

DATE: August 5, 2005

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Principal Planner

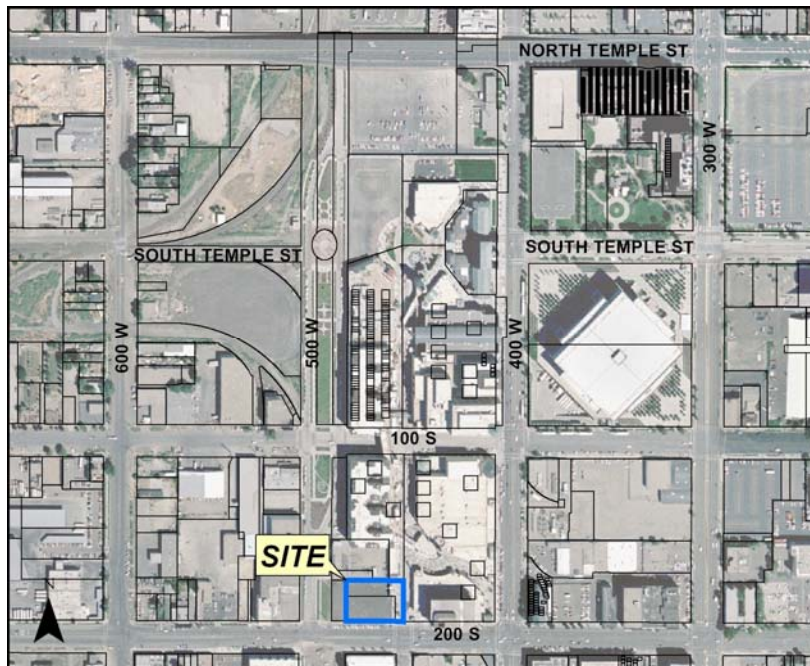
RE: STAFF REPORT FOR THE AUGUST 10, 2005 MEETING

CASE#: Petitions 410-739

APPLICANT: The Boyer Company

STATUS OF APPLICANT: Property Owner

PROJECT LOCATION: The proposed planned development is part of the Gateway mixed-use project. The proposed office building is located on 200 South Street between 500 West and Rio Grande



PROJECT/PROPERTY SIZE: Total site approximately 0.75 acres.
Parcel Sidwell number 15-01-176-009,
approximately 0.25 acres: owned by the Municipal
Building Authority.
Parcel Sidwell number 15-01-176-010,
approximately .46 acres: owned by the
Redevelopment Agency.
Parcel Sidwell number 15-01-185-004, owned by
the Boyer Company as part of the larger Gateway
mixed-use complex).

COUNCIL DISTRICT: District Four, Nancy Saxton

REQUESTED ACTION: Approval for a planned development to add
additional office and retail space to an existing
mixed-use project in the Gateway Mixed-Use
(GMU) zoning district. All new construction is a
planned development in the GMU district. Also a
conditional use approval to modify the exterior
building materials and to modify setback
requirements.

PROPOSED USE(S): The applicant proposes to build an office/retail
building. The site is presently vacant.

**APPLICABLE LAND
USE REGULATIONS:** All new development requires Planned
Development Approval in the GMU zoning district;
21A.31.020.C. A conditional use approval is
requested for modifying setback requirements and
for modifying exterior material requirements.

**SURROUNDING ZONING
DISTRICTS:** The subject property is surrounded on three sides by
the Gateway GMU zoning district. The area south
of 200 South is zoned D-3.

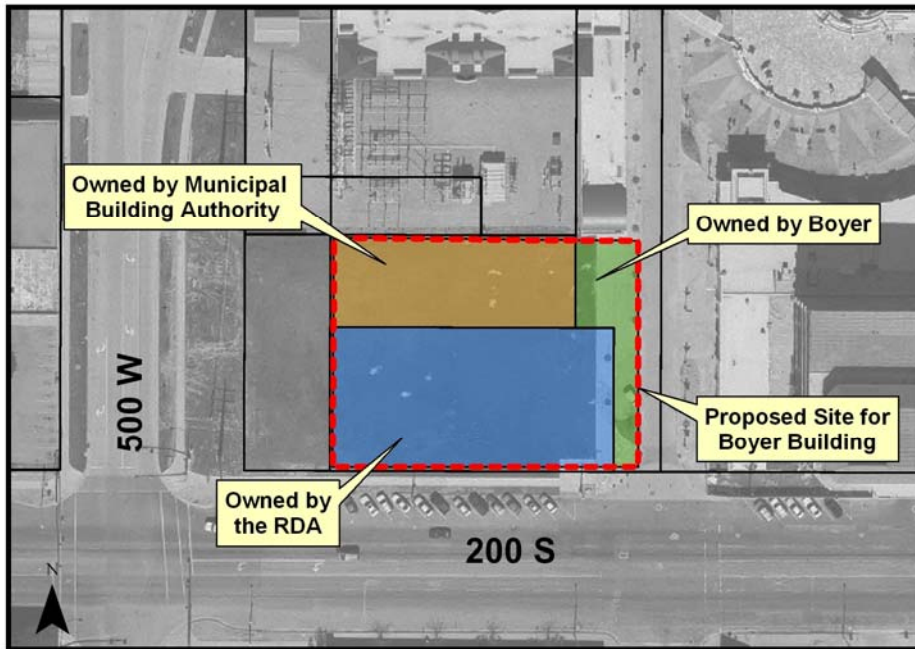
SURROUNDING LAND

USES:

- North** – power substation
- South** – homeless shelter
- West** – vacant and mixed uses
- East** – office/retail

MASTER PLAN SPECIFICATIONS: The Downtown Master Plan generally defers to the Gateway Master Plan regarding land use in the Gateway area, but does make statements about the need for redevelopment of the Gateway area and the need to protect view corridors to Temple Square. The Gateway Master Plan identifies this area for mixed-use development. The Urban Design Element calls for the maintenance of a view corridor to Temple Square.

SUBJECT PROPERTY HISTORY: The site is presently vacant. It has three owners. The Boyer Company owns the eastern portion, the Redevelopment Agency of Salt Lake City (RDA) owns the majority of the parcel and the Municipal Building Authority owns the northern portion.



ACCESS: Proposed primary automobile access to the site will be from 200 South and 500 West although the developer is proposing underground pedestrian access to existing underground parking, which has entries located throughout the larger development. Pedestrian access is from 200 South, 500 West and Rio Grande.

PROJECT DESCRIPTION: The project involves the expansion of an existing mixed-use complex.

