

**SALT LAKE CITY PLANNING COMMISSION
STAFF REPORT**

Petition 410-584 (Revised)

**Modification of a previously approved Planned Development
between 300 to 400 South and 500 to 600 East,
in a Residential Mixed-Use R-MU zoning district.
November 21, 2002**

REQUEST

Petition # 410-584, is a request by Ken Holman of Block 38 Associates, to modify a previously approved Planned Development, generally located between 300 to 400 South and 500 to 600 East, in a [proposed] Residential Mixed-Use (R-MU) zoning district. The development will be completed in three phases. The first phase will have approximately 208 units. The total project will have approximately 430 units. The applicant is requesting approval for Phase I of the development. Phase II and Phase III will be submitted to the Planning Commission for approval at a later date.

The Planning Commission approved a variation of this planned development on June 6, 2002. The parking being moved to the rear, rather than beneath the first phase building is the primary difference with this reiteration.

COMMUNITY/NEIGHBORHOOD COUNCIL REVIEW

The Central City Community Council has heard this proposal on multiple occasions. They voted on April 3, 2002 not to support the project. It was a split vote. The stated reason for non-support was that they preferred a previous proposal with a pitched roof (which may have been from a previous developer). The issue was presented again to the Community Council on November 6, 2002. Although no vote was taken, the comments were mainly supportive of the development although there were some comments requesting the developer retain the Juel Apartments located at 340 South 600 East which is located on property associated with Phase III of the development.

This drawing is the property of BEECHER WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER WALKER & ASSOCIATES, L.L.C. All rights reserved. Copyright © 2009 by BEECHER WALKER & ASSOCIATES, L.L.C.



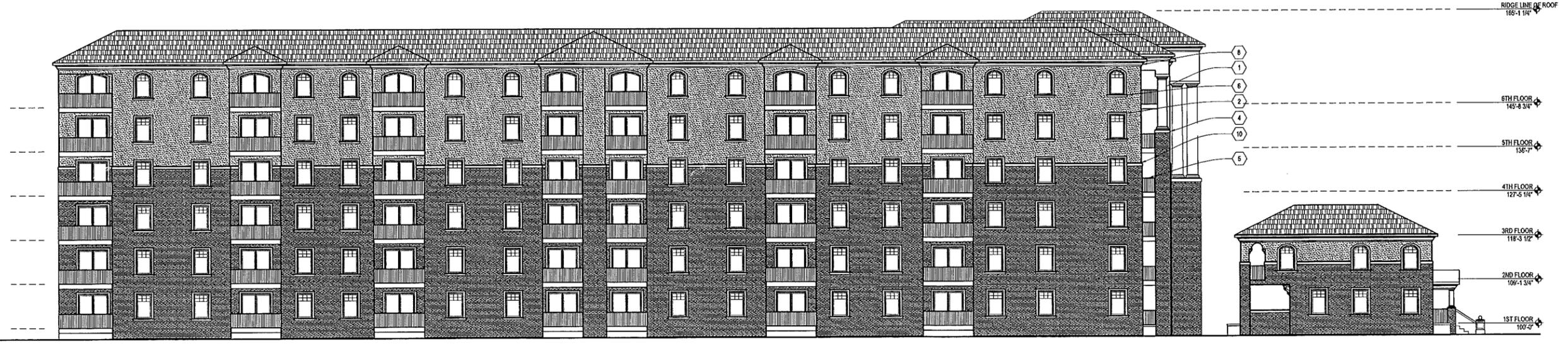
SITE PLAN KEY NOTES:

1. PRE-FABRICATED FIBERGLASS COLUMN WITH DORIC CAPITAL.
2. EIFS TRIM.
3. STANDING SEAM METAL ROOF.
4. PRECAST CONCRETE CAP.
5. PAINTED, PRE-FINISHED METAL RAIL.
6. PRECAST WINDOW SILL.
7. PRECAST VOLLUTE.
8. EIFS CORNICE.
9. EIFS BAND.
10. EIFS CAP.

C1 EAST ELEVATION
A201 SCALE: 3/32" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE	REV. DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
			11.17.2009	
				CITY REVIEW
				CR

EASTSIDE APARTMENTS
 323 SOUTH 500 EAST
 SALT LAKE CITY, UTAH 84111



A1 SOUTH ELEVATION
A201 SCALE: 3/32" = 1'-0"

BWA
ARCHITECTS

T 801 438 9500
F 801 438 9501

3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121

BEECHERWALKER.COM

PROJECT NUMBER
280.0901

DWN BY CHKD BY
CITY REVIEW

ELEVATIONS

DRAWING NUMBER

A201

The drawings are an artistic representation of the proposed project. The project is subject to change without notice. The drawings are not to be used for any other purpose without the written permission of the architect. The drawings are the property of the architect and shall remain confidential. The drawings are not to be used for any other purpose without the written permission of the architect.



NO.	ISSUE DESCRIPTION	ISS. DATE	REV. DATE	REV. DESCRIPTION	REV. DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

EASTSIDE APARTMENTS
 323 SOUTH 500 EAST
 SALT LAKE CITY, UTAH 84111


BWA
 ARCHITECTS
 T 801 438 9500
 F 801 438 9501
 3115 EAST LION LANE, #200
 HOLLADAY, UTAH 84121
 BEECHERWALKER.COM

PROJECT NUMBER
 280.0901
 DWN BY
 CKD BY
 CITY REVIEW

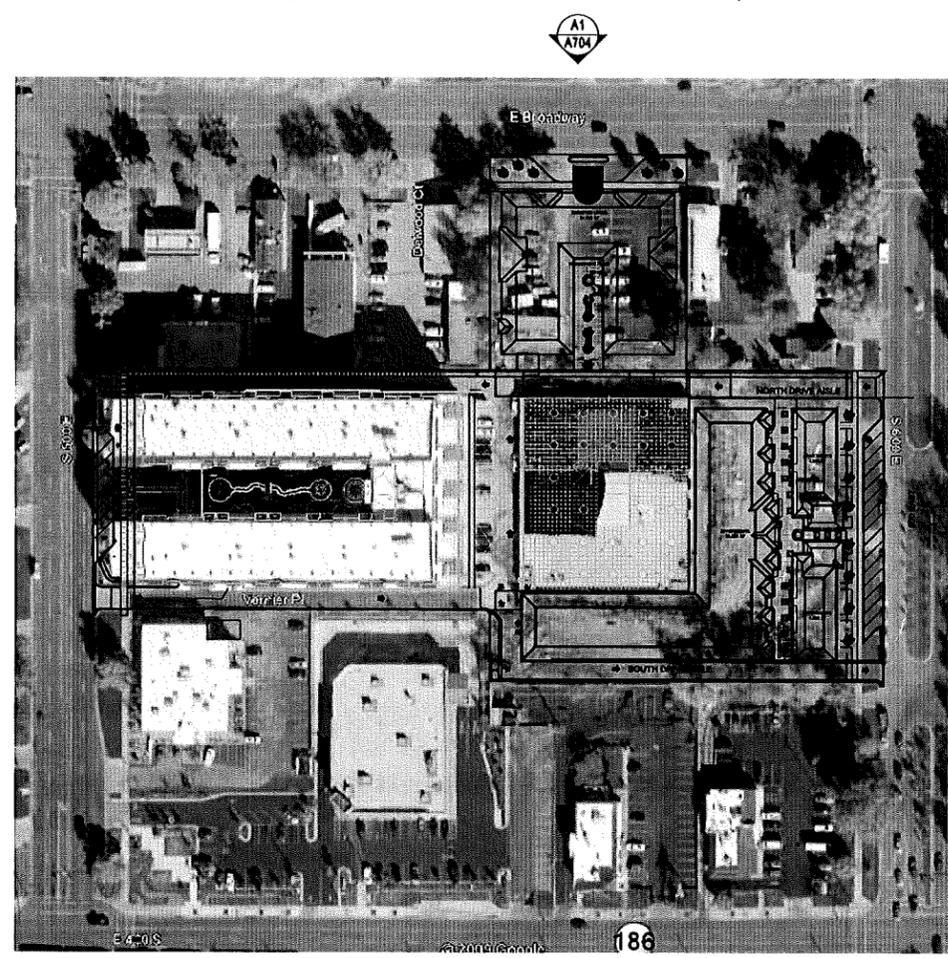
ARCHITECTURAL
 RENDERINGS

DRAWING NUMBER
A702

A1 MAIN APPROACH (AERIAL VIEW)
 A702 SCALE: NTS

This drawing, as an instrument of professional service, is the property of BEECHER WALKER ARCHITECTS, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER WALKER ARCHITECTS, L.L.C. (hereinafter referred to as "BWA"). Copyright © 2009 by BEECHER WALKER ARCHITECTS, L.L.C.

