

**BEFORE THE WASHINGTON
UTILITIES & TRANSPORTATION COMMISSION**

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION,

Complainant,

v.

PACIFICORP D/B/A PACIFIC POWER & LIGHT COMPANY,

Respondent.

DOCKETS UE-230172

**COREY J. DAHL
ON BEHALF OF THE
WASHINGTON STATE OFFICE OF THE ATTORNEY GENERAL
PUBLIC COUNSEL UNIT**

EXHIBIT CJD-9

PacifiCorp Response to Public Counsel Data Request 235 with Attachments

September 14, 2023

PC Data Request 235

Re: North Temple Property. Direct Testimony of Jayson Branch, Exh. JB-1CT, at 17:17–18:6. Please respond to the following in detail:

- (a) Has the Company quantified any of the local community benefits described in testimony that could result from development of the new headquarters at the North Temple Property? Provide the results and supporting documents for such analysis, if it has been conducted.
- (b) PacifiCorp Witness Medina includes North Temple Development as an equity-related aspect of this rate case in testimony, Exh. CMM-1T at 5:1–4. Please provide a summary of and documents pertaining to any equity analysis the Company has conducted related to the development of the North Temple Property. If such analysis has not been conducted, please explain why.
- (c) Provide all analysis the Company has conducted related to the impacts of development on the North Temple property on Highly Impacted Communities and Vulnerable Populations.
- (d) Has the Company conducted any analysis on the impact development of the new headquarters at the North Temple Property on nearby property values and any subsequent displacement of nearby economically disenfranchised residents? Please provide the results and supporting documents for such analysis, if it has been conducted.

Response to PC Data Request 235

PacifiCorp objects to this request as vague and ambiguous as to the term “equity analysis.” PacifiCorp also objects to the extent that this data requests infers an evidentiary standard mandating the creation, retention, and/or production of certain documentation and/or analysis. Without waiving the foregoing objections, PacifiCorp responds and follows:

- (a) No.
- (b) The Company has not conducted analysis of the North Temple Property beyond what it presented in the direct testimony of Company witness, Jayson Branch. Please refer to Attachment PC 235 which provides relevant documents showing community involvement process.

The Company has engaged Salt Lake City and local leadership, members of the community and other stakeholders for feedback which will be considered in developing a master plan design for the site.

The Company is in negotiations to potentially secure a master developer for the site that will continue to work with all stakeholders and Salt Lake City to obtain necessary permits and zoning. Inasmuch as development of the master plan has not been completed, it is too early and speculative to opine on benefits and burdens.

- (c) Please refer to the Company's response to subpart (b) above.
- (d) Please refer to the Company's response to subpart (b) above. Changes to nearby property taxes specifically due to the new headquarters at the North Temple Property is unknown and too speculative for the Company to assess.

PREPARER: Mike Jenson

SPONSOR: Jayson Branch

What amenities do we want to see?

What makes an amazing community space?

- Family-centered
 - Affordable **family** housing
 - Childcare
 - Clinics
 - Is it possible to have a high school?
- Large event capacity/space
 - High school graduations
 - Would be meaningful to hold graduation ceremonies on west side
 - Festival/performance/event space/amphitheater
- Blank/versatile/modular space with infinite use potential
 - Youth showcases
 - U of U clinics w/ students
 - Gathering
 - Quinceañera
 - Taxes
 - ESL/any classes
 - Family events
 - Performances
- Exhibit space/gallery
 - No shortage of artists or people who would appreciate this
- Tech space
 - Gaming/streaming
 - Computer classes/access
 - Content creation/podcasting/video editing
- Space for:
 - Urban Indian Center
 - Boys & Girls Club
 - Food Justice Coalition
 - VOA
 - Native American Academv

- Utah Black History Museum
 - Tracey to intro
- Library area focused on flexible space and programming
- UNP Curriculum
- Comadre network
- Who else?
- Commercial kitchens/food experience
 - Space for people to make and share food
 - Learning kitchens for classes/events
 - Kim Thomas has said that the kitchens at Sorensen Center are a hit for everyone and get a ton of use
 - Mini food truck-type kiosks/food stands/carts
 - Portland was used as an example of this
 - Less expensive than food trucks, more experimental or "amateur" food
 - Emphasizing togetherness and culture sharing through food
 - Food truck program
- Garden boxes/access to grown food
- Sport courts
 - Indoor and outdoor basketball/soccer
 - Rooftop sport courts
 - Jenny emphasized need for **indoor soccer courts** specifically
 - Everybody loves pickleball!
- Transit connection zone
 - SLCC
 - Highland
 - East
 - Internships

Other Notes:

- Funds committed to engaging **westside residents** long term
 - Committee with pay
- Health outcomes
- Impact returns (social impact investing)
- Summer programming/river programming

SLC Planning & Zoning

3/8/22
4/13/22
9/15/22
9/28/22
10/19/22
11/15/22

Interdepartmental Meetings with SLC (building services, planning, engineering, economic development, transportation, RDA, etc)

8/11/22
9/1/22
9/12/22
6/6/23

SLC Park & Public Lands

1/10/23
2/16/23
3/1/23
3/28/23

RDA / SLC / Economic Development

10/3/22

EDCUtah

2/7/23

Envision Utah

7/15/20

Intermodal Hub

These discussions included UTA, Community Services, SLC Transportation, and SLC Library

7/19/21
8/26/21
11/22/21
3/9/22
6/2/22
7/14/22
1/12/23

Olympic Committee

2/3/23

SLC City Council Members Alejandro Puy & Victoria Petro
5/16/22
5/27/22
1/5/23

SLC City Council
1/10/23
1/12/23
1/17/23

Utah State Fairpark – Neighboring property and stakeholder
Was often at the additional riverfront and stakeholder meetings. This was an initial meeting to understand vision and collaborative opportunities.
8/15/22

Fairpark Community Council Presentation
2/23/23

Jordan River Commission
They were at the stakeholder meetings and the open house. In addition, we held a special charrette to understand concerns.
4/14/22
2/28/23

Town Hall for Commercial Alliance Committee for Salt Lake Board of Realtors
3/14/23

Groundbreaking Event – Community
4/12/23

Community Open House
12/15/22

Stakeholder Outreach – Community
1/20/23 (AM + PM Session)

Utah Department of Alcoholic Beverage Services (DABS) – Neighboring property and stakeholder
8/13/21
7/11/22

The RMP master-planning team held several community group sessions in the past year to brainstorm ideal outcomes for the overall site. Group sessions included Salt Lake City council members, community residents, Utah State Fairpark, EDC Utah, Jordan River Commission, and Wasatch Front Regional Council. While RMP hopes the following comments are instructional for the overall site development, they are by no means prescriptive.

100+
Comments

1. Celebrate Westside Character & Existing Residents (Emphasized by City Council)

- Further catalyze North Temple towards becoming a Grand Boulevard
- Set the standard for future development on the West Side while celebrating the heritage of the existing community
- Create opportunities for current Westsiders to stay in the area
- Consider affordable housing and amenities, emphasis on childcare

52
Comments

2. Open, Flexible Spaces (Indoor & Outdoor)

- Concert venues
- Flexible learning spaces for classes, businesses, and other groups
- Street closures for events and space for year-round activities
- Large, modular space (ex: graduation space for Westside students)

48
Comments

3. Sustainability & Natural Environment (Emphasized by City Council)

- Activate and emphasize the Jordan River
- Gardens, trails, and drought-resistant green space
- Design all-electric buildings
- Incorporate a water-wise approach to development
- Access to fresh, locally-grown food

40
Comments

4. Local Businesses & Economic Anchors (Emphasized by City Council)

- Food truck/food cart space for small, local restaurants
- Propose innovative models to support local businesses
- Consider creating maker spaces
- Court high-impact and visible job creators

28
Comments

5. Connected & Pedestrian-Friendly (Emphasized by City Council)

- Pedestrian-focused planning, featuring walking paths & plazas
- Smaller blocks that improve walkability and a 'neighborhood' feel
- Foster robust transit options for the area
- Clever, effective planning around public transit for all to use

Below are key programming partnerships that the RMP master-planning team has fostered. Future proposals for the site are encouraged to reference and build upon on these discussions.

1. Civic Campus

- Salt Lake City (*Various; Planning, Library, and Eco. Dev.*)
- Utah Transit Authority
- Community feedback includes:
 - *Transit/intermodal hub*
 - *Community celebration/events/graduations*
 - *Clinic(s)*
 - *Computer space/library-esque resources*
 - *Childcare & youth programs*
 - *Maker spaces, content creation studios*
 - *Outdoor/indoor rec. (basketball, soccer, pickleball, etc.)*
 - *Shared kitchen/commissary*
 - *Exhibit space*
 - *Garden boxes/community garden*

2. Jordan River Activation

- Salt Lake City (*Public Lands*)
- Jordan River Commission
- Aligned vision includes:
 - *Maintaining boat access*
 - *Restoring riparian habitat where appropriate*
 - *Pulling the feeling of the riverfront through the site*
 - *Pedestrian-first connection to the river*

3. Utah Olympic Committee

- Utah Olympic Committee
- Commitment to the Westside:
 - *Potential for UOC Headquarters*
 - *Youth sports and mentorship*
 - *Highlighting recreational opportunities*
 - *Adding job and housing opportunities*
- 3 Key Need Areas:
 - *Festival/celebration site, roughly 10K capacity*
 - *(For 2034) could be a medals plaza (30K capacity)*
 - *Housing for athletes, media, and families (new-build, as much as they can get)*
 - *Areas for staging that are otherwise unoccupiable*
 - *Sport facility (APEX) - built for top-tier, global athletes, but open to local recreational/amateur users as well*
 - *Useful for a wide variety of people/backgrounds*
 - *A place for connection and youth engagement*





EDC Utah

ECONOMIC
DEVELOPMENT
CORPORATION
OF UTAH

201 South Main Street
Suite 2150
Salt Lake City, UT 84111

edcutah.org
800-574-UTAH (8824)

[f](https://www.facebook.com/EDCUTahOrg) EDCUtahOrg
[t](https://twitter.com/edcutahorg) @edcutahorg

September 24, 2020

RE: Rocky Mountain Power
North Temple Development Opportunity

On behalf of EDCUtah, I am pleased to write a letter of support for this important development project. EDCUtah is a private, nonprofit organization dedicated to growing competitive, high-value companies and spurring the expansion of Utah's growing economy.

