

Planning Commission Staff Report



Planning Division
Department of Community &
Economic Development

STATE STREET PLAZA Planned Development PLNSUB2011-00320 245-265 South State Street Hearing date: July 13, 2011

Applicant

Tannach Properties, LLC

Staff

Everett Joyce 801-535-7930
everett.joyce@slcgov.com

Current zone

D-1

Current master plan designation

Downtown Support

Council District

District 4 – Luke Garrott

Community Council

Central City and Downtown

Lot size: 1.12 acres

Current Use:

Vacant buildings

Applicable Land Use Regulations:

- Chapter 21A.55 Planned Developments
- Chapter 21A.36.010B General Provisions
- Chapter 21A.44.060 Number Off Street Parking Space Required
- Table 21A.46.110 Sign Regulations for Downtown Districts

Notification

- Notice mailed July 1, 2011
- Sign posted June 30, 2011
- Posted to Planning Division and Utah State Public Meeting websites July 1, 2011

Attachments:

- A. Project Drawings/Plans
- B. Public Comments
- C. City Department Comments

Request

This is a request for planned development approval for specific elements related to a two building mixed-use condominium development. The project would combine multiple parcels into one lot. Redevelopment of the site includes a new residential/commercial structure with underground parking and retaining the Cramar Building located on Floral Street.

Requested is modification of the zoning ordinance to allow more than one principal building on a lot; to exclude a galleria common corridor area and residential use spaces from the commercial use ground floor area from the required parking calculations for commercial uses and to allow additional signage for a historic water tower and general building name signs on the State Street building facades. The Planning Commission has final decision-making authority for this application.

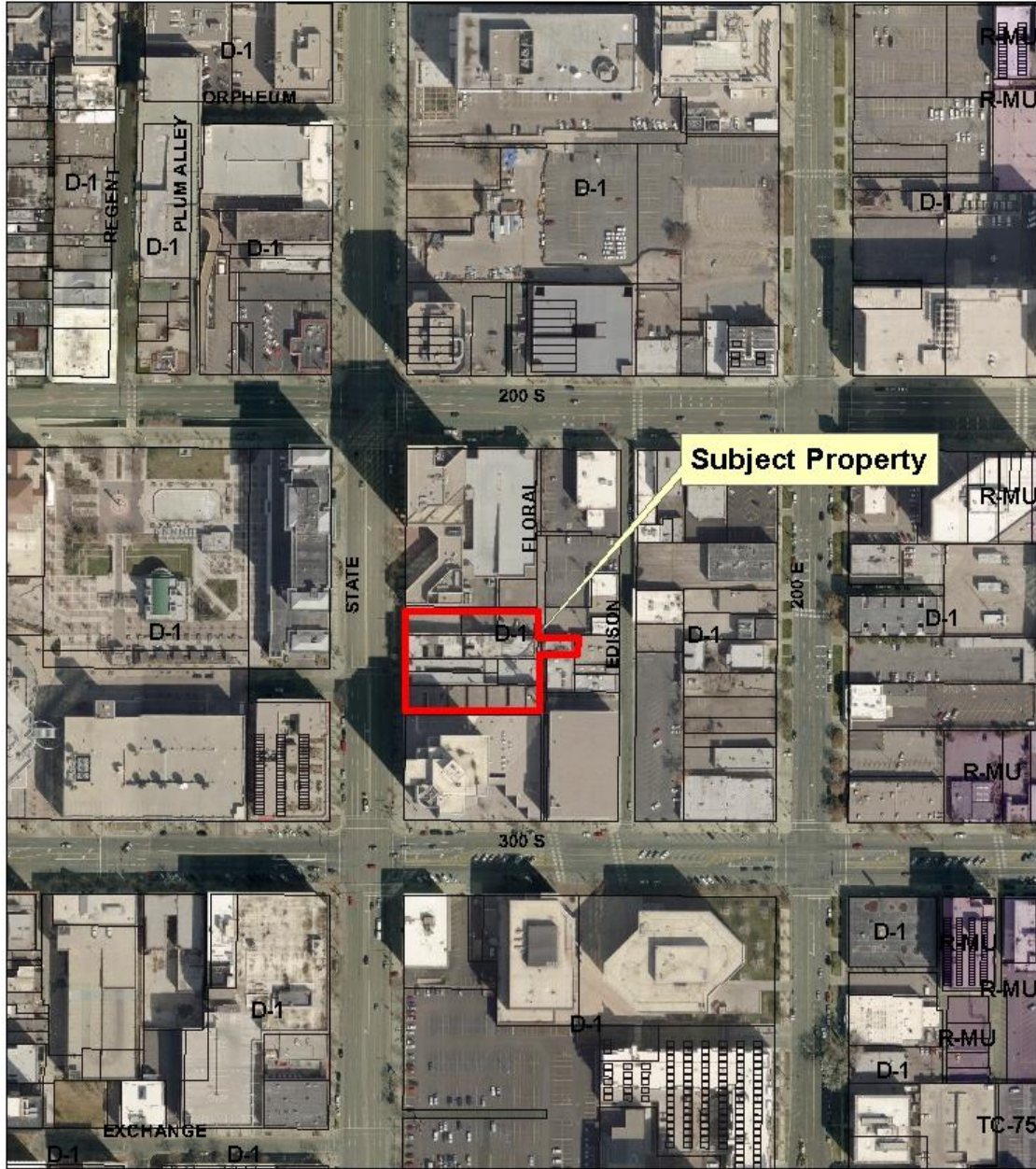
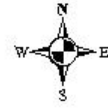
Staff recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards for planned development approval and therefore recommends the Planning Commission approve the application as proposed subject to the following conditions:

1. All parcels involved shall be consolidated into one lot via the State Street Plaza Condominium.
2. Final planned development site plan approval is delegated to the Planning Director.
3. Allowed modifications from zoning regulations:
 - a. More than two principal structures on one lot;
 - b. The Cramar Building is an existing structure and would not require any additional off street parking. The off street parking requirements for the ground floor includes the commercial tenant spaces, however, the proposed galleria commons area and residential use access and storage areas on the ground floor do not apply towards the required off street parking calculations; and.
 - c. Allow signage on the restored water tower located on the roof of the proposed development and allow multiple general building signs for the Rex Theater and the Oscar Groshell / JB Forshee facades on State Street.

245 – 265 South State Street

Vicinity Map



Salt Lake City
Community and Economic Development Dept.
Planning Division

Background

Project Description

This is a proposed two structure mixed-use condominium. Proposed is a mixed-use, mixed-income, community-oriented downtown renewal project that combines residential living with street level commercial uses. New construction includes a new 10-story apartment building with retail spaces at the street level, an outdoor plaza, and below-grade parking. The historic Cramar House at 241 Floral Street is the only existing building that will remain. The proposed street level commercial plaza with walk-in retail and arts will contain a galleria or walk-through connection between State Street and Floral Street. This project will include the demolition of existing structures except for the Cramar House. Existing building facades on the south portion of the State Street frontage will be retained or renovated.

New construction of a principal building will consist of multiple levels with the north portion of the structure being 10 stories and the south portion being seven-stories (maximum). The south portion will step back in stages above the existing historic three-story masonry building facades. The upper levels of the project will consist of two condominium units with approximately 180 mixed-income rental housing units ranging in size from studios to four-bedroom apartments. There will be two levels of underground on-site parking located between State Street and Floral Street providing approximately 160 parking spaces for the residential units. There will be no on-site parking dedicated for the commercial uses. Within the D-1 Zoning District, off street parking for the first 25,000 sq. ft. of nonresidential use are exempt from parking requirements.

The existing water tower on site is proposed to be relocated on the roof of the new 7-story structure. The relocated water tower would exceed the D-1 Zoning District height limit of 100 feet. This specific item has been administratively approved through conditional use PLNPCM2011-00257.

Comments

Public Comments

The proposed development is within the Central City Neighborhood Council and adjacent to the Downtown Community Council. The application was available for review at the Planning Division's Open House on July 7, 2011. Comments from the Downtown Community Council are included in Attachment B.

City Department Comments

Comments on the proposed development were received from the following City departments and are included in Attachment C: Engineering, Transportation, and Building Services commented on the development drawings. Department reviews pointed out concerns regarding multiple buildings on one parcel; questions about parking calculations; and signage. After discussions the solution generated was for the applicant to request the approval of a planned development to allow the following: 1) multiple buildings on one parcel; 2) clarify that parking for the ground floor does not include the common galleria area and the areas restricted for residential purposes; and 3) to allow additional signage for the water tower and historic general building signs. In general, the departments had no objections to the proposed development as a whole, but provided specific improvements or modifications required according to their respective area of development oversight.