C



A2
A704

NO.	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

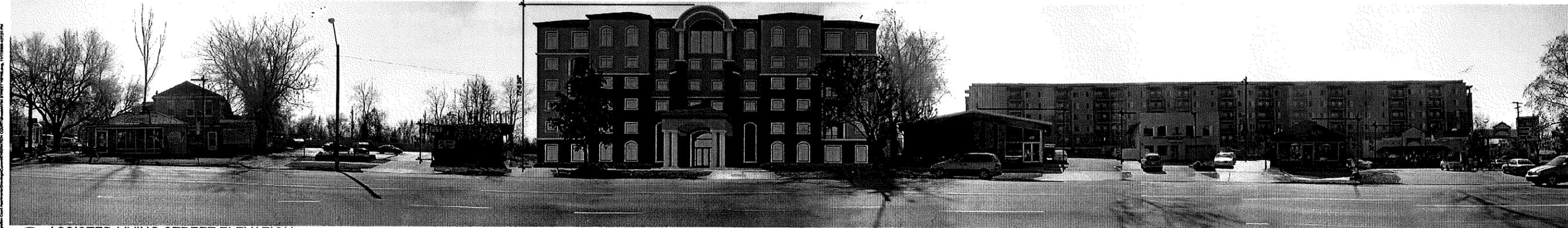
B



EASTSIDE APARTMENTS
323 SOUTH 500 EAST
SALT LAKE CITY, UTAH 84111

A2
A704
APARTMENTS STREET VIEW
SCALE: NTS

A



A1
A704
ASSISTED LIVING STREET ELEVATION
SCALE: NTS

BWA
ARCHITECTS
T 801 438 9500
F 801 438 9501
3115 EAST LION LAKE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER	280.0901
DWN BY	CHKD BY
CITY REVIEW	

STREET VIEWS

DRAWING NUMBER
A704

Photos: Courtesy of the Utah State Office of Public Safety, Salt Lake County Sheriff's Office, and the Utah State Office of Public Safety, Salt Lake County Sheriff's Office.



The images are an artistic representation of the proposed project and are not intended to be used for any other purpose. All rights reserved. © 2009 BWA Architects, Inc. All rights reserved.

NO.	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

EASTSIDE APARTMENTS
 323 SOUTH 500 EAST
 SALT LAKE CITY, UTAH 84111


BWA
 ARCHITECTS
 T 801 438 9500
 F 801 438 9501
 3115 EAST LION LANE, #200
 HOLLADAY, UTAH 84121
 BEECHERWALKER.COM

PROJECT NUMBER
 280.0901
 DWN BY: CHKD BY:
 CITY REVIEW

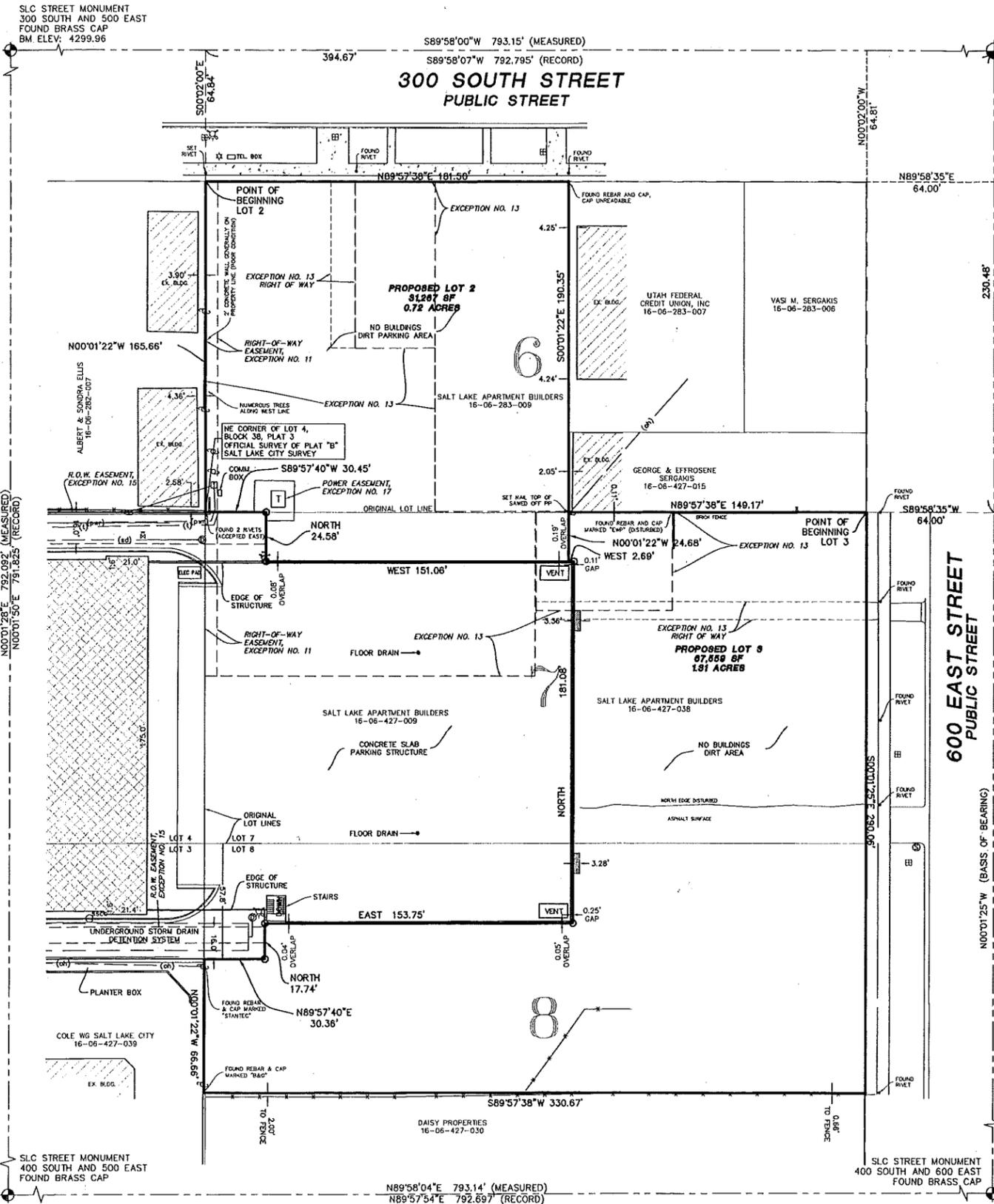
ARCHITECTURAL RENDERING

DRAWING NUMBER
A708

A1 ARCHITECTURAL RENDERING
 A708 SCALE: NTS

EMIGRATION COURT APARTMENTS - LOTS 2 AND 3 ALTA/ACSM LAND TITLE SURVEY

LOCATED IN BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



Title Documents
Commitment for Title Insurance by:
Company Name: First American Title Insurance Company National Commercial Services
Order No. NCS-328872-SLC1
Effective Date: November 16, 2007 at 07:30 a.m.

- Applicable Survey Exceptions**
- EASEMENT AND CONDITIONS CONTAINED THEREIN
Grantor: W. WEAVER WIRTHLY
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation
Recorded: JANUARY 28, 1983
Entry No.: 3754016
Book/Page: 5434 / 2615
Survey Findings: Shown As Plotted
 - Declaration of Covenants, Conditions and Restrictions and the obligations thereon.
Grantor: REDEVELOPMENT AGENCY OF SALT LAKE CITY
Grantee: S.A.W. DEVELOPMENT CORPORATION
Recorded: OCTOBER 27, 1995
Entry No.: 6200147
Book/Page: 7258 / 1089
Survey Findings: Shown As Plotted
 - Notice of Minor Subdivision Approval
Recorded: APRIL 22, 2003
Entry No.: 8821060
Book/Page: 6782 / 2485-2500
Survey Findings: Blanket in nature.
 - Easement, and the terms and conditions thereof.
Grantor: SALT LAKE APARTMENT BUILDERS, LLC, a Utah limited liability company
Grantee: QUESTAR GAS COMPANY
Recorded: MAY 6, 2005
Entry No.: 9369669
Book/Page: 9127/7288
Survey Findings: Shown As Plotted
 - Easement, and the terms and conditions thereof.
Grantor: SALT LAKE APARTMENT BUILDERS, LLC, a Utah limited liability company
Grantee: SALT LAKE APARTMENT BUILDERS, LLC, a Utah limited liability company
Recorded: MAY 26, 2005
Entry No.: 9735474
Book/Page: 9289 / 6002-6024
Survey Findings: Shown As Plotted
 - Declaration of Covenants, Conditions and Restrictions and the obligations thereon.
Grantor: SALT LAKE APARTMENT BUILDERS, LLC, a Utah limited liability company
Recorded: MAY 26, 2005
Entry No.: 9735474
Book/Page: 9289 / 6002-6024
Survey Findings: Blanket in nature.

Certified to: COWBOY PARTNERS AND BLACKROCK REALTY
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13, 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Record Descriptions:
The land referred to in this Commitment is located in Salt Lake County, UT and is described as:

Parcel 1:
The proposed Lot 2 boundary being described as follows:
Beginning at the Northwest Corner of Lot 6, Block 38, Plat "B", Salt Lake City Survey, said point also lying on the South Line of 300 South Street; thence North 89°57'38" East 181.50 feet along said South Line; thence South 0°01'22" East 190.35 feet to a point on the North Line of Phase 1; thence along the Northern Boundary of said Phase 1 the following three courses: West 151.06 feet; thence North 24.58 feet; thence South 89°57'40" West 30.45 feet to a Line of said Lot 6; thence North 0°01'22" West 165.66 feet along said East Line to the Point of Beginning.

