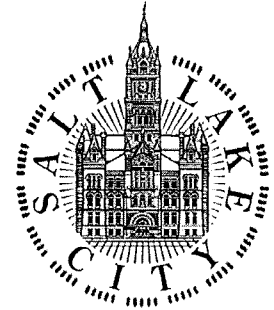


PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

The Southeast Apartment and Retail Building at the Sugar House Loop Conditional Building & Site Design Review PLNPCM2011-00032 2100 South & Highland Drive March 23, 2011

Applicant:

Mecham Management

Staff: Lex Traughber

(801) 535-6184

lex.traughber@slcgov.com

Tax IDs:

16-20-206-005, 006, 007, 023
& 039

Current Zone:

CSHBD-1 (Sugar House
Business District)

Master Plan Designation:

Sugar House:
Business District Mixed Use –
Town Center Scale

Council District:

District 7 - Søren Simonsen

Community Council:

Sugar House –
Cabot Nelson, Chair

Lot Size:

~ 98,925 square feet

Current Use:

- Chapter 21A.26.060 –
Sugar House Business
District (CSHBD1 Zoning
District)
- Chapter 21A.59 Conditional
Building and Site Design
Review

Attachments:

- A. Citizen Input
- B. City Comments
- C. Site Plan & Elevations

Request

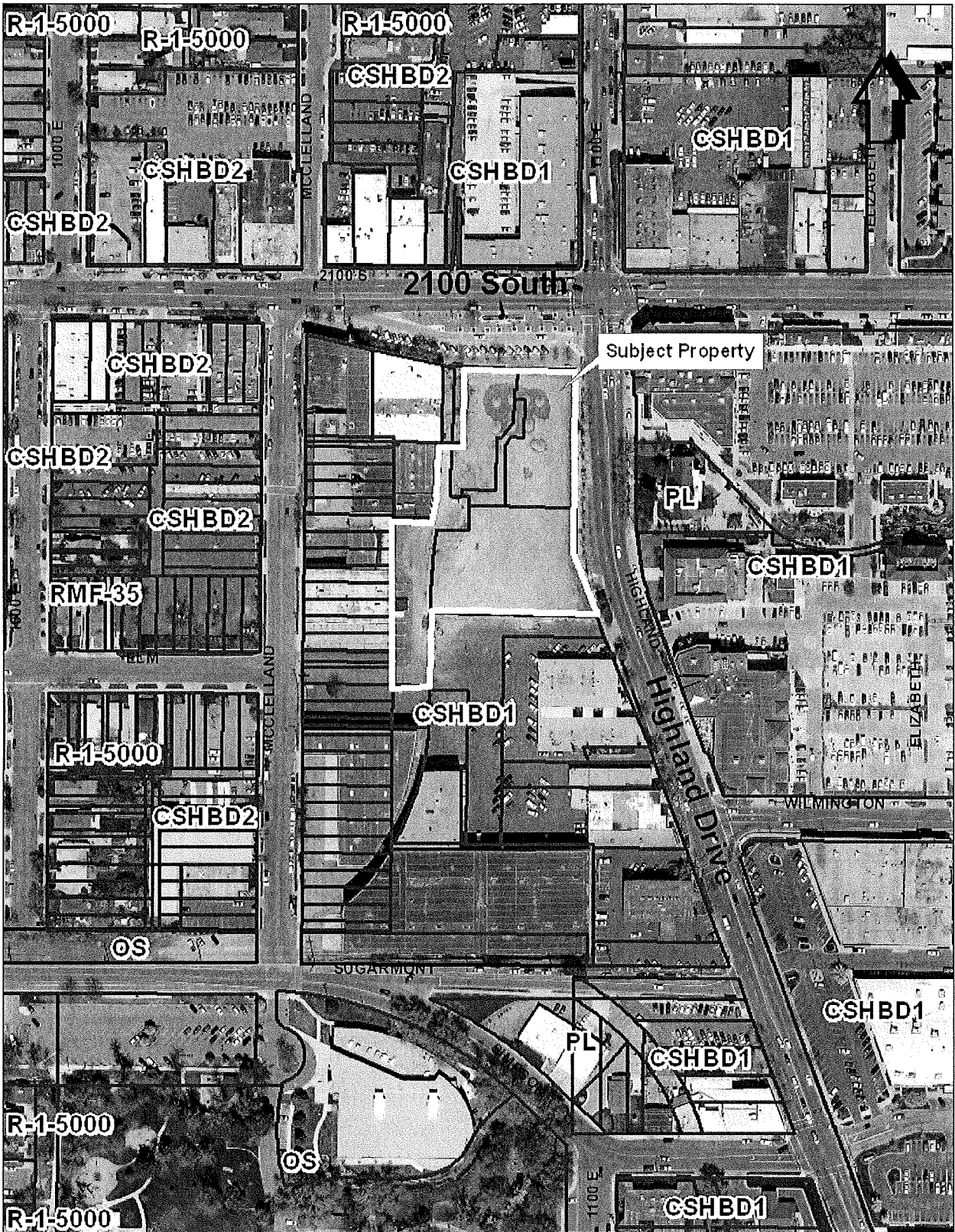
A request for Conditional Building and Site Design Review for a new mixed-use development in the Sugar House Business District Zone (CSHBD-1) consisting of commercial/retail and residential uses. The proposal involves construction of a new building with underground parking. This project is being reviewed by the Planning Commission due to the proposed building height and floor area. Buildings in the CSHBD-1 Zone that exceed fifty feet (50') in height or 20,000 square feet in size are subject to the Conditional Building and Site Design Review process. The Planning Commission has decision making authority in these matters.

