

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: December 27, 2007

SUBJECT: ISSUES ONLY HEARING

Petition 410-07-39; Gateway Hyatt Hotel Conditional Use - a request by the Boyer Company, for a planned development at 55 North 400 West. This property is zoned Gateway Mixed use (GMU) and is located in city council District Four.

Please find attached drawings from the Boyer Company regarding a proposed hotel generally located at the southwest corner of 400 West and North Temple. This property is zoned Gateway Mixed use (GMU). All new development in the GMU zoning district requires Planned Development approval.

The project is being brought to the Planning Commission as an issues-only item to discuss the following items:

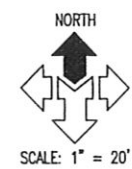
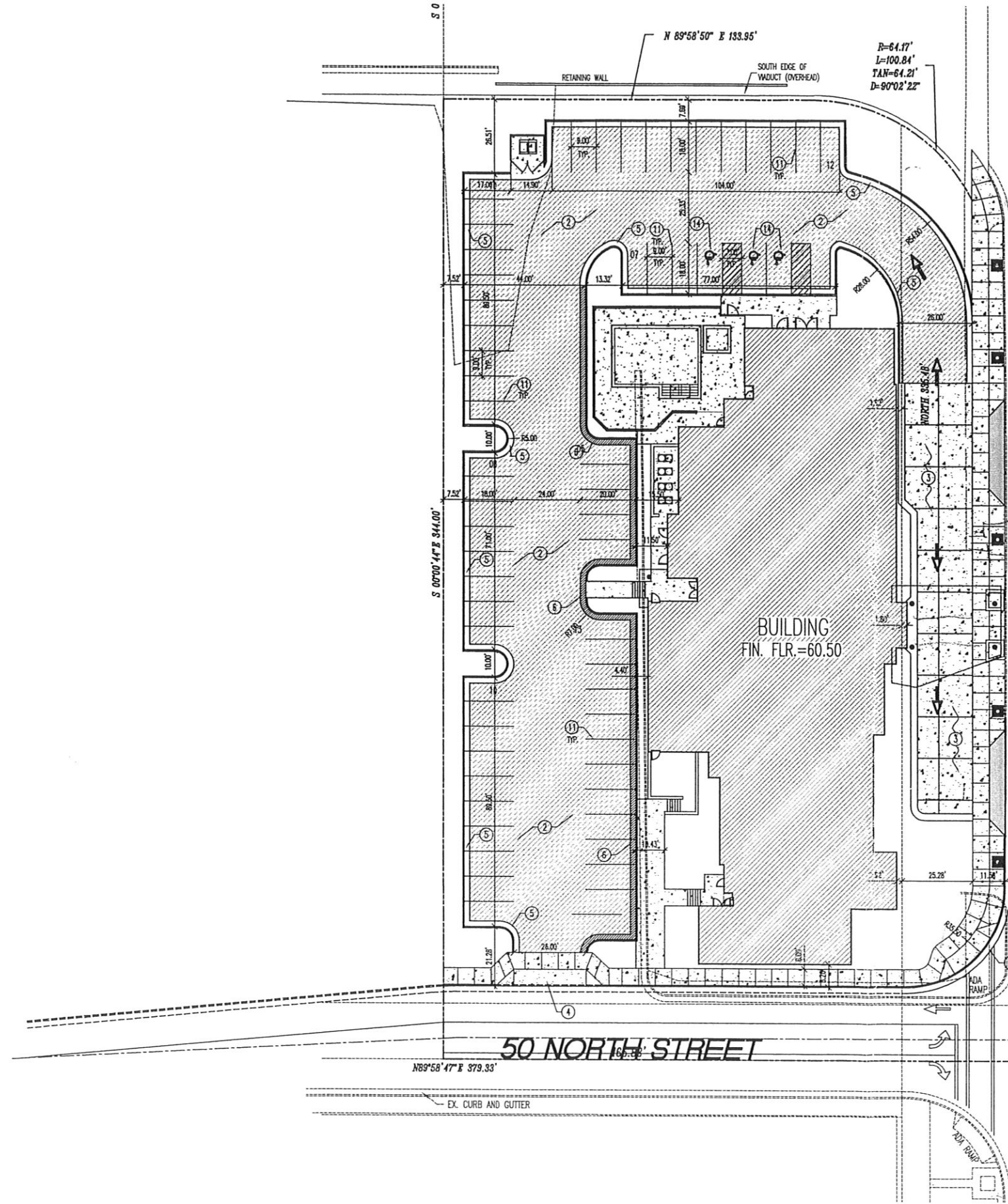
Right of way purchase need: Boyer actually owns part of the street right-of-way. It would be to everyone's advantage to clear up title and set property lines.