COMMENTS, ANALYSIS AND FINDINGS:

1. COMMENTS

The proposal is to approve a planned development for the expansion of an existing mixed-use development through the construction of an office/retail building and to approve a conditional use exception to the addition from certain design requirements (exterior materials) and to modify setback requirements along 500 West and 200 South. A planned development is a form of conditional use and must meet the criteria of both the conditional use and planned development sections of the zoning ordinance.

Comments from City Departments and Community Council(s):

- a) **The Public Utilities Division** did not provide information, but utilities are generally available in the area.
- b) **The Permits Office** have asked for more detailed plans before review. They expressed concern regarding the height.
- c) **Building Services** had no issues.
- d) **The Police** have no objection to the project.
- e) **The Fire Department** requests that Rio Grande Street not be narrowed and that no parking be allowed on Rio Grande adjacent to the office tower.
- f) **The Transportation Division** indicates the street system will support the project; however they have concern regarding the internal circulation as proposed and have asked for a traffic function report to clarify the proposed site circulation.
- g) **Community Councils:** An Open House was held on April 12, 2005. Specific Invitation was made to the affected Community Councils. There were three citizens and three media representative in attendance. Comments were focused on the other office building also accommodated that night. Another open house was held on July 12, 2005. Two members of the public attended.
- h) **Planning Commission Subcommittee:** Met with the Boyer Company on March 17, 2005 to discuss the issue. The areas of concerns centered around the orientation of a surface parking lot onto 500 West. The developer subsequently modified the site plan. The Planned Development Subcommittee held a follow-up meeting with the developer on July 6, 2005. Concerns centered on the fact that the Developer did not control the entire site.

ANALYSIS AND FINDINGS

Issues that are being generated by this proposal.

The primary purpose of the proposal is to expand an existing mixed-use complex with the addition of an office/retail building that will have exterior materials consistent with other buildings in the development. Issues for discussion include the need for a conditional use waiver of materials requirements (more EIFS than allowed by code) and building setback (no less than 25% of the building may be setback more than 5 feet from the street property line and surface parking lots must have a 15 foot minimum setback), also a modification of the residential requirement for 500 West (residential units are required along 500 West).

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

Since the request is a planned development/conditional use application, the Planning Commission must review the proposal using the following standards:

21.54.080 Standards for Conditional Uses.

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

Discussion: All new development in the GMU zoning districts is required to be approved through the planned development process as identified in 21A.31.020.C.

The GMU zoning district also prescribes building material allowed for new development; 21A.31.010.P. Exemption or alteration of this criterion is allowed as part of section 21A.31.010.P.6.

Office and retail development is permitted according to the land use charts identified in 21A.31.050.

The GMU zoning district requires that no less than 25 percent of the building façade be setback from the street facing property line by more than 5 feet. All surface parking lots are required to have a minimum 15 foot setback from the property line.

Buildings fronting onto 200 South have a minimum height limit of 25 feet. The maximum height is 75 feet for flat roofed buildings or 90 feet for non-flat rooflines. The height of the proposed building is 78 feet, which exceeds the height limit for a flat roofed building. More than 50% of the roof is flat, therefore the Permits Office has indicated it does not qualify for the 90 foot height limit.

Finding: The planned development and the alteration of building materials and setbacks are allowed by the Zoning Ordinance. Office and retail is a permitted use. The proposed parking lot does not have a 15 foot landscaped setback. The

proposed building must be either lowered by 3 feet or provide more roofline ornamentation to qualify as a non-flat roof building.

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: The Gateway Master Plan identifies this area as mixed-use. The project is consistent with the Master Plan regarding land use. The Master Plan also indicates the Gateway area is to be a compliment - not competitor - to the main Downtown area. Height limits were established by Zoning Ordinance in response to the Gateway Master Plan's intent that the area be visually secondary to the core Downtown area.

The Downtown Master Plan calls for the maintenance of a view corridor from I-15 towards the spires of the LDS Temple (other view corridors in the City include the Cathedral of the Madeline and the City/County Building). The proposed office building is similar in height to other office buildings in the area and will not affect views of the Downtown or Temple Square.

Finding: The land uses are compatible with the master plan.

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: The majority of automobile trips to this location for the office portion of the building will utilize existing parking entries. There is sufficient surplus parking capacity in the existing parking structures to accommodate this building (pending documentation with the Permits Office). The petitioner proposes a surface parking lot to accommodate the retail portion of the site. The petitioner has suggested, but cannot guarantee, a grocery store on the site.

Finding: The Transportation Division has indicated that the street system (both public and private) is capable of handling the volumes of traffic to be generated by the proposed office and retail use. However, they have requested additional information prior to approving the layout of the parking. They have concerns regarding the functionality of the parking lot and the drive through windows.

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

Discussion: The existing parking structures at Gateway were built with sufficient parking stalls to accommodate expansion. The Permits Office has asked for specific parking calculations to verify the surplus, but preliminary indications are that sufficient parking capacity exists. The Transportation Division has reviewed the proposed land use and has raised issues regarding internal circulation.

Primary pedestrian access for the office building is oriented to Rio Grande Street whereas the retail portion is oriented to the surface parking lot.

Finding: Internal circulation needs to be more fully developed.

- E. 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.**

Discussion: Public Utilities has not provided a response specific to this proposal, but our review of surrounding properties has indicated that utilities are adequate.

Finding: Utilities are adequate.

- F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.**

Discussion: The larger development is a mixed-use development. There are no landscaped setback requirements for buildings in the GMU zoning district. All dumpsters and refuse collection are required to be screened. Preliminary plans indicate such actions will be handled internally through the adjacent parking structure.

Finding: The building buffering is consistent with surrounding development and no additional buffering is needed.

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

Discussion: The new office tower will have a one or two story base with a veneer of cultured stone. Main portions of the tower are veneered with Exterior Insulated Finish System (EIFS). Strict interpretation of the Ordinance would require that 70% of the facade would be of stone, brick or other hard surface materials. EIFS is to only be used as a highlight material. The Ordinance does allow waiver of the material requirement. The Permits Office has not been able to determine the exact percentages of material that need to be waived. Other buildings in this complex have received similar waivers. The developer has deliberately chosen not to use brick, so that the office structures will complement the adjacent office tower to the east.

The proposed structure maintains the architectural theme of the original mixed-use development and is consistent with the existing development. The site has always been intended to be integrated into the larger mixed-use complex. The major design consideration regarding this building is its compatibility with the larger development. The use of materials and design detailing is similar to existing development. The proposed building is designed of materials identical to the companion office tower located directly east of this site, on the corner of 200 South and 400 West. Initial review indicates that the building meets the 40%

glass requirement at the street level. Lower level detailing is integrated into the façade and there are no large blank walls. Some spaces may be available for final finishes by retail tenants.

Finding: The proposed addition continues the general theme of the existing development and is consistent with the general neighborhood. The applicant has responded with design considerations to integrate the site into the streetscape. Material choices are consistent with the larger development.