It is rare for a development opportunity of this magnitude to exist within Salt Lake City's growing metropolitan area. Altogether, the proposed development encompasses more than 100 acres just minutes away from both downtown Salt Lake City and the Salt Lake City International Airport. In addition, the proposed site is located directly adjacent to a robust transit system, easy access to two U.S. freeway systems, and significant frontage along a major river and its 45-mile interconnected trail system. With Rocky Mountain Power choosing to remain on site as an anchor tenant to the property in a new corporate headquarters, the area will be an important destination for future development.

EDCUtah and its partners believe that this project will serve as an important catalyst for additional economic development opportunities in this area. As such, state leaders are committed to assisting this proposed project as a key growth opportunity for the Salt Lake City metropolitan area. EDCUtah is committed to assisting this project move forward and conveys its strong support of the project's proposed objectives.

I admire Rocky Mountain Power's vision and commitment to creating a world class community and look forward to assisting in this important project. If you have any questions or concerns about EDCUtah and its commitment to this project, please contact me at tfoxley@edcutah.org.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Foxley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Theresa A. Foxley

President and Chief Executive Officer
EDCUtah

RMP MASTER PLAN

COMMUNITY OPEN HOUSE – DECEMBER 15, 2022

OVERVIEW SUMMARY

Key Points/Highlights from the event:

1. Well attended

WELCOME STATION –

Sign in Sheets:

- 13 people signed in
- Representation from:
 - Residents
 - Community leaders

PROJECT INFORMATION & CONTEXT STATION –

Questions/Comments/Discussion:

- Questions from community member:
 - What types of housing are being considered?
 - Have partnerships with higher education institutions been approached /considered?

IMAGERY PREFERENCE STATION – GREEN DOT EXERCISE

NEIGHBORHOOD AMBIANCE & AMENITIES [TOP 3 IMAGES BY CATEGORY]

Food: Open air, casual dining / food truck

Gathering Spaces: Higher density with social aspect. Note from Community Member (relating to both gathering and community spaces) – “include awnings for year-round use”

Community: Pedestrian focused and higher density. Public art + community art.

COMMUNITY & CULTURE [TOP 3 IMAGES BY CATEGORY]

Health & Well-being: green space integrated with built environment

Repurposed Places & Celebrating History: indoor / outdoor venue,

Urban Culture & Community Places: outdoor venue for music or plays, public art

GREEN SPACES & PARKS [TOP 3 IMAGES BY CATEGORY]

Seasonal Activities: Pickleball and soccer / multi-use play fields

Pathways & Connections: Community member note “include as many native plants as possible” Cozy pathways (higher density) with places to sit / gather

Parks & Play: Engagement with the waterfront

Activities & Events: Walking paths and outdoor markets. Outdoor music venue

MIND MAPPING STATION – COLLECTING COMMENTS/THOUGHTS/IDEAS

COMMUNITY & CULTURE

Comments/Notes:

- Covered public space to have events all year indoor and outdoor
- Kayak and canoe rentals
- Look at Pearl Brewery in San Antonio
- Adjacent arts cultural district
- Indoor / outdoor spaces for community events
- Extensive public art in public areas +2
- Art that is reflective of neighborhood and community diversity
- Outdoor performance space +3

SUSTAINABLE/RESILIENT PLACES

Comments/Notes:

- All Electric +1
- Gray water waste? Where is it going? Treated on site?
- H2O!
- NetZero!
- Is there a water plan?
- Solar Panels +1
- The greenest residential development in history +2

THE “COMPLETE/IDEAL NEIGHBORHOOD”

Comments/Notes:

- Careful not to duplicate what is in the Fairpark Master Plan (State Fair Park)
- Dog
- Pearl Brewery in San Antonio is a great Precedent +1
- I want to feel safe while enjoying my neighborhood
- Local businesses +1 / Avoid national chains +2
- Ownership opportunities for residential +1
- Affordability +2
- This site has the opportunity to be a major commercial / mixed-use node to the west side

- Great opportunity for lots of ground floor retail, especially coffee shops and restaurants.
- A grocery store is also crucial +1 given proximity to two TRAX stations, this is an opportunity to make the residential car-free or at least car-lite. Cul-de-sac in Tempe is a great example +1
- Housing mix: No single-family homes. Lots of 3 and 4 bedroom town houses. Broad mix of apartments and condos with 3 and 4 bedrooms. We need more walkable urban housing for families

GETTING AROUND/TRANSPORTATION

Comments/Notes:

- What is the plan for parking? For events and amenities
- A pedestrian / bike way with retail amenities from N. Temple to 200 South to connect the new development at the former Mark Steel property with the RMP development. Amenities there would attract nearby residents of Fairpark and Poplar Grove +1
- Think about traffic from Utah State Fairpark and proposed amenities How will you mitigate that traffic/
- Good walking paths
- Rideshare
- Extend Folsom rail west through RMP properties to Redwood Rd. And beyond to west +1
- Scooters
- Trains +1
- Bus +1
- Connections with surrounding neighborhoods crucial. Easiest way to do that is reproduce the city street grid
- Completing South Temple from 1000 West to Redwood Road is crucial for circulation
- Extending 1460 West South from North Temple to 200 South via a grade separation over or under the railroad would be wonderful
- A great opportunity to collaborate on an intermodal hub at Power Station +1

GREEN SPACES/PLACES

Comments/Notes:

- Every plan is native an drought resistant / grassless +2
- South Temple would be a great opportunity for a linear park in the street median similar to 500 West to the west of the Gateway (except with protected bike lanes) +1
- Interact with Jordan River where possible
- Lots of trees! We need them +2
- Make South Temple into a park
- Re-center community and culture at the Jordan River – indigenous knowledge and history +2
- Domed park / garden for year-round use
- YES!

AMBIANCE/AMENITIES

Comments/Notes:

- Outdoor calisthenics / workout bars station
- Local bar social gathering space
- Trash and recycling bins +1
- Trees +5
- Greenspaces with native plants as well +1
- Dog park +1
- Free public WiFi
- Keep the smokestacks
- Fresh food market
- Well-list areas especially on paths +2
- Bike / pedestrian paths +1
- Fat Cats / Bowling Alley / Arcade
- Domed areas for year-round activities + garden
- Coffeeshops +1
- Ice cream
- Playground with monkey bars +1
- Public restrooms +1
- Outdoor seating with and without tables
- Riverfront activation with direct access to the trail
- Restaurants, bars, coffee shops, and nightlife should be part of the riverside. Restaurants should include fast casual eateries for meetings +1

MENTIMETER SURVEY [COMPLETE ONCE SURVEY IS OFFLINE – 1/2/2023]

Summary:

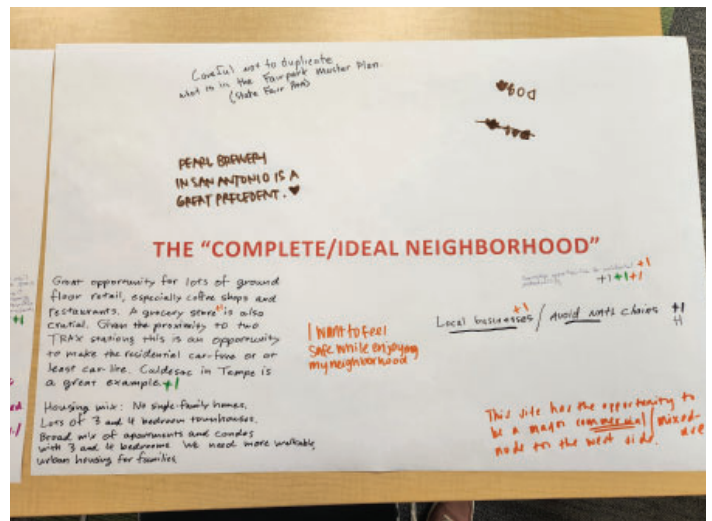
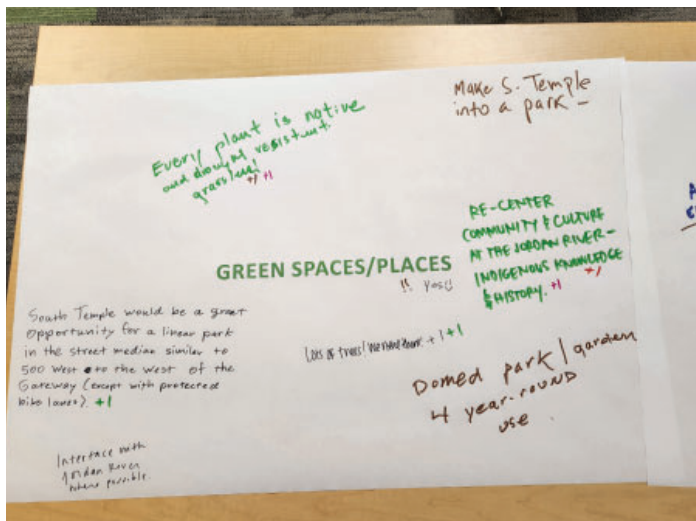
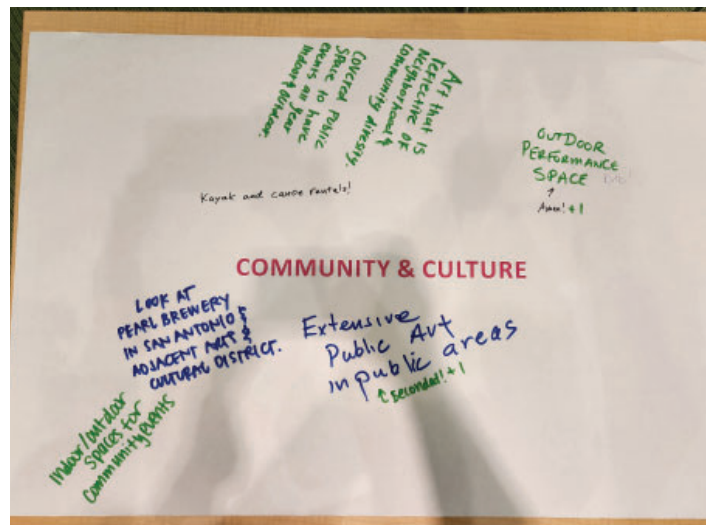
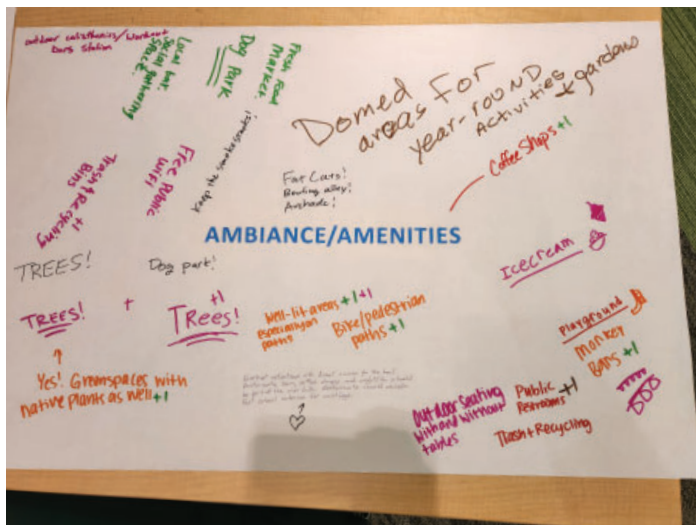
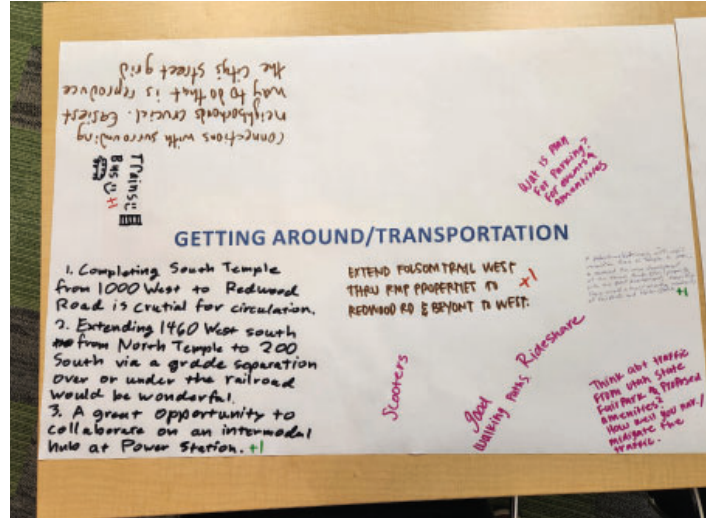
of respondents