Materials: The GMU zoning district lists certain material be used as the veneer for any new construction. Exceptions to this requirement may be approved through the conditional use process.

General building location: The GMU zoning district requires a percentage of the structure to be built to the property line. The property line is actually in the street at this location, but the initial proposal illustrates the building in –line with other buildings on 400 West.

Impact of light rail construction on public right of way: The construction of light rail on 400 West will likely impact curb lines on the west side of 400 West. The full impact on the proposed development is not yet known, however it is likely that the curb will need to be moved approximately 5 feet, which will impact the general layout of the Porte Cochere and other entry features of the hotel.

Adjacent development proposals: Boyer is also proposing to construct an office tower to the west of the proposed Hyatt; changes to the Hyatt would affect adjacent development plans. Plans for the office building are also attached.



	AREA	%
LANDSCAPE	37,078 SQ. FT.	58%
LANDSCAPE	10,550 SQ. FT.	17%
BUILDINGS	15,716 SQ. FT.	25%
TOTAL	63,344 SQ. FT.	100.0%

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
- ② STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
- ③ CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
- ④ CONCRETE DP DRIVEWAY SEE APMA STD. PLAN 215.
- ⑤ 30" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
- ⑥ 30" RELEASE CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
- ⑦ 36" WIDE CONCRETE SIDEWALK. SEE APMA STD. PLAN 231.
- ⑧ CONCRETE RETAINING WALL SEE DETAIL 'D1', SHEET C5.02.
- ⑨ ADA PEDESTRIAN RAMP, SEE APMA STD. PLAN 235.
- ⑩ NOT USED
- ⑪ 4" WIDE SOLID YELLOW PARKING STALL STRIP LINES.
- ⑫ 4" WIDE SOLID YELLOW PEDESTRIAN STRIP LINES.
- ⑬ PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD "STOP". SEE DETAIL 'H' SHEET C5.01.
- ⑭ PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
- ⑮ NOT USED
- ⑯ ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
- ⑰ NEW 24" STOP SIGN (R1-1). SEE DETAIL 'T' SHEET C5.01.

ADD CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call Digs
 1-800-662-4111

NOTICE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BARED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING CIVIL, L.C.
 PROFESSIONAL CIVIL ENGINEERING SERVICES
 885 SOUTH 900 EAST MIDVALE, UTAH 84047
 TEL: (801) 255-1700 FAX: (801) 255-6071
 E-MAIL: info@mcneileng.com www.mcneileng.com