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

Discussion: Landscaping will consist of trees planted within public way and private sidewalk improvements. These improvements are not shown on the site plan but will be required for a building permit and will be consistent with other sidewalks within Gateway.

Finding: Landscaping is appropriate to the development.

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

Discussion: There are no existing historical features on the specific site.

Finding: Not Applicable.

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

Discussion: Land uses on adjacent properties consist of a power substation and office, retail and housing. The housing units are built above the retail portion of the Gateway shopping center and the bridges project. There is a homeless shelter to the south. This project will have identical hours as the adjacent retail and office uses. Most deliveries and refuse collection will be from within existing structures.

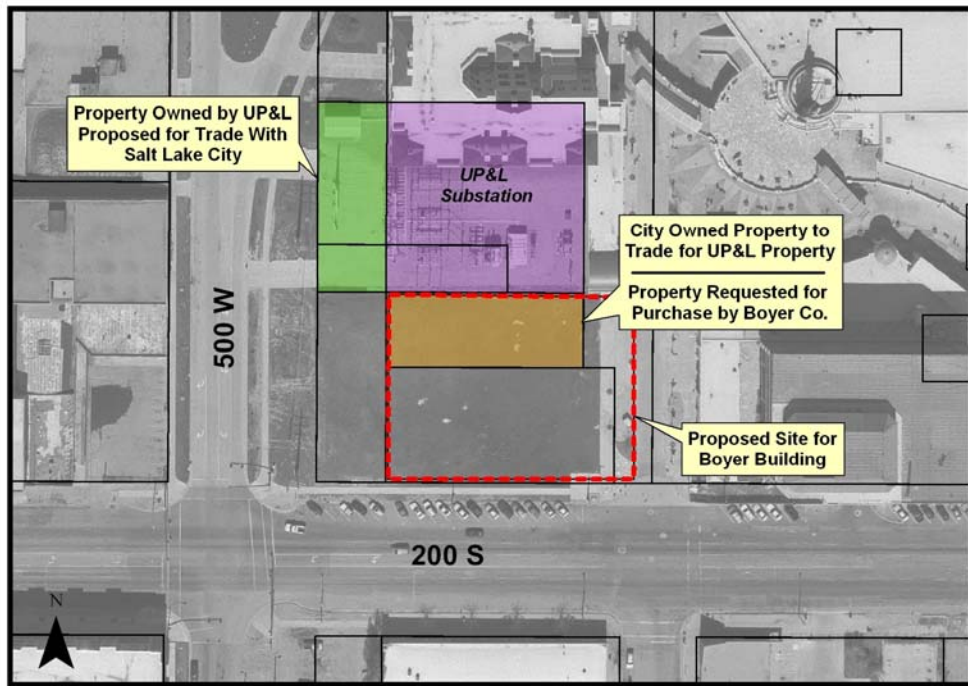
Finding: Hours of operation are consistent with adjacent land uses.

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 northern portion of this site, owned by the Municipal Building Authority, was purchased by the City to accommodate a land trade with Utah Power and Light Company to accommodate the 500 West street right-of-way. There is a separate petition regarding this issue **Petition 400-05-21**. Inclusion of this parcel basically allows the developer to construct surface parking and orient

the office building with east/west views. The site can be developed in a more urban and appropriate manner without the acquisition of the northern parcel.

Development of the existing RDA and Boyer parcels will integrate them into the larger development and have a positive effect on the surrounding neighborhood. The project continues towards the original overall development plan for the Gateway mixed-use development.



Finding: The project will better serve the overall development goals of the City by eliminating the surface parking, reorienting the building and developing the RDA and Boyer sites in a more urban format – without the acquisition of the northern parcel of land.

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

Discussion: There are no outstanding issues that will prevent the proposed office/retail space from meeting City code.

Finding: The office/retail space will be required to meet all other codes prior to receiving a building permit.

Section 21A.54.150 Planned Developments

The purpose of planned development is to provide flexibility in the ordinance to achieve

the following objectives:

1. Creation of a more desirable environment than would be possible through strict application of other City land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
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.

All development in the GMU zoning district is required to be reviewed as a planned development. The proposed retail addition to the existing Gateway mixed-use project is in conformity with objectives 1, 2, 3, 4, 6, and 7 of Section 21A.54.150.

21A.54.150E - Other standards.

Standards for Planned Development Approval include the following:

1. It must meet the minimum lot size.
Discussion: All new construction is a planned development in the GMU zoning district.
Finding: The project meets the criteria.
2. Residential density may not be greater than the base zone.
Discussion: The base zoning has no density limitations. The project does not contain a residential component.
Finding: Not applicable.
3. Reduced width streets must be properly engineered.
Discussion: Rio Grande Street was designed and engineered as part of the original Gateway approval.
Finding: Not Applicable.
4. The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the Planning Commission.
Discussion: There are no front or side yards required in the GMU zoning district.
Finding: The project meets this standard.
5. The Planning Commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.
Discussion: The GMU zone does not require side or rear yard setbacks.

Finding: Not applicable.

Additional GMU requirements

The GMU zoning district prescribes building materials allowed for new development; 21A.31.010.P. Exemption or alteration of this criterion is allowed as part of section 21A.31.010.P.6. The primary finish material is EIFS. The Zoning Ordinance allows only minor portions (less than 30%) of the faced to be of EIFS without Conditional Use Approval. The larger mixed-use project received approval to exceed 30%. The architecture of this addition is consistent with the larger project.

Section 21A.31.020.D.2 requires all development along the 500 West street frontage to have a residential component. Exceptions to this requirement are allowed as a conditional use according to 21A.31.020.D.4. The retail addition connects to a building which already has several hundred dwelling units constructed. If considered part of the larger building; the 50% requirement has been met.

Section 21A.31.020.E requires a minimum height of 25 feet for all new construction along 200 South and 45 feet for all new construction along 500 West. Exceptions to this requirement are allowed as a conditional use according to 21A.31.020.E.1. The site plan indicates a combination of building and surface parking along 500 West. The parking would not meet the intent of the minimum height limit. The building meets the minimum height along 200 South.

RECOMMENDATION:

In light of the comments, analysis and findings noted above, staff recommends that the Planning Commission conceptually approve **Petition 410-739** and express its support for the following:

- Office and retail development is appropriate at this location.
- The waiver of materials requirements to match the adjacent Gateway Shopping Center is acceptable.
- The waiver of the housing requirement at this site is appropriate.

