

Planned Development 5/19/22 (further revised 6/3/22)

1699 West North Temple, Salt Lake City Utah

Southeast corner. Former Gas Station, Current Tenant: Emissions Plus (month-to-month)

Property owner: Bike LLC and managed by Gaddis Investments

Zoning: TSA- MUEC TA

Conditional Use: Drive-through restaurant

Note the below information includes narrative for both the Planned Development and CUP application requirements. Attached are Exhibit A (CUP narrative) and Exhibit B (subject property and neighborhood photographs).

Background:

Bike LLC has owned the subject property since 2002 and at the time of purchase, the property was a Tesoro Gas Station (prior to Tesoro it was American Oil), later branded as Shell Oil. Shell vacated in 2017 due to competition in the area. Feedback from potential tenants was that there was too much “gas and C-store” competition in the area and the site was too small. The current tenant is a month-to-month Emissions Plus business. Many of the interested parties in our site required a drive-through which, at that time, was not allowed. On September 3, 2019, through a text amendment to the zoning ordinance, we received approval for a “drive through restaurant as a conditional use”. The Salt Lake Community Council adopted an ordinance that amended the table of permitted and conditional uses for Transit Station Area Districts in Section 21A.33.035 to add “Restaurant with drive-through facility” as a conditional use. (The CUP approval and details are attached as Exhibit A).

Our request is for a zoning modification in order to accommodate the SBCS’s parking requirement. (See more about the zoning below).

Zoning:

The zoning district is TSA-MUEC-T which is the “Transit Station Area Mixed Use Economic Center Transitional” district. Our project is meeting the requirements of this zoning through all of the attached applications (CUP Application, Planned Development Application, Transit Station Area Development Score Review – although the latter is not required).

Intent and New Concept:

Our plan is to demolish the existing structure and build a Starbucks Community Store “SBCS”. The SBCS is a relatively new concept which began in 2015. The SBCS concept focuses on hiring locally, creating dedicated space for communities to come together for events, and working with diverse contractors for store construction and remodels. Starbucks aspires to complete 100 of these stores by 2025 and recently expanded the program to 1,000 stores by 2030. Starbucks considers factors such as high youth unemployment, low median household income and population stability when selecting Community Store locations. They have chosen our location on the corner of Redwood Road and North Temple as an ideal spot. Like all Starbucks buildings,

however, the SBCS requires no less than 23 parking stalls. We are submitting our Planned Development application because the SBCS meets the vision of Salt Lake City's Master Plan to build an enhanced project the city and neighborhood will love – an amenity to accommodate the housing and business community alike. This project will create a more engaged and connected community.

Starbucks Community Stores:

For more information on SB Community Stores, see the attached, or please visit:

<https://stories.starbucks.com/press/2022/starbucks-paves-way-for-more-inclusive-and-accessible-experiences-in-stores-around-the-world/>

Starbucks has prioritized developing the Community Store concept in economically distressed communities and Opportunity Zones. Starbucks wants to be in this North Temple neighborhood on our site.

Starbucks Community Stores are placed in both rural and urban communities across the country in underrepresented neighborhoods to bolster economic growth and to draw in the local community. The SBCS will share many common aspects to a traditional Starbucks store including comfortable seating and atmosphere, as well as offering diverse menu options. The SBCS however, will focus on helping provide economic opportunity in this vulnerable community through local hiring, creating dedicated space for community groups and non-profits to come together for events/meetings at no cost. SB Community Stores often partner with local artists on projects and work toward hiring diverse contractors and sub-contractors. These store concepts create environments for Starbucks partners (employees) to connect with, engage and represent the communities they serve. Partners can directly connect to initiatives of the store/neighborhood.

Building / Site / Design:

The current building is approximately 1,200 square feet which under-utilizes the site for the area and neighborhood. With the rapid growth of multi-family housing in the area, the SBCS will add to the diverse mix of uses and building types that the neighborhood desires, bringing a higher level of character to the surrounding area. This coffee shop is different from the neighboring retail businesses such as 7-Eleven, Chevron, Denny's and Burger King to name a few. This store will be approximately 2,817 square feet; a larger footprint than the traditional Starbucks store to accommodate the community room. Our architectural team is focused on making the site function well from where the building will be situated on the property near the street, with parking in the back. Currently the site and surrounding vacant buildings attract loitering and graffiti. We are adding landscaping, lighting, and a vibrant building with a use that lends itself to bringing a constant flow of people to the area. We believe this will help change the fabric of the neighborhood.

The SBCS offers a unique amenity to the community and would be the only "community space" to our knowledge – the nearest specialty coffee shop is over 1.5 miles to the East on North Temple (Mestizo Coffeehouse.) At the same time, it meets the requirements and desires of the

community as outlined in the North Temple Boulevard Master Plan (NOTE Master Plan). This type of retail food use offers long term stability for the transit area. Coffee is not a fad. It will accommodate the customers for both short pop-ins or longer visits for those using the community room and traditional seating. It will provide a walkable food / beverage amenity not only for the multi-family housing market that has recently sprouted in the neighborhood, but for the businesses – specifically the multitude of government offices and employees located on and around North Temple and Redwood Road.

