:	Green:	Yellow:	Red:
Residential:			
2-3 Story Apartments:	5	0	4
Co-Housing (private homes, shared amenities):	5	0	4
2-3 Story town-homes:	2	1	5
Alley-loaded apartments/town-homes:	0	0	5
Office/Retail:			
Medium-scale office:	1	0	4
Small-scale office:	4	0	2
Neighborhood retail:	6	0	1
Convenience retail:	5	0	1
Community Amenities:			
Enhanced streetscape crossings:	9	0	1
Bike lanes:	8	0	2
Enhanced bus service infrastructure:	5	0	2
Park/trail connections:	7	0	1
Signage/branding:	1	0	4

Comments:

1. I don't identify this area as a characteristically "Millcreek" spot.