Key Comments/Highlights:

Community Open House

December 15, 2022

Day Riverside Branch Library





Welcome! Please Sign In

Power District: Community Open House
December 15, 2022

NAME	CONTACT INFO (e-mail/address/phone #)
1. Mike Christensen	mrc@casatopark.com 801-361-2305
2. Nigel Brown	nigel@casatopark.com 801-361-2305
3. Luke Gracett	lgracett@casatopark.com 801-361-2305
4. MARTSA NIEL	martsa.niel@casatopark.com
5. Susan Larson	SUSAN.LARSON@casatopark.com 801-361-2305
6. Jasmine Dalton	Jasimmed@casatopark.com
7. Sun Hy	sunh@casatopark.com 801-361-2305
8. T.A. Williams	tawilliams@casatopark.com 215-479-3222
9. Keiko Jones	keiko.jones@casatopark.com 801-361-2305
10. SOREN SIMONSEN	sosimonsen@casatopark.com 801-361-2305
11. Sara Smith	sara.smith@casatopark.com 215-479-3222
12. Abby Stewart	abby.stewart@casatopark.com
13. Ashley Lyden	ashly.lyden@casatopark.com 801-361-2305
14.	
15.	

POWER DISTRICT CAMPUS

Neighborhood Ambiance & Amenities

Docket UE-230172

Exhibit CJD-9

Page 16 of 34

THE ASPIRATION FOR THE POWER DISTRICT IS TO BE A DIVERSE & VIBRANT COMMUNITY - PLACE A DOT OR STICKY NOTE ON THE IMAGES THAT RESONATE WITH YOU.

FOOD



GATHERING SPACES



COMMUNITY



POWER DISTRICT CAMPUS

Green Space + Parks

THE ASPIRATION FOR THE POWER DISTRICT IS TO BE A DIVERSE & VIBRANT COMMUNITY - PLACE A DOT OR STICKY NOTE ON THE IMAGES THAT RESONATE WITH YOU.

SEASONAL ACTIVITIES



PATHWAYS & CONNECTIONS



PARKS & PLAY AREAS



ACTIVITIES & EVENTS



POWER DISTRICT CAMPUS

Civic and Community Uses

THE ASPIRATION FOR THE POWER DISTRICT IS TO BE A DIVERSE & VIBRANT COMMUNITY - PLACE A DOT OR STICKY NOTE ON THE IMAGES THAT RESONATE WITH YOU.

HEALTH & WELL-BEING



REPURPOSED PLACES & CELEBRATING HISTORY



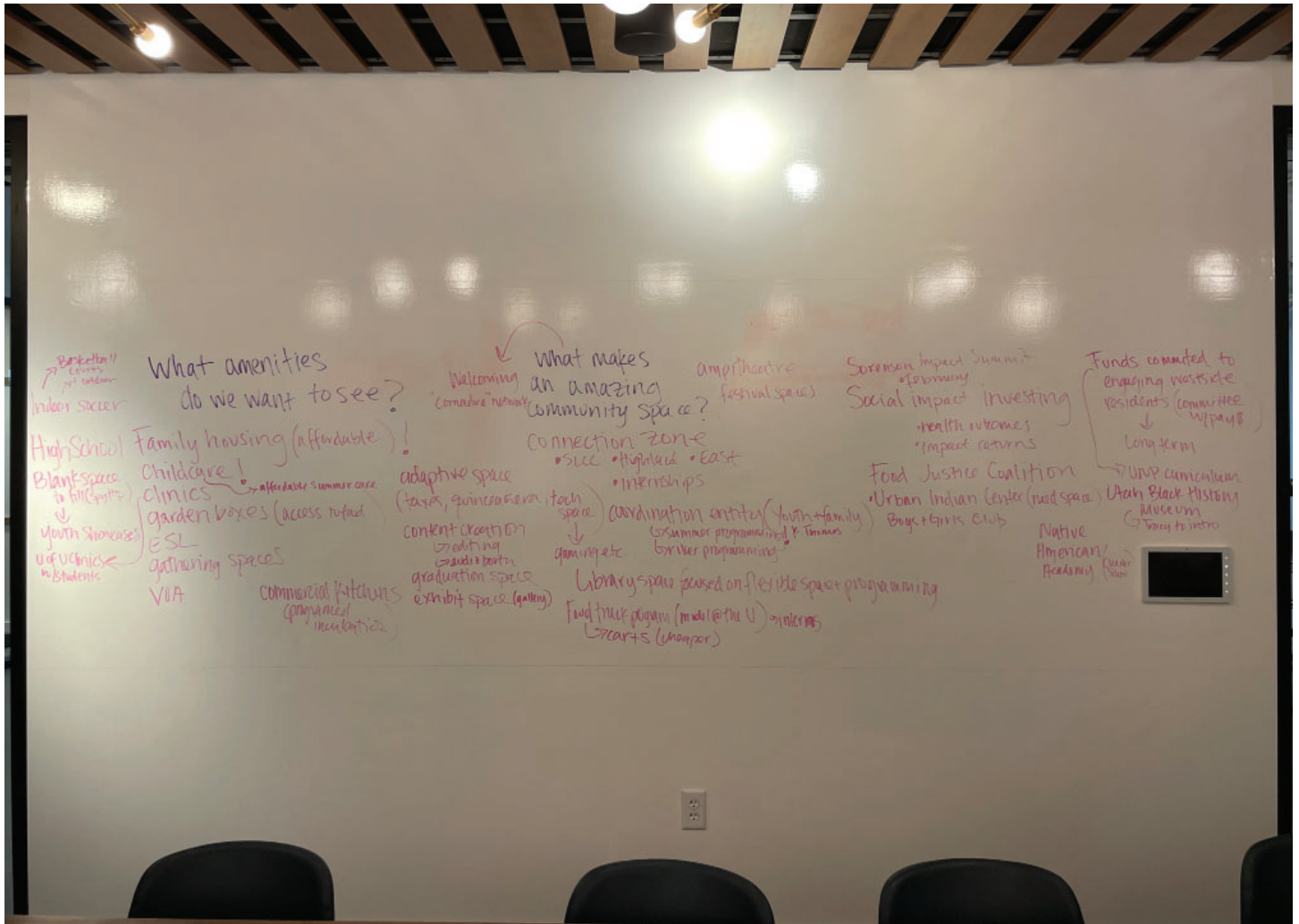
URBAN CULTURE & COMMUNITY PLACES



Stakeholder Outreach Sessions

January 12, 2023

Noted Attendees: Spypop, UMFA, SLCPL, and University Neighborhood Partners



Stakeholder Outreach Sessions



**Friday,
January 20**

Please RSVP to
melissa@givgroup.org
with your preferred time:

**AM Session
9:30 - 11:30**

**PM Session
1:00 - 3:00**

Rocky Mountain Power is pleased to invite you to a discussion and design charrette related to The Power District, a redevelopment of the 100-acre Rocky Mountain North Temple property. This will include a catalytic mixed-use headquarter campus.

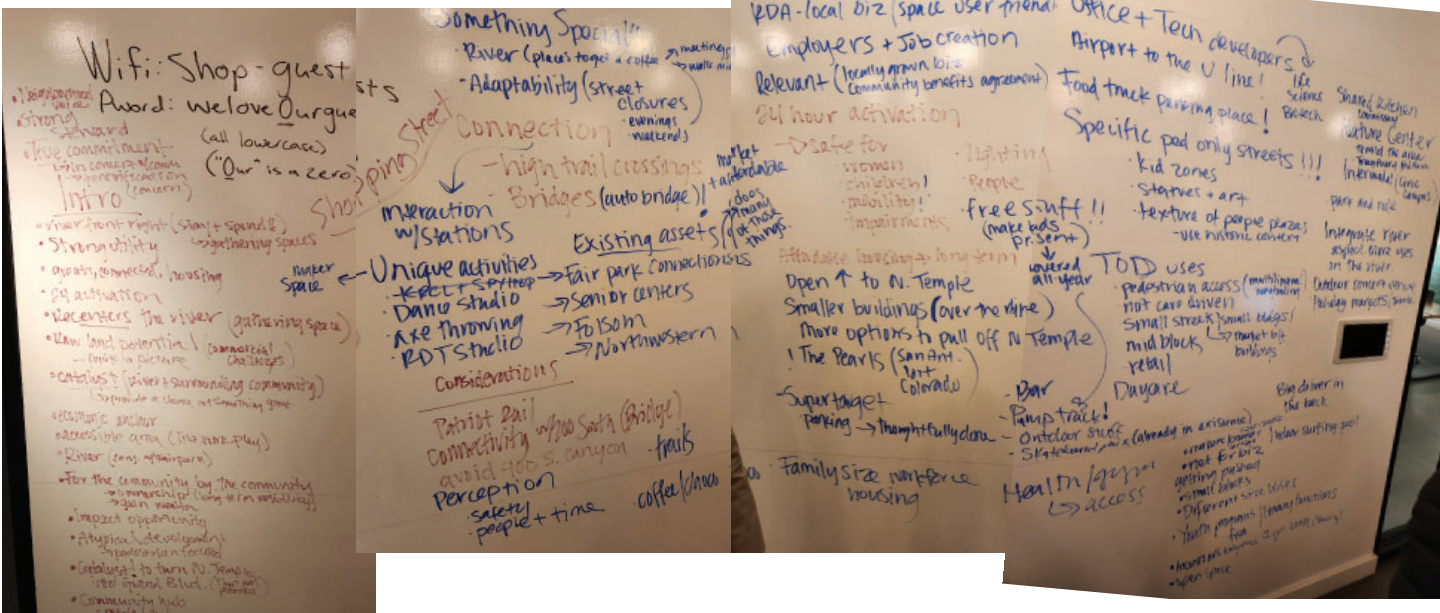
This discussion will include updates on the project and timeline. In addition, we will be brainstorming uses, programs, and economic development initiatives that would be a good fit for the site.