Planned Development:

Our proposed Planned Development meets the requirement of providing a more enhanced project than otherwise would be achievable through land use regulations. This is due to the fact that this coffee shop concept can only join our North Temple community if granted the 23 parking stalls needed to open this store. As taken from the Planned Development Regulations, we are meeting the below requirements:

1. Implementing the City’s vision for future growth simply by opening an amenity not currently available in the area. The SBCS will complement the density on North Temple.
2. Encouraging efficient use of land and resources - we are building a slightly larger footprint building than what currently exists (former rundown gas station and emissions store) which will lend itself to connect to its neighbors more than ever before.
3. Our utility use is standard – not excessive.
4. We are taking an innovative approach to our planning and development through the building design requirements and using the NOTE Master Plan as a guide. We have considered what the North Temple community has long desired.
5. Engaging in the surrounding area’s character simply by adding something new – new building with unique design, adding a much-needed use (coffee, community space).

Planned Development Objective:

The proposed Planned Development will align with the following required objective “F” outlined in Chapter 21A.55., “Master Plan Implementation”. The first page of NOTE Master Plan says “North Temple Boulevard is the backbone of the community, a meeting place where neighborhoods come together, and where life happens.” We will contribute to this mission through our proposed SBCS as outlined herein through the following amenities: community and meeting space; gathering place for friends, family, and business associates; and a coffee shop the community can enjoy. We meet the need of the housing and businesses in the area – a need that is currently not present.

As a member of the Power Station Corridor, one of the key development principals of the NOTE Master Plan requires the need for “placemaking”. The SBCS hits the mark for placemaking by creating public spaces that people feel connected to. We believe this will be a success because it will be a resilient place, it will empower citizens and create a more connected community. Historically, coffee houses have acted as places to meet, converse, socialize, entertain and exchange ideas. They have often acted as hubs within local communities to create and develop social networks. One of Starbucks’s goals is to create a customer/partner experience. Our SBCS

focuses on hiring locally and hiring from underserved communities where there is a high population of unemployed youth – another outstanding way to bring community together.

The NOTE Master Plan also requires connectivity. We are located just off of the Redwood Road freeway exit (and entrance) and our location is the gateway to the North Temple Boulevard housing and business community. Our SBCS will literally and figuratively connect the neighborhood. The SBCS will provide local jobs for at-risk youth, support other nearby businesses, cultivate art and culture, and create a more diverse local economy.

Our SBCS will be pedestrian and bicycle friendly and though we still require the 23 parking spots, our location naturally encourages the use of public and active transportation. Our site is in the Transitional Area (TA) of the Power Station section of the corridor which is less intensive transit-oriented zoning, hence the need for the additional parking. It is important to note that as part of our Planned Development we will be closing off three ingress/egress driveways to and from the property – two on Redwood Road, and one on North Temple. These closures will alleviate congestion and provide safe access and circulation for vehicles, bikes and pedestrians.

General Notes about the NOTE Master Plan:

The NOTE Master Plan outlines that in the Power Station corridor there is a need to improve the streetscape and redevelop rundown properties. The streetscape was improved when transit was added but many properties in the area have still been neglected and in some cases dilapidated. There was also concern that there are a lack of retail and food businesses and those that do exist are rundown. The neighborhood needs an upgrade. There have been a few new buildings since the inception of the NOTE Master Plan, but there are still properties that require redevelopment. Our SBCS will improve the site immensely by adding a new, modern design building, added glazing, artistic bike racks, and vehicle parking in the rear of the building. We are also exploring the idea of an art mural on the building facing North Temple. The mural is estimated to be approximately 12 feet wide by 5 feet high. We will reinforce the character of the surrounding neighborhood on one of the main corners of the city. Our building will be what people see as they exit the freeway onto Redwood Road and enter the North Temple neighborhood. The goal is to be inviting to the entire community - whether you live or work on or near North Temple/Redwood and are enjoying time inside the coffee shop or you are grabbing something to-go as you head to school, work or the airport. It is worth noting that there is an image of a Starbucks in the NOTE Master Plan on Page 13. Granted, it is part of the Seattle TOD but we believe it was meant to be.

Planned Development Review Standards: Most of the below points are described above in the narrative and are indicated as such below.

1. The project meets the Planned Development purpose statement as outlined above. The project also meets Objective F for Master Plan Implementation described above.
2. The project is generally consistent with the NOTE Master Plan (as stated).
3. The project is compatible with the surrounding neighborhood. Described above in the narrative about the NOTE Master Plan.

4. The project preserves and provides appropriate landscaping. The project intends to keep some of the existing trees to the northeast along North Temple. Trees will remain along the east to buffer the adjoining property, and in addition we will be adding additional landscaping which is appropriate for the scale of the development.
5. Promotes City mobility goals: The project supports safe and efficient circulation as described above. We are closing off two ingress/egress accesses to the property from Redwood Road, and one on North Temple, which should minimize conflicts between different transportation modes. We believe this change will promote safety both within our development and along the two roads.

