



Council Request for Feedback

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Cheri Coffey, Assistant Planning Director

Date: December 8, 2016

Re: Trolley Square South Project: City Council Request for Feedback on Trolley Ventures proposed Development Agreement

Commissioners,

The City Council is currently reviewing the rezoning request by Trolley Square Ventures, for the property south of Trolley Square. As part of its review, and possibly a condition of the rezoning approval, the Council is reviewing a development agreement proposed by the applicant. In its draft form, the development agreement includes development standards relating to height, setback and stepback provisions which would set the building envelope for the project. Usually, the Historic Landmark Commission would have the authority to modify these types of lot and bulk standards in its review to ensure a new building is compatible with the district and complies with the standards of the ordinance. If the City Council were to adopt the draft development agreement in its present form, the HLC would be limited in its ability to decide setbacks, stepbacks and building height for the proposed project. The draft development agreement is likely to be modified to some degree before the Council decides whether to approve it to address concerns presented by the Planning Division, City Attorney's Office and the City Council itself.

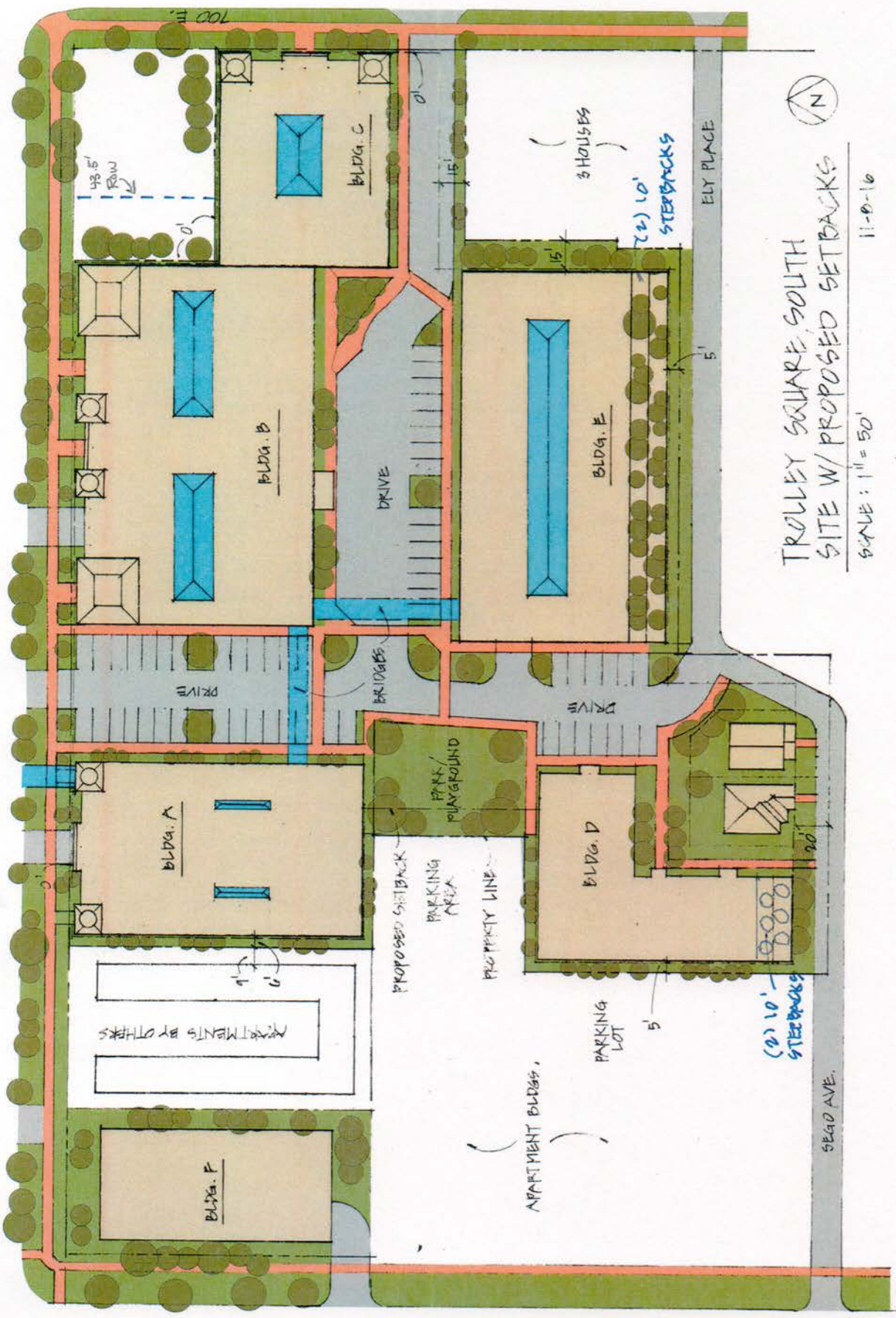
The City Council would like the Historic Landmark Commission to review the language relating to height, setback and stepback regulations as identified in the draft development agreement and provide the Council feedback as to whether the Commission is comfortable with these building envelope parameters proposed in the draft or if the Commission is of the opinion that having these set parameters would negatively impact the Commission's ability to ensure the new construction is compatible with the district and complies with the standards for new construction.

The development agreement language includes the following information:

1. The HLC shall not impose setbacks or stepbacks in excess of the measurements identified in the proposed site plan(s) (Please refer to Attachment A of this memo. These site plans are the same as those in the HLC packet that was uploaded last week, but these have the actual dimensions of the proposed setbacks and stepbacks.
2. The FBUN-2 zone permits buildings a maximum height of fifty feet (50').
 - a. The HLC may not decrease this height
 - b. The HLC may increase the height to sixty feet for various reasons but the height increase shall only apply to buildings adjacent to and facing 600 South (between 614 East and 664 East) and 700 East (between 630 South and 634 South.)
3. Buildings adjacent to and facing 600 South between 614 East and 664 East are allowed an additional fifteen feet of height for architectural features that help elevator shafts blend into the design of the project (subject to HLC approval). (Staff would ask the applicant to clarify if this is 15 feet above the 50 feet or above 60 feet if the HLC approved additional height as identified in 2b above.)

Staff will ask for Commissioner's feedback at the work session on December 8th that we can then transmit to the City Council prior to its public hearing on December 13, 2016.

Thank You



TROLLEY SQUARE, SOUTH
 SITE W/ PROPOSED SETBACKS

SCALE: 1" = 50'

11-10-16

600 E.

APARTMENT BLDGS.

(2) 10' STEERBACKS

5'

PARKING LOT

PROPOSED SETBACK PARKING AREA

PROPERTY LINE

PARK/PLAYGROUND

APARTMENTS BY OTHERS

10'

BLDG. F

BLDG. A

DRIVE

BLDG. B

DRIVE

BLDG. E

DRIVE

BRIDGES

BLDG. C

48.5'

RAW

100 E.

3 HOUSES

(2) 10' STEERBACKS

ELY PLACE

SEGO AVE.