Location: The Shop, 350 E 400 S, Salt Lake City
Parking: Street parking along 500 S and 300 E. Enter the Shop from Blair Street and take the elevator to level 3.





January 20, 2023 - AM Session 9:30AM - 11:30AM



Wifi: Shop - quest
word: welove_Durguests
(all lowercase)
("Our" is a zero)

- Strong ability
- open, connected, housing
- 24 activation
- Recreates the river (gathering space)
- Low land potential (parade float)
- Catalytic (river + surrounding community)
- For the community by the community
- Project opportunity
- Potential development
- Potential to turn N. Temple into grand Blvd.
- Community and

Something Special!
• River (places together a coffee → making → walk →

Adaptability (street closures)
• evenings
• weekends

Connection
• high trail crossings
• Bridges (auto bridge)

Interaction w/stations
• Unique activities
• Dance studio
• Axe Throwing
• RDT studio

Existing assets
• Fair park connections
• Senior centers
• To 150m
• Northwestern

Considerations
• Patriot Rail
• Connectivity w/ 400 South Bridge
• avoid 400 S. canyon
• Perception
• safety
• people + time
• coffee/beer

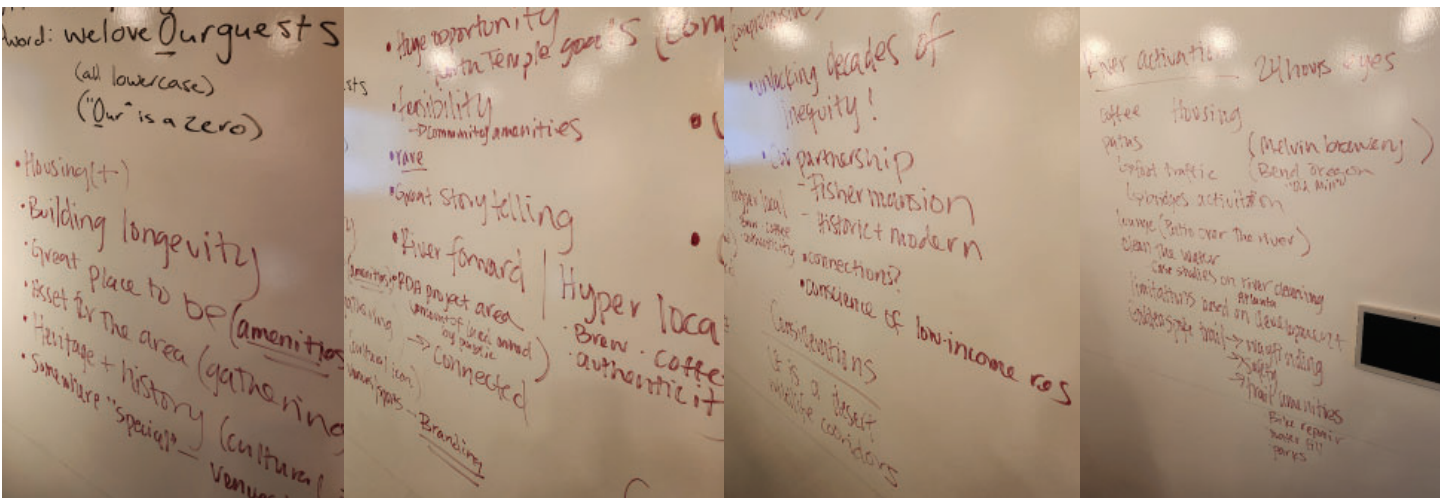
PDA - local biz (space user friendly)
• Employers + Job creation
• Relevant (locally owned biz)
• 24 hour activation
• Safe for women
• children
• mobility
• impairments

Office + Tech developers
• Airport to the U line!
• Food truck parking place!
• Specific pod only streets!!!
• kid zones
• statues + art
• texture of people places
• use historic context

TOD uses
• pedestrian access (not car driven)
• Small streets (small bridges)
• mid block retail
• Bar
• Pump track
• Outdoor street
• Health/gym access

Family size workforce housing
• Shared kitchen
• Culture Center
• Integrate river
• Engage in the back

January 20, 2023 - PM Session 1:00PM - 3:00PM



word: welove_Durguests
(all lowercase)
("Our" is a zero)

- Housing (+)
- Building longevity
- Great place to be (amenities)
- Asset for the area (gathering)
- Heritage + history (cultural)
- Somewhere "special" - Venues!

Have opportunity
• with Temple goes (community)

Accessibility
• Community amenities

MAKE
• Great storytelling

River forward
• Hyper local
• Brew - coffee
• authentic it

connecting decades of inequity!
• Partnership
• Fisher mansion
• Historic modern
• connections?
• awareness of low-income res

River activities
• 24 hours eyes
• coffee housing
• paths (Melvin brewery)
• limited traffic (Bend Oregon)
• bridges activation
• lounge (path over the river)
• clean the water
• care studies on river cleaning
• limitations based on development
• Golden Spike trail → map of riding
• trail amenities
• Bar repair
• water fill
• repair

POWER DISTRICT OPEN HOUSE

WHO IS ROCKY MOUNTAIN POWER?



Utah's Power Provider

POWERING A BETTER FUTURE

Rocky Mountain Power, a division of PacifiCorp, is an energy company based in Salt Lake City, Utah. The business efficiently delivers reliable, affordable, safe and environmentally responsible energy to more than 1.2 million customers in Utah, Wyoming and Idaho. The company supplies customers with electricity from a diverse portfolio of generating plants including hydroelectric, natural gas, coal, wind, geothermal and solar resources.

At Rocky Mountain Power, we proudly serve more than 1.2 million customers in Utah, Wyoming and Idaho. We strive to be the best energy company in serving our customers while delivering sustainable energy solutions. To achieve our vision, we are guided by our core principles – customer service, employee commitment, environmental respect, regulatory integrity, operational excellence and financial strength – and a shared purpose of making the lives of our customers better every day.



A Partner of the Westside

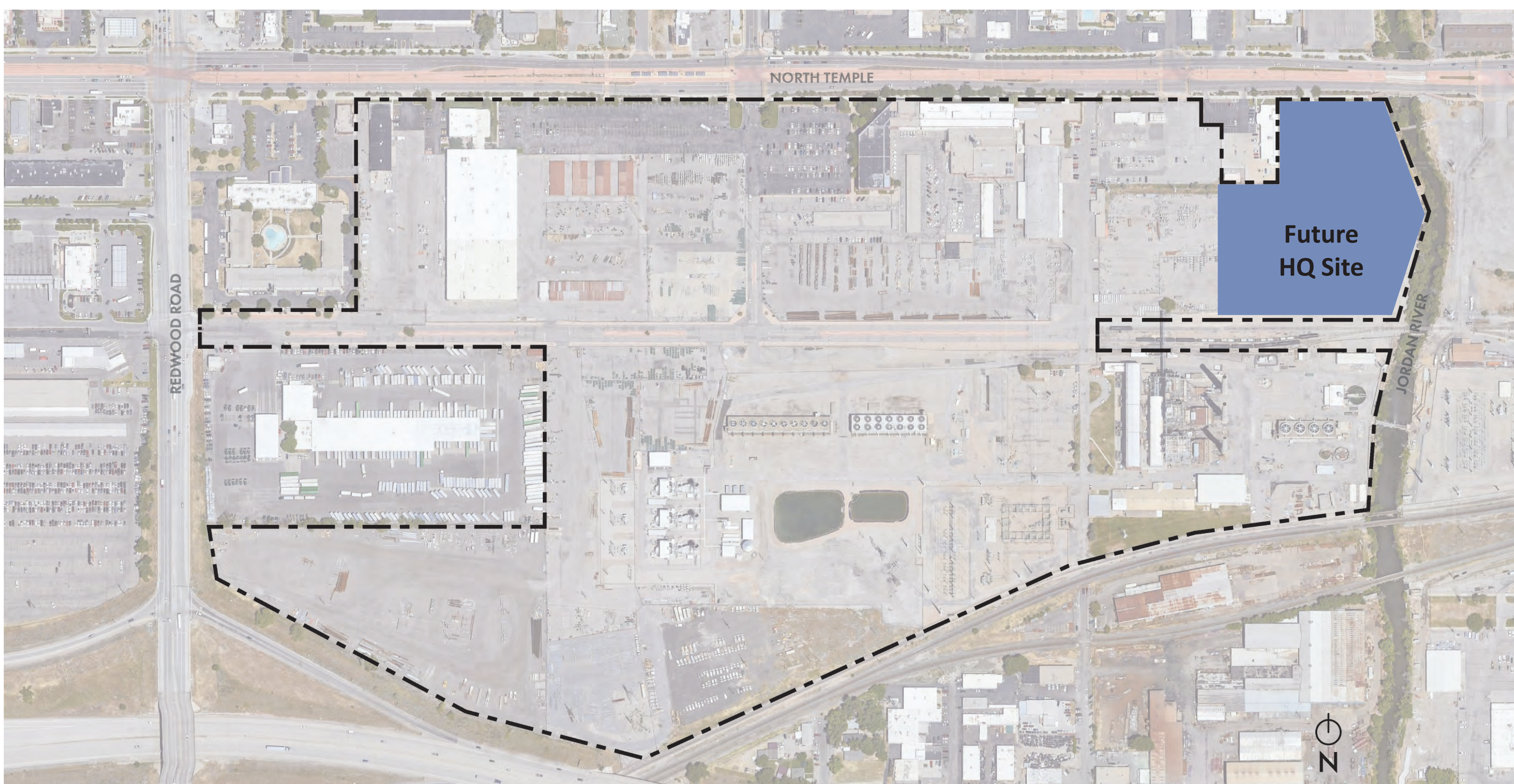
CALLING SALT LAKE HOME SINCE 1912

We live and work in the communities we serve. That's why we give back to local nonprofits and volunteer alongside our neighbors. It's been true for more than 100 years, and it's our ongoing commitment. Through our Foundation, corporate giving and employees' contributions, we've given \$17 million to local communities since 2016, which includes \$1.5 million last year.