The final approval is conditional upon the rendering of a new site plan that indicates the following:

- The building is limited to the site presently owned by the Boyer Company and the RDA. The parcel owned by the Municipal Building Authority is not included.
- The design has an urban approach that maximizes building coverage of the site, keeping any surface parking or loading behind the building – not along street frontage.
- The roofline of the building be lowered to 75 feet or, as an alternative, at least 50% of the roofline be non-flat in order to qualify for the 90-foot height limit.
- The massing of the structure and the building design does not treat the corner of 500 West at 200 South as a subordinate corner (when compared to the corner of Rio Grande and 200 South).
- The site plan and elevations are adequate for review by the Permits Office and Transportation.
- The petition investigate the possibility of upgrading the underground connection between this site and the existing parking structure from pedestrian only to auto and pedestrian to allow for parking beneath the office structure.

Review of the final plan is delegated to the Planning Director.

Doug Dansie
Principal Planner

Attachments: Exhibit 1 – Other Division Recommendations. Exhibit 2 - Site Plan. Exhibit 3 – Elevations and Illustrations.

Exhibit 1
Division Recommendations.

June 29, 2005

Doug Dansie, Planning

Re: Petition 400-739 for a Office Building on 200 South 460 West - Rio Grande Street.

The Transportation Division review comments and recommendations are as follows:
The proposed building has frontage on 200 South and 500 West a city street classed as a minor special collectors and Rio Grande Streets private local roadways. The immediate area is also serviced by the Trax line station on South Temple 350 W. and a future Trax extension on 200 south.

The parking requirements need to be provided on site. Any parking impact within the overall Gateway development for shared parking provisions needs to be indicated in a descriptive report per the GMU requirement.

The service area for this building is not clear for truck access with the one way designation and the overhead structure. The teller drive thru also needs to show the five car stacking area. The exit drive to 500 West need more detail to show the impact to the 500 west left turn lane and the median island location. Future 200 South Trax will restrict the access to right in right out only. A traffic function report is required to clarify the proposed site circulation.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Brad Larson, Fire
Larry Butcher, Permits
Craig Smith, Engineering
Brad Stewart, Utilities
File

Doug,

There is currently limited parking on Rio Grande with strategic areas that are clearly marked "No Parking Fire Lane" No parking will be allowed on Rio Grande that fronts this proposed building.

I hope this clarifies the earlier response.

Thanks
Brad

From: Dansie, Doug
Sent: Wed 7/27/2005 1:37 PM
To: Larson, Bradley
Subject: RE: Petition 410-739 requesting a planned development approval to construct a new office building at the Gateway Shopping Center

For clarification: there is parking on Rio Grande now - do you want it removed or do you want no parking if the street width is reduced? (it is not proposed to be reduced)

Thanks

Doug

From: Larson, Bradley
Sent: Wednesday, July 27, 2005 12:09 PM
To: Dansie, Doug
Subject: Petition 410-739 requesting a planned development approval to construct a new office building at the Gateway Shopping Center

Doug,

The Fire Department has no objections to the above mentioned request with the following conditions.

-Rio Grande Street (26 ft. minimum width) shall not be lessened in width at any point, and no parking will be allowed.

-Additional fire hydrants may be required.

-Access to the rear of the building may be an issue. This must be resolved prior to issuance of a building permit.

This approval is for Planning/Planned Development request #410-739, not for Building Permit.

Please feel free to contact me should you have any questions.

Thank you.

Brad Larson

Deputy Fire Marshal

Doug,

Don't know why this got overlooked. I didn't find any info re: this petition in my file.

In reviewing the attached plans I did not find any specific CPTED concerns based upon the attached electronic drawings.

J.R. Smith
SLCPD
Community Action Team

Doug:

The e-mailed site plans do not provide enough information for review. Does another parcel of land exist between this development and 500 West? If not the 50% gross footage of the building for residential units may come into play. Parking lot dimensions and setbacks were not provided. Parking calcs are not provided. The building appears to exceed the basic 75' height limitation. Parking appears to be within 15' - 20' of the front lot line (Does 31.010.2c or 31.0107 apply?). I am unable to determine compliance with Architectural Character and Materials or glass % requirements based upon the submitted plans.

Larry

Exhibit 2
Site plan.

Exhibit 3
Elevations and
Illustrations

March 31, 2005

NOTICE OF OPEN HOUSE

The Boyer Company has initiated **Petition 410-734** requesting a planned development approval to construct two new office buildings at the Gateway Shopping Center (generally located between 400 and 500 West Streets and North Temple and 200 South Streets in the GMU zoning district). The proposal is to construct an office building (approximately eight stories), located on the south side of 50 North Street between 400 West and Rio Grande Streets. The site is presently occupied by the parking lot for Barnes and Noble and a grass covered slope. The second office building is proposed for the north side of 200 South Street between Rio Grande and 500 West Streets (immediately south of the UP&L substation). The site is presently vacant.

The Planning Staff would like to receive your input regarding the proposed planned development. The Planning Staff will hold an Open House to discuss this proposal on:

Tuesday, April 12, 2005
Salt Lake City County Building
451 South State Street
Room 126
4:30 - 6:00 P.M.

Since it is very difficult for us to inform all interested parties about this request, we would appreciate you discussing this matter with your neighbors and informing them of the Open House.

If you have any questions on this issue, please call Doug Dansie (535-6182) or email doug.dansie@ci.slc.ut.us.

Respectfully,

Doug Dansie, AICP
Principal Planner

We comply with all ADA guidelines.
Assistive listening devices and interpreter services provided upon 24-hour advance request.

MEMORANDUM

Date: May 2, 2005
To: J.R. Smith, Police; Brad Larson, Fire; Larry Butcher, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 410-739**, a planned development for a new office building at The Gateway.

The Boyer Company has initiated **Petition 410-739** requesting a planned development approval to construct a new office building at the Gateway Shopping Center (generally located between 400 and 500 West Streets and North Temple and 200 South Streets in the GMU zoning district). The proposal is to construct an office building (approximately five stories), located between Rio Grande Street and 500 West Street along 200 South Street. The site is presently vacant.

The majority of the site is presently owned by the Redevelopment Agency of Salt Lake City. The eastern portion is owned by the Boyer company and the northern portion of the site is owned by Salt Lake City, and is designated to be traded with UP&L for a portion of the proposed 500 West right-of-way to maintain a consistent street width along 500 West. The Redevelopment Agency has tentatively agreed to sell its parcel of land to the Boyer Company but the City has not agreed to sell its portion of land. A petition to sell the property has been denied by the Planning Commission on one occasion and has not been heard by the City Council. The Boyer Company has asked the Planning Commission to reconsider the land sale. However, at this time the Planning Commission has not done so. This petition is being routed to determine issue regarding this site plan, however, the building, as proposed, cannot be built without reopening and processing **Petition 400-02-12** to sell a portion of the land designated to be traded with UP&L for 500 West right-of-way. If the Planning Commission decides to reopen petition 400-02-12, you will be contacted for input regarding that proposal.