Recommendation

Based on an analysis of the standards for the Conditional Building and Site Design Review process and the findings noted in this report, Planning Staff recommends that the Planning Commission approve the request subject to the following conditions:

1. Compliance with the City Department/Division comments as attached to this staff report (Exhibit B).
2. The applicant shall meet section 21A.48 (Landscaping and Buffers) of the City Zoning Ordinance.
3. The parcels of property subject to this proposal shall be consolidated prior to the issuance of a building permit.
4. Any substantive changes in the proposed building plans due to issues with the Jordan and Salt Lake City Canal will require re-review by the Planning Commission.
5. The Planning Commission delegates final approval of signage and lighting design to Planning Staff to ensure compliance with the "Business District Design Guideline Handbook" located in the Sugar House Community Master Plan.
6. The Planning Commission delegates final approval of the west façade of the proposed building to Planning Staff should property become available for trail development.
7. The proposed building length along Highland Drive is modified to exceed the three hundred foot (300') maximum stipulated in City Code Section 21A.59.060(M)(1)(b).

VICINITY MAP



Background

Project Description

The proposed project is located on the southwest corner of 2100 South and Highland Drive in the Sugar House Business District, and is subject to the Sugar House Master Plan (2005) and the development standards of Sugar House Business District Zone (CSHBD-1).

The project is a six story mixed-use development consisting of approximately 44,000 square feet of retail space and approximately 204 apartment units rising to a height of seventy-five feet (75'). The street level will be active retail/commercial space, interesting to the pedestrian public with the upper five stories being apartments, thereby lending itself toward the creation of a "24/7" environment. At thirty feet (30'), as required for those portions of the buildings that front public streets, the building will be stepped back the required fifteen feet (15') measured horizontally from the building foundation at grade. The purpose of the step back is to create a sense of pedestrian and historic scale for the pedestrian walking on the sidewalk adjacent to the proposed structure. The step back also creates an area for rooftop gardens and open space. The proposed building length along Highland Drive is proposed to exceed the three hundred foot (300') maximum stipulated in City Code Section 21A.59.060(M)(1)(b). A detailed discussion of this design feature follows in the "Analysis and Findings" section of this staff report.

Two levels of underground parking provide approximately 362 parking spaces. Entry to the parking is from Highland Drive with an entry ramp going under the sidewalk to better provide pedestrian walkability and to enhance the retail experience. A second vehicular entry and exit is proposed on the south west corner of the site on the interior of the block.

Retail space at the street level will front on 2100 South, Highland Drive, and the pedestrian walkway on the south side of the building. An elevator, located on the east side of the building will bring retail customers from the underground parking to the street level on Highland Drive. A stairway, eventually to become an escalator, located on the southwest side of the building, will be provided for retail customers to access the center of the block and the south side of the proposed retail space from the underground parking. The rear of building, on the interior of the block, will be a covered service and loading area (approximately 20,000 square feet). This area will be used for service vehicles, deliveries, utility equipment, and trash/recycling collection.

The apartments are to be a mix of studio, one, two, and three bedroom units, all market rate housing. Outside common areas for the apartment tenants are provided as plazas on the second level. Street level entry to the apartment complex and the leasing office is to be located on Highland Drive.

Building materials consist of brick veneer, glass, aluminum, steel, various E.I.F.S. finishes, and concrete. The upper level facades of the building have a predominant uniform brick/glass vertical orientation. The upper facades of the structure also provide dramatic texture with recesses and balconies.

The treatment of the street level façades in the structure is of primary importance. The façades are shown to be broken up into smaller, more historically sensitive store fronts, emphasizing

horizontal divisions and other architectural details in order to relate to the pedestrian. Glass, multiple entries, awnings, and canopies are shown to provide interest and orientation to the pedestrian. As development progresses, and tenants for the retail/commercial spaces are finalized, signage and lighting selection will be vital to maintain pedestrian interest and at the same time complement the proposed building architecture.