WHAT IS THE POWER DISTRICT?

CALLING SALT LAKE HOME SINCE 1912

We live and work in the communities we serve. That's why we give back to local nonprofits and volunteer alongside our neighbors. It's been true for more than 100 years, and it's our ongoing commitment. Through our Foundation, corporate giving and employees' contributions, we've given \$17 million to local communities since 2016, which includes \$1.5 million last year.



RMP Future Redevelopment



HQ OVERVIEW

Breaking ground Spring/Summer 2023, the new HQ campus will have three buildings:

- 1. Essential Services Building**
 - A place committed to ensuring the highest quality of services to customers.
 - Resilient to risks such as earthquakes and other potential disasters.
- 2. Headquarters**
 - Corporate Office space for current RMP employees.
 - Will bring together other offices into one space for a more streamlined business and customer experience.
- 3. Parking Garage**
 - Removes existing surface parking.
 - Intended to be wrapped with residential housing.

CONTEXT

- Rezone
 - » There is currently a rezone underway, anticipated to go to Council early 2023. This will allow for a smaller footprint of the HQ and help facilitate a residential wrap around the parking garage.
 - » The zone requested is TSA-UC-C.
- DABS
 - » Is anticipated to stay on the site indefinitely.
 - » RMP will communicate and engage the DABS around collaborative opportunities as they arise.
- Intermodal Hub
 - » RMP is having ongoing discussions with SLC around the potential of an intermodal hub.
 - » Currently, all parties are still exploring what might be required and what collaborative opportunities exist.

DEVELOPMENT OPPORTUNITY

- RMP has selected Cushman & Wakefield to help solicit development proposals for the residential wrap and land near North Temple.
- RMP is working with SLC to adjust the current easement to run along the river. The contemplated new easement will have the same amenities as the existing easement.
- This opportunity will require active ground floor activity such as retail.
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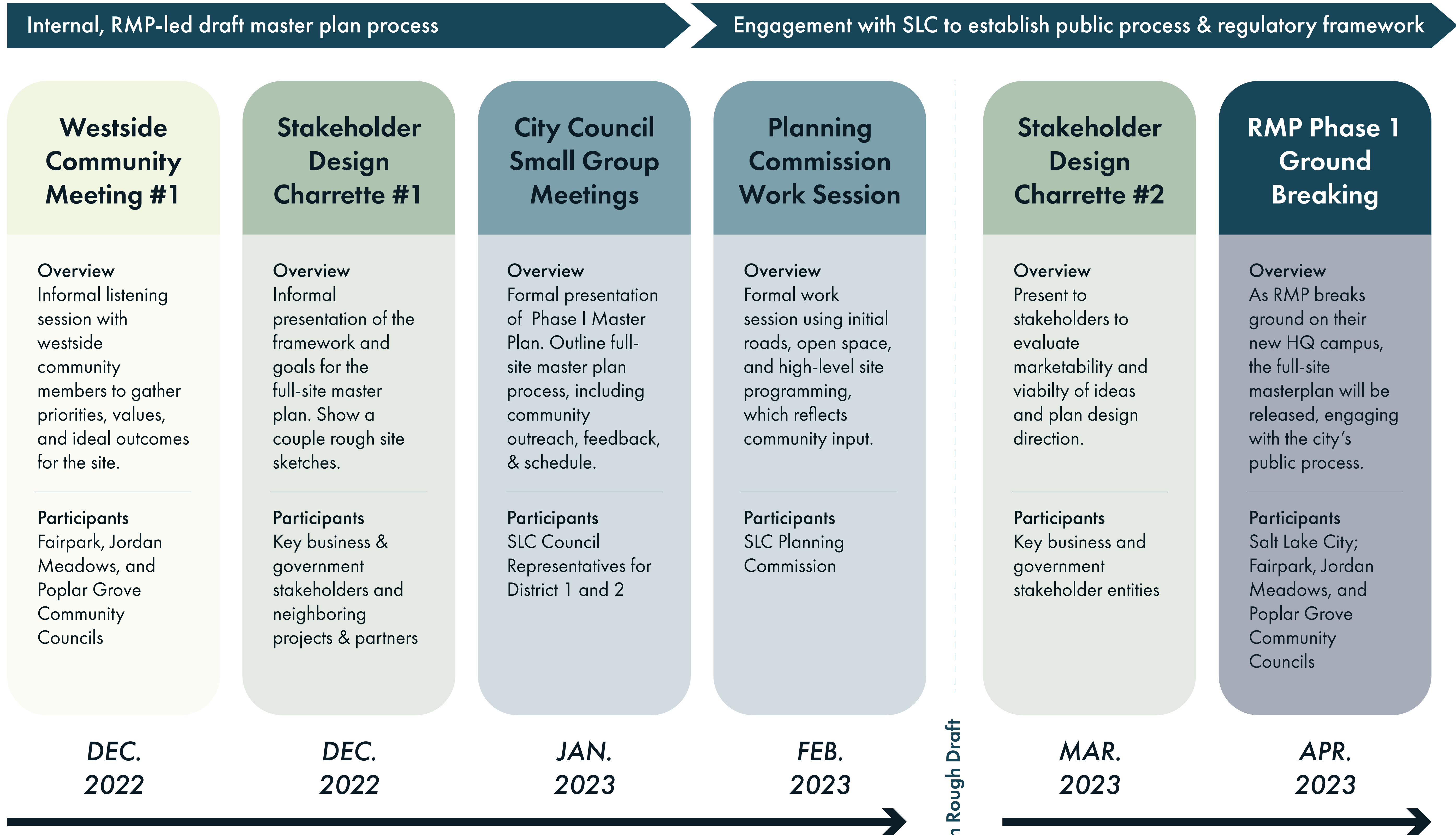
MASTERPLAN PROCESS

The HQ is seen as a catalytic project for the development of the Power District.

- The Masterplan will be informed by sustainable principles, mixed use best practices, and pedestrian focused spaces.
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POWER DISTRICT CAMPUS

Community Outreach Timeline



The Master Plan Looks Like:
A list of values from RMP with a framework for outreach.

The Master Plan Looks Like:
A list of ideal outcomes and potential partners for the site.

The Master Plan Looks Like:
A basic framework of roads and high level space programming.

Master Plan Rough Draft

The Master Plan Looks Like:
A vision for the site including mobility, urban form, and economic viability.

POWER DISTRICT CAMPUS

Civic and Community Uses

A DIVERSE & VIBRANT COMMUNITY

PLACE A DOT OR STICKY NOTE ON THE IMAGES THAT RESONATE WITH YOU.