GATEWAY NORTH GATEWAY ASSOCIATES
 81 NORTH 400 WEST
 SALT LAKE CITY, UT
 LOCATED IN THE NW 1/4 SEC 1, T1S, S18E8M

REVISIONS

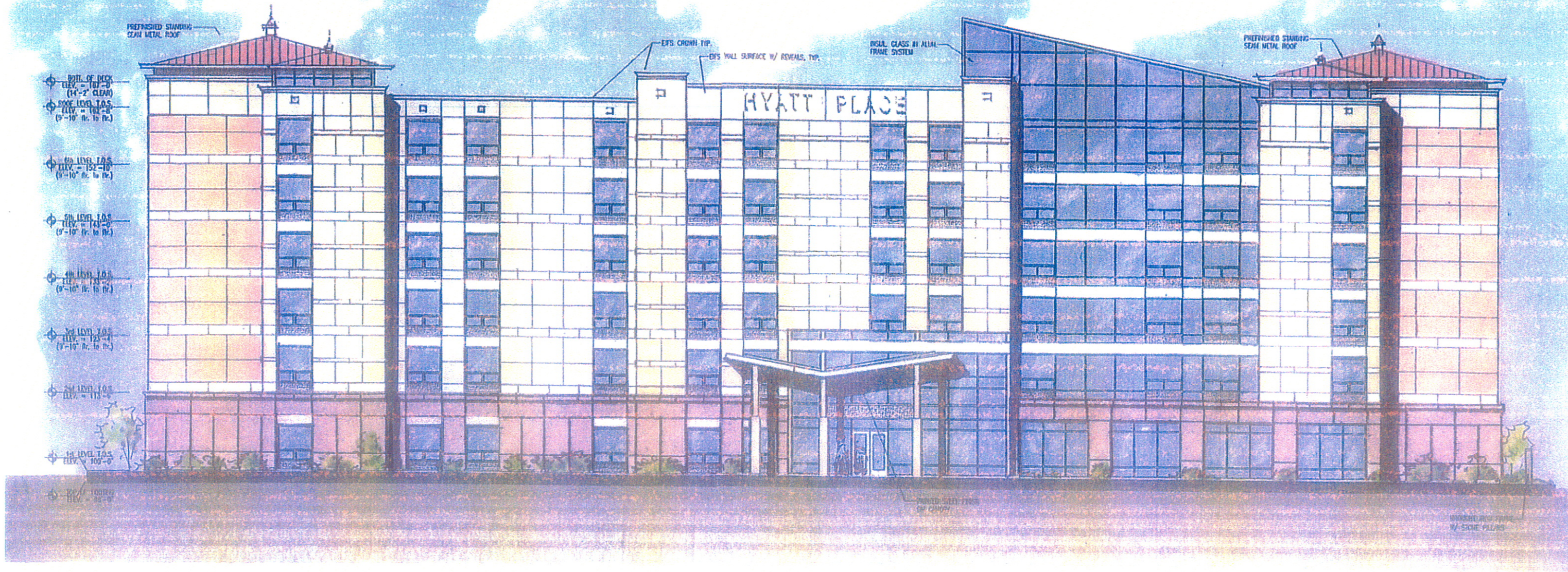
REV.	DATE	DESCRIPTION

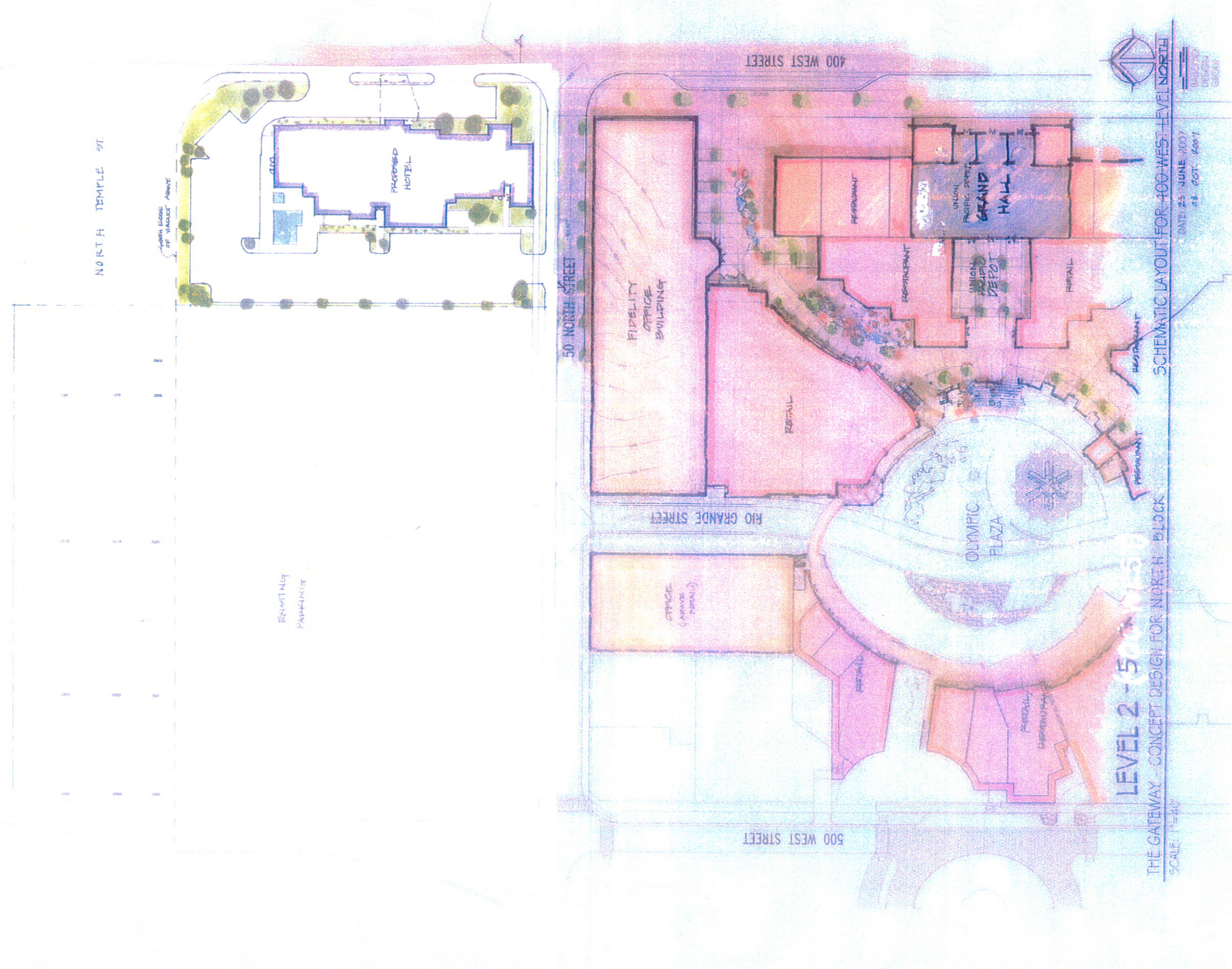
PROJECT NO: 260269.6B
 CAD DWG. FILE: 260269-6B-PLN
 DRAWN BY: JAB
 DESIGNED BY: KAP
 FIELD CREW: SURVEYED
 CHECKED BY: CHECKED
 DATE: 10/04/07

SHEET TITLE:
HORIZONTAL CONTROL PLAN

C1.01
 SHEET: 1 OF 1

S:\2006files\260269\260269.6B - HORIZONTAL CONTROL PLAN.dwg, Oct. 09, 2007 - 4:06pm





NORTH TEMPLE ST

NORTH EDGE OF VARIOUS AREAS

EXISTING
PARKING

PROPOSED
HOTEL

FIDELITY
OFFICE
BUILDING

RIO GRANDE STREET

OFFICE
(EXISTING
BUILDING)