Parcel 2:
The proposed Lot 3 boundary being described as follows:
Beginning at the Southeast Corner of Lot 6, Block 38, Plat "B", Salt Lake City Survey, said point also lying on the West Line of 600 East Street; thence South 0°01'25" East 290.06 feet along said West Line to a set rebar and cap #158397; thence South 89°57'38" West 330.67 feet to the East Line of Lot 3 of said Block 38; thence North 0°01'22" West 66.66 feet along said East Line to the Northeast Corner of said Lot 3, said point also lying on the South Line of Phase 1; thence along the Southerly and Easterly Boundary of said Phase 1 the following five courses: North 89°57'40" East 30.36 feet; thence North 17.74 feet; thence East 153.75 feet; thence North 181.08 feet; thence West 2.69 feet to the Southeast Corner of Phase 2; thence North 0°01'22" West 24.68 feet along the East Line of said Phase 2 to a point on the South Line of the aforementioned Lot 6; thence North 89°57'38" East 149.17 feet along said South Line to the Point of Beginning.

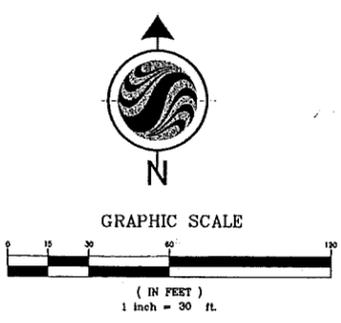
Jan 7, 2008
DATE

GREGORY A. CATES
P.L.S. 161226

NOTES

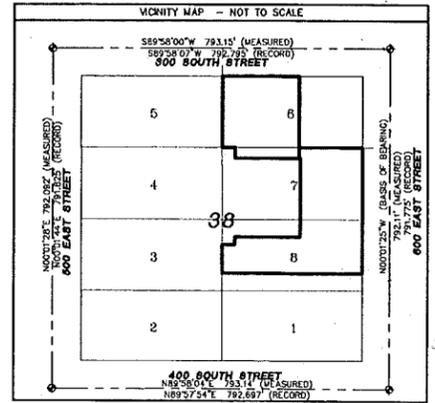
- The Basis of Bearing used in this survey was between two existing Salt Lake City Monuments. The bearing between the monuments located at the Centerline Intersections of 300 South and 600 East Streets and 400 South and 600 East Streets, as per the Salt Lake City Atlas Plat, is N00°01'25"W.
- As shown on the Vicinity Map, Block 38 has been prorated to match existing conditions. Prorated distances were used in Lot Line determination as shown.
- This survey and plot has been prepared for Cowboy Partners and BlackRock Realty and First American Title Insurance Company National Commercial Services in accordance with their planning use and purpose of the information shown hereon. All other parties are subsequently put on notice as to the limited degree of reliance, if any upon this plat by third parties.
- The location and research of each applicable easement, right-of-way, servitude, and other matters affecting the subject property were made solely upon the reliance of Commitment for Title Insurance, issued by First American Title Insurance Company National Commercial Services dated November 16, 2007, Commitment No. NCS-328872-SLC1 and with respect to the subject property has been shown on the survey, to the extent that such matters can be located.
- Additions or deletions to the drawing by anyone other than the Surveyor, whose seal is shown upon this drawing, is prohibited without written consent of the aforementioned Professional Land Surveyor.
- Where possible, a No. 5 Bar with plastic cap marked "Stantec" is to be set at all property corners.
- The subject property shown on the Survey does not lie within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. The subject property lies within a Zone "X" Flood Plain being defined as areas of minimal flooding on the Flood Insurance Rate Map Panel 144 of 625, Map Number 49035C0144E, with an effective date of September 21, 2001.

UTILITY STATEMENT:
The underground utilities shown hereon have been located from field observations, blue stakes and existing maps provided by utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities and the exact location of some utilities may require further field investigation or careful excavation for more precise locations.



LEGEND

—	PROPERTY LINE	⊙	EXISTING STREET MONUMENT	⊙	STORM DRAIN MANHOLE
- - -	MONUMENT LINE	⊙	SEWER MANHOLE	⊙	POWER POLE
- · - · -	EXISTING STORM DRAIN	⊙	FIRE HYDRANT	⊙	COMMUNICATIONS MANHOLE
- · - · -	EXISTING SANITARY SEWER	⊙	WATER VALVE	⊙	ELECTRICAL TRANSFORMER
- · - · -	EXISTING POWER	⊙	SET REBAR AND CAP		
- · - · -	EXISTING FENCE				



Stantec Consulting Inc.
3985 South 700 East Suite 300
Salt Lake City, UT U.S.A.
84-07-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com



PROJECT	COWBOY PARTNERS AND BLACKROCK REALTY	DATE	JAN 7 2008
CLIENT	EMIGRATION COURT PHASE 2 & 3	DRAWN BY	GREGORY A. CATES
PROJECT NO.	186301693	CHECKED BY	GREGORY A. CATES
FILE NAME	01693-ol_2007.dwg	ISSUED TO CLIENT	ISSUED
DATE	07.12.15	BY	BY
DRAWING NO.	101	REVISION	REVISION
REVISION	REVISION	BY	BY
DATE	07.12.15	DATE	05.05.05
BY	BY	BY	BY
DATE	07.12.15	DATE	05.05.05
BY	BY	BY	BY

Client/Project
COWBOY PARTNERS AND BLACKROCK REALTY
EMIGRATION COURT PHASE 2 & 3
550 EAST 300 SOUTH AND
350 SOUTH 600 EAST
SALT LAKE CITY, UTAH

Permit Seal

Project Number: 186301693
File Name: 01693-ol_2007.dwg

DATE: 07.12.15
DRAWING NO.: 101
REVISION: REVISION

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Historic Landmark Commission

FROM: Doug Dansie, Planning

DATE: January 27, 2010

SUBJECT: PLNHLC2009-01346 Eastside Apartments

PEG Development is proposing to build the Eastside apartments and assisted living center at approximately 350 South 600 East and 556 East 300 South in the Central City Historic District.

The project is a new version of the Emigration Court complex that was approved in 2002, but only Phase One was built. Phases Two and Three were not built and the approvals have expired. The petitioners are asking for a preliminary review by the Historic Landmark Commission to receive input prior to proceeding with a new project. They have prepared a preliminary design based upon direction that was provided during the previous development approval. Specifically; they have proposed a landscaped setback and have lowered the heights of the building on 600 East, per Historic Landmark Commission and Planning Commission requirements. They have provide underground parking (consistent with City policy of generally discouraging surface parking). The project centers on a central plaza with parking beneath. There is also a mid-block walkway available from 500 to 600 East.

The petitioners have provided preliminary design so that there is a concept drawing for the Historic Landmark Commission to respond to, but they are open to suggestions regarding the architectural detailing (such as the use of pitched or flat roofs, columns or other fenestration and/or basic design considerations). They have massed the building consistent with previous approvals but are open to alterations as long as they have adequate density to make the project economically viable (For example: The present drawing assumes a two story limitation on 600 East, however one of the previous buildings along the street was the Juel Apartments which was a 3.5 story walk up apartment. If the 600 East frontage contains buildings of a similar height, the internal portions of the site could be lowered without sacrificing density)

The site is currently vacant (having been cleared for the previously approved project through the economic hardship process).

The petitioners have also submitted a request for a Planned Development that must be approved by the Planning Commission and a zone change that must be approved by both the Planning Commission and City Council (similar to the previous approval),

The petitioner attended the Central City Neighborhood Council on January 6, 2010. Comments expressed included concern over the height of the building at the center of the block and the style of architecture (which they deemed to resemble a suburban project and was inconsistent with the neighborhood).

Attached to this memo are preliminary drawings for the project and the staff report from the previously approved project (provided for historical reference).

It is requested that the Historic Landmark Commission provide the petitioner with preliminary direction and feedback and also select a subcommittee to work with the Planning Commission to jointly review the project. The Planning Commission will be similarly briefed on February 10, 2010.

**Existing Land Use on
subject property:**

Vacant land and the Juel Apartments. Other structures on the site have been demolished or are in process of being demolished.

**Existing Zoning and
Overlay Districts on
subject property:**

The proposed zoning is RMU (Petition 400-01-37). Currently the entire site consists of RMU, RO and RMF-35.
H Historic Preservation Overlay Zone.
Groundwater Source Protection Overlay Zone,
secondary recharge area.

**Existing Master Plan
Land Use Designation:**

East Downtown Master Plan calls for medium to high density housing on the block.

IDENTIFICATION AND ANALYSIS OF ISSUES

Issues that are being generated by this proposal.