Project Review

The proposal was submitted as a planned development by the applicant as required by section 21A.36.010B to approve modification to the zoning restriction that no more than one principal building is allowed per lot. In addition the applicant is requesting approval to exclude a proposed galleria (open common corridor) and residential restricted use spaces within the commercial ground floor from the off street parking calculations and to allow for additional signage for restoration and placement of signage on the site's existing water tower and for more than one general building sign, which reflects the restoration of historic building facades on the State Street elevation.

The planned development process is intended to provide flexibility in site design in order to achieve a result more desirable than through strict application of City land use regulations. The proposed project includes many positive design features and amenities for an urban mixed-use building.

D-1 Downtown Zoning Standards			
Requirements	Standard	Proposed Development Status	Impact on Development
Front / Corner Yard	No Min Setback 5' Max Setback	Proposal meets this standard	None
Side / Rear Yard	No Minimum	Proposal meets this standard	None
Building Height	100' Conditional Use to exceed	Building meets this standard. Additional water tank height requires conditional use approval	Requires Conditional use approval for water tank exceeding 100'
1st Floor Glass Street Elevation	40%	Proposal meets this standard	None
Parking	Parking for the first 25,000 sq. ft of nonresidential uses is exempt. One half stall per dwelling.	Proposal meets this standard,	None

Discussion

The following discussion clarifies the specific reasons for planned development review of this project and staff's consideration of each reason.

- **Multiple principal buildings on one parcel in the D-1 zoning district (21A.36.010B):** More than one principal building may be permitted on a lot, or when the principal buildings are occupied by more than one use, when authorized in conjunction with an approved planned development pursuant to chapter 21A.55 of this title.

The zoning ordinance specifically identifies that more than one principal building may be permitted within the Downtown Zones subject to planned development review and approval. Allowing more than one principal building supports redevelopment on the 245 – 265 South State Street property and supports preservation of the Cramar Building which supports the purpose of the D-1 Zoning District. The D-1 Zoning District's purpose is to enhance employment opportunities; to encourage the efficient use of land; to enhance property values; to improve the design quality of downtown areas; to create a unique downtown center which fosters the arts, entertainment, financial, office, retail and governmental activities; to provide safety and security; encourage permitted residential uses within the downtown area.

- **Off-Street parking calculations (21A.44.060.B):** The proposed building is a multi-story development with commercial uses on the ground floor and residential uses on the floors above. The ground floor is to accommodate general commercial uses, however, certain areas within the ground floor function as access and storage areas for the residential uses above the ground floor. These areas include elevator, stairway, and storage areas that are restricted for residential uses through the proposed condominium plat. These areas should not be applied towards the commercial parking requirements.

Section 21A.44.010.D allows changes in use of existing structures without requiring additional parking spaces within the D-1 Zoning District. The existing Cramar Building presently does not have any off street parking spaces. The Cramar Building floor area should not be applied towards calculation for off-street parking for the new mixed-use building.

The proposed development has a two story galleria that allows passage from State Street through the new mixed-use building and connects with Floral Street at the rear of the property. This common passage area serves both commercial and residential uses of the project. This request asks the Planning Commission to exempt the galleria floor area from the commercial use off-street parking calculations. The corridor provides general access to commercial uses and residential uses as well as the public.

- **Water tower signage and multiple general building signs (21A46.110)** The water tank that will be relocated to the roof of the new structure will be restored and historic signage will be placed on the tank. The water tank with its support bracing would not meet the zoning standards for a roof sign. Also the proposal is to keep existing building signs and provide a new building sign for the Rex Theater facade as well as provide a building sign for the ten story tower portion of the new mixed use structure. The new mixed-use building is a single structure, which is permitted one general building sign. However, the applicant is proposing to maintain historic façade elements along the State Street frontage and therefore requests more than one building sign on the new structure.

Analysis and Findings

Standards for Planned Developments; Section 21A.55.050

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development regulations, the city seeks to achieve *any* of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing; or
- H. Utilization of “green” building techniques in development.

- A. **Planned Development Objectives:** The Planned Development shall meet the purpose statement for a planned development (Section 21A.55.010) and will achieve at least one of the objectives stated in said Section;

Analysis: This planned development project proposes a two story galleria that connects State Street with a plaza that fronts on Floral Street, a private right of way with interior block buildings. The proposed design creates a pleasing environment with the proposed galleria and plaza that provides a pedestrian connection from State Street to the interior of the block. The restoration of existing building facades on portions of the State Street frontage and a portion of the Floral Street frontage supports preservation of architectural character and building relationships. The proposed development will eliminate blighted buildings and preserve the existing Cramar Building as well as preserve architectural façade designs of existing buildings. The building is designed with the intent of meeting LEED certified or higher standards. The site would be improved through this redevelopment.

Finding: The project, through use of the planned development process, achieves at least six of the objectives for planned development, thereby satisfying this standard. Those objectives are A, C, E, F, G, and H related to coordination of architectural styles, preservation of architecturally significant character, special amenities of interest to the general public, affordable and market rate housing and “green” building techniques.

- B. **Master Plan And Zoning Ordinance Compliance:** The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and,
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The proposed development is within the Downtown Plan area and the Central Community Master Plan area. The master plan objectives and policies related to this project are re-iterated below and demonstrate that the proposed planned development is consistent with those policies.

Land use policy regarding this area is contained within the Downtown Master Plan and the Salt Lake City Urban Design Element. The 1995 Downtown Master Plan contains the following concepts, strategies and actions that support the proposed redevelopment of the site.

Create an atmosphere of activity and visual interest.

- *Encourage private owner improvement and beautification to buildings facing or backing on midblock alleys and streets.*

Emphasize existence of cultural differences and uniqueness

- *Emphasize the arts as part of our culture*
- *Encourage sculptures and fountains*

Emphasize historic buildings and sites

- *Publicize the unique character of site or building*

The 1990 Urban Design Element does not contain any specific design review issues. The Urban Design Element states that signs contribute to the character of different areas of downtown and are often a major identifying feature. Buildings and land features should be landmarks of development instead of signs.

Mixed-use and mixed-income development is encouraged through zoning and master plan policies and therefore is in the best interest of the City. Furthermore, the D-1 zoning district allows for the proposed uses.

Finding: Planned development approval for the proposed redevelopment with multiple principal buildings on one parcel in the D-1 zoning district, exemptions from the off-street parking calculations for certain portions of the ground floor area of the mixed-use proposal and the allowance for additional signage for the water tower and multiple general building signs for restoring historic building facades is consistent with the City master plan and zoning ordinance.

- C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:
1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development, and;
 6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.
 7. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: The zoning of the property is D-1. The purpose of the D-1 central business district is to foster an environment consistent with the area's function as the business, retail and cultural center of the community and the region. The character of the neighborhood is mostly a mix of commercial and mixed-use buildings. The proposal conforms to this character.

The project has been designed to be compatible with the character of the site and surrounding area and is not anticipated to create unusual pedestrian or traffic patterns or volumes. Vehicle traffic entering and exiting the site will be from and to Floral Street, a private right-of-way. This traffic pattern was acceptable to the Transportation Division and will not degrade the existing traffic.

Parking provisions are considered adequate to contain all required parking on site through a combination of underground parking and existing on-street parking on State Street. Appropriate setbacks, screening, and landscaping are provided to minimize impact to adjacent properties. The hours of operation of the different uses on the site will be those of typical office and retail buildings and similar to surrounding commercial uses with minimal peak traffic occurrences throughout the day.

Finding: Renovating the Cramar Building and retaining and restoring facades of existing buildings on State Street as well as maintaining the water tower on the roof of the proposed development is compatible with the character of the site and existing development within the vicinity of the site. The project satisfies this standard. Staff finds that the proposal maintains compatibility with the existing adjacent commercial properties and poses little impact to surrounding streets.

- D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

Analysis: The existing parcel surface consists of buildings and parking areas with little vegetation. The landscaping will contain primarily plants within the plaza and on certain roof tops of the new structure.

Finding: The site does not contain existing mature vegetation.

- E. Preservation: The proposed Planned Development shall preserve any historical, architectural, and environmental features of the property;

Analysis: The buildings fronting on State Street were not listed on any national or local registers of historic places or cultural resources. The Cramar Building will be renovated for purposes of preservation. The existing water tower and certain building facades will be renovated or duplicated to represent original facades.