RETAIL

400 WEST STREET

RETAIL

RESTAURANT

RESTAURANT

UNION
PACIFIC
GRAND
HALL

UNION
PACIFIC
DEPOT

RETAIL

RESTAURANT

RESTAURANT

RETAIL
RESTAURANT

500 WEST STREET

LEVEL 2 - 500 W



THE GATEWAY - CONCEPT DESIGN FOR NORTH BLOCK

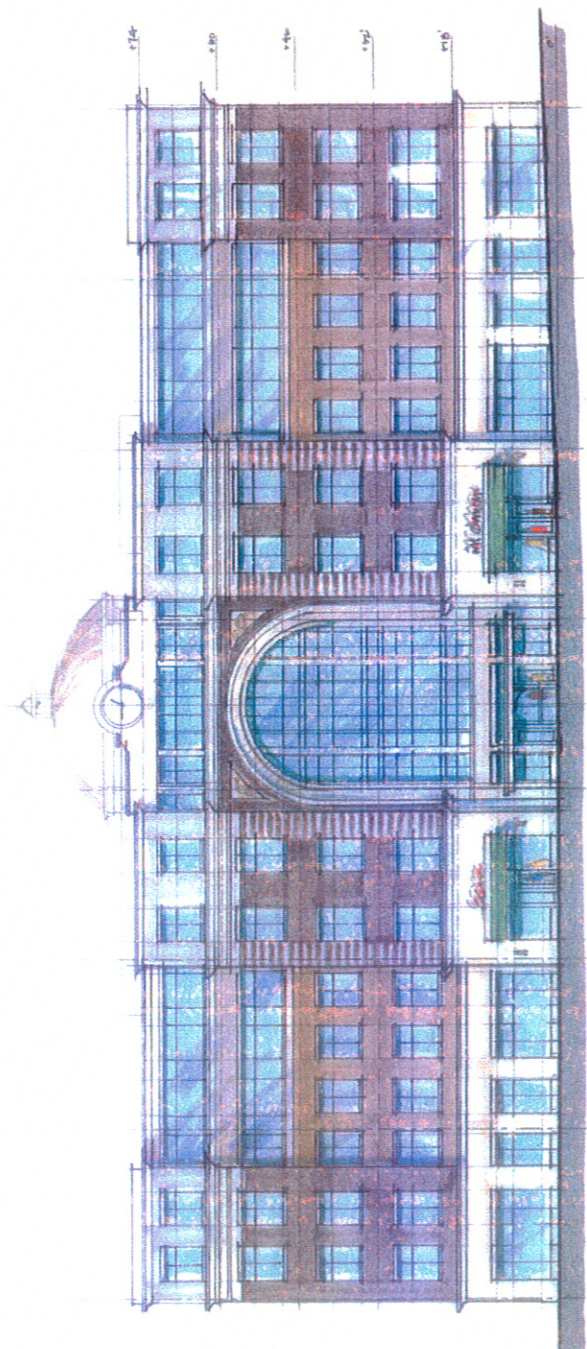
SCALE 1" = 40'

SCHEMATIC LAYOUT FOR 400 WEST LEVEL NORTH

DATE: 25 JUNE 2007
BY: COTC 2007



COTC
DESIGN
GROUP



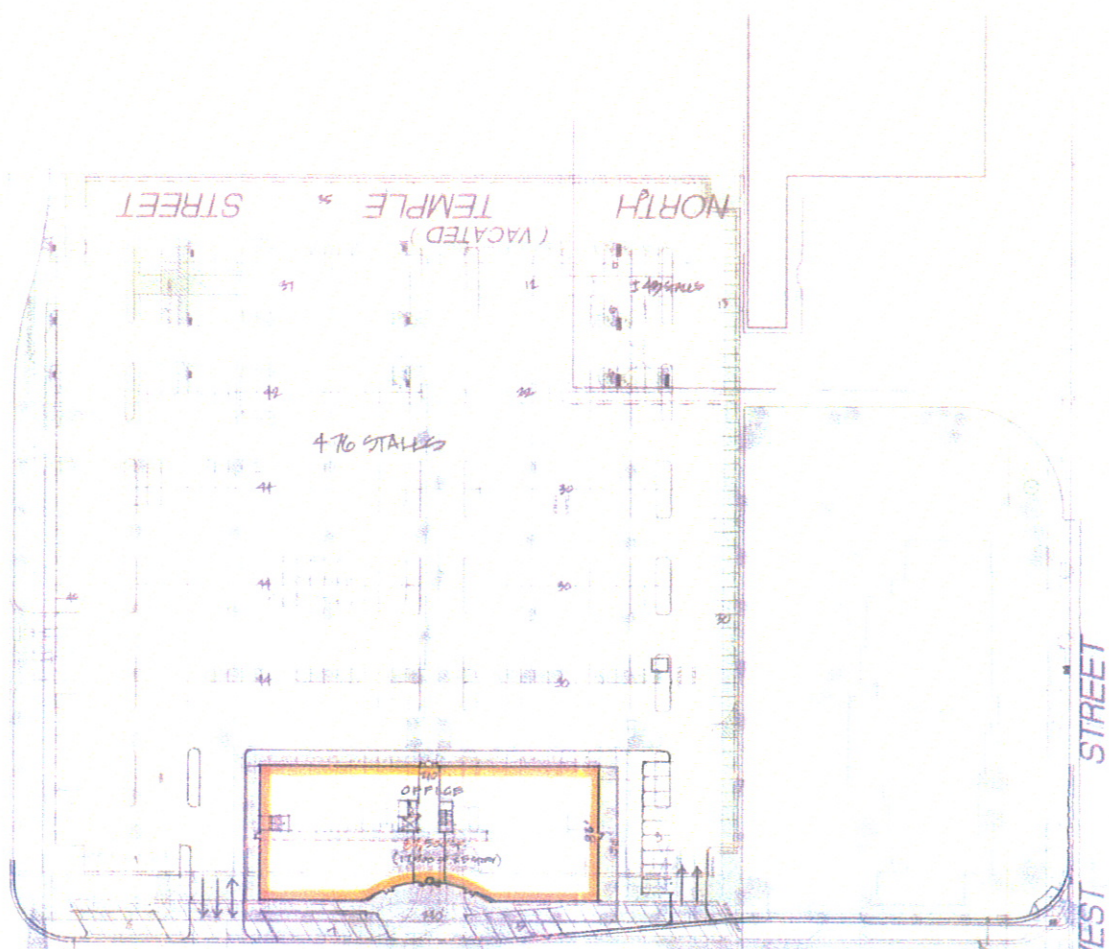
GATEWAY OFFICE SIX
SALT LAKE CITY, UT 84111