Zoning

The proposed planned development consists of three separate buildings that face onto three separate streets: 500 East, 300 South and 600 East. The planned development also spans three separate zoning districts: R-MU, RO and RMF-35. The applicant has initiated a separate petition (400-01-37), to rezone the entire site to RMU. The current proposal for the first phase of the planned development is primarily located within the R-MU zoning district, although the proposed parking is on land presently zoned RMU and RO.

Modification of Setback Requirements Because of multiple parcels, there are inherent conflicts with the interface of lot lines. The required minimum rear yard setback in the R-MU zone is 30 feet. The first phase is proposed to encroach into land that is presently on a separate lot and within separate zoning. The new zoning and lot lines will resolve this problem, however the second and third phases as proposed, will not maintain the required 30 foot rear yard setback. The top level of the proposed parking structure for phase one will be the rear yard open space for phases two and three. The planned development process is necessary to modify the 30-foot minimum rear yard requirement, since all three building are proposed to share a joint open space.

There are no side or front yard setback requirements for multi-family development in the R-MU zoning district, however 20-foot side yards are being proposed. Twenty feet is a minimum setback for unprotected window space by building code. There is a 15-foot landscaped setback shown on 600 East. No setback is required in the proposed RMU zoning district, but the setback is consistent with the 600 East historic district development pattern.

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

21.54.080 Standards for Conditional Uses.

- A. **The proposed development is one of the conditional uses specifically listed in this Title.**

Discussion: Section 21A.54.140.C allows the planned development process in the RMU zoning district for parcels greater than 20,000 square feet. The total acreage of the project is 6.45 acres with 1.86 acres for Phase I.

Finding: The site meets the required acreage for Planned Developments in the RMU zoning district.

- B. **The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**

Discussion:

Zoning

Most of Phase I is currently zoned R-MU, which allows for high-density residential and mixed-use development. The larger site is zoned a combination of R-MU, RO and RMF-35, all of which allow medium to high-density residential development. The petitioner is concurrently requesting the entire site be rezoned to RMU.

Setback Because of financing reasons, the applicant would like the final layout of the subject property to consist of three parcels. The RMU zoning district requires a 30-foot rear yard setback. The underground parking structure will encroach into this setback area. Therefore the applicant is requesting the Planning Commission modify the rear yard setback requirement to allow for this encroachment. Section 21A.54.140.C allows the Planning Commission authority to modify individual setback requirements in order to create a better design.

The conceptual plan for the project consists of all phases connecting via an open space amenity on the interior of the block above the parking structure. The amenity will mainly serve the residents of Phases II and III because Phase I will have amenities within the building for its residents (including a fitness facility, common space, interior courtyard and computer center). The applicant should return to the Planning Commission for final approval of Phase II and Phase III. Assurance that the amenities on top of the parking structure will be built should be a condition of approval for those phases.

Height The proposed maximum building height for Phase I is 75 feet. The zoning allows for a 75-foot tall building in the R-MU zoning district. On November 6, 2002 the Historic Landmark Commission approved the design of Phase I finding that the layout and height are consistent with the historic preservation regulations.

transportation. The proposed medium-high density residential planned development is consistent with the policies of the Transportation Master Plan.

Findings:

Phase I meets all of the zoning requirements for the RMU zoning district except the rear yard setback. Staff recommends the Planning Commission modify the rear yard setback requirement through the planned development process in accordance with Section 21A.54.150.C

Phase I of the proposed Planned Development is consistent with the East Downtown and Transportation Master Plans in that it provides high density residential development in the East Downtown neighborhood near the University Trax Line Station. Final design proposals for Phases II and III must be submitted to the Planning Commission and Historic Landmark Commission for approval. Those future approvals may impact the overall density of the development. The maximum height for buildings in Phase III should be limited to 45 feet with a 15-foot front yard setback or other dimensions compatible with the character of the historic district as determined by the Historic Landmark Commission.

- C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

Discussion: Primary access to the site is from 500 East, 300 South and 600 East. 500 East and 300 South are collector streets. 600 East is the spine of the historic district and has a major landscaped median. Existing private courts, Delwood Court and Vernier Place will be incorporated into the development. The Salt Lake City Transportation Division has reviewed the plan, and they have determined that access to the site is adequate. A traffic impact study was performed for a previous proposal. The Transportation Division is not requesting a new traffic impact study.

Finding: The Salt Lake City Transportation Division has determined that access is adequate.

- D. The internal circulation system of the proposed development is properly designed.**

Discussion:

On Site Parking

All of the parking will be within the lower levels of the structures or under the central plaza. Because the site is sloped, the parking may be entered at grade from 500 East but is buried within the hillside towards the interior of the block. Preliminary review by the Salt Lake City Transportation Division indicates that the parking and internal circulation for the specific first phase building and the larger complex is adequate or may be made adequate with more detailed review at the time of issuing a building permit.

zoning district; however, a 15-foot setback has been provided for most of the frontages including 600 East in keeping with the historic development pattern.

The proposed buildings will have retail space at the ground level, along the 500 East frontage and potentially along 300 South. Commercial uses within the building are separated from residential uses. The East Downtown Master Plan does not encourage new commercial development along the 600 East frontage and none is planned.

Finding: Adjacent land uses do not require buffering from the proposed apartment complex. Buffering of the apartments from adjacent land uses is adequate. Retail space in the project should be prohibited along the 600 East frontage.

G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.

Discussion: The architecture of the building is a departure from traditional architecture located on the site and is different from adjacent commercial buildings, however it takes elements from historical apartment buildings in the area (such as protruding balconies) and creates a modern version of a traditional East Central Walk-up apartment. On November 6, 2002, the Salt Lake City Historic Landmark Commission approved the design of Phase I.

The final approved design for Phases II and III may be substantially different than what is shown on the attached schematic drawing.

Finding: The architecture is different, but compatible with historic high-density housing in the neighborhood. The Historic Landmark Commission has approved the design of the first phase structure and will review future phases. The project is a Planned Development and the Planning Commission has authority to review and approve the final design of the buildings in the development. However, since the property is within an H Historic Preservation Overlay Zone and the regulations governing the overlay zone take precedence when there is a conflict between the base zoning and the overlay zone, Staff recommends the Planning Commission delegate final design approval of the buildings for Phases II and Phase III to the Planning Director with the directive that final approval be consistent with the Historic Landmark Commission's approval. The final approved design for Phases II and III may be substantially different than what is shown on the attached schematic drawing.

H. Landscaping is appropriate for the scale of the development.

Discussion: All yard spaces have some landscaping but they also serve dual purposes. By ordinance, driveways and sidewalks are allowed to pass through landscaped areas.

J. Operating and delivery hours are compatible with adjacent land uses.

Discussion: The apartments will have a 24-hour land use. Adjacent properties are retail and office uses that are usually only active during daylight and evening hours. Hours of the retail space within the development have not been determined, but are vertically separated from the residential portions of the building. Most potential land uses that may cause noise interference with the residential portions of the project, such as a club/tavern, would be required to submit separate conditional use application before opening.

Finding: Operating and delivery hours of the commercial land uses must comply with the Salt Lake County Health Department regulations and should not negatively impact adjacent residential land uses.

K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.

Discussion: The East Downtown Neighborhood is a neighborhood with a mixture of uses including multi-family residential development. The City policies for this neighborhood include promoting historic preservation, encouraging medium to high-density residential development and allowing development that will support the Light Rail Transit line. The proposed project will implement the housing and transit oriented development policies of the City and will not have a net cumulative adverse impact on the City. The application to demolish several contributing historic resources met the requirements for demolition as outlined in Section 21A.34.020.L and were therefore, allowed to be demolished.

Finding: The proposed planned development furthers the goals of the master plan and will implement master plan policies of the City. The final design of Phase II and Phase III will require approval from the Planning Commission as well as the Historic Landmark Commission.

L. The proposed development complies with all other applicable codes and ordinances.

Discussion: The applicant will be required to reconfigure the lot lines of the properties to provide three different parcels. Most of the parking and amenities will be provided on the parcel of Phase I. Cross-over easements should be provided to allow access to the parking and amenities from Phases II and III. All other City requirements must be met, prior to the issuance of a building permit.

Finding: The development will be required to meet all applicable codes prior to the issuance of any building permit.

Discussion: There are no proposed internal streets.

Finding: This standard is not applicable.

Recommendation:

Based on the findings, the Planning Staff recommends conceptual approval for a three phase residential mixed-use planned development generally located between the blocks of 300 to 400 South and 500 to 600 East, and final approval for the first phase building being located at approximately 325 South 500 East, with the following conditions:

- The Planning Commission modifies the rear yard setback requirements.
- The final landscape plan and mid-block walkway design be approved by the Planning Director.
- The 600 East frontage maintain a 15-foot landscaped setback or an alternative as approved by the Salt Lake City Historic Landmark Commission, to maintain the historic character of the street.
- The buildings along 600 East maintain a 45-foot height limit or an alternative as approved by the Salt Lake City Historic Landmark Commission, to maintain the historic scale and character of the street.
- New commercial uses are prohibited along the 600 East frontage.
- Phases II and III be submitted to the Planning Commission for final approval.
- The applicant grant an easement for Phases II and Phases III to ensure cross access easements are allowed for parking and access to the amenities on the lot of Phase I.
- The Planning Commission grant final building design approval to the Planning Director for Phases II and III with the directive that the design be consistent with the approval by the Historic Landmark Commission.
- The Planning Commission allow the applicant two years to obtain final conditional use approval for Phases II and III.

