

SPARK – DESIGN REVIEW PROJECT NARRATIVE

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



PROJECT VISION

Spark has been conceived as a pivotal site that will set a new precedent for transit-oriented communities in Salt Lake City. The project is situated immediately adjacent to the Power Station TRAX stop which will provide vital affordable/workforce housing for Salt Lake City and will combine it with essential childcare and retail programs to provide the community with an engaging mix of on-site programs for residents and the public. 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.

Assessor parcel: 08-34-476-017-0000

Site area: 2.07 AC (90,169 SF)

Zoning: TSA-MUEC-C

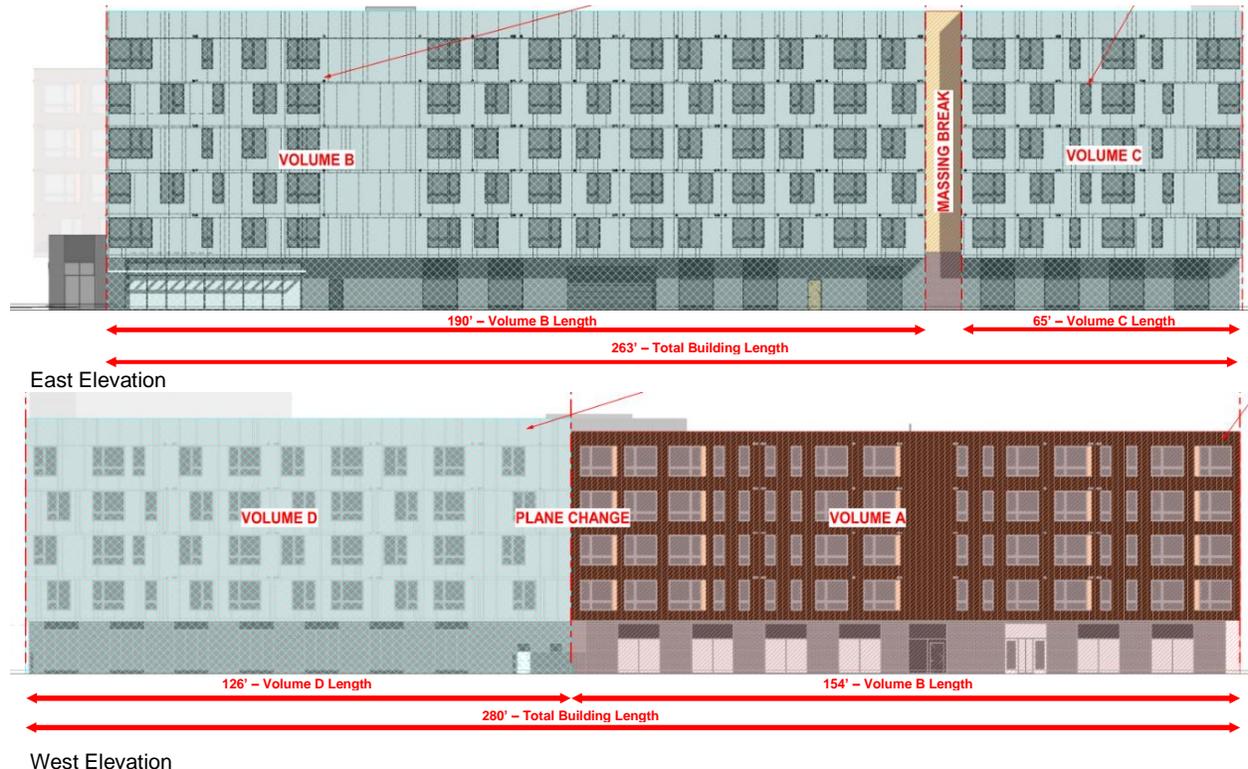
*Initial Zoning Review – SPARK – 1500 W North Temple – Based on Plans
Submitted with TSA Application PLNTSD2022-00629*

Review Date: July 5, 2022 Planner: David J. Gellner, Senior Planner

A Design Review application is required per the procedures and requirements outlined in Chapter 21A.59.