Additional Considerations:

--Our site has shared access with the neighboring property which is soon to go under a redevelopment (the former Ramada Inn).

--The project allows for adequate emergency vehicle access from Redwood Road and North Temple.

6. Preserves natural and built features that contribute to the surrounding character as described above in the narrative about the NOTE Master Plan.
7. Does not have a detrimental effect on City utilities. Our use is standard.

Design Review Objectives (21A.59.050).

We have touched on many of these items earlier in this narrative (above) but will specifically address each point below, and much of which is included in the actual building plans. The project will be referred to below as either the "Project" or the "SBCS" (Starbucks Community Store).

- A. Our Project complies with the intent of the purpose statement for the zoning district **TSA-MUEC-T** in the following ways: The proposed SBCS will provide an attractive transit and pedestrian oriented commercial building and amenity for the neighborhood. The coffee shop concept connects the residential and business community in the NOTE corridor by offering an amenity that has never been in the area before. Given all the new development in the zoning district, the coffee shop and community store concept will complement the density. Our site is located in the TA (Transition Area) zone, and it is suggested that the development in this zone be moderate opposed to intense land development, as follows: the SBCS will serve the surrounding neighborhood through restaurant/retail use. It will provide a support base to the Core Area, provide an amenity for transit ridership, and further promote a lively robust district. We intend to provide a high-quality development that meets the needs of nearby residents and businesses while contributing to a vibrant local economy. One of the main focusses of the TSA-MUEC district includes land uses that support business and employment such as service industry related amenities. A few of the large employers in the district are government offices such as the Utah Department of Natural Resources (which houses multiple State offices) and the US Forestry Department, etc. Note that the building lends itself well to be a multi-purpose building which aids in long-term potential changes – although not anticipated in the foreseeable future. The site location on the corner and our Project will promote connectivity (as mentioned in the above narrative) to the freeway

- system, transit, bikes and pedestrians – all modes coming from the freeway, the airport, the nearby housing and businesses.
- B. The Project is oriented to the sidewalk with the main entrance facing the public sidewalk, parking located behind (see plans).
 - C. Building facades. We have met the requirements of the TSA zone for maximizing glazing (windows and doors facing the streets) with metal material between the glazing or wall finishes (window transitions). Our building is a single level, ground floor coffee shop and in front between the building and the public sidewalk we are incorporating a bench in the landscape area.
 - D. Large building masses: Per the plans the building is single level and 2,817 square feet. We have provided transitions to break up the façade with glazing, fiber cement, the tower with a faux wood fiber cement, etc. In addition, we are hoping to incorporate an art mural on the North Temple facing side of the building. As stated in the above portion of the narrative, we have followed the desired message and requirements of the NOTE Master Plan.
 - E. This section is for building facades that exceed 200 feet and this is Not Applicable to our Project.
 - F. This section is for projects that include outdoor privately-owned public spaces. This is Not Applicable to our Project. It shall be noted, however, that our Project will include a public space (community space, hence the name Starbucks Community Store) inside the building as stated and described in great detail above.
 - G. Building Height and Human Scale: Our Project is a single level building designed so that the experience of the customer is natural and seamless. The physical elements of the building have been designed proportionately from the streetside views (doorways, rooflines, tower element and even the art mural). We recognize that we perceive architecture through our senses and this will affect the interaction customers will have with the building. Human scale is a critical component of our design.
 - H. Parking and on-site circulation: As shown on the plans we include a crosswalk from the parking area to the ADA assessible building sidewalk.
 - I. The waste and recycling containers: The details on the screening of the waste and recycling containers are shown on the plans and toward the back. Mechanical equipment is rooftop only.
 - J. Signage: The entire sign package is not shown yet but will be provided for approval at a later date. We plan to address the signage requirements and what is required in the TSA-MUEC-T zone. We do depict some directional and building signage on the building plans. All signs will be coordinated with landscaping so as to not block any future tree growth, etc., that would impede the visibility of signage.
 - K. Lighting: All outdoor lighting is designed to meet the code. We do not have street lights other than what is existing and the intersection lights at North Temple and Redwood Road. As shown on the plans we will have lighting that will accentuate the art mural on the North Temple facing side of the building.
 - L. Streetscape improvements: Our landscape architect has designed the landscaping to meet city standards. The current design is consistent with what is currently present

along the street (North Temple) and surrounding the property. We are keeping existing trees along North Temple as well as adding landscape areas surrounding the building (all of which will be approved plants/trees). We will use city requirements for any hardscape materials including only asphalt in drive aisles and parking areas.

Please allow us the opportunity to build a SBCS and provide a sense of place and community, stimulate the economy, and accentuate the culture of the West Side. The presence of this new, more visible building on the corner will likely increase pedestrian traffic which, in turn, will likely reduce crime allowing the neighborhood to feel safer and more inclusive. When people feel welcome and safe, they become more engaged. We can help Salt Lake City realize its vision for the North Temple Corridor.