Doug Dansie
Principal Planner

Attachments: Exhibit 1 – June 6, 2002 Staff Report and Minutes. Exhibit 2 – Division Recommendations, Enclosure - Site plan and Building Elevations

Exhibit 1
June 6, 2002 Staff Report
and Minutes.

SALT LAKE CITY PLANNING COMMISSION
STAFF REPORT
Petition 410-584

A request by Ken Holman of Block 38 Associates, for a Planned Development (for the first phase building of what will eventually be a multi-building residential planned development) generally located at 325 South 500 East, in a Residential Mixed-Use R-MU zoning district.

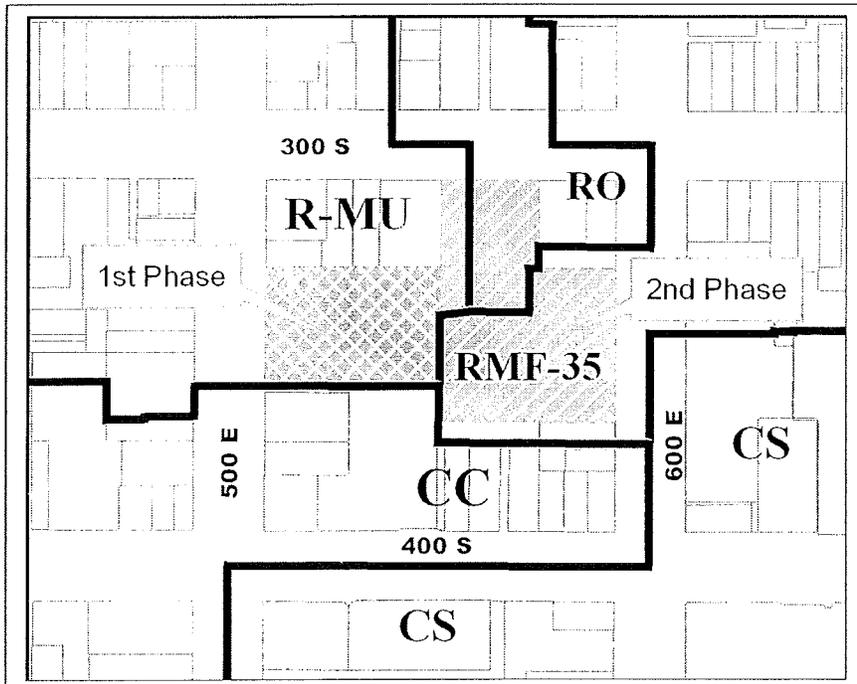
June 6, 2002

REQUEST

Petition # 410-584, a request by Ken Holman of Block 38 Associates, for a Planned Development (for the first phase building of what will eventually be a multi-building residential planned development) generally located at 325 South 500 East, in a Residential Mixed-Use R-MU zoning district. The first phase will have 200 units. The total project will have approximately 500 units.

COMMUNITY/NEIGHBORHOOD COUNCIL REVIEW

The Central City Community Council has heard this proposal on multiple occasions. They voted on April 3, 2002 not to support the project. It was a split vote. The stated reason for non-support was that they preferred a previous proposal with a pitched roof (which may have been from a previous developer).



The proposed building is the first phase of a larger complex that faces onto three separate streets: 500 East, 300 South and 600 East. The final planned development also spans three separate zoning districts: R-MU, RO and RMF-35. The current proposal is located entirely within the R-MU zoning district. The petitioner has initiated a separate petition to alter the zoning of the remainder of the block. That petition will be addressed prior to building the second and third phases, but is being held until the Historic Landmark Commission makes a final recommendation on the demolition request for the Juel Apartments at 340 South 600 East. The first phase consists of 200 units. The total complex will have up to 500 units, depending on final configuration of the second phase units (rental or owner occupied).

The entire proposed complex is within the Central City Historic District. The Historic Landmark Commission has approved the demolition of structures along Vernier Court (where the first phase is proposed) and has approved the proposed design. It is proposed that the densities and height be focused along the 500 East frontage in order to lower the height and density along 600 East, which is the spine of the historic district. There is also an approximate 20-foot elevation difference between the 500 East Frontage and the 600 East frontage.

The site plan for future phases illustrates the Juel Apartments, which fronts onto 600 East, as being removed and replaced with new development. The Salt Lake City Historic Landmark Commission has not approved demolition of the Juel Apartments. The Landmark Commission did not find an economic hardship, which would allow demolition of the apartments. The Landmark decision was appealed to the Land Use Appeals Board. The case is currently being remanded to the Historic Landmark Commission for additional appraisal work. The final overall site plan may or may not be required to be amended in future phases to accommodate the Juel Apartments.

The Planned Development is requested because of multiple buildings on one site. The site contains multiple parcels and will continue to be so for financing reasons, but it is one overall project that will contain three major buildings tied together with underground parking.

Because of multiple parcels, there are inherent conflicts with the interface with lot lines. The required minimum rear yard in the R-MU zone is 30 feet. The first phase is 20 feet from the rear property line of its specific lot line to the balcony of the building. The actual building face is approximately 27 feet from the property line. Underground parking will eventually cross property lines to connect to underground parking on adjacent lots as part of the larger project. The next building in the planned development will be 40 feet from the first phase proposed building (it is also proposed to be 20 feet from the property line.)

There are no side or front yard requirements for multi-family development in the R-MU zoning district, however 20-foot side yards are being proposed. Twenty feet is a minimum setback for unprotected window space by building code.

There are unresolved height issues for the building.

Finding: The project meets all of the zoning requirements for the RMU zoning district except the rear yard setback and the height. Staff recommends the Planning Commission modify the rear yard setback requirement to 20 feet through the planned development process in accordance with Section 21A.54.150.C

The proposal is consistent with the East Downtown Master Plan, which calls for medium to high-density housing.

- O. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

Discussion: Primary access to the site is from 500 East. 500 East is a collector street. The Salt Lake City Transportation Division has reviewed the plan, and they have determined that access to the site is adequate.

Finding: The Salt Lake City Transportation Division has determined that access is adequate.

- P. The internal circulation system of the proposed development is properly designed.**

Discussion: All of the parking will be within the lower levels of the structure. The building is faced with commercial uses along 500 East with parking located behind. Because the site is sloped, the parking may be entered at grade from 500 East but it is buried within the hillside towards the interior of the block. Preliminary review by the Salt Lake City Transportation Division indicates that the parking and internal circulation for the specific building and the larger complex is adequate or may be made adequate with more detailed review at the time of issuing a building permit.

A two hundred-unit apartment complex would require 100 parking stalls in the R-MU zoning district. Commercial space is required to have 3 parking spaces per 1,000 square feet. There is approximately 4,000 square feet of commercial space, which would require 12 stalls. Therefore a total of 112 stalls are required. 214 parking stalls are provided in the first phase, which is nearly double the required amount.

Finding: The Salt Lake City Transportation Division has determined that internal circulation is adequate. The first phase will exceed the number of required off-street parking stalls.

- Q. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**

The building is setback approximately 15 feet from the front property line; the front yard will have a mix of trees and shrubs but also serves as the forecourt to commercial spaces. The tenets of these spaces may serve to determine the ultimate type of landscaping along 500 East depending on what the uses is (for example; if it were a deli, outdoor seating may be provided). Both side yards are shared with driveways to/from the parking and as a pedestrian corridor/fire lane through the site. The yards will be landscaped but will be mixed with hard surfacing. The rear yard will be integrated into the overall planned development.

Finding: Landscaping may be adequate, but may need further review upon final development of the site plan. Staff recommends that the Planning Commission delegate final approval of the landscaping plan to the Planning Director.

U. The proposed development preserves historical architectural and environmental features of the property.

Discussion: Several building that were contributing to the historic district have been given approval for demolition through the economic hardship process of the historic preservation overlay zone. Demolition approval for the Juel apartments on the larger site, facing 600 East, is still being discussed. This particular phase of construction does not immediately impact the Juel.

Finding: The Historic Landmark Commission found an economic hardship would occur if the applicant were required to renovate most of the structures on the block and therefore will allow for the demolitions. The fate of the Juel apartments has not been determined.

V. Operating and delivery hours are compatible with adjacent land uses.

Discussion: The apartments will have a 24-hour land use. Adjacent properties are retail and office uses that are usually only active during daylight and evening hours. Hours of the retail space within the building have not been determined, but are vertically separated from the residential portions of the building. Most potential land uses that may cause noise interference with the residential portions of the project, such as a club/tavern, would be required to submit separate conditional use application before opening.

Finding: Operating and delivery hours are compatible with adjacent land uses.

W. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.