- 21A.37.050.F Maximum Length Of Street Facing Facades:** No street facing building wall may be longer than specified along a street line according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection [21A.36.010B](#), "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide. **(200 Feet Maximum in the TSA Zone)**

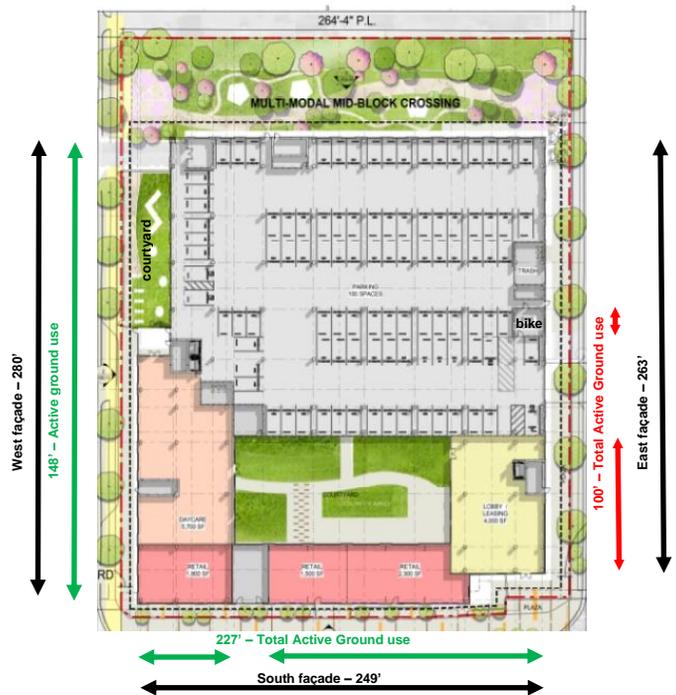
Currently, the South façade, which faces the busier street (West North Temple Street), complies with the requirement, however due to the existing site dimensions the East and West façades, facing Cornell Street and 1460 W exceed the 200ft maximum. On both façades, we have proposed design solutions to help break up the façade visually. On the East façade, there will be a 5' deep, 8' wide massing break that separates volume B (190' wide) and volume C (65' wide). On the West façade, there will be a 20' deep plane change between volume A (154' wide) and volume D (126' wide). Please refer to DS0-12 in Planning Submittal Package for more details. Moreover, the project provides a 40'+ deep through-block open space feature that would include a multi-modal trail for pedestrians and cyclists. This connective element would include some edible landscape elements 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. In conclusion, although the proposed project may not fully comply with the façade length requirement in chapter 21A.37.050, the project team has explored several avenues that mitigate the issue, and we believe that the proposed building adequately addresses the concerns about building length through its mitigation measures, in order to provide a solution that integrates well into the public realm.



- 21A.37.050.A Ground Floor Use and Visual Interest:** This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design.

1. **Ground Floor Use Only:** This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces. **(80% of frontage in TSA zone)**

East Façade Length = 263', Active use = 100' (38%)
 South Façade Length = 249', Active use = 227' (92%)
 West Façade Length = 280', Active use = 258' (92%)



While the east elevation does not meet the 80% ground floor use, we have provided active programs along the majority of the south and west elevation to allow the parking garage to be located at the north east corner to free up for the on-grade semi-public courtyard at the south. Our goal is to create diverse open spaces that offer a variety of experiences at various levels throughout the project. The project provides the opportunity for an on-grade courtyard, which will offer the public and residents a semi-private space to gather and relax. This would help the project to provide an engaging street experience that would not have been possible with the garage occupying this part of the project site.