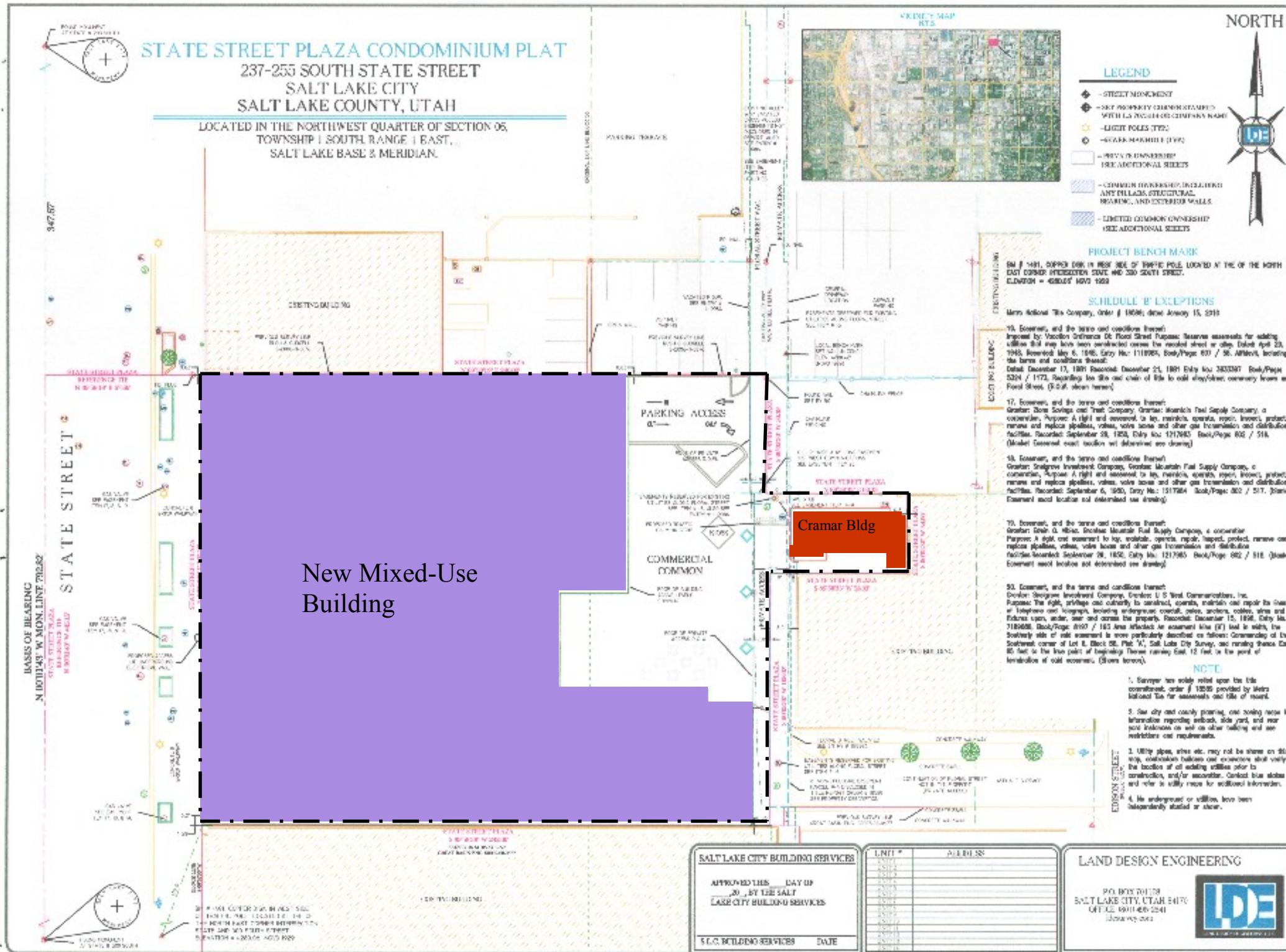
Finding: The project satisfies this standard.

- F. Compliance with Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.

Analysis: Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.

Finding: The project satisfies this standard.

Attachment A
Project Drawings/Plans



PLNSUB2011-00320
Planned Development

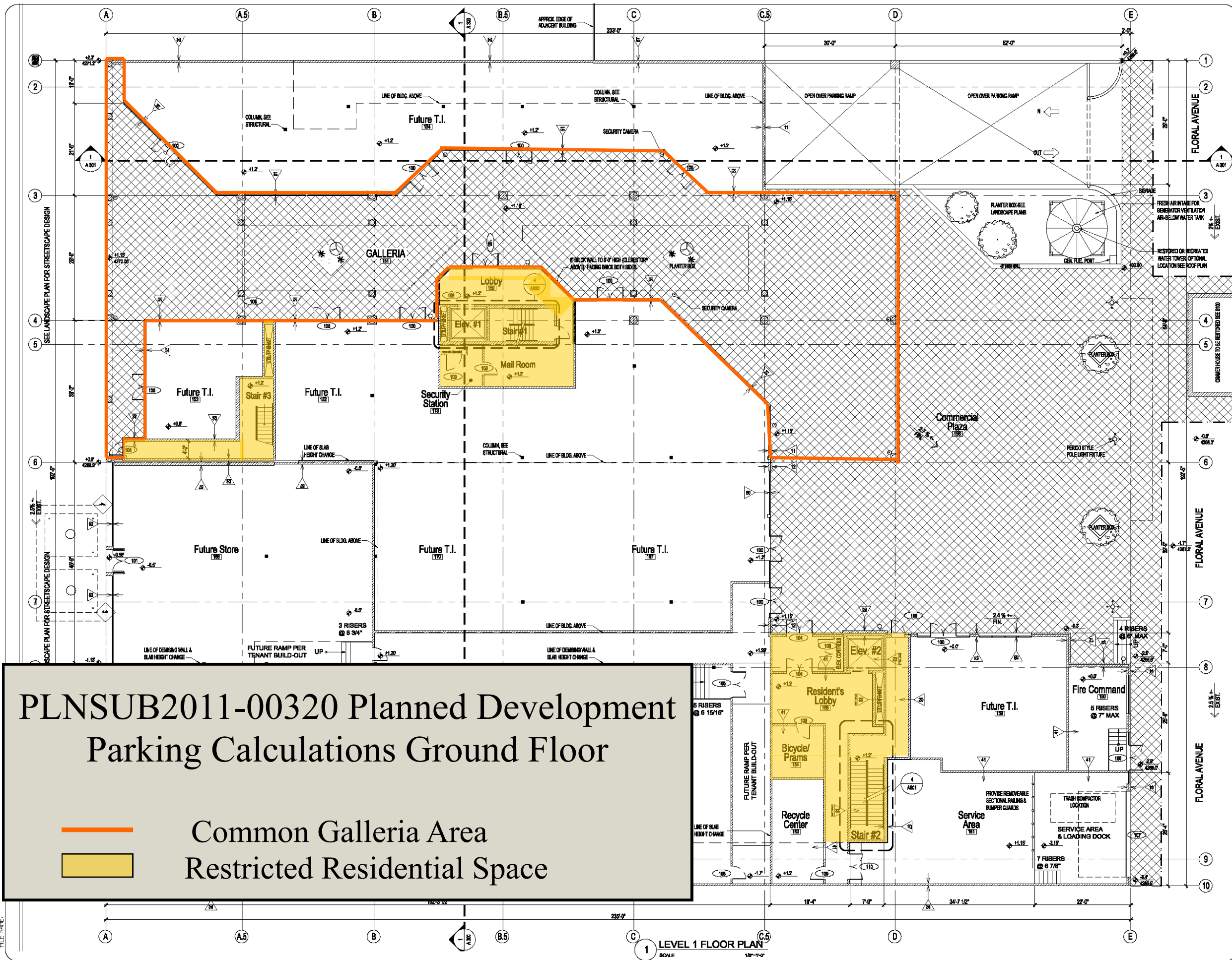
Multiple Buildings on One Lot

- New Mixed-Use Bldg
- Existing Cramar Bldg
- Property Line

STATE STREET PLAZA CONDOMINIUM PLAT
237-255 SOUTH STATE STREET, SALT LAKE CITY
SALT LAKE COUNTY, UTAH



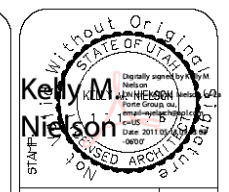
NUMBER _____ SHEET 1 OF _____ SHEETS	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ 20____ Salt Lake Valley Health Department	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY PLANNING COMMISSION PLANNING DIRECTOR DATE	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER DATE CITY SURVIVOR DATE	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORMS THIS _____ DAY OF _____ 20____ SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER	Recorded # _____ State of Utah, County of Salt Lake, recorded and filed in the presence of _____ Date _____ Time _____ Book _____ Page _____ Salt Lake County Recorder	NUMBER _____ ACCOUNT _____ SHEET 1 OF _____ SHEETS
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**PLNSUB2011-00320 Planned Development
Parking Calculations Ground Floor**