Discussion: The Downtown master plan calls for increasing housing in and adjacent to the downtown area. The draft Central City plan also calls for

5. Preservation of buildings, which are architecturally or historically significant or contribute to the character of the City.
6. Use of design, landscape or architectural features to create a pleasing environment.
7. Inclusion of special development amenities.
8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Strict application of the zoning ordinance would limit the site to one single building. The proposed modifications to the rear yard requirement allow the developer to develop multiple buildings, which allow for increased internal pedestrian circulation, respond to varying grades on the site and to accommodate historic preservation goals along 600 East. This is in conformity with objectives 1, 2, 3, 4, 6, and 7 of Section 21A.54.150.

21A.54.150E – Other standards.

There are three standards for planned development approval

1. It must meet the minimum lot size.
 Discussion: The minimum lot size is 20,000 square feet for planned developments in the R-MU zoning district.
 Finding: The project meets the criteria.

2. Residential density may not be greater than the base zone.
 Discussion: The density is unlimited in the R-MU zoning district.
 Finding: The project meets the criteria

4. Reduced width streets must be properly engineered.
 Discussion: There are no internal streets.
 Finding: Not applicable.

Recommendation:

Based on the findings, the Planning Staff recommends approval for the first phase of a planned development for a mixed-use development at approximately 325 South 500 East, with the following conditions: The Planning Commission modify the rear yard setback requirement to allow a 20 foot rear yard setback for the specific building at approximately 325 South 500 East, the underground parking be allowed to cross property lines, and the final landscape plan be approved by the Planning Director.

The Planning Commission will be reviewing a rezoning request for the eastern portion of the block once the Juel apartment issue is resolved and will have an opportunity to review the final planned development at that time.

Doug Dansie
 Principal Planner

Attachments: Exhibit 1 – Previous case minutes. Exhibit 2 – Division Recommendations, Exhibit 3 - Site plan and Building Elevations

foot ceilings would be to remove the top level and add the units to the back of the existing building. As part of the planned development, the petitioner wishes to reduce the rear yard toward the property line. Mr. Dansie noted that the property line exists primarily for financing purposes, and within the planned development it will coordinate with at least two other buildings. The City will receive a public mid-block walkway through the planned development process. The Staff recommended that the Planning Commission approve the first phase of the planned development with the modification of the rear setback to allow zero rear yard and allow for underground parking to cross property lines. The Staff also recommended that the final landscape plan be approved by the Planning Director. Due to the rear yard issue, the Staff recommended that the developer enter into a development agreement with the City which should include a requirement that the entire planned development be completed within two years. If it has not been completed by then, the developer should either commit to move the rear property line back 30 feet and adjust the zoning appropriately or provide a 30-foot no build easement on the adjacent property.

Ms. Barrows noted that the Staff report refers to a previous approval on a petition for the same development, but she recalled this as being very different. Mr. Dansie replied that the original planned development contained the 300 South and 600 East parcel but it not Vernier Place. A rezone was approved for the site to RMF-75, and the planned development was approved for multiple buildings. After that, the property owner acquired Vernier place, and the property has been under contract several times. Ms. Barrows asked Mr. Dansie for his perception on the spacing if all the phases are completed. If Phase 2 is RMF-35, she asked what setback would be required and whether it could encroach on a 30-foot-wide no build easement. Mr. Dansie explained that there is a petition from the developer for the second phase to rezone the RMF-35 to R-MU, but there is an outstanding issue on the east parcel with the Juel Apartments. Even though the previous Planning Commission agreed to rezone to RMF-75, they placed a caveat that the frontage along 600 East would be limited to 35 feet in height. It is assumed that the same limitation will be in place along 600 East in the second phase. Ms. Barrows asked if Staff had any concerns about solar access and getting light into the 30-foot space between the buildings. Mr. Muir shared Ms. Barrows' concern, noting that 50% of the units would never get direct light, and this project could be the prototype for future developments. Mr. Dansie replied that the issue has not been addressed. The petition has been through the design process with the Historic Landmark Commission, and in that process the design was altered and the balconies became semi-freestanding.

Mr. Chambless asked who would be a typical occupant in these units. Mr. Dansie replied that

requirement would be 80 stalls for the residential plus the commercial. Ms. Barrows asked Mr. Holman to address solar access and asked whether he had done shadow models. Mr. Holman explained the heights and stated that they have not done any shadow models. Although the width of the courtyard is 40 feet, running east to west he believed a fair amount of light would come in. He understood that units on the north would not get direct sunlight, but that is not unusual for apartment projects in Salt Lake.

Mr. Muir asked Mr. Holman if he would consider changing the design if he had more flexibility with height and provided ideas on how this could be done. Mr. Holman felt Mr. Muir had an excellent suggestion. Mr. Muir stated that he was unsure if the Planning Commission had the purview to grant that flexibility, but he was putting it on the table as a hypothetical. Mr. Dansie replied the height could be adjusted through the conditional use process, but the RMU zone language ties this to a map for the East Downtown Master Plan. The developer would have to prove a hardship in order to vary the height.

Mr. Chambless asked Mr. Holman who would live in these units. Mr. Holman replied that 60% of the units will be affordable and will be rented to people who earn less than 60% of the median income. Mr. Chambless asked if Mr. Holman believed this project met the needs of the downtown housing requirement. Mr. Holman replied that it does meet the needs, but downtown needs more of this type of project.

Mr. Daniels applauded the developer for this project and agreed that downtown Salt Lake City needed more projects like this one. The idea of a mix of people was especially attractive to him, and he liked the fact that the developer was open to suggestions for the second and third phases.

Chair Daniels opened the public hearing.

Thomas Mudder, a resident at the Juel Apartments, expressed concern with the height on 500 East. He did not think there was anything higher than 3-1/2 stories in view from the end of Vernier Place. He asked why this proposed height was allowed. He asked why the elevations were rubbed off the sketches and wondered if the number of stories would change if the developer keeps the 9-foot ceilings. Mr. Dansie explained that the elevation numbers were removed because they related to the original design for a taller building and changed when the ceiling heights were changed. He explained that, if a floor is removed from the building, it will be one story shorter, but it will come out of the middle, not the top. Mr. Mudder asked about side yards and asked if the north and south borders are hardscaped into the adjacent property.

to accept one of three options in the event Phase 2 does not come through makes the project acceptable. She was troubled by the fact that the Planning Commission could not see the entire project in all phases.

Motion for Petition 410-584

Arla Funk moved that Petition 410-584 be approved on the basis of the findings of fact in the staff report with the recommendations, including the agreement with the developer to one of three options for finalization of the second phase. Kay (berger) Arnold seconded the motion.

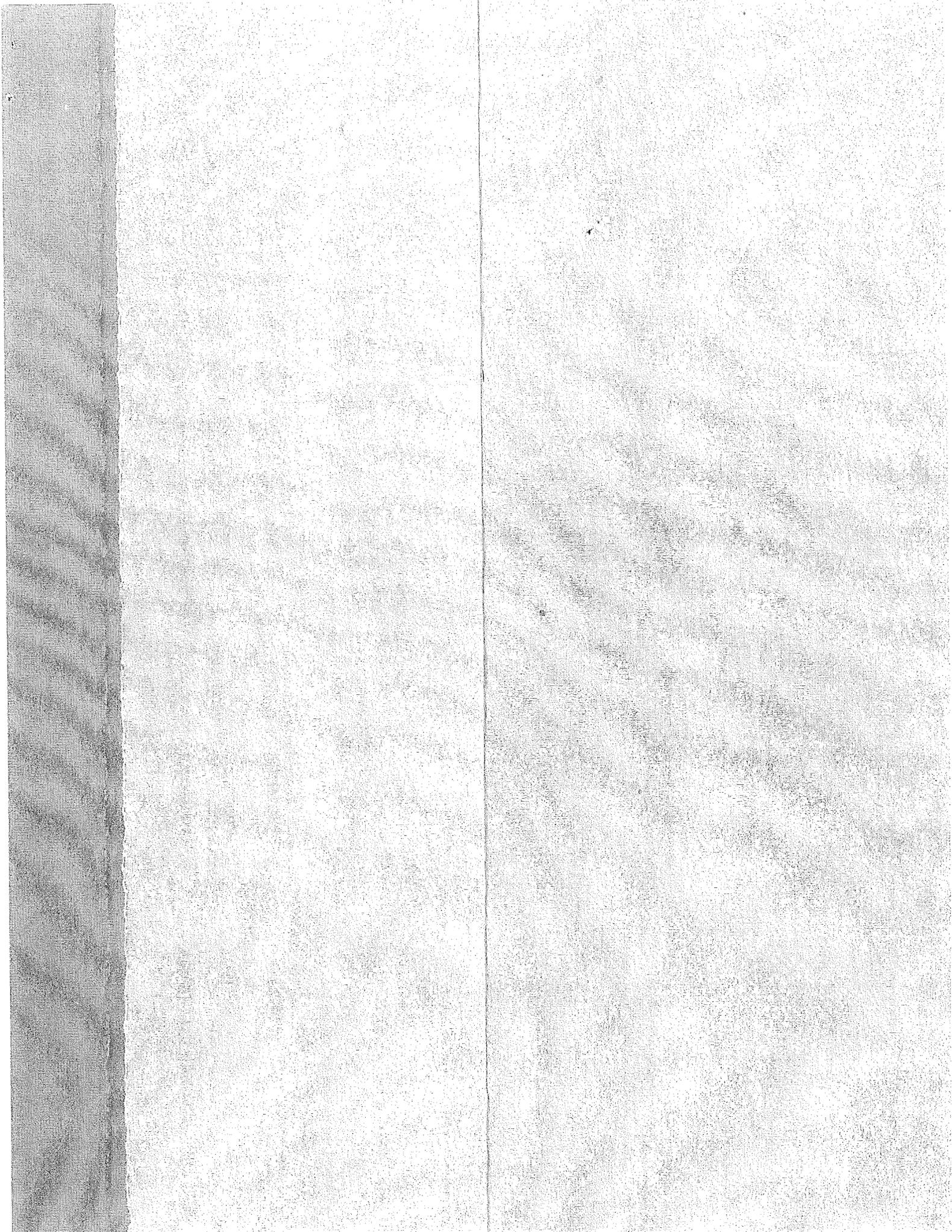
Prescott Muir suggested an amendment to the motion giving the Planning Director authority to work with the applicant to explore ways to create better connectivity to the street within grid 2 to the west. He believed it was important for the building cores to have direct connection to the higher plaza.