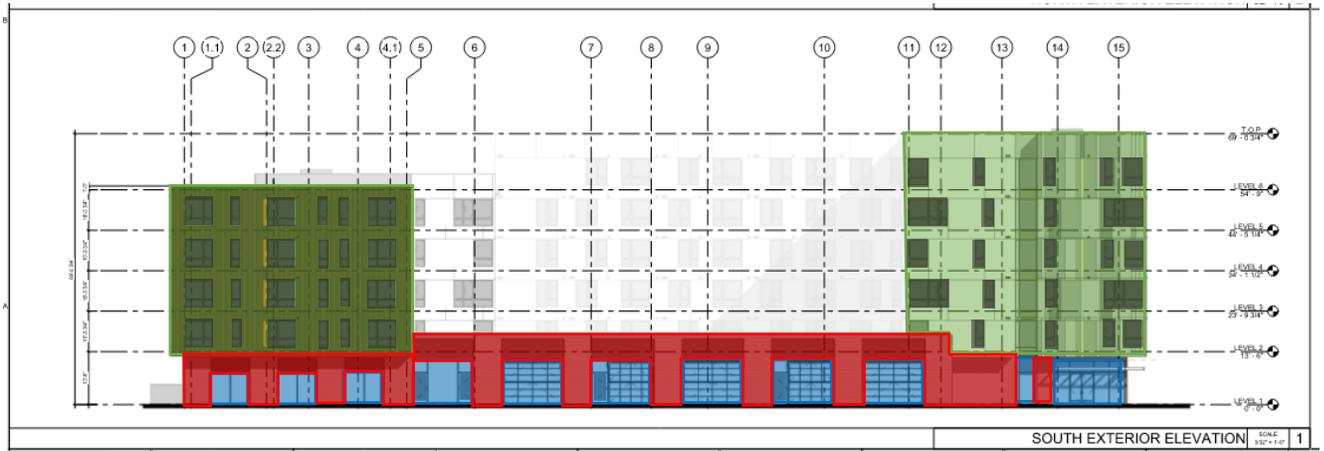


- **21A.37.050 B. Building Materials:**

1. **Ground Floor Building Materials:** Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure. (**90% Required in the TSA Zone**)
2. **Upper Floor Building Materials:** Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure. (**60% Required in the TSA Zone**)

- **21A.37.050 C Glass:**

1. **Ground Floor Glass:** The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with [chapter 21A.46](#), "Signs", of this title. (**60% Required in the TSA Zone**)



Ground floor façade = 2,720 sf, 249' in length, Upper floor façade = 5,840 sf

Ground floor façade excluding opening= 2,109 sf; Upper floor façade excluding opening = 4,255 sf

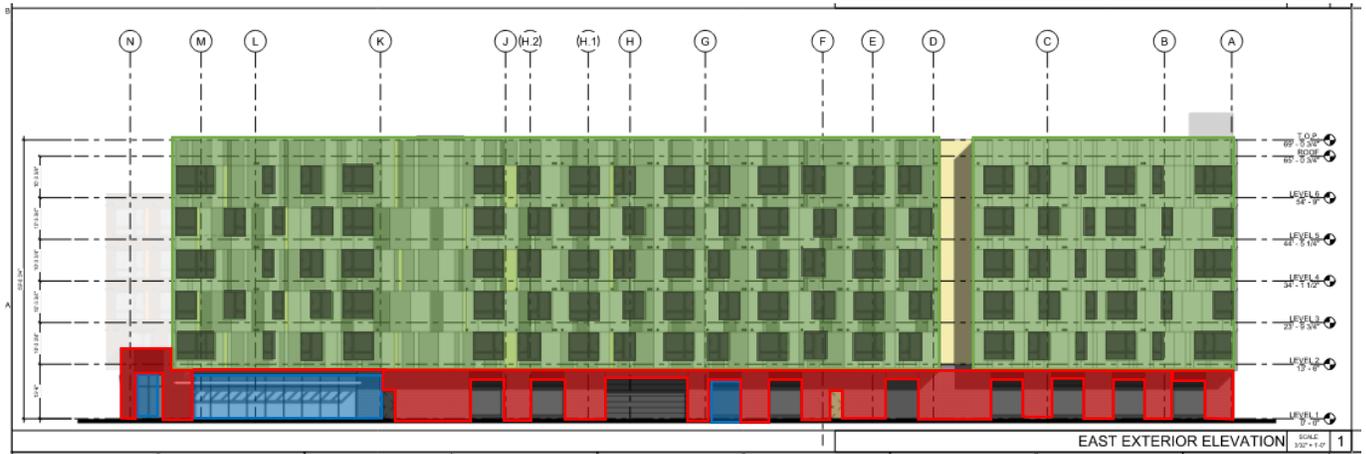
- Ground Floor Durable Material Area– (Brick) = 2,109 sf (100%)
- Glass - Ground Floor area = 1,650 SF (61%)
- Upper Floor Durable material – (Fiber Cement Panel + Metal Panel) 4,255 sf(100%)



Ground floor façade = 3,360 sf, 280' in length, Upper floor façade = 12,605 sf

Ground floor façade excluding opening= 2,252 SF; Upper floor façade excluding opening = 8,321 SF

- Ground Floor Durable Material Area– (Brick) = 2,252 sf (100%)
- Glass - Ground Floor ratio = 80' in length (29% of building length)
- Upper Floor Durable material – (Fiber Cement Panel + Metal Panel) 8,321 sf (100%)



Ground floor façade = 3,084 sf, 263' in length, Upper floor façade = 14,558 sf

Ground floor façade excluding opening= 2,153 sf; Upper floor façade excluding opening = 10,211 sf

■ Durable material – (brick) Ground Floor area = 2,153 sf (100%)

■ Durable material – (Fiber Cement Panel) Upper Floor area = 10,211 sf (100%)