Common Galleria Area
 Restricted Residential Space

LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'-0"



STATE STREET PLAZA
235-257 SOUTH STATE ST., SALT LAKE CITY, UTAH
- LEVEL 1 / PLAZA PLAN -

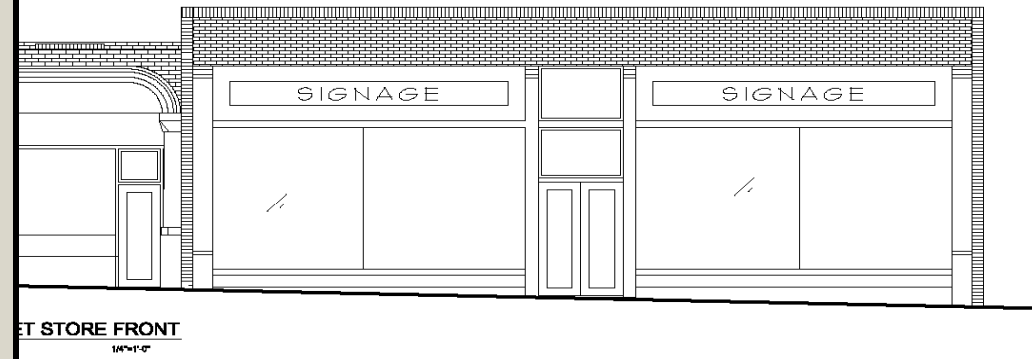
THE LAPORTE GROUP
DESIGNERS/DEVELOPER/GENERAL CONTRACTOR
2505 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84115
mcgold@xmission.com
(801) 484-4775

REV: _____
DATE: 04-08-2011

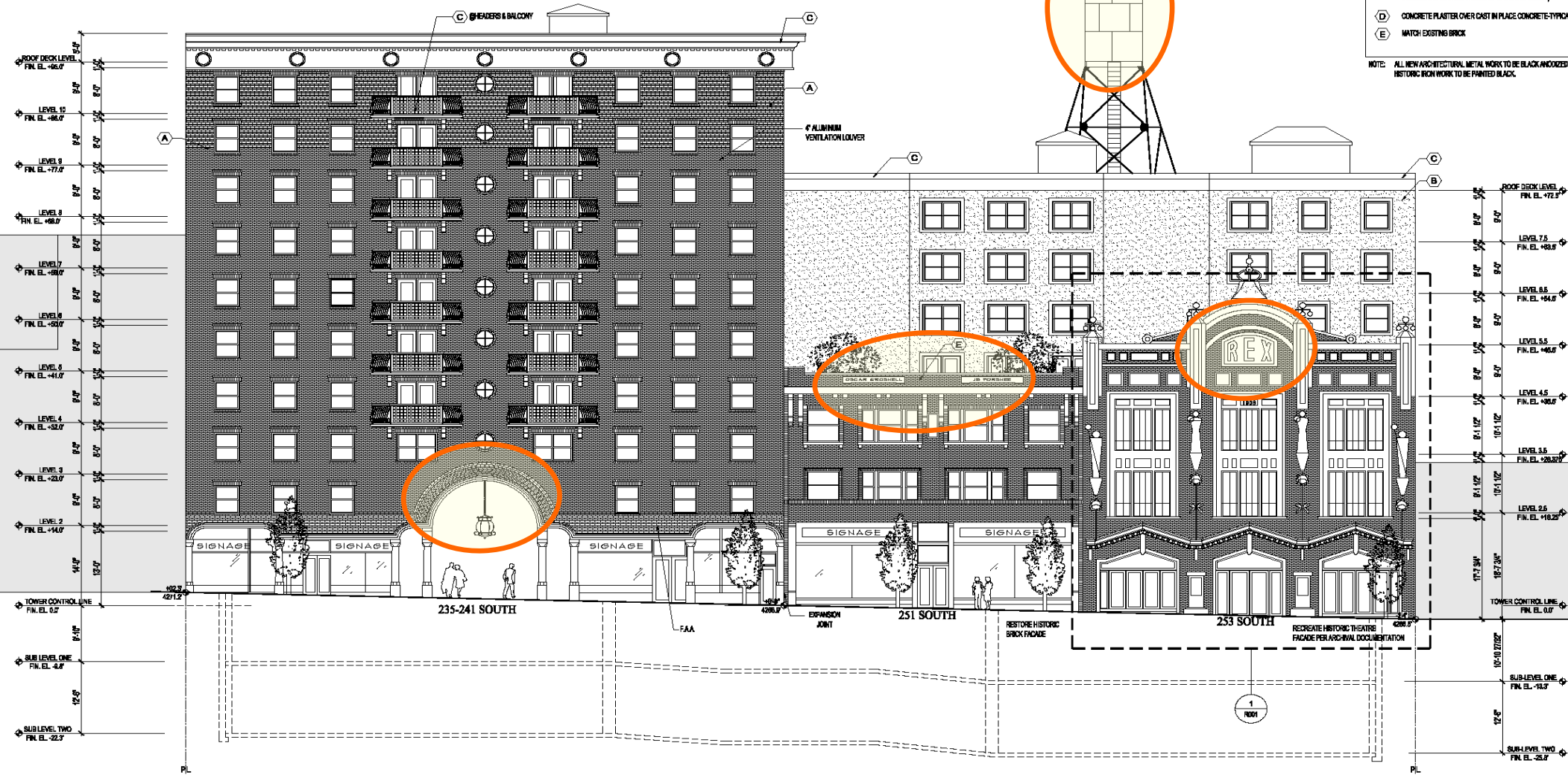
SHEET NO. **A102**
PERMIT SUBMITTAL

PLNSUB2011-00320 Planned Development

Signage

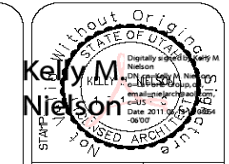


- KEY TO STATE STREET PLAZA FINISHES**
- (A) CHEROKEE BRICK CO. OF MARIETTA, GA, MOUNTAIN RED A-4
 - (B) SENNERGY STUCCO CO., COMMANDER BR014, CLASSIC FINISH
 - (C) SENNERGY STUCCO CO., SILVERADO BR014, SAND FINISH (NOTE THAT CONCRETE BALCONIES WILL BE OF MATCHING COLOR.)
 - (D) CONCRETE PLASTER OVER CAST IN PLACE CONCRETE-TYPICAL.
 - (E) MATCH EXISTING BRICK
- NOTE: ALL NEW ARCHITECTURAL METAL WORK TO BE BLACK ANODIZED ALUMINUM. HISTORIC IRON WORK TO BE PAINTED BLACK.