Ms. Funk accepted the amendment to her motion. Ms. Arnold accepted the amendment in her second.

Findings of Fact

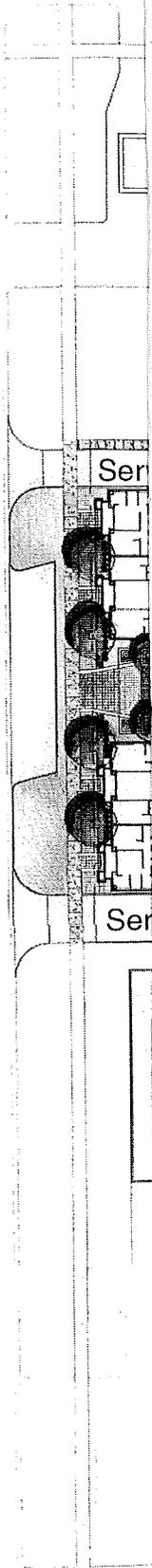
- A. The Planning Commission is authorized to approve planned developments with multiple buildings.
- B. The project meets all of the zoning requirements for the RMU zoning district except the rear yard setback and the height. Staff recommends the Planning Commission modify the rear yard setback requirement to 20 feet through the planned development process in accordance with Section 21A.54.150.C. The proposal is consistent with the East Downtown Master Plan, which calls for medium to high-density housing.
- C. The Salt Lake City Transportation Division has determined that access is adequate.
- D. The Salt Lake City Transportation Division has determined that internal circulation is adequate. The first phase will exceed the number of required off-street parking stalls.
- E. Public Utilities are adequate.
- F. Adjacent land uses do not require buffering from the proposed apartment complex. Buffering of the apartments from adjacent land uses is adequate.
- G. The architecture is different, but compatible with historic high-density housing in the neighborhood. The Historic Landmark Commission has approved the design of the structure.

Exhibit 2
Division Recommendations.



500 East Street

600 East Street



OVERLAND
DEVELOPMENT

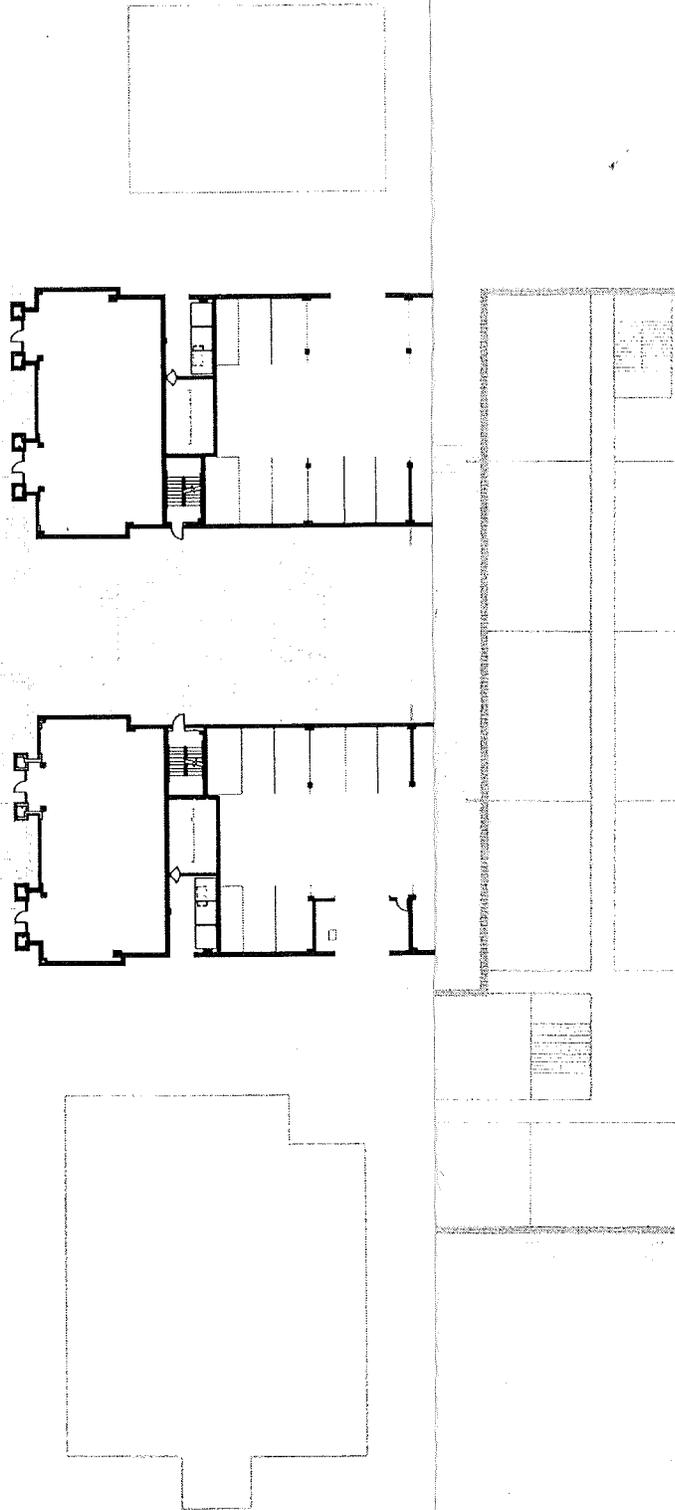
**Emigration Court
Multi-Family
Housing and Retail**
Salt Lake City, Utah

**Schematic Design
Submittal**

MHTN ARCHITECTS, INC.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6900
Telefax (801) 595-6717
www.mhtn.com



10.15.02



OVERLAND
DEVELOPMENT

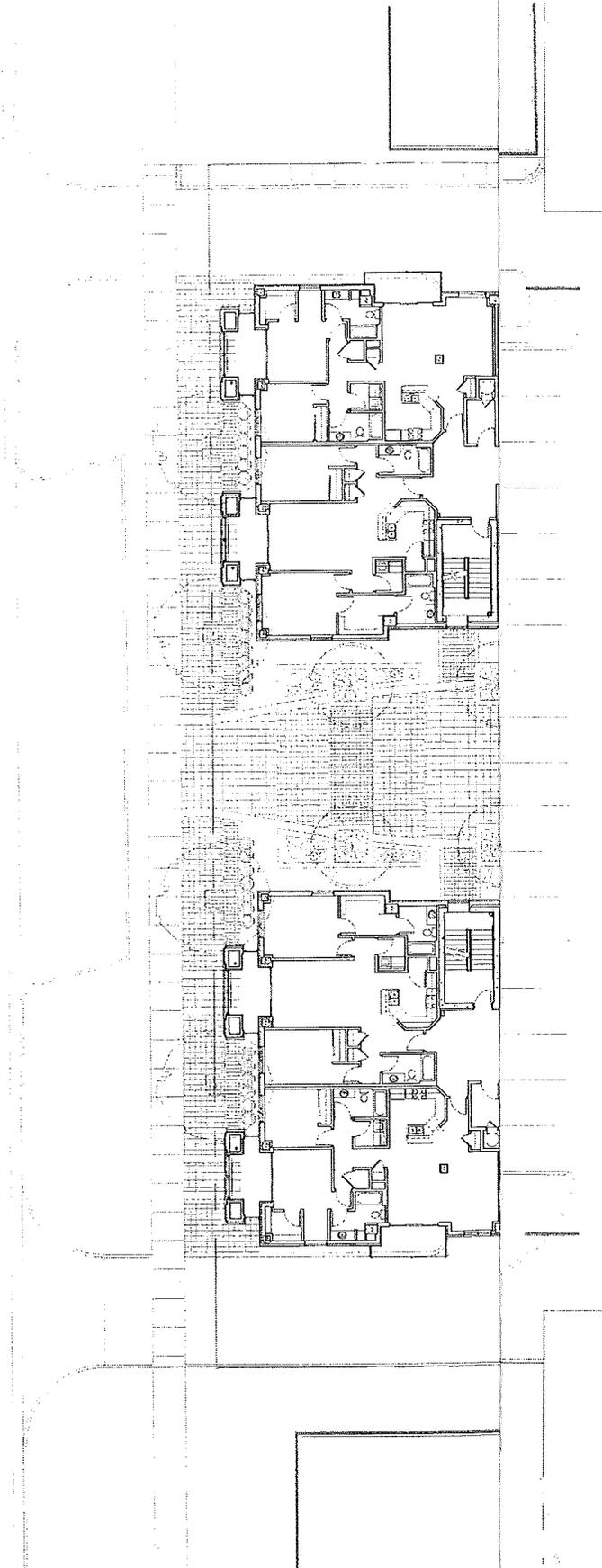
**Emigration Court
Multi-Family
Housing and Retail**
Salt Lake City, Utah