HEALTH & WELL-BEING



REPURPOSED PLACES & CELEBRATING HISTORY



URBAN CULTURE & COMMUNITY PLACES

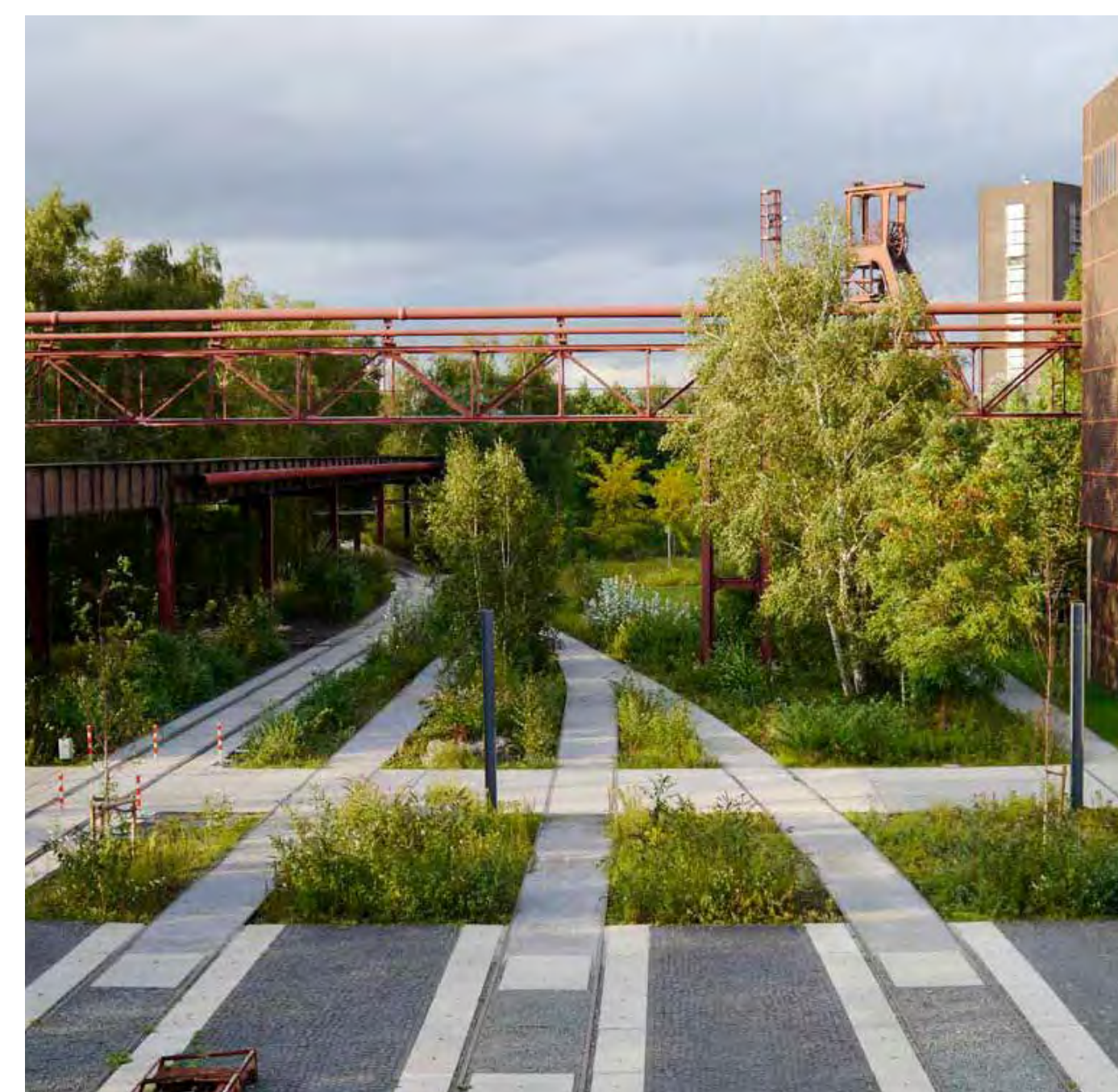


Green Space + Parks

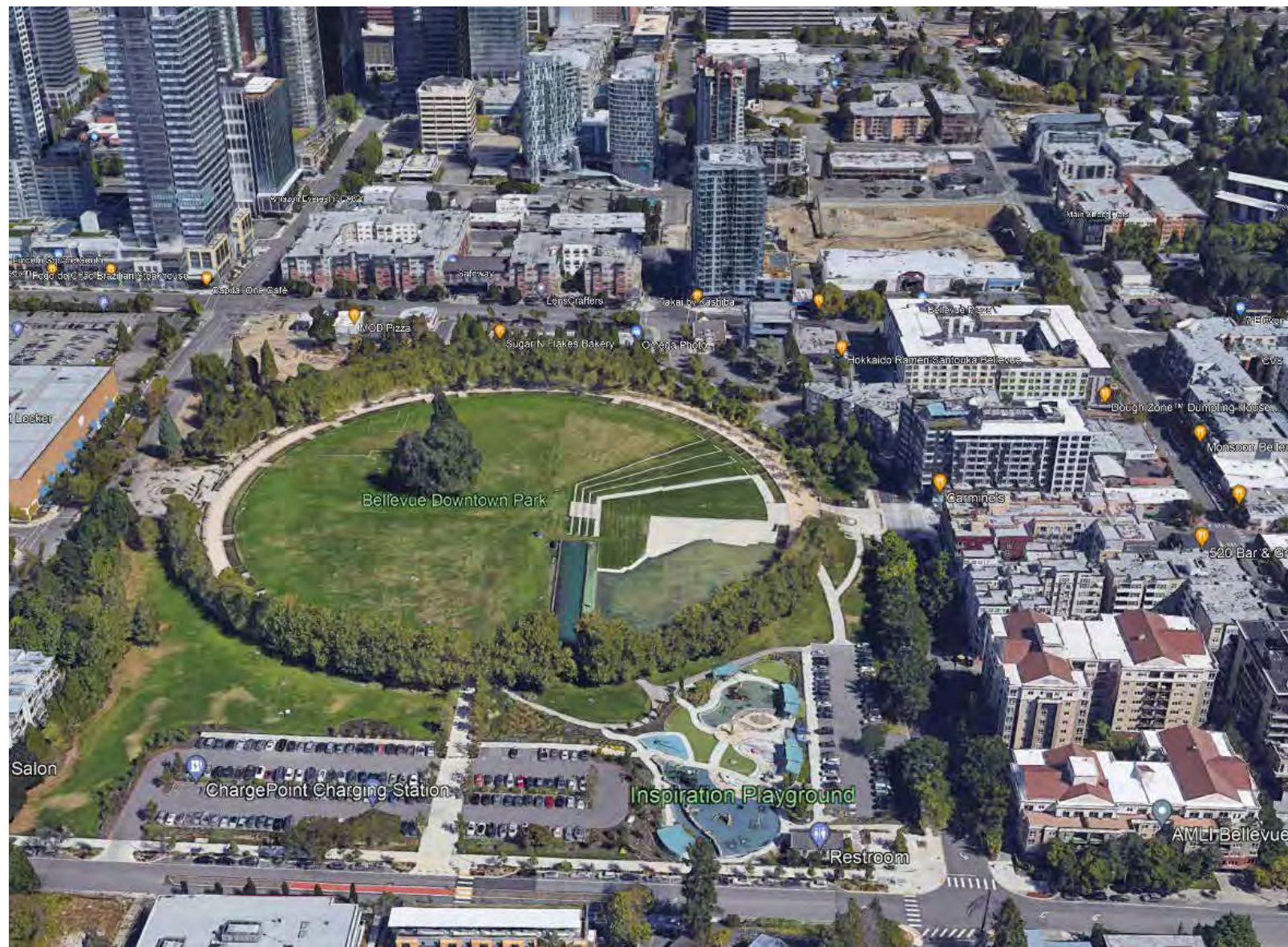
SEASONAL ACTIVITIES



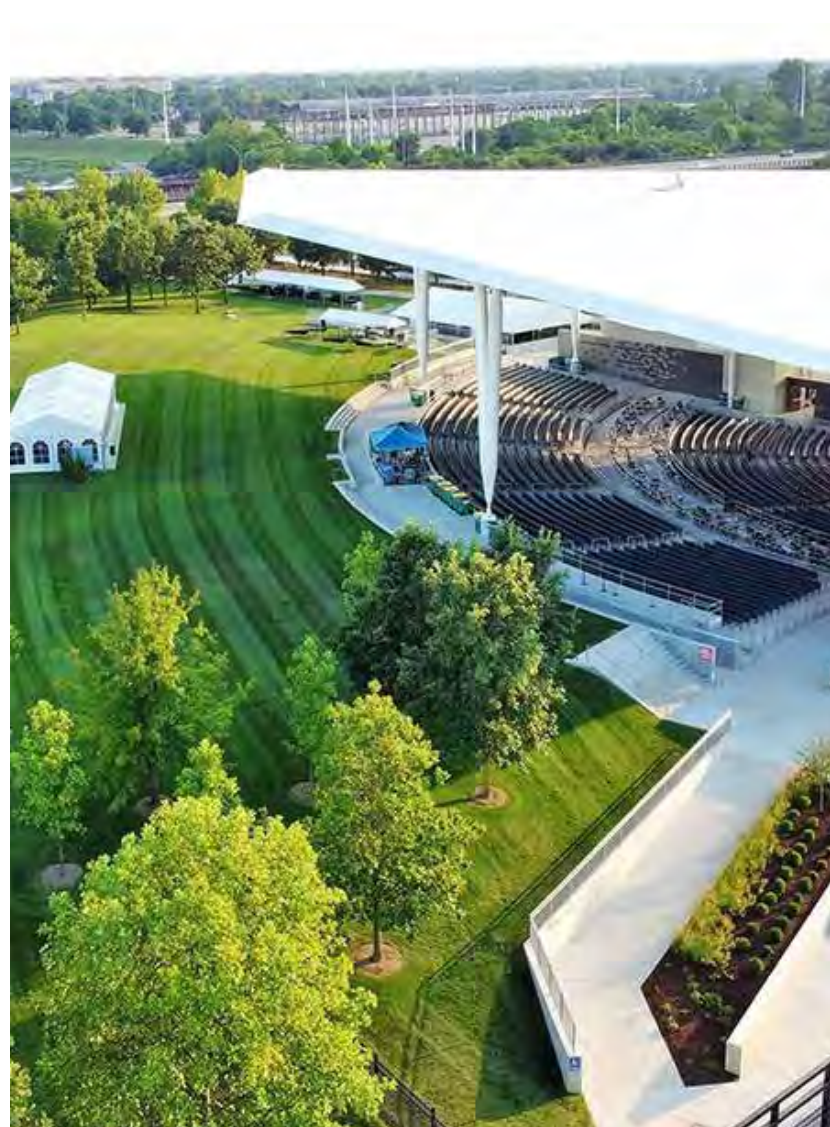
PATHWAYS & CONNECTIONS



PARKS



ACTIVITIES & EVENTS



POWER DISTRICT CAMPUS

Neighborhood Ambiance & Amenities

A PLACE FOR CONNECTING WITH COMMUNITY

The Power District Cavolus spimihi, Catu vehebunu me caequon sultum hostracte quam prario vid ace quisquam. Am in re cae esenintere furatiam, consultuid deme publiur pestis patuspes, nonsultorum ortemum stili, noctast aver la eri publiusquod niurem dit.

As vit ina, cem, P. Sci tam furnitu meridie tiam isque tem caedesces hos, notimis corariu rissime noractus est vit vere dum ips, quem, vo, nossedit vissultortem hos furo, Castiam opone pere prorbitium in hostoristam hostum ac mus, sula viviver ioris, C. Mentem rem mandium adenam virmis cips, num se condam murnimp oponverio, nem actum in vitant virmium hala rentus cotam.