1 STATE STREET ELEVATION
SCALE 1/8"=1'-0"

FILE NAME: A200-A203 STATE ELEVATION.B



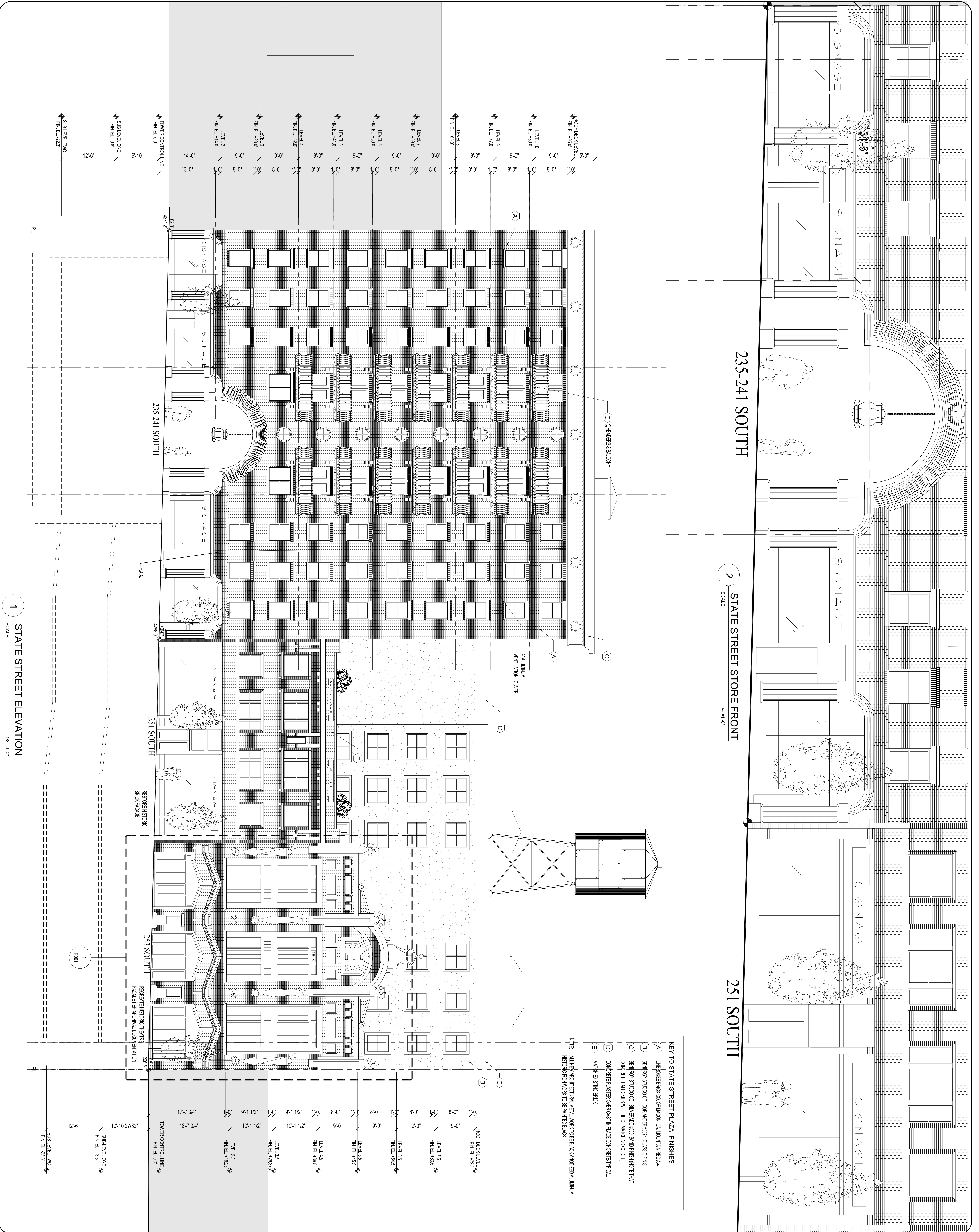
STATE STREET PLAZA
235-257 SOUTH STATE STREET, Salt Lake City, UT

- ELEVATION -

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SALT LAKE CITY, UTAH 84115
(801) 484-1775 melgold@xmission.com

REV: _____ DATE: 04-05-2011

SHEET NO. **A200**
PERMIT SUBMITTAL



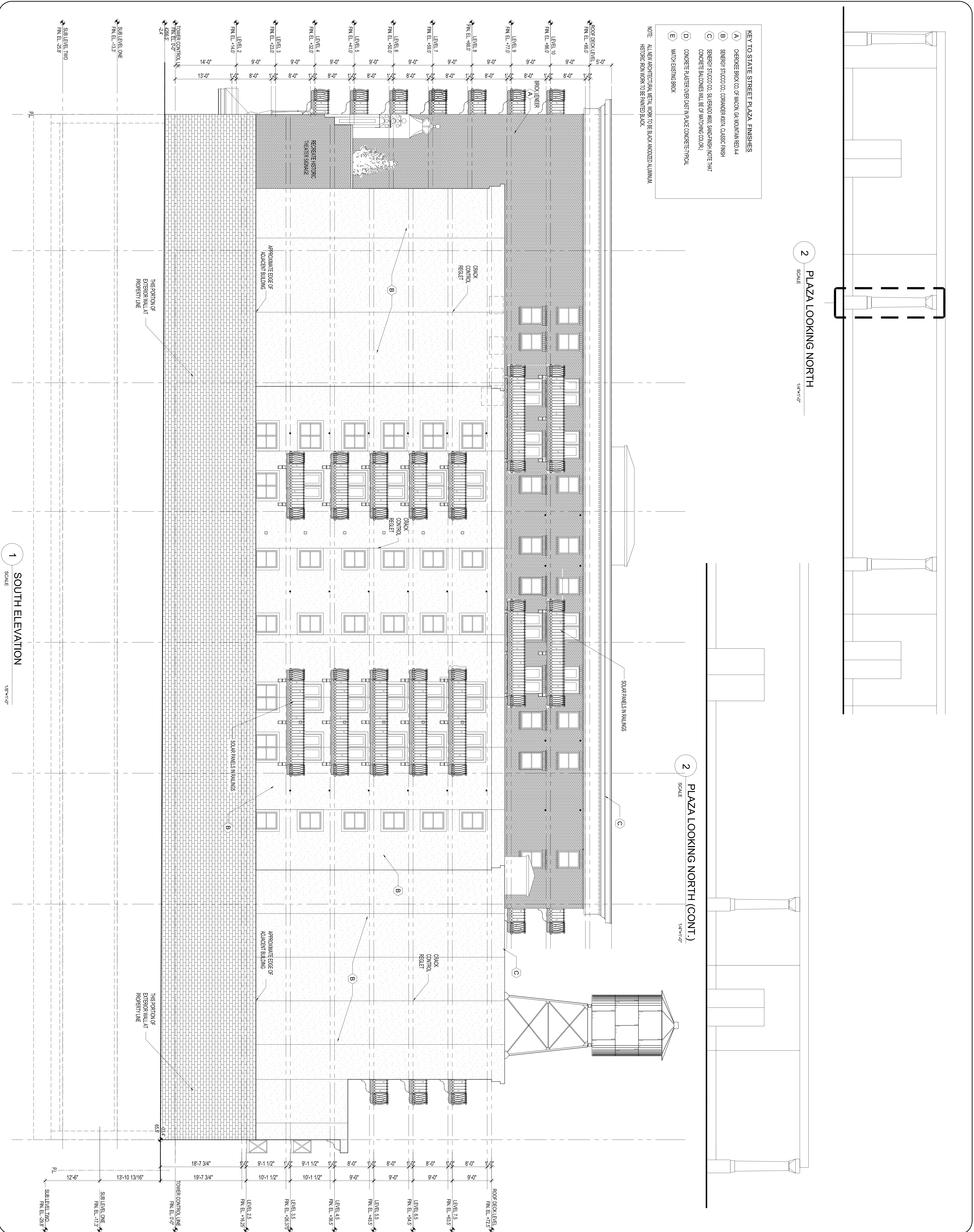
SHEET NO.
A200
PERMIT SUBMITTAL

REV: _____
DATE: 06-15-11

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 SALT LAKE CITY, UTAH 84115
 (801) 484-4775 melgold@xmission.com

STATE STREET PLAZA
 235-257 SOUTH STATE STREET, Salt Lake City, UT
- ELEVATION -

STAMP:
 Not Valid Without Original
 Katelyn M. Nielson
 131476
 REGISTERED ARCHITECT
 State of Utah



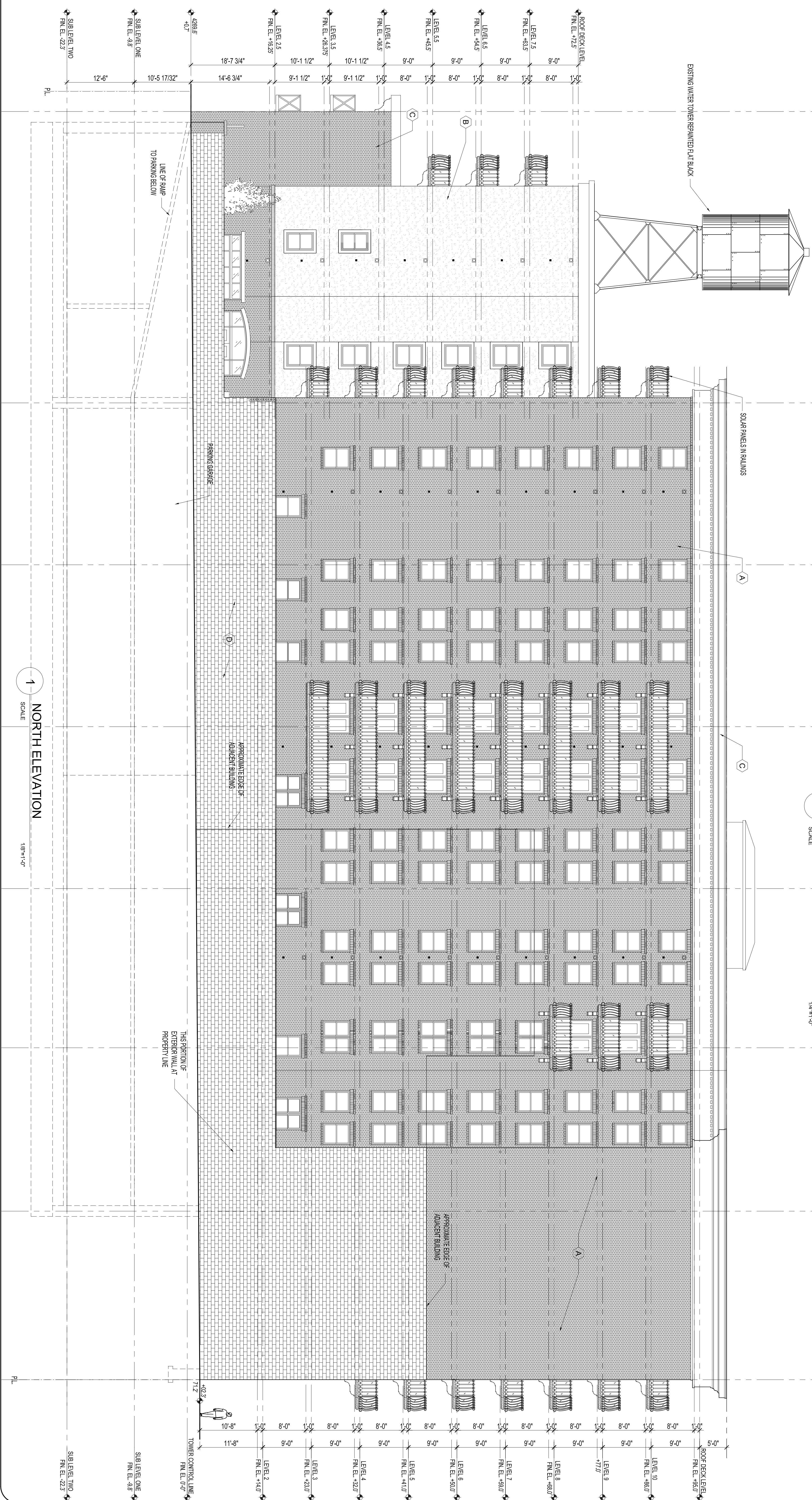
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A201
PERMIT SUBMITTAL