The item was originally submitted as part of petition 410-735: two office buildings; one at 50 North and this one at 200 South. Because there were two office buildings, with two very different sets of issues, the petition was been split

into two: **Petition 410-734 and 410-739**. Petition 410-734 has already been reviewed by staff and approved by the Planning Commission. **Planning Staff is routing only the office building at 200 South Street at this time: Petition 410-739**

As part of the process the Planning Staff must make a finding relating to *the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please provide comments relative to your area of expertise.

I have sent you a copy of the plan interoffice mail. If you have any concerns, I would appreciate receiving your written comments as soon as possible. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments (along with your tax statement :) by April 15, 2005, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail.

Thank you.

Cabinet email

- Tim Harpst- Transportation Division Director
- LeRoy Hooton Public Utilities Director
- Rick Graham- Public Services Director
- Chuck Querry- Fire Chief
- Rick Dinse- Police Chief
- Nancy Boskoff- Arts Council Director
- Tim Campbell- Airport Director
- LuAnn Clark- HAND Director
- Rocky Fluhart- Deputy Mayor (Management Services Department Director)
- David Dobbins- Community Development Director
- Alison McFarlane- Economic Development Director
- David Oka- RDA Director
- Ed Rutan- City Attorney

Language for the e-mail to Cabinet members.

The Boyer Company has initiated **Petition 410-734** requesting a planned development approval to construct two new office buildings at the Gateway Shopping Center (generally located between 400 and 500 West Streets and North Temple and 200 South Streets in the GMU zoning district). The proposal is to construct an office building (approximately eight stories), located on the south side of 50 North Street between 400 West and Rio Grande Streets. The site is presently occupied by the parking lot for Barnes and Noble and a grass covered slope. The second office building is proposed for the north side of 200 South Street between Rio Grande and 500 West Streets (immediately south of the UP&L substation). The site is presently vacant. Because there are two office buildings, with two very different sets of issues, the petition has been split into two: **Petition 410-734A and 410-734B. Planning Staff is routing only the office building at 50 North Street at this time: Petition 410-734A**

This e-mail has been sent to appropriate city staff who have been asked to review the technical details of the project and respond in writing with any comments they have. If you would like to review details of the proposed project, please let me know by April 15, 2005 and I will forward the specific information to you for your comments.

If you have any questions, please contact me at 535-6182.

**GATEWAY
PLANNED DEVELOPMENT
OPEN HOUSE
MOVED FROM ROOM 126
TO**

ROOM 118

(ACROSS THE HALL AND NORTH ONE DOOR)

Gateway Planned Development

Open House
April 12, 2005

MAIL COMMENTS TO:
DOUG DANSIE, PRINCIPLE PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: doug.dansie@slcgov.com

Name:

Address:

COMMENTS:

SALT LAKE CITY PLANNING COMMISSION
Gateway Planned Development Open House
Petition 410-734
Meeting Roll April 12, 2005

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MEMORANDUM

Date: June 22, 2005
To: J.R. Smith, Police; Brad Larson, Fire; Larry Butcher, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 410-739**, a planned development for a new office building at The Gateway - **NEW DESIGN**.

The Boyer Company has initiated **Petition 410-739** requesting a planned development approval to construct a new office building at the Gateway Shopping Center (generally located between 400 and 500 West Streets and North Temple and 200 South Streets in the GMU zoning district). The proposal is to construct an office building (approximately five stories in height), located between Rio Grande and 500 West Streets along 200 South Street. The site is presently vacant.

The project has been routed before; however the Boyer Company has submitted a new design for the building. The item was originally submitted as part of petition 410-734: (two office buildings; one at 50 North and this one at 200 South). Because there were two office buildings in the original petition, with two very different sets of issues, the petition has been split into two: **Petition 410-734 and 410-739**. Petition 410-734 (the building at 50 North 400 West) has already been reviewed by staff and approved by the Planning Commission. *Planning Staff is routing only the office building at 200 South Street at this time: Petition 410-739*

The majority of the site is presently owned by the Redevelopment Agency of Salt Lake City. The eastern portion is owned by the Boyer Company and the northern portion of the site is owned by Salt Lake City, and is designated to be traded with UP&L for a portion of the proposed 500 West right-of-way to maintain a consistent street width along 500 West. The Redevelopment Agency has tentatively agreed to sell its parcel of land to the Boyer Company but the City has not agreed to sell its portion of land. **Petition 400-05-21** has been submitted by the Boyer Company to alter the Gateway Master Plan and consider the land sale. However, at this time the Planning Commission or City Council has not acted upon that petition (previous petition 400-02-12, regarding the same site was denied by the Planning Commission, however the Boyer Company is asking

to consider the sale in light of new information). This petition is being routed to determine issues regarding this site plan, however, the building as proposed may only be built with Planning Commission and City Council approval of Petition **400-05-21**. You will be contacted separately for input regarding that petition.

As part of the process the Planning Staff must make a finding relating to *the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please provide comments relative to your area of expertise.

Drawings of the proposed building are electronically attached. If you need a hard copy, please contact me. I would appreciate receiving your written comments as soon as possible. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by July 12, 2005, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail.

Thank you.

Cabinet email

- Tim Harpst- Transportation Division Director
- LeRoy Hooton Public Utilities Director
- Rick Graham- Public Services Director
- Chuck Querry- Fire Chief
- Rick Dinse- Police Chief
- Nancy Boskoff- Arts Council Director
- Tim Campbell- Airport Director
- LuAnn Clark- HAND Director
- Rocky Fluhart- Deputy Mayor (Management Services Department Director)
- Louis Zunguze- Community Development Director
- Alison McFarlane- Economic Development Director
- David Oka- RDA Director
- Ed Rutan- City Attorney

Language for the e-mail to Cabinet members.

The Boyer Company has initiated **Petition 410-739** requesting a planned development approval to construct an office building at the Gateway Shopping Center (generally located between 400 and 500 West Streets and North Temple and 200 South Streets in the GMU zoning district). The proposal is to construct an office building (approximately five stories), located on 200 South Street between 500 West and Rio Grande Streets. The site is presently vacant.

This e-mail has been sent to appropriate city staff who have been asked to review the technical details of the project and respond in writing with any comments they have. If you would like to review details of the proposed project, please let me know by July 12, 2005 and I will forward the specific information to you for your comments.

If you have any questions, please contact me at 535-6182.

MEMORANDUM

Date: February 1, 2006
To: J.R. Smith, Police; Brad Larson, Fire; Larry Butcher, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 410-739**, a planned development for a new office building at The Gateway - **NEW DESIGN**.