**Schematic Design
Submittal**

MHTN ARCHITECTS, INC.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6900
Telefax (801) 595-6717
www.mhtn.com



10.15.02



OVERLAND
DEVELOPMENT

**Emigration Court
Multi-Family
Housing and Retail**
Salt Lake City, Utah

**Schematic Design
Submittal**

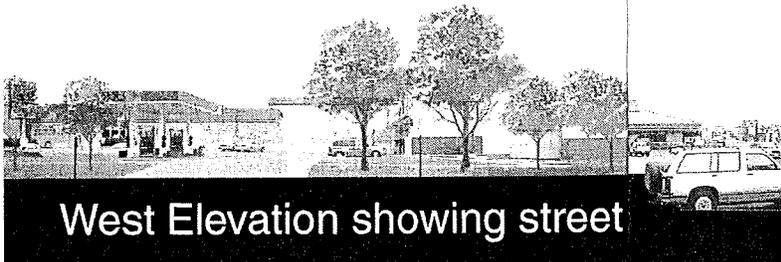
MHTN ARCHITECTS, INC.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6900
Telefax (801) 595-6717
www.mhtn.com



10.15.02



West Elevation showing adjacent



West Elevation showing street



OVERLAND
DEVELOPMENT

**Emigration Court
Multi-Family
Housing and Retail**

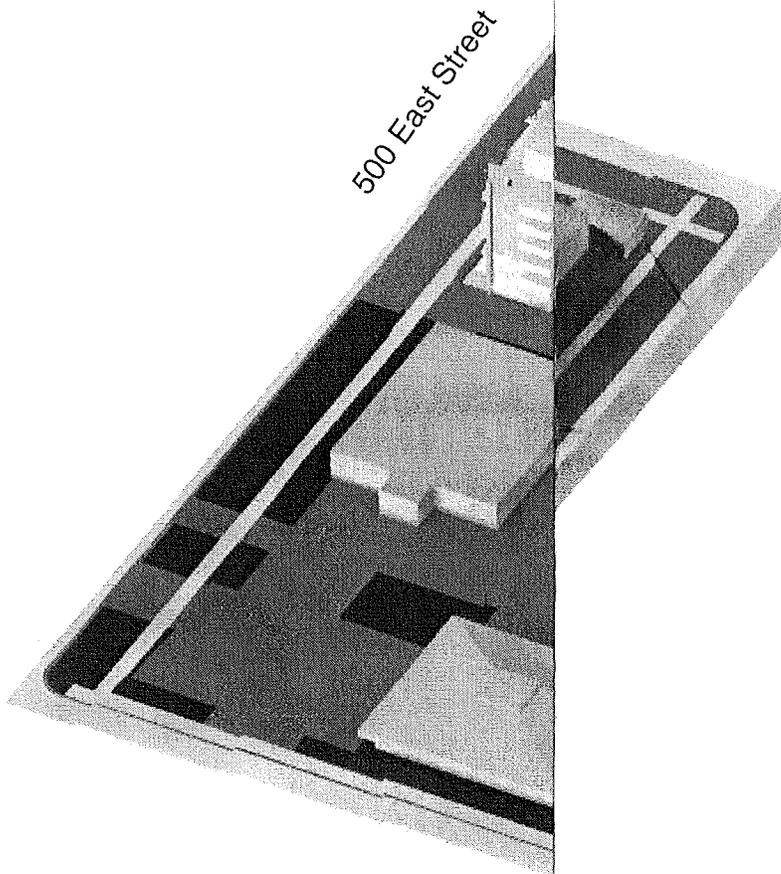
Salt Lake City, Utah

**Schematic Design
Submittal**

MHTN ARCHITECTS, INC.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6900
Telefax (801) 595-6717
www.mhtn.com



10.15.02



OVERLAND
DEVELOPMENT

**Emigration Court
Multi-Family
Housing and Retail**
Salt Lake City, Utah

**Schematic Design
Submittal**

MHTN ARCHITECTS, INC.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6900
Telefax (801) 595-6717
www.mhtn.com



10.15.02



PEG (PLANNING AND ECONOMIC GROWTH)

January 27, 2010

Salt Lake City Planning & Zoning
ATTN: Historic Landmark Commission
PO Box 145480
Salt Lake City, UT 84114-5480

Subject: Proposed Eastside Apartments and Assisted Living

Dear Historic Landmark Chairs and Commissioners,

In preparation for our appearance before the Historic Landmark Commission (HLC), scheduled for February 3, 2010, we would like to provide some background on the proposed Eastside Assisted Living Center and Apartments. This new development will consist of 132 assisted living units in a single structure at 556 East 300 South, along with 173 apartment units in three structures at 350 South 600 East. These parcels were formerly known as Phase II and Phase III of the Emigration Court project. Two of the apartment buildings will be two levels, with a six-floor structure behind; the assisted living center will also consist of six floors. Both portions of the project will include two levels of underground parking. We are familiar with the history of Emigration Court, and have made efforts to incorporate suggestions made during its HLC review process into our plans.

Comments from a previous HLC meeting included a desire to improve the pedestrian-friendliness of the neighborhood and provide porches along the 600 East frontage. We have made the pedestrian scale a point of emphasis in our building design by limiting the apartment buildings adjacent to 600 East to two levels and including large porches and balconies. We have also incorporated pedestrian plazas into both portions of the project to provide an amenity for the tenants and, in the case of the apartments, an alternative walking route through the block.

We also met with the Central City Neighborhood Council on January 6, 2010. We were told that the project looks more appropriate for a suburban than a downtown location, and that at least one resident preferred the plan submitted previously by Cooper Roberts Simonsen Associates architects (attached for your reference). We would like to reiterate that what we have provided is a preliminary design, and that we are willing to modify the project according to your recommendations and citizen input. However, we hope you will understand that there are limitations to the amount of modification we are able to make. In particular, substantial reductions in density will render the project unfeasible from a financial standpoint.

We appreciate your attention to this request and look forward to meeting with you.

Sincerely,

Matt Hansen
Project Manager



RE: East Side Apartments

January 13th, 2010

To whom it Concerns,

My name is Tom Mutter and I am the Chairperson for Central City Neighborhood Council (CCNC). On January 6th, 2010 CCNC heard a presentation on the East Side Apartments which is a proposed assisted living project along 300 S between 500 E and 600 E. CCNC was contacted by the developers first to be on our agenda. I contacted the Planning Dept and got in touch with Doug Dansie. Doug told us that this was a reincarnation of the Emigration Court phases 2 and 3, that they were seeking zoning amendments and Historic Landmarks approval again. Here are comments from that presentation:

The renderings depicting development along 600 E. showed a style of something seen in West Jordan or Sandy certainly not what you would see downtown or in an historic district.

What was shown was nothing like what was presented years ago.

Phase 1 of Emigration Court is always cited as the prime example of a poor development/project and this looks like more of that.

The infill around the existing parking structure is over scaled with unsightly massing. The existing fabric of the neighborhood is not being reinforced with this project.

Project being proposed looks to be as big as zoning allows to make the project profitable and in turn surrounding neighbors have to put up with a project out of scale.

Feel the proposal to go the 6 or 7 stories on 300 S. is again out of scale with the existing neighborhood fabric.

This seemed like a fishing expedition to see what we would accept. We were being asked what we wanted to see. People said we want something that looks like what's on the other side of the street or down the block of the historic district.

Mr. Dansie was present along with the applicant at the meeting. As the Chairperson for CCNC I felt it was a waste of our time. If this group does choose to go forward and develop this site they will have to present to us another time. There was very little discussion on the potential zoning requests and even less on the assisted living component along 300 S. which was the reason for being on our agenda. In fact we did not get the typical description from Planning we get explaining what the applicant is requesting. This makes me think even more that the developers were testing the waters and not serious about the proposal presented to us. My only other observation is that the zoning adopted to increase density in neighborhoods bordering trax stations has proven to push over sized projects into not so dense neighborhoods and small to no projects along or right adjacent to trax nodes. Thank you.

Tom Mutter
CCNC Chairperson

Nick Rupp
CCNC Vice Chairperson