DATE: NOVEMBER 27, 2007

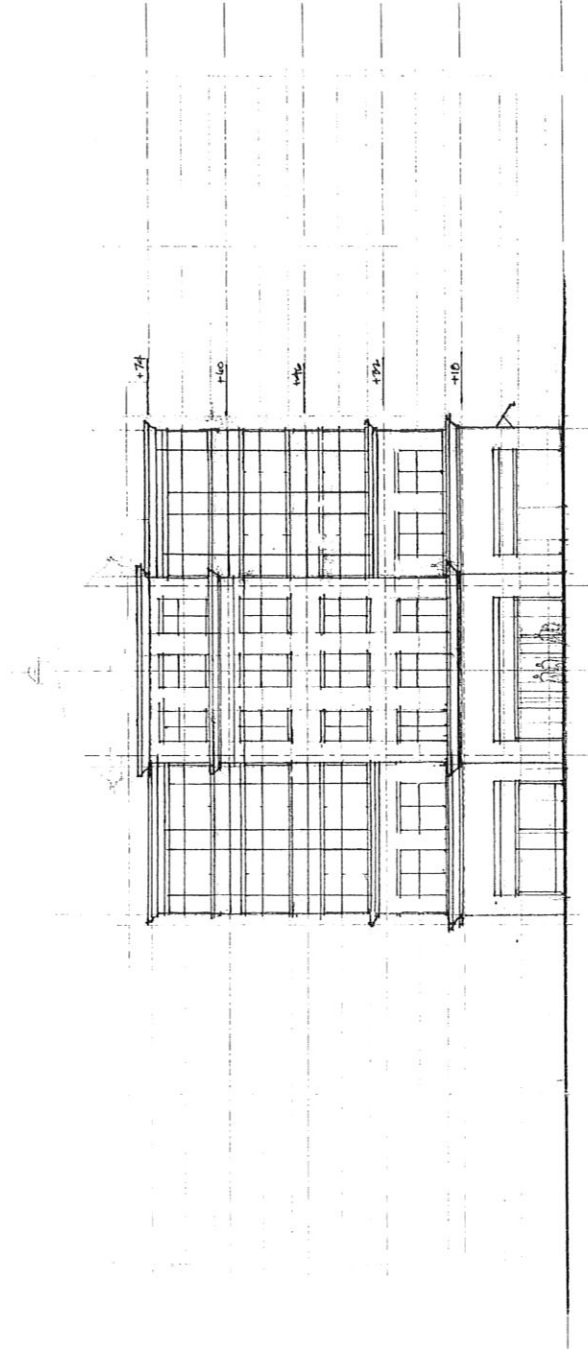
PROPOSED BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

BARBROCK
DESIGN
GROUP



50 WEST STREET



GATEWAY OFFICE SIX
SALT LAKE CITY, UTAH

WEST PROPOSED BUILDING ELEVATION 2

BARCOCK
DESIGN
GROUP

DATE: NOVEMBER 27, 2007

SCALE: 1/16" = 1'-0"