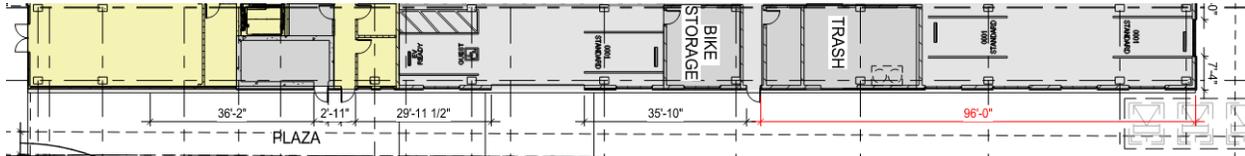
■ Glass - Ground Floor ratio = 62' in length (24% of building length)

Overall, the project is largely consistent with the requirements of chapter **21A.37**. The only areas that deviate from the requirements are noted in red above. As mentioned, we rotated the parking garage and left the center of the project for an on-grade courtyard. Therefore, a portion of the façade has to be designed to meet standard parking garage requirements. In order to provide sufficient ventilation to the garage, architectural screens have been included to ensure air flow inside. As a result, certain area of the façade may have deviated from the required standards.

- 21A.37.050 D Building Entrance:** At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.
(40 feet required in the TSA Zone)

East Elevation

As indicated in the enlarged floor plan, there is one portions of the wall that exceeds 40' entrance spacing requirement. Due to security reason, the project only provides a single entrance to the parking garage on this façade.



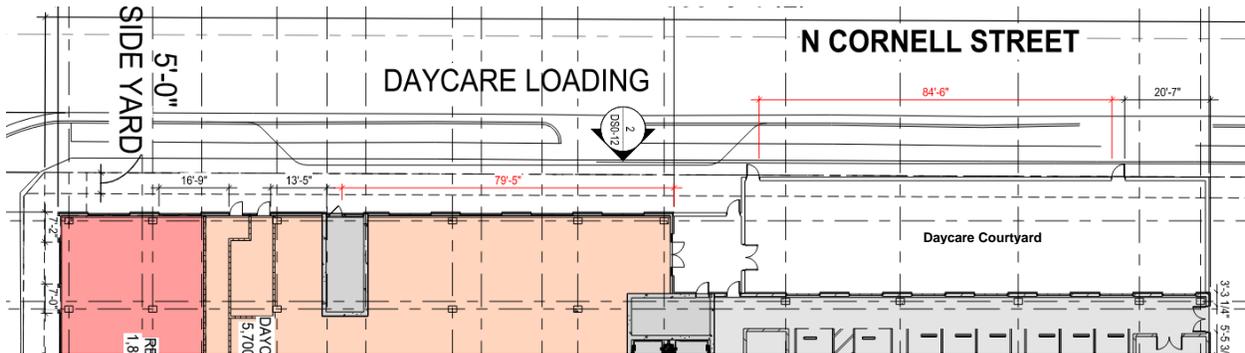
South Elevation

As indicated in the enlarged floor plan, the entire façade satisfies the 40' entrance spacing requirement.



West Elevation

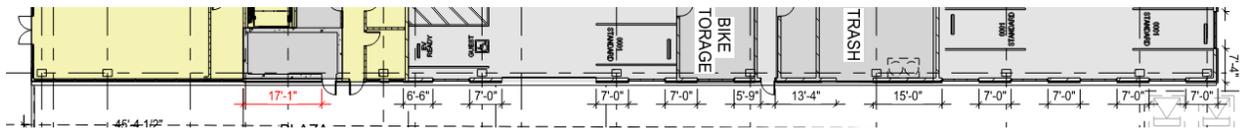
As indicated in the enlarged floor plan, there are two portions of the wall that exceeds 40' entrance spacing requirement. The areas that require deviation would be the day care center façade. Due to security reason and the nature of the daycare, limited entrances are advised. Currently, in order to enhance the condition, entrances are provided on both ends of the daycare center and the daycare courtyard.



- 21A.37.050 E Maximum Length of Blank Wall:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12"). (**15 feet maximum in the TSA Zone**)

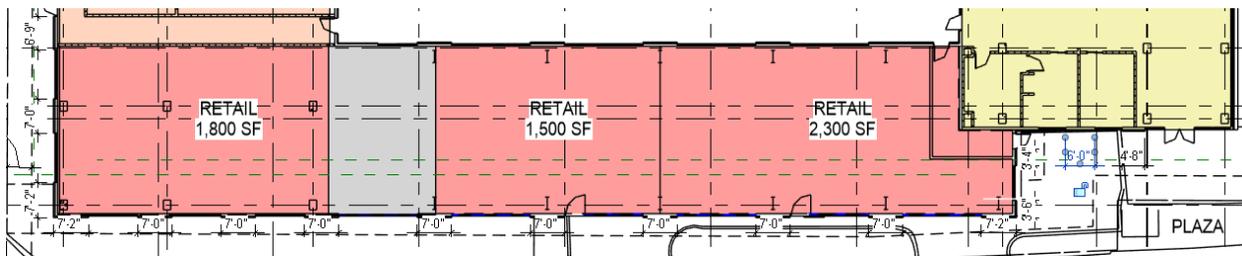
East Elevation

As indicated in the enlarged floor plan, there are one portions of the wall that exceeds 15'-0" blank wall requirement. This is part of the core enclosure, and the wall will be clad with patterned brick and therefore it should not have too big of an impact overall.