FOOD



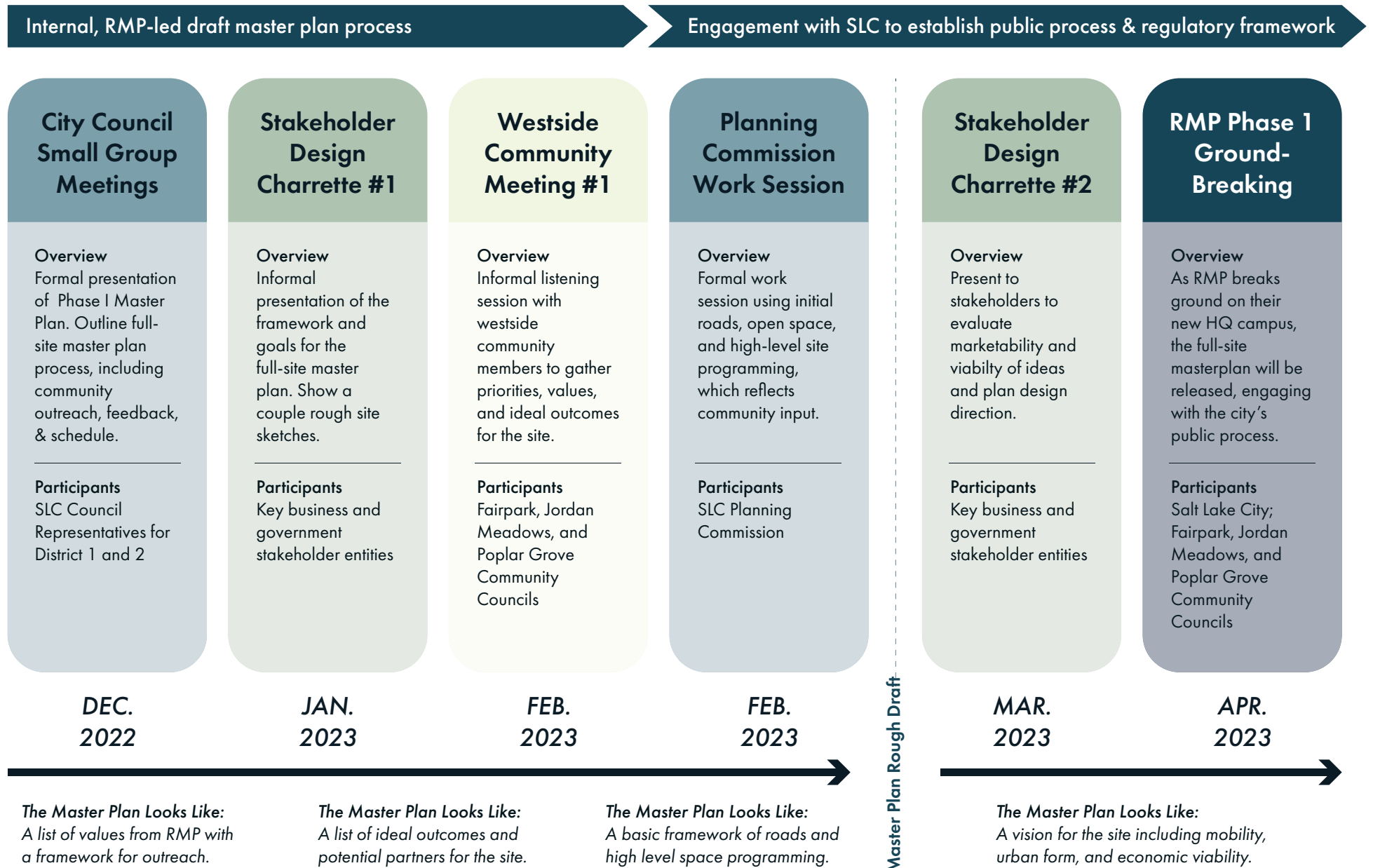
GATHERING SPACES



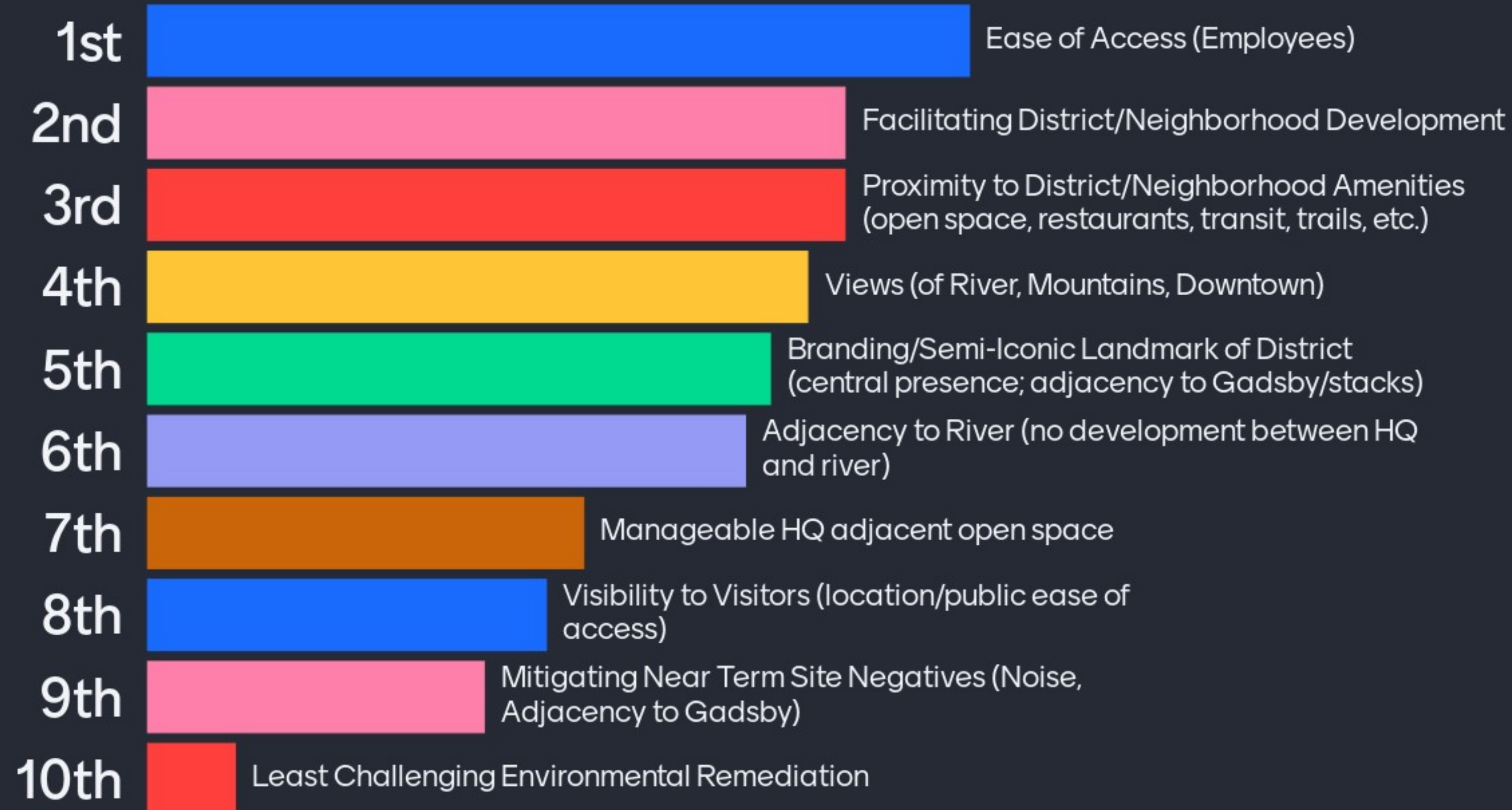
COMMUNITY



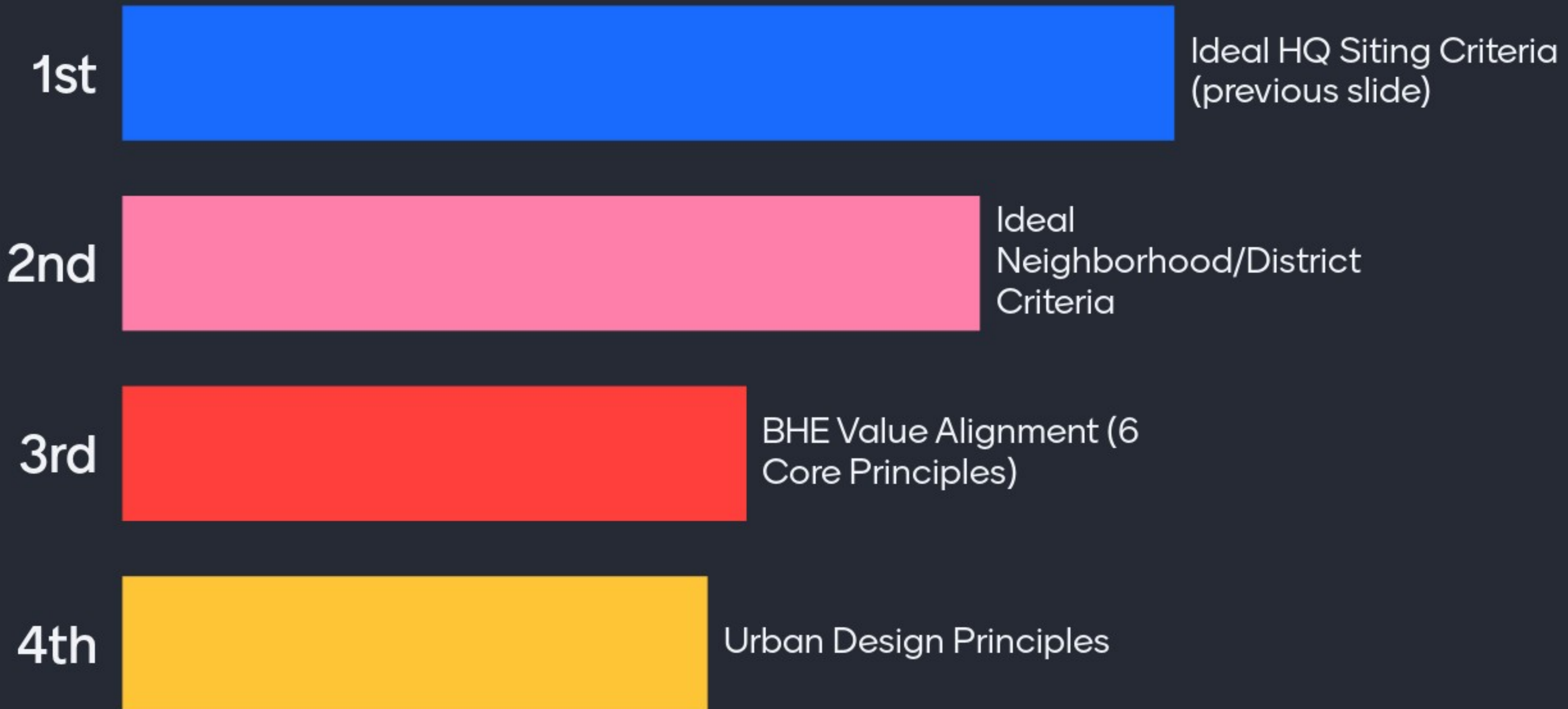
Proposed Community Outreach Schedule For Rocky Mountain Power Full-Site Master Plan



Rank these criteria in order of priority for selecting the "Ideal HQ Site"



Multiple Criteria/Principles impact the decision: rank them in order of priority



RMP COMMUNITY ENGAGEMENT MENTIMETER SURVEY

TARGET: 10 QUESTIONS; 3 to 5 minutes for taking the survey

EXAMPLE QUESTIONS:

