

SPARK – Planned Development Project Overall Narrative

1500 W. North Temple Street Salt Lake City, UT 84116



Assessor parcel: 08-34-476-017-0000
Site area: 2.07 AC (90,169 SF)
Zoning: TSA-MUEC-C

*Initial Zoning Review – SPARK – 1500 W North Temple – Based on Plans
Submitted with TSA Application PLNTSD2022-00629
Review Date: July 5, 2022 Planner: David J. Gellner, Senior Planner*



A. PURPOSE AND OBJECTIVES OF A PLANNED DEVELOPMENT (21A.55.010)

1. Open Space and Natural Lands

One benefits of the proposed project massing is the creation of diverse open spaces that offer a variety of experiences at various levels throughout the project. The ground floor contains the corner plaza, public retail court, mid-block connection park, and the children's outdoor play area. The 2nd floor podium courtyard will offer residents protected and secured outdoor recreation where one can overlook the activity below while enjoying the outdoor BBQ grills, fire pit, or other amenities that will be provided at this deck. Also at level 2, and at the roof of the retail volume below is where the honey bee 'farm' and butterfly conservatory will be located. Please refer to outdoor diagram.

2. Mobility

The project site is conveniently situated between the light rail station and the Jordan River. Cornell and 1460 West both run North towards the river and provide connectivity to Cottonwood Park and the Jordan River Pkwy Trail, but currently there's no convenient E/W connection between the new streets. The proposed project would provide a 40'+ wide open space element that would consist of a 10ft wide multi-modal trail for pedestrians and cyclists. This connective element would include some edible landscapes such as fruit-bearing trees, rosemary, sage, and lavender, along with some areas for residents and the public to stop and rest and soak in the aromas of the garden. As currently envisioned, this mid-block passage could also contain play elements for young children and spaces for pets to get outdoors

OUTDOOR PROGRAM



B. STANDARDS FOR PLANNED DEVELOPMENTS (21A.55.050)

1. Planned Development Objectives

As set forth directly above, the proposed project meets multiple planned development objectives. Layers of open spaces are provided through out the project for both residence as well as pedestrian. Light rail station can also conveniently be accessed from the project site. Lastly, mid-block connection is also proposed to enhance accessibility across the project.



2. Master Plan Compatibility

The proposed project is largely compatible with the City's Master Plan. The project site design looks to replace the under-utilized motel building with a vibrant new mixed-use community consisting of affordable and market-rate housing, street-facing retail, and a ground floor day care center. The project aims to create an active, integrated development where residents, retail customers and childcare students can share all that the development has to offer.

3. Design and Compatibility

The plaza and adjacent streetscape along Temple meld functional paving with softer green parkways and planting along the public street. The public realm will be sprinkled with on-grade planting, tree wells, benches, street lighting, acting as the foreground to the linear retail volume that runs parallel to Temple. The low-slung building mass is kept down intentionally to allow for views up into the heart of the project, and to create a mass that is visually welcoming. The 4,000sf retail space fronting Temple is envisioned as a 'food-centric' program that will benefit from the project's edible landscapes, community gardens, bee hives and butterfly conservatory. On the opposite corner at the SW, the street-facing façade will be made up of the child care frontage for neighborhood house. Holding the corner will allow for the child care facility to have visibility and easy access, while the massing itself will wrap around and protect the outdoor play area at the Northwest corner. These ground floor programs along with the resident lobby and lounge spaces will provide continuous street activation while also wrapping and concealing the structured parking behind them.

4. Landscaping

The current project site is an empty site and there do not appear to have any existing trees within the site. There are currently landscape strips along the peripheries of project site. Our site plan above shows that our design would be respectful to the existing condition as most of the existing landscaping shall be incorporated in the new site design. Moreover, as indicated on the site plan, landscape buffers will be provided at the parking lot entry as required by ordinance. Please refer to site images.



5. Mobility

One of the most important goals of the project is to create a user-friendly environment for different groups. As indicated earlier, the project aims to enhance mobility around the site by providing a 40'+ wide mid-block connection that would consist of a 10ft wide multi-modal trail for pedestrians and cyclists. On North Temple, as shown in the following rendering, plenty of storefront retail as well as a semi-public on grade courtyard are introduced to increase visibility and accessibility. To further emphasize the connectivity between the proposed project and the Trax, main residential lobby is located at the corner right opposite to the Power Trax station. Additionally, Cottonwood Park and the Jordan River Pkwy Trail are within walking distance from the project.



6. Existing Site Features

The original site for the project was an under-utilized motel building which was already been demolished. Currently, the project site is an empty lot and therefore there would not be any community significant features that have to be retained for this project

7. Utilities

The immediate adjacent sites are an empty lot and a car wash facility, which will expected to have a low utilities demand. Therefore, existing utilities will be sufficient to supply for the new proposed project.



C. Long Term Maintenance of All Private Infrastructure

Section 21A.55.110 of City code requires provisions for disclosure of private infrastructure maintenance and placement costs to unit owners. The SPARK! project will consist of for-rent apartment housing, with the entirety of the units under single ownership. Therefore, any maintenance or replacement costs for proposed infrastructure will be the responsibility of the project owner. The project will be contained within an existing parcel, so a subdivision plat is not anticipated for this site.

Based on preliminary feedback from two DRT meetings with City staff, the SPARK! Project will rely on the water main upsizing in Cornell that is included in the design and permit drawings for The Gauge project to the immediate west of the SPARK! site. The new waterline will be adequately sized for both domestic flows and fire flows for this project. The existing public sewer and storm drain infrastructure requires no upsizing to serve this development.

The infrastructure improvements that will require regular maintenance and upkeep will include the aboveground stormwater retention/detention basin, the newly paved areas around the building (including sidewalk and brick pavers), and the landscaped areas along all three street frontages. An Operations & Maintenance (O&M) manual will be generated for this project as part of the City permitting process. The O&M manual will outline the required maintenance intervals for each aspect of the project, notifying the owner of their responsibilities.

Lastly, please kindly refer to the system impact study report from Rocky Mountain Power for electrical service distribution for the proposed project.