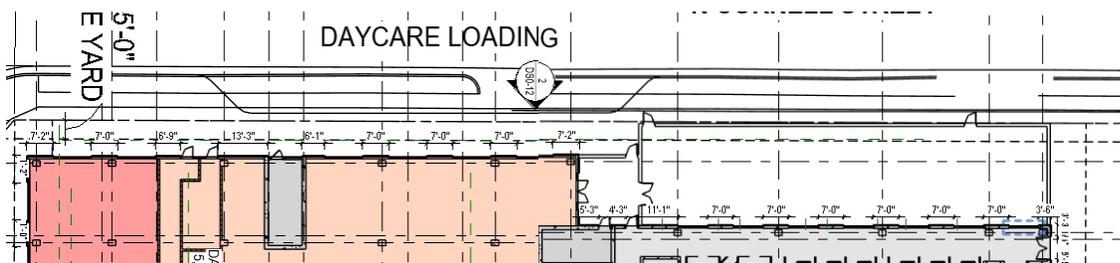
South Elevation

As indicated in the enlarged floor plan below, this street-facing façade complies with the maximum 15'-0" blank wall requirement.



West Elevation

As indicated in the enlarged floor plan below, this street-facing façade complies with the maximum 15'-0" blank wall requirement.



SPARK – DESIGN REVIEW ADJACENT SITE PHOTOS

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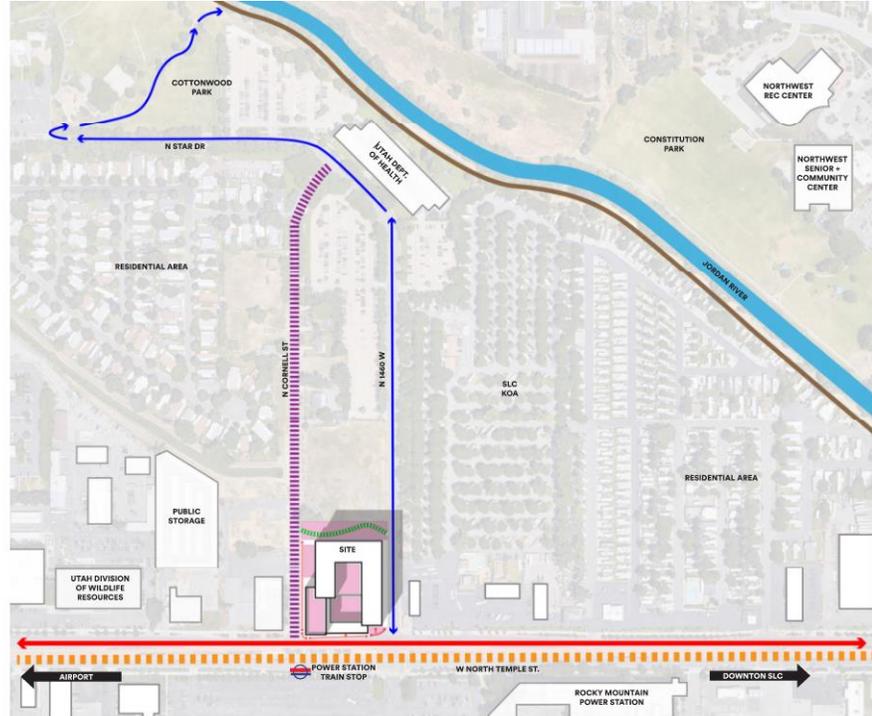
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CONTEXT DIAGRAMS

-  TRAIN RAILWAY
-  VEHICULAR CIRCULATION
-  BIKE CIRCULATION
-  PEDESTRIAN CIRCULATION
-  MULTI-MODAL TRAIL
-  MID-BLOCK CONNECTION
-  PARKWAY TRAIL
-  NODE/ CENTRAL PLAZA OR COURT



PROJECT CONTEXT





1 North Temple Street looking West



2 North Temple Street looking at Project Site



3 North Temple Street looking East



4 North 1460 looking South



5 Cornell Street looking South