The Boyer Company has asked to re-open **Petition 410-739**; requesting a planned development approval to construct an office building (approximately five stories in height), located between Rio Grande and 500 West Streets along 200 South Street, in a GMU zoning district. The site is presently vacant.

The project has been routed before; however the Boyer Company has submitted a new design for the building.

As part of the process the Planning Staff must make a finding relating to *the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please provide comments relative to your area of expertise.

Drawings of the proposed building are being sent via interoffice mail. I would appreciate receiving your written comments as soon as possible. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by February 9, 2006, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail.

Thank you.

Cabinet email

- Tim Harpst- Transportation Division Director
- LeRoy Hooton Public Utilities Director
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Language for the e-mail to Cabinet members.

The Boyer Company has asked to re-open **Petition 410-739** requesting a planned development approval to construct an office building at the Gateway Shopping Center. The proposal is to construct an office building (approximately five stories), located on 200 South Street between 500 West and Rio Grande Streets. The site is presently vacant. The project has been routed before; however the Boyer Company has submitted a new design for the building.

This e-mail has been sent to appropriate city staff who have been asked to review the technical details of the project and respond in writing with any comments they have. If you would like to review details of the proposed project, please let me know by February 9, 2006 and I will forward the specific information to you for your comments.

If you have any questions, please contact me at 535-6182.

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 Planning Commission

FROM: Doug Dansie, Principal Planner

DATE: February 16, 2006

**SUBJECT: Petition 410-739; Reconsideration of a request for
planned development of a Boyer Company Office
Building generally located at 500 West 200 South**

Background

On August 10, 2005, the Planning Commission approved petition 410-739, a Planned Development request to construct an office building generally located at the northeast corner of 500 West and 200 South (see attached staff report, Exhibit B, and Planning Commission minutes, Exhibit C). The final Planning Commission approval was conditioned upon the rendering of a new site plan that indicates the following:

- The building is limited to the site presently owned by the Boyer Company and the RDA. The parcel owned by the Municipal Building Authority is not included.
- The design has an urban approach that maximizes building coverage of the site, keeping any surface parking or loading behind the building – not along the street frontage.
- The roofline of the building be lowered to 75 feet or, as an alternative, at least 50% of the roofline be non-flat in order to qualify for the 90-foot height limit.

- The massing of the structure and the building design shall not treat the corner of 500 West at 200 South as a subordinate corner (when compared to the corner of Rio Grande and 200 South).
- The site plan and elevations are adequate for review by the Permits Office and Transportation.
- The petitioner investigate the possibility of upgrading the underground connection between this site and the existing parking structure from pedestrian only to auto and pedestrian to allow for parking beneath the office structure.

City Council Action

On December 6, 2005, the City Council reviewed associated Petition 400-05-21, regarding the sale of property immediately adjacent to this site. The Council voted to maintain the intent of the Gateway Master Plan but to allow the sale of land and to resolve the issue of the UP&L substation through relocation or downsizing, rather than reorientation.

Boyer Response to Planning Commission Concerns

In light of the previous Planning Commission recommendation and the City Council action, The Boyer Company revised the site plan and has provided a new site plan for the office building, exhibit A. Generally the site plan has been reversed to place the major portions of the building on 500 West and the parking on Rio Grande. The new site plan responds to the Planning Commission requirements in the following manner:

- The building is limited to the site presently owned by the Boyer Company and the RDA. The parcel owned by the Municipal Building Authority is not included.

Response: *In light of the City Council action, the office building will occupy both parcels of land and will not be limited to land presently owned by the Redevelopment Agency.*

- The design has an urban approach that maximizes building coverage of the site, keeping any surface parking or loading behind the building – not along street frontage.

Response: *The building has been reoriented to 500 West. Both public streets (500 West and 200 South) are occupied by building frontage. The parking is located behind the building and is accessed off of Rio Grande Street, which is a private street.*

- The roofline of the building be lowered to 75 feet or, as an alternative, at least 50% of the roofline be non-flat in order to qualify for the 90-foot height limit.

Response: *The Boyer Company proposes a building that is approximately 80 feet in*

height. They have verbally committed to add decorative elements to the roofline in order to cause it not to be a flat roof. Their final building plan must reflect a roof line that meets code prior to approval.

- The massing of the structure and the building design does not treat the corner of 500 West at 200 South as a subordinate corner (when compared to the corner of Rio Grande and 200 South).

Response: *The building has been reoriented so that the predominant mass of the building is located at the corner of 500 West 200 South.*

- The site plan and elevations are adequate for review by the Permits Office and Transportation Division.

Response: *The new site plan has been reviewed by the Development Review Team (February 17, 2006).*

- The petition investigate the possibility of upgrading the underground connection between this site and the existing parking structure from pedestrian only to auto and pedestrian to allow for parking beneath the office structure.

Response: *The petitioner is now proposing underground parking beneath the building and the surface parking lot, accessible from their existing parking structure.*

Planning Commission Subcommittee Review

The Planning Commission Subcommittee reconsidered the office building on January 12, 2006 and February 1, 2006. Their comments are attached, Exhibit D.

Findings:

The staff finds that the new site plan generally meets the criteria outlined by the Planning Commission in its original approval, pending resolution of the roofline treatment.

Recommendation:

Based upon the previous staff report, approval and the new drawing, the staff recommends acceptance of the new site plan as meeting the planned development requirements, pending the creation of a new elevation drawing that include at least 50% non-flat roofline elements.

Attachments:

Exhibit A: Site plan

Exhibit B: Previous staff report

Exhibit C: Minutes

Exhibit D: Planned Development Subcommittee notes

Exhibit E: Comments from other departments.

Exhibit A:
Site plan

Exhibit B:
Previous staff report

**Exhibit C:
Minutes from August 10, 2005**

SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 10, 2005

Present from the Planning Commission were Laurie Noda, Vice Chairperson, Babs De Lay, Craig Galli, Prescott Muir, Kathy Scott, Peggy McDonough, and Jennifer Seelig. John Diamond and Tim Chambless were excused.

Present from the Staff were Louis Zunguze, Community Development Director, Brent Wilde, Deputy Community Development Director, Cheri Coffey, Deputy Planning Director, Sarah Carroll, Associate Planner, Doug Dansie, Principal Planner, Neil Olsen, Principal Planner, Kevin LoPiccolo, Planning Programs Supervisor, Maggie Tow, Secretary.

PUBLIC HEARINGS

Petition No. 400-05-21, by the Boyer Company requesting approval to amend the Gateway Master Plans (Creating an Urban Neighborhood and the Gateway Specific Plan) regarding the 500 West right-of-way and declare a portion of the land adjacent to the 500 West right-of-way, at approximately 175 South 500 West, surplus and sell to the applicant for development of retail / office uses.