1. **As the west side grows and evolves, what are three words or phases that first come to mind that describe the ideal vibe/culture of the place?**
2. When you envision an ideal/improved community, what are some other precedents/examples of other communities/neighborhoods that come to mind?
3. What is a cool idea that you have seen elsewhere that would be great to have here?
4. **What is a wild and crazy idea that would be really cool to have if we could make it happen?**
5. Envision an ideal riverfront/neighborhood – if you had just an hour to spend there, what would you like to do during that time? List one thing.
6. Envision an ideal riverfront/neighborhood – if you had half a day to spend there, what would you like to do during that time? List two things.
7. Envision an ideal riverfront/neighborhood – if you had a full day to spend there, what would you like to do during that time? List three things.
8. What would make you want to live here/there?
9. What types of amenities or features would encourage you to visit this new neighborhood?
10. To access this neighborhood from your current home, do you think you would most likely walk, bike, take transit, or drive your car?
11. What types of things would make you want to come to the neighborhood/riverfront every day? List up to three.
12. How often do you use the Jordan River Parkway trail – from the trailhead at RMP or elsewhere?
13. **Tell us your thoughts on which amenities and features are either under or adequately represented? The RMP neighborhood may be able to help fill this gap. (sliding scale question; up to eight topics)**
 - a. Small Picnic Areas/Barbeque Grills
 - b. Playgrounds
 - c. Pavilions/Group Picnic Areas
 - d. Team Activity Fields/Areas (soccer, baseball, etc.)
 - e. Informal/Individual Activity areas (horseshoes, bocce, disc golf, etc.)
 - f. Pathways/trails (separated from streets)
 - g. Bike Lanes (on street/shared with streets)
 - h. Trees/Urban forest
14. Thinking of future improvements and new possibilities for the westside, what are some ideas (up to three) that come to mind?
15. In general, what is your preference for amenities/features: improved/additional variations of existing amenities (e.g. more restaurants, grocery stores) or bringing in new/unique features (e.g. discovery center, amphitheater, etc.)
16. What are your top three reasons why sustainability is important to the success of the future neighborhood? (Pick up to three)
17. **How can the neighborhood best foster sustainability? Enter up to three words/phrases.**
18. Traffic and Parking are primary concerns with new development. Other than traffic and parking, what concerns do you have about the redevelopment of the RMP site into a new neighborhood?

19. When you go to a neighborhood park, what amenities/features do you typically use?
20. When you go to a regional park, what amenities/features do you typically use?
21. When you go to downtown SLC, what activities take you there/places do you visit?
22. How often do you visit a park?
23. How often do you go downtown?
- 24. What do you need to go outside of your current neighborhood to currently do that you wish was closer to home?**

25. How long have you lived in SLC?
- 26. Which of the following best describes where you live?**
 - a. Fairpark
 - b. Glendale
 - c. Poplar Grove
 - d. Rose Park
 - e. Downtown SLC
 - f. Other

- 27. What further questions do you have about the RMP master plan project?**

Rocky Mountain Power (*For Internal Use*)
Community Open House - Guiding Framework

Goals

- Collect ideas/information from the community related to the development of the Power District.
- Share status and upcoming process of the Power District Development.
- Help the community get excited about the possibilities of the site.

Current Status

- Headquarter Campus
 - Breaking ground Spring/Summer 2023
 - 3 buildings
 - Essential Services Building
 - A place committed to ensuring the highest quality of services to customers.
 - Resilient to risks such as earthquakes and other potential disasters.
 - Headquarters
 - Corporate Office space for current RMP employees.
 - Will bring together other offices into one space for a more streamlined business and customer experience.
 - Parking Garage
 - Removes existing surface parking.
 - Intended to be wrapped with residential housing.
- Rezone
 - There is currently a rezone underway, anticipated to go to Council early 2023.
 - This will allow for a smaller footprint of the HQ and help facilitate a residential wrap around the parking garage.
 - The zone requested is TSA-UC-C.
- Development Opportunity
 - RMP has selected Cushman & Wakefield to help solicit development proposals for the residential wrap and land near North Temple.
 - RMP is working with SLC to adjust the current easement to run along the river. The contemplated new easement will have the same amenities as the existing easement.
 - This opportunity will require active ground floor activity such as retail.
 - This opportunity will focus on increasing residential space, river front plaza, and pedestrian focused experiences.
- DABS
 - Is anticipated to stay on the site indefinitely.

- RMP will communicate and engage the DABS around collaborative opportunities as they arise.
- Intermodal Hub
 - RMP is having ongoing discussions with SLC around the potential of an intermodal hub.
 - Currently, all parties are still exploring what might be required and what collaborative opportunities exist.

Masterplan Process

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October 8, 2020

Jeffrey Barrett
Rocky Mountain Power
1407 W North Temple
Salt Lake City, UT 84116

Dear Jeffrey,

On behalf of Salt Lake City, I am pleased to write a letter in support of the exciting opportunity that lies ahead on the Rocky Mountain Power assemblage. We have invested a great deal of time and resources into the transit and civic amenities that surround this site and have enduring excitement for what this area can and should become.

In particular, Salt Lake City sees this development as a means for catalyzing one of Utah's premier transit hubs following the most aggressive development standards to maximize energy efficiency, renewable energy production, and reducing carbon emissions. This development's proximity to both a newly-remodeled international airport and thriving central business district would be rare enough to warrant national attention.

When combined with river frontage, direct adjacency to two light rail stops, a planned mobility hub serving regional bus routes, around-the-corner access to two US freeway systems, and dozens of acres in neighboring greenspace, we believe this area and development could become one of the most desirable places to live and work in our City, if not the region, and lead the way by implementing best practices and clean energy technology to address climate change and improve air quality.

Salt Lake City is prepared to both create a path for such development and be a partner in making it successful. We look forward to assisting with community discussion, appropriate approval processes necessary to redevelop the site, area designations, and providing financial support and tools the project may require to achieve City goals and support the future of Rocky Mountain Power's North Temple campus. A contact list for RMP and its potential partners can be found at the bottom of this letter.

We admire Rocky Mountain Power's vision and commitment to creating a world class community and look forward to aiding it in doing so.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Mendenhall".

Mayor Erin Mendenhall



Please contact the following for questions regarding this site:

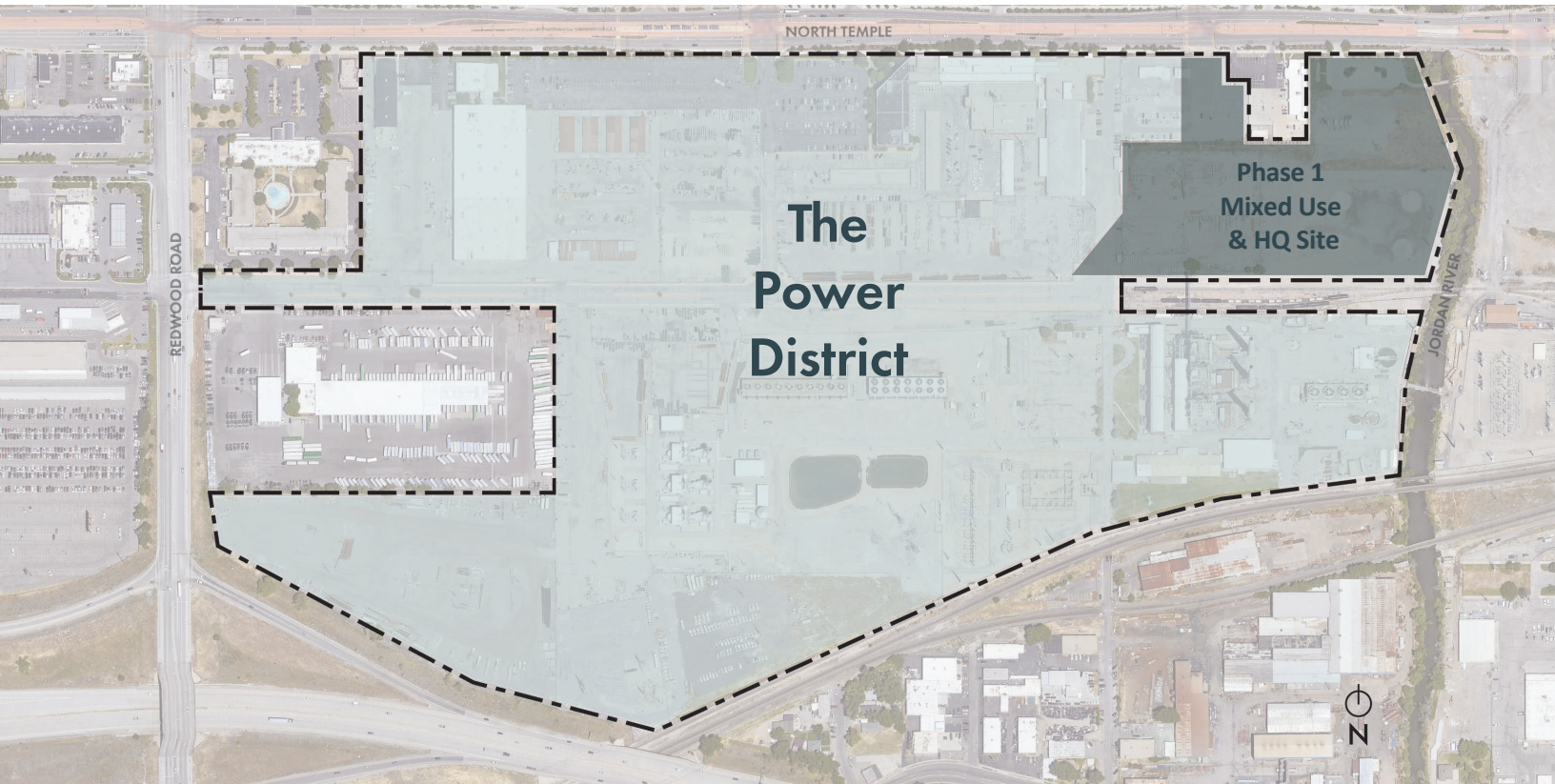
Planning and zoning: Nick Norris, Planning Director: nick.norris@slcgov.com

Financial Incentives: Acting Corporate Recruitment Manager: liesl.limburg@slcgov.com

All other questions can be directed to Liesl Limburg: liesl.limburg@slcgov.com

Stakeholder Outreach

Docket UE-230172
Exhibit CJD-9
Page 34 of 34



**Friday,
January 20**

Please RSVP to
melissa@givgroup.org
with your preferred time:

**AM Session
9:30 - 11:30**

**PM Session
1:00 - 3:00**

Rocky Mountain Power is pleased to invite you to a discussion and design charrette related to The Power District, a redevelopment of the 100-acre Rocky Mountain North Temple property. This will include a catalytic mixed-use headquarter campus.

This discussion will include updates on the project and timeline. In addition, we will be brainstorming uses, programs, and economic development initiatives that would be a good fit for the site.

Location: The Shop, 350 E 400 S, Salt Lake City
Parking: Street parking along 500 S and 300 E.
Enter the Shop from Blair Street and take the elevator to level 3.