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DATE: 06-15-11

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STATE STREET PLAZA
235-257 SOUTH STATE STREET, Salt Lake City, UT
- ELEVATION -

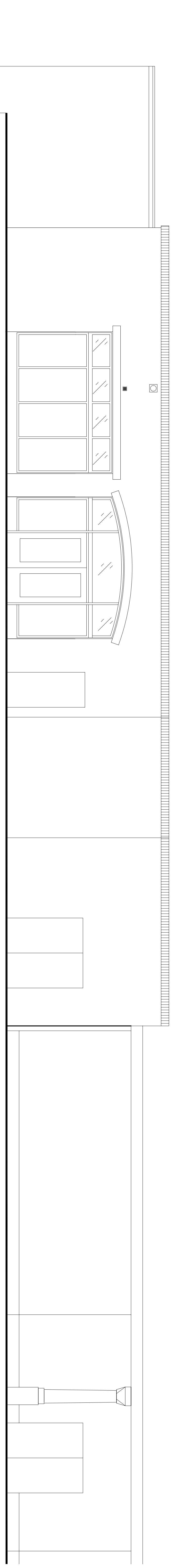
STAMP:
Not Valid Without Original
Signature
KELLY M. NELSON
1 3 1 4 7 6
LICENSED ARCHITECT



- KEY TO STATE STREET PLAZA FINISHES
- (A) CHEROKEE BRICK CO. OF WAGON, GR. MOUNTAIN RED #4
 - (B) SENECA'S STUCCO CO. CORNICES #3701, CLASSIC FINISH
 - (C) SENECA'S STUCCO CO. SALT BRICK #800, SAND FINISH (NOTE THAT CONCRETE BRICKWORKS WILL BE OF MATCHING COLOR)
 - (D) CONCRETE PLASTER OVER CAST IN PLACE CONCRETE TYPICAL
 - (E) MATCH EXISTING BRICK

NOTE: ALL NEW ARCHITECTURAL METAL WORK TO BE BLACK ANODIZED ALUMINUM. HISTORIC IRON WORK TO BE PAINTED BLACK.

2 PLAZA LOOKING SOUTH
SCALE 1/4"=1'-0"



2 PLAZA LOOKING SOUTH (CONT.)
SCALE 1/4"=1'-0"

1 NORTH ELEVATION
SCALE 1/8"=1'-0"

SHEET NO.
A203
PERMIT SUBMITTAL

REV:

DATE: 06-15-11

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(801) 484-4775 melgold@xmission.com

STATE STREET PLAZA
235-257 SOUTH STATE STREET, Salt Lake City, UT
- ELEVATION -

STAMP:
Not Valid Without Original
Signature
KELLY M. NELSON
1 3 1 4 7 6
REGISTERED ARCHITECT



253 SOUTH
RECREATE HISTORIC THEATRE
FAÇADE PER ARCHIVAL DOCUMENTATION



Without Original
KELLY M. NIELSON
Date: 2017.05.24.20
STAFF ARCHITECT
Not a Licensed Architect

STATE STREET PLAZA
235-257 SOUTH STATE STREET, Salt Lake City, UT

- REX DETAILS -

DOCUMENT PHOTO

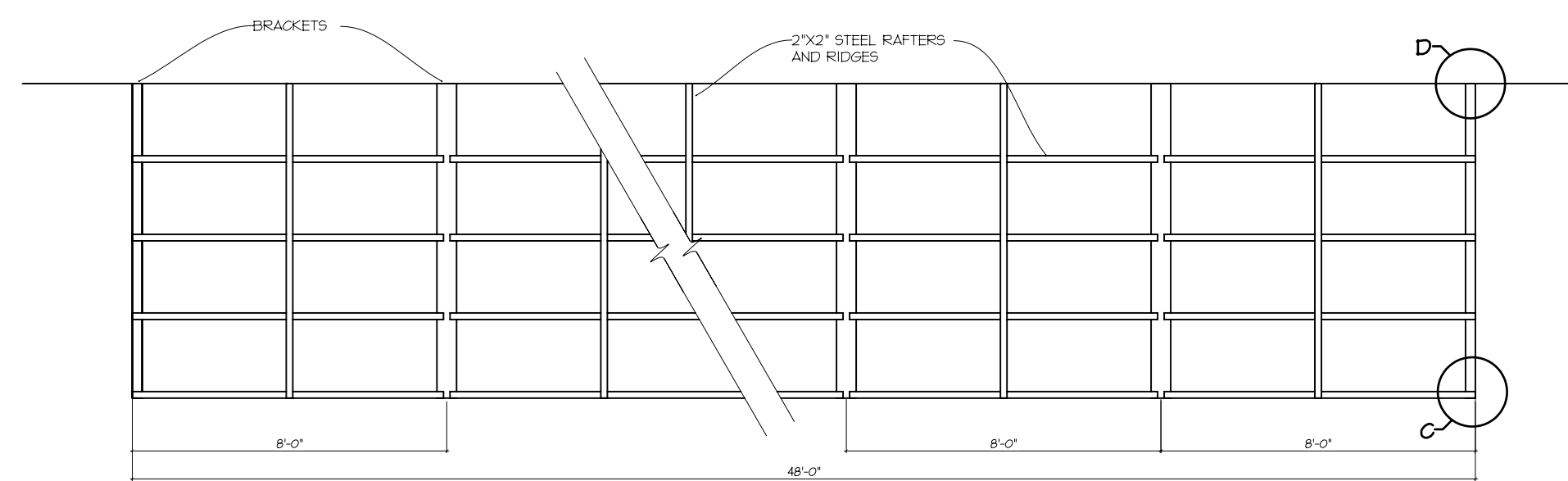
NOTE: REX THEATRE FAÇADE ARTWORK

THE ACCOMPANYING HISTORIC PHOTOGRAPHS DEPICT THE SCOPE OF REQUIRED SCULPTURES, ESCUTCHEONS, CORNICES, CORBELS AND FINIALS. FOR THOSE ITEMS ON THE PHOTOGRAPHS THAT ARE NOT DRAWN IN DETAIL, INDIVIDUAL SUPPLIERS OF EACH SUCH ITEM SHALL SUBMIT THEIR PROPOSALS WITH ATTACHED SHOP DRAWINGS FOR APPROVAL BY THE ARCHITECT.