At 7:11 P.M. Vice Chairperson Noda introduced petition, #400-05-21. Doug Dansie then asked the Vice Chairperson if he may combine this petition and the next petition, #410-739, because they both deal with the same parcel. Vice Chairperson Noda agreed and read the next petition into the meeting.

Petition No. 410-739, by the Boyer Company for a planned development for a retail/office building located at approximately 200 South and 500 West (Northeast corner -between 500 West and Rio Grande), and conditional use approval to modify building materials, setbacks, minimum height and modification to the 500 West residential requirement

Mr. Dansie stated that the petitions have different approval paths. Petition #400-05-21 has to do with the declaration of surplus property and amending the Gateway Master Plan. That petition gets transmitted to the City Council and City Council will ultimately make the final decision on whether the plans should be amended. Petition #410-739 is a planned development. Planning Commission makes the decision. It is not forwarded to the City Council.

Mr. Dansie stated that regarding Petition No. 400-05-21, Planning Commission has heard a similar petition before. This petition basically requests property

surplus that is adjacent to the power station on 500 West. Several maps were used to show location layout and surrounding areas. Mr. Dansie stated the intent of the Master Plan was to provide an open space area large enough to provide a larger usable space. The original petition had to do with the vacation of 2 parcels. An aerial photograph showed the parcels in question and the sub-station area and shape with regard to road ways. Mr. Dansie then went on to give a brief history of certain petitions.

Mr. Dansie stated that The Boyer Co. has initiated Petition No. 400-05-21 to purchase RDA property located on the corner of 500 West and 200 South and to purchase a parcel to the North to construct a retail office building. With the stated staff report conditions, the staff recommends Planning Commission forward a negative recommendation to the City Council regarding the change of the Gateway Master Plan to accommodate this land sale. The staff further recommends the Planning Commission not declare the particular property surplus and for sale. At this point Mr. Dansie further defined the problems associated with this petition and restated possible solutions.

Mr. Dansie addressed Petition No. 410-739 and stated that this is a petition for a planned development on land that includes one of the parcels of land proposed for vacation. Planning staff recommends approval of Petition No. 410-739 with the following conditions.

- The building is limited to the site presently owned by the Boyer Company and the RDA. The parcel owned by the Municipal Building Authority is not included.
- The design has an urban approach that maximizes building coverage of the site, keeping any surface parking or loading behind the building - not along street frontage.
- The roofline of the building be lowered to 75 feet or, as an alternative, at least 50% of the roofline be non-flat in order to qualify for the 90-foot height limit.
- The massing of the structure and the building design does not treat the corner of 500 West at 200 South as a subordinate corner (when compared to the corner of Rio Grande and 200 South).
- The site plan and elevations are adequate for review by the Permits Office and Transportation.
- The petitioner investigate the possibility of upgrading the underground connection between this site and the existing parking structure from pedestrian only to auto and pedestrian to allow for parking beneath the office structure.

Vice Chairperson Noda thanked Mr. Dansie and asked for questions. Commission Muir responded with his understanding of the problem and asked if the intent is to eliminate the surface parking and have a more cohesive development property line to property line. He stated he thought that would probably trigger more underground parking to accomplish that. Mr. Dansie responded by saying that he felt they shouldn't go so far as to say no surface parking because there may be an instance where, in the back hidden behind a building, a service area that is not visible from the street, may be needed.

Commissioner Scott asked if Mr. Dansie would explain the housing component regarding how the 50% is calculated. Mr. Dansie responded that basically the ordinance says that new buildings constructed along 500 West have to have a certain percentage of housing and the buildings just north of this project on 500 West are basically almost 100% housing. He then clarified a question asked by Commissioner Scott with the explanation that this is dealt with as a project in its entirety. There is not a percentage of requirements for the entire zone.

Vice Chairperson Noda asked if there were any other questions. Seeing none, she asked the applicant to address the Commission.

Mr. Boyer referred to maps he provided, citing areas his design team had evaluated to bring portions of this building to the property line, which is not yet the property line, but would be consistent with the other buildings along the 500 West corridor. He feels it would be a visual perception of the park blocks extended even if in reality, based on the configuration of the sub-station, they are not actually widened at this current time. He then clarified one point. Mr. Boyer stated he has attended two other Planning Commission meetings on this issue and based on how it was represented to him then, it was instead the Municipal Building Authority's request that was considered, as opposed to Boyer's request. Mr. Boyer said that right after the last meeting he received a call from Mr. Louis Zunguze to clarify that Mr. Boyer had to go back through the process with the Planning Commission. Mr. Boyer wanted to emphasize that he is not trying to repeat or push this request through. He wants a decision and thought he was getting a decision.

Vice Chairperson Noda expressed her appreciation and asked if there were other questions of the applicant. Commissioner Muir had a follow-up question on Mr. Boyer's comments. Commissioner Muir said that the last time the Commission heard this at the end of May, the Planning Commission did not give a negative recommendation. The decision of the Planning Commission was not to hear the request because the Planning Commission did not see any additional information. He thought to some degree that was a mistake. The Commission probably should have weighed in with a recommendation one way or the other so that the application could have been forwarded on to the City Council, which

they were entitled to hear. He believed the Commission was in error in not hearing the application at that time. He stated the Commission needed to give the applicant that hearing and that judgment tonight.

Mr. Boyer again responded with his thoughts. He recognized the desire of the Planning Commission to widen the blocks at some future time on 500 West. It is his feeling that the park block decision has been made. It still could revert back, based on the proposal he has with the purchase of the Municipal Building Authority parcel. Mr. Boyer does not want to purchase the ground that could conceivably be 500 West in the future. He feels it is really a power line issue and the power lines, which comprise another area and not the parcel being discussed today, currently infringe on 500 West. He stated that Utah Power and Light told him that in order for the power sub-station to accommodate everything if the 500 West park blocks were widened, would be of considerable expense, between four and five million dollars.

Mr. Boyer said he doesn't know what the future will be with regard to the power sub-stations. But right now he has a good proposal for this building and the decision has been made to build 500 West the way it has been built. He feels it works well.

Further questions were addressed to Mr. Boyer by Commissioner Muir regarding facades and sub-station orientation to streets. Mr. Boyer further expressed his concerns and his recommendation for orientation of the building.

Valda Tarbet, Deputy Director of the Redevelopment Agency, was asked to speak by Vice Chairperson Noda. Ms. Tarbet stated a letter is in the packet of each Planning Commissioner, explaining the RDA's position with regard to this application. She said she would answer any questions the Planning Commission might have. No questions were asked.