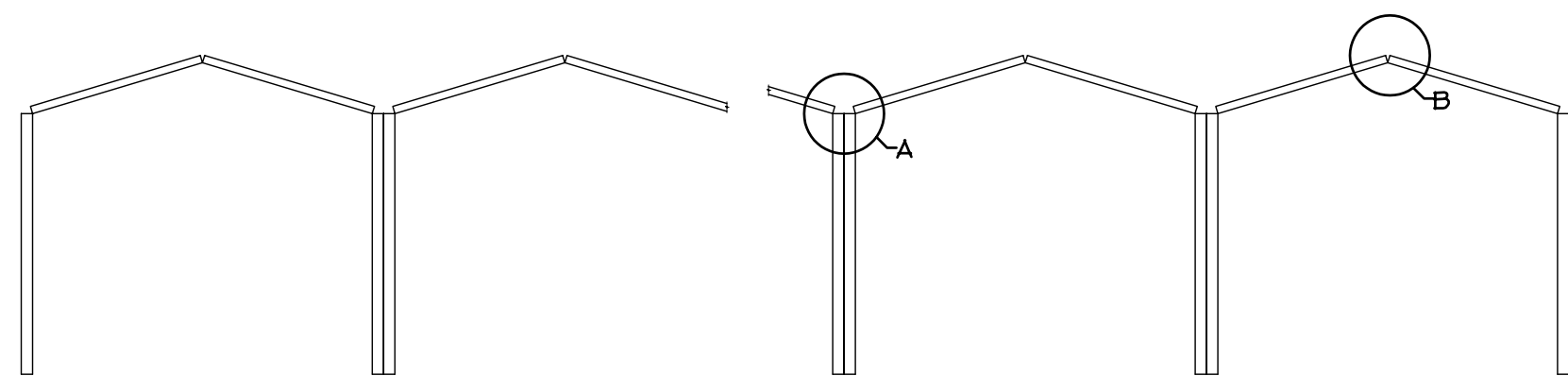
KEY TO PHOTOGRAPHIC DETAILS ON REX THEATRE FAÇADE

1. CORNICE COVE MOLDING WITH EGG-AND-DART DETAILS OF "MEDEX".
2. FLAT FASCIA OF MEDEX.
3. CUSTOM PENDANT LAMPS OF ANODIZED ALUMINUM TUBE WITH PLEXIGLASS GLOBES.
4. SCULPTED ESCUTCHEONS OF MOLDED EPOXY "DYNACAST".
5. STEEL STRUCTURAL BRACKETS. (SEE DETAIL DRAWINGS)
6. SHEET PLEXIGLASS TRANSLUCENT ROOF (1/4" LEXAN) OVER FRAMING OF 2x2x1/4" STEEL TUBING FRAMEWORK. (SEE DETAIL DRAWINGS)
7. NON-STRUCTURAL HEAVY-DUTY IRON CHAIN, +/- 1 1/2" DIAMETER.
8. ENGAGED ANTHROPOMORPHIC STATUES OF DYNACAST-COATED STYROFOAM.

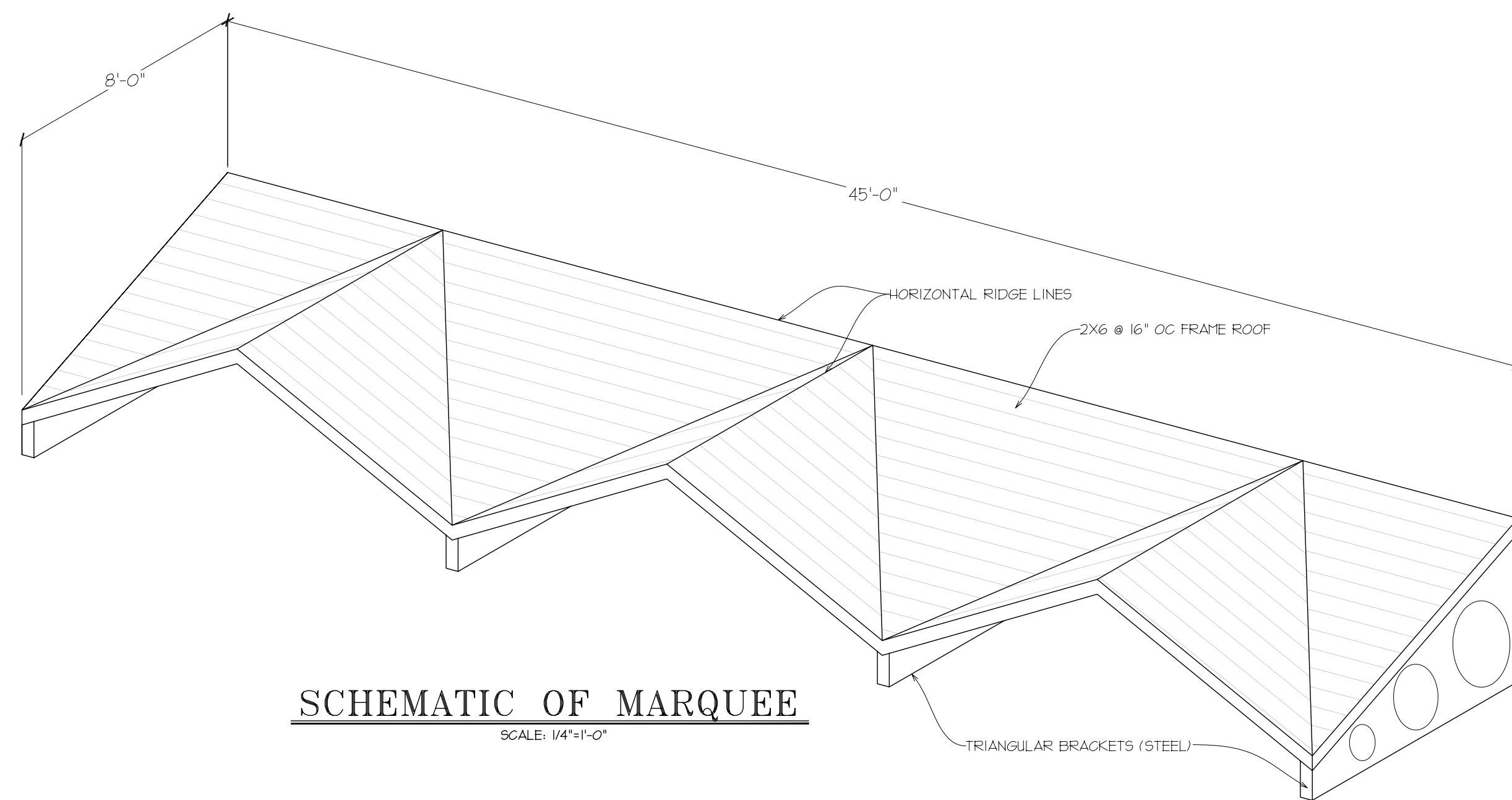
FRONT ELEVATION



STEEL FRAMING PLAN OF MARQUEE
SCALE: 1/4"=1'-0"



SCHEMATIC ELEVATION OF MARQUEE STEEL FRAME
SCALE: 1/4"=1'-0"



SCHEMATIC OF MARQUEE
SCALE: 1/4"=1'-0"

THE LAPORTE GROUP
DESIGNERS/DEVELOPER/GENERAL CONTRACTOR

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SALT LAKE CITY, UTAH 84115

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REV:

DATE: 04-08-11

SHEET NO.

R001

PERMIT SUBMITTAL

Attachment B
Public Comments

Joyce, Everett

From: Christian Harrison [christian.harrison@gmail.com]
Sent: Friday, June 24, 2011 3:53 PM
To: Joyce, Everett
Cc: Tammy Clark
Subject: PLNSUB2011-00320 Tannach Planned Development

Please see our ringing endorsement (e-mailed previously to Mr Akerlow) of the project for the Downtown Community Council's continued support for this project and these exceptions ...

—

Copied in total:

Good morning.

I want to take a moment to inform you that the Downtown Community Council board of directors has voted unanimously to endorse the LaPorte Group State Street Plaza project.

LaPorte Group visited with the Board and then later with the Council during our monthly meeting, and reviews were uniformly positive.

We encourage the City to afford the LaPorte Group every courtesy and to expedite the construction of the Plaza as described.

Our support of the project is grounded in a few of the project's described features: mixed use; appropriate ground floor retail; activated street fronts on both State and Floral; a mix of low-income, mid-income, and market-rate units; and units with as many as four bedrooms.

The last two features deserve special attention.

Downtown is flush with low-income housing — more than half of all households are below median income and something like 1/3 of all units are specifically targeted for low income households. What downtown DOESN'T have is the mid-income housing. Let's face it: \$24,000 is less than a teacher makes — and we need teachers and other mid-income professionals living, playing, and staying downtown.

The other point of celebration is the presence of three- and four-bedroom units. Downtown NEEDS families — and we won't get families without these sorts of units.

So, again, we wish to give our ringing endorsement of the State Street Plaza project (as described to us).

Warmest regards ...