Vice Chairperson Noda turned the meeting to the Public Hearing portion. No public responded. She then asked if Mr. Boyer had further comments. He summed up his position regarding this parcel. Ms. Tarbet responded to his comments by clarifying his comments and stating the RDA's position, actions and help they have taken and given. Various Planning Commissioners talked regarding the issues Ms. Tarbet discussed. Ms. Coffey clarified that the RDA still owns the property and the Boyer Company has an option to purchase it.

Vice Chairperson Noda asked for a motion.

Motion for Petition 400-05-21:

Regarding Petition 400-05-21, Commissioner Scott moved that, based upon the analysis and findings of the staff and recommendation and testimony heard

this evening, Planning Commission forward a negative recommendation regarding amending the Gateway Master Plan to reflect any policy change regarding the 500 West park. Commissioner Scott also moved that, based on the staff recommendation, the Planning Commission not declare the public property adjacent to the power sub-station that is parcel number 15-01-176-009 and located near 200 South and 500 West, as surplus. Commissioner McDonough seconded the motion. Commissioner De Lay, Commissioner McDonough, Commissioner Galli, Commissioner Seelig, Commissioner Scott and Commissioner Muir voted "Yea". None opposed. The motion was approved.

Petition for 410-739:

Vice Chairperson Noda asked for a motion regarding Petition No. 410-739.

Regarding Petition 410-739, Commission De Lay recommended that in light of the comments, analysis, and testimony noted, particularly in review of Petition No. 400-05-21, the Planning Commission conceptually approve Petition No. 410-739 with all the following and all of the conditions noted below.

- The building is limited to the site presently owned by the Boyer Company and the RDA. The parcel owned by the Municipal Building Authority is not included.
- The design has an urban approach that maximizes building coverage of the site, keeping any surface parking or loading behind the building – not along street frontage.
- The roofline of the building be lowered to 75 feet or, as an alternative, at least 50% of the roofline be non-flat in order to qualify for the 90-foot height limit.
- The massing of the structure and the building design does not treat the corner of 500 West at 200 South as a subordinate corner (when compared to the corner of Rio Grande and 200 South).
- The site plan and elevations are adequate for review by the Permits Office and Transportation.
- The petitioner investigate the possibility of upgrading the underground connection between this site and the existing parking structure from pedestrian only to auto and pedestrian to allow for parking beneath the office structure.

Commission Seelig seconded that motion. Commissioner De Lay, Commissioner McDonough, Commissioner Galli, Commissioner Seelig, Commissioner Scott and Commissioner Muir voted "Yea". None opposed. The motion was approved.

The Planning Commission meeting was adjourned at 8:30 P.M. by Vice Chairperson Noda.

Margaret Tow, Secretary

Exhibit D:
Planned Development Subcommittee notes

Exhibit E:
Comments from other departments.

February 6, 2006

Doug Dansie, Planning

Re: Revised application NEW Design - Petition 400-739 for a Office Building on 200 South 460 West - Rio Grande Street.

The Transportation Division review comments and recommendations are as follows:
The proposed building has frontage on 200 South and 500 West a city street classed as a minor special collectors and Rio Grande Street a private local roadway that is one way north bound only. The immediate area is also serviced by the Trax line station on South Temple 350 W. and a future Trax extension on 200 South.

Parking for 30 stalls on grade accessible from the street and 72 stalls accessed from the Gateway parking structure have been shown. All parking impacts within the overall Gateway development for shared parking provisions needs to be indicated in a descriptive report per the GMU requirement.

The service area for this building for truck access is shown accessing from the 500 West roadway a future one way designation and requiring a backing maneuver from the street. The service drive to 500 West need more detail to show the impact to the present 500 west left turn lane and the future roadway realignment and median island location. The drive thru proposal area needs to show the required five car stacking, the present design will only provide for four vehicles with out impacting the walkway along Rio Grande Street. Future 200 South Trax will restrict the access to right in from Rio Grande and right out driveway exit only on 200 South.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Brad Larson, Fire
Larry Butcher, Permits
Craig Smith, Engineering
Brad Stewart, Utilities
File

PS:

The parking layout shown is conceptually correct. A larger scale and more detailed, dimensioned plan review is required for final approvals.
A driveway exit could be removed from Rio Grande by revising the on grade parking configuration, but it would reduce the proposed 30 stalls by 3 or 4 stalls and would limit overall circulation due to the one way roadway frontage designations.

Thanks for the information Doug. I have no problems with the technical parts of the Boyer proposal. My concerns are about the effects this project will have on the roadway, 500 West and 200 South intersection and the roadway north and south of the intersection, and the formally developed landscape park island due west of the proposed development. If these issues are separate from the scope of this petition then I have nothing to add. It sounds from your response to me that this is the case. We will have to deal with these issues if the project moves forward.

Rick.

From: Dansie, Doug
Sent: Monday, February 06, 2006 1:28 PM
To: Graham, Rick
Subject: RE: petition 410-739

Rick

I will send you a copy of the proposed site plan.

This project will work with the new street layout (and may end up paying for some of the new street work)

But those details are also separate from the immediate building approval

The ultimate 500 West alignment is shown on the building site plan – but it also works with the proposed interim

Doug

From: Graham, Rick
Sent: Monday, February 06, 2006 9:06 AM
To: Dansie, Doug
Subject: RE: petition 410-739

Yes, Public Services would like information about this project, and how it may impact the 500 West Islands that are located west of the site.

Thank you.

From: Dansie, Doug
Sent: Thursday, February 02, 2006 11:27 AM
To: Harpst, Tim; Hooton, Leroy; Graham, Rick; Query, Chuck; Dinse, Rick; Boskoff, Nancy; Campbell, Tim; Clark, Luann; Fluhart, Rocky; Zunguze, Louis; McFarlane, Alison; Oka, Dave; Rutan, Ed
Subject: petition 410-739

The Boyer Company has asked to re-open **Petition 410-739**; requesting a planned development approval to construct an office building at the Gateway Shopping Center. The proposal is to construct an office building (approximately five stories), located on 200 South Street between 500 West and Rio Grande Streets. The site is presently vacant. The project has been routed before; however the Boyer Company has submitted a new design for the building.

This e-mail has been sent to appropriate city staff who have been asked to review the technical details of the project and respond in writing with any comments they have. If you would like to review details of the proposed project, please let me know by February 9, 2006 and I will forward the specific information to you for your comments.

If you have any questions, please contact me at 535-6182.

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 Planning Commission

FROM: Doug Dansie, Principal Planner

DATE: February 17, 2006

**SUBJECT: Petition 410-739; Reconsideration of a request for
planned development of a Boyer Company Office
Building generally located at 500 West 200 South**

Please find attached comments from the Development Review Team that were not able to be included in the staff report because of timing of mailing packets.