D Christian Harrison
President & Chair
Downtown Community Council

Attachment C
City Department comments

Joyce, Everett

From: Brown, Ken
Sent: Monday, June 13, 2011 1:56 PM
To: 'kelly@thelaportegroup.com'
Cc: Dansie, Doug; Joyce, Everett
Subject: State Street Plaza 245 S. State St. - Log #BLD2011-02441
Attachments: F1.f2 bike rack.pdf; Impact Fee Application.pdf

SALT LAKE CITY BUILDING SERVICES AND LICENSING

Zoning Review Issues

Log Number: BLD2011-02441

Date: June 13, 2011

Project Name: State Street Plaza

Project Address: 245 S. State St.

Contact Person: Kelly Nielsen

Telephone: 801-484-4775 E-Mail: kelly@thelaportegroup.com

Zoning District: D-1

Reviewer: Ken Brown

Phone #: 801-535-6179

Comments

A zoning review of the above listed location has been completed. The following issues need further clarification or correction. Please assemble your team and coordinate a single response, **in writing**, to each of the items listed below, upload the response to the City Review Responses folder, and upload any revised plan sheets into the Drawings folder.

- 1) The Address Certificate within the City Required Forms folder indicates that there are three "Certified" addresses (245 S. State, 255 S. State and 265 S. State). Please explain where each of these addresses will be used. Separate permits may be required for each address to keep permit records and business licenses straight.
- 2) Separate permit required for any work planned for the Cramer House at 241 S. Floral St. Please mark the plans accordingly.
- 3) This development proposal requires that each sheet of the plans specify the Certified Address for the site. The plans currently reflect an address of 235-237 S. State St. This may cause confusion for the contractor and sub contractors as they look at the plans to determine the address to use in obtaining their permits and calling for inspections. Please correct each sheet to reflect the "Certified" address.
- 4) The zoning review generally involves review of an architectural site plan and then this architectural site plan is compared with the civil and landscaping plans, etc., to verify consistency. This submittal does not include an architectural site plan. Please provide an architectural site plan or civil site plan which includes the following information and supporting documentation as follows;
 - a) The address of each building where a separate permit may be obtained (including the Cramer House),

- b) The legal description of the parcel as it will be submitted for recording of the final plat,
 - c) The property lines along with the dimensions of each,
 - d) All State Street public way improvements such as sidewalks, lights, trees, approaches, fire hydrants, etc., and identified as "existing" or "proposed" along with Drawing Symbols indicating where the details for each new element may be found,
 - e) The paver pattern for the public sidewalk along the State Street frontage (contact Doug Dansie 801-535-6182 regarding this issue),
 - f) Floral Street improvements and showing whether it will be one way, or two way traffic,
 - g) At Floral Street, the 30' sight distance area (a triangular area formed by a diagonal line connecting two points as measured 30' from the intersection point, and along the sidewalk and Floral St.),
 - h) No boulders, shrubs or plants greater than 18" within any sight distance triangle,
 - i) Bike rack location along with a Drawing Symbol indicating where the detail may be found (see attached F1.f2 bike rack requirements),
 - j) Cross access and cross drainage easements for each property to address movement of vehicles, maintenance responsibilities, and responsibilities in regards to surface drainage and snow removal along Floral St. ,
 - k) The location and dimension of all existing and proposed structures, parking, landscaping, etc. and their relationship to the property lines,
 - l) The location and dimension of any encroachments into the State St. public way (canopies, cornices, balconies, vaults, etc.),
 - m) One tree within the public way as shown on sheet L102,
 - n) The parking calculations for this site and including the total gross square footage of the new development, the total gross square footage of the Cramer House, the parking requirement (calculations) for each use on the site, the number of parking stalls provided, bicycle parking required, based on 5% of the required parking, along with the number of bike racks provided, etc.
- 5) This development proposal requires the submission of a recorded subdivision plat for review against the site plan.
 - 6) The existing buildings will each need a separate Demolition Permit. I do not find that a Pre-Demolition Application has been submitted for any of these structures at this time. Please submit these applications early to prevent hold up of the new project.
 - 7) Building permit impact fees have not been addressed for this proposal. Please complete the attached Application For Determination Of Impact Fees and upload it to the City Required Forms folder (note that Exemptions are allowed if the square footage of each structure demolished is documented).
 - 8) On the North and South Elevation Drawings, please indicate the location of the property line and it's relationship (dimension) to the building, footings, or any projection from the face of the building such as canopies, cornices balconies, etc.
 - 9) Height of structure exceeds permitted height of the zoning district at the water tower. Please upload documentation of Conditional Use approval for PLNPCM2011-00253 in the City Required Forms folder and delete the other water tower options, if this proposal is approved, otherwise; modify the plans to show only a lower option.
 - 10) Title 21A.36.010B2 indicates that more than one principal building may be permitted on one site "when authorized in conjunction with an approved planned development pursuant to 21A.55 of this title". I do not see that an application for Planned Development has been submitted. Please document how this issue is being addressed, since the 245, 255 & 265 S. State St. building is on the same lot as the Cramer House at 241 S. Fern St.
 - 11) Buildings or uses constructed after April 12, 1995, which collectively employ one hundred (100) or more people, shall comply with the carpool parking incentives of 21A.44.040B. This issue will be reviewed further once the parking calculations have been provided as requested above.

- 12) Any public way encroachments need to be reviewed with SLC Property Management. Please contact them at 535-7133 for information on revocable permits or lease agreements. Approved Revocable Permits or Lease Agreements are to be uploaded to the City Required Forms folder for permit issuance.
- 13) Please note that there are multiple sheets in this proposal marked with the same file number. This happens when a file number sheet is uploaded with a different Title. To help prevent confusion, please review the following File Numbers, remove all of those that are wrong, and upload any revised plans using the exact same title as shown on the Sheet Index;
- a) File Number 002,
 - b) File Number 003,
 - c) File Number 004,
 - d) File Number 006,
 - e) File Number 007,
 - f) File Number 014,
 - g) File Number 148,
 - h) File Number 149, and
 - i) File Number 164.

Joyce, Everett

From: Walsh, Barry
Sent: Monday, June 27, 2011 9:21 AM
To: Joyce, Everett; Butcher, Larry; Weiler, Scott
Cc: Young, Kevin
Subject: RE: PLNSUB2011-00320 State Street Plaza Planned Development

June 27, 2011

Everett Joyce, Planning

Re: petition PLNSUB2011-00320 Planned Development – State Street Plaza 245 – 265 South State Street.

The division of transportation review comments and recommendations are as follows:

The Condo Plat PDF submittal is out of focus, and cannot be read as to addressing parking regulations or unit designation.

The parking exclusion details the commercial parking requirements as “no commercial parking required or allocated within the condominium proposal.” Please provide parking calculations for the residential parking requirements for the underground parking provided for residential uses, and the parking provided to document the required ADA stalls and the 5% bike stall parking requirements.

The signage is not the impact the public pedestrian corridor within the minimum 10 foot wide and 7’6” high clearance area.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Larry Butcher, permits
File

No trans Accela task access.

From: Joyce, Everett
Sent: Friday, June 24, 2011 2:42 PM
To: Butcher, Larry; Walsh, Barry; Weiler, Scott
Cc: Goff, Orion; Harpst, Tim; Naser, John; Dahl, Matthew
Subject: PLNSUB2011-00320 State Street Plaza Planned Development

Enclosed for your review is Petition PLNSUB2011-00320 a Planned Development request by Tannach Properties, LLC for the State Street Plaza development at 245 – 265 State Street.

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division

Joyce, Everett

From: Weiler, Scott
Sent: Thursday, June 30, 2011 10:35 AM
To: Joyce, Everett
Cc: Walsh, Barry
Subject: FW: PLNSUB2011-00320 State Street Plaza Planned Development
Attachments: State St Plaza_PD_MEMO Routing.doc; PLNSUB2011-00320_PD_Multiple Bldgs.pdf; PLNSUB2011-00320_PD_Prkg Calcs.pdf; PLNSUB2011-00320_PD_Signage.pdf

Everett,

SLC Engineering has no objection to the proposed modifications to zoning restrictions, necessitating the Planned Development Review. It is my understanding that a plat is required for this project. Engineering's requirements for the plat and streetscape can be found in PLNSUB2011-00038 and BLD2011-02441 (ProjectDox).

I wasn't able to enter anything into Accela for PLNSUB2011-00320 (created by Nick Norris). Please let me know when the workflow will allow me to give this a "pass" status.

Thanks,
Scott

From: Joyce, Everett
Sent: Friday, June 24, 2011 2:42 PM
To: Butcher, Larry; Walsh, Barry; Weiler, Scott
Cc: Goff, Orion; Harpst, Tim; Naser, John; Dahl, Matthew
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Everett L. Joyce, AICP
Senior Planner
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PO Box 145480
Salt Lake City, UT 84114-5480