Public gathering areas are proposed with special paving, outdoor seating and dining, and landscaped areas. The overall site plan shows pedestrian connections within the proposed development as well as potential interaction with future development on the west and southern portions of the block.

Master Plan Discussion

The subject property is located in, and subject to, the Sugar House Master Plan (2005). The property is designated as “Business District Mixed Use – Town Center Scale”. The Master Plan states, *“The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial and office uses with a broad mix of small and large tenants. Office development offers a businesslike atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the business district surrounded by the Neighborhood Scale Mixed Use.”*

Mixed-use buildings such as the one proposed are allowed and encouraged in this future land use designation. Additionally, the proposed development meets the Master Plan’s goal of increasing a residential presence in the Sugar House Business District. The proposed development is consistent with the Master Plan.

Project Details

Regulation	Zone Regulation	Proposal
Use	Mixed-use, mass transit oriented, walkable community	Mixed-use (Commercial & Residential), Meets standard
Density/Lot Coverage	No maximum or minimum required	Meets standard
Height	Up to 105 feet	75 feet (Meets standard)
Front/Corner Yard Setback	No minimum, 15' maximum	Generally building to the property lines on public street frontages (Meets standard)
Rear Yard Setback	No minimum	Meets standard
Side Yard Setback	No minimum	Meets standard
Minimum First Floor/Street Level Requirements	Residential, commercial	Meets standard
Minimum First Floor Glass	Minimum 40% glass	Meets standard

History

On August 8, 2008, Craig Mecham received Conditional Building and Site Design approval from the Planning Commission for the development of the eastern portion of the Granite Furniture Block. The proposal that was approved at that time was very similar to the proposal today with several notable modifications. The first is the number of proposed buildings has been decreased from two to one. The second is that the overall building height has been reduced from one hundred and five feet (105') to seventy-five feet (75'). The third is the inclusion of apartment units as opposed to condominiums.

General Discussion

The following issues have been expressed through the public process to date.

Jordan and Salt Lake City Canal:

The applicant is aware of the issues surrounding the Jordan and Salt Lake City Canal. The applicant has been working with the Salt Lake City Public Utilities Department throughout the process to ensure that the Canal experiences no disruption as a result of the proposed development. As development plans progress, the applicant will need to continue to work with Public Utilities in matters concerning the Canal. Any substantive changes in the proposed building plans due to Canal issues will require re-review by the Planning Commission.

Trail System:

Policies in the Sugar House Community Master Plan (page 9) call for the support and implementation of the Salt Lake City Open Space Plan. This plan identifies trail alignment utilizing public streets around the Granite Furniture Block, particularly Highland Drive for a north/south connection on the Canal/McClelland Corridor, and an east/west connection on the Parley's Creek Corridor along Sugarmont Avenue. While there has been discussion of a connection for the Canal/McClelland Corridor following the Jordan and Salt Lake Canal through the middle of the Granite Furniture Block, the affected property owners would have to give

consent to realize this connection. Otherwise, trail connections around this Block occur on public streets. As a side note, the applicant, Mr. Mecham, does not own the property where the Canal intersects 2100 South.

The applicant has submitted two elevation plans for the west façade of the proposed building. The first elevation (Attachment C) is proposed assuming that a trail will not be developed through the middle of the Granite Block. A second elevation is included for consideration assuming that property would be obtained for trail development. If such an event transpires, the applicant would prefer to activate the west side of the proposed building with additional retail/commercial space. The applicant is requesting that the Planning Commission consider and approve both elevation plans, with final decision making authority granted to the Planning Director should trail development become a reality in the future, prior to building construction.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Community Council held on March 2, 2011. Comments can be found in Attachment A.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on March 10, 2011
- Public hearing notice posted on property on March 9, 2011.
- Public hearing notice posted on City and State websites on March 10, 2011.
- Public hearing notice emailed to the Planning Division list serve on March 10, 2011.

City Department Comments

The comments received from pertinent City Departments/Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments/Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Findings

Conditional Building and Site Design Review Standards; Section 21A.59.060

The Conditional Building and Site Design Review process was developed as part of the “walkable communities” ordinance adopted in December 2005. The intent of the Conditional Building and Site Design Review process was to allow a petitioner the ability to request an alternative to the strict requirements of the walkable communities’ regulations while still meeting the intent of pedestrian orientation. In July 2008, the City made changes to the conditional use regulations and additional design criteria were inserted into the Conditional Building and Site Design Review chapter of the City Code that conflict with the original intent of the chapter to allow for flexibility. For example, in a commercial zoning district, one of the requirements is that a commercial development must have at least 40% glass on the first floor of the front façade. In this chapter, it says that an applicant can go through the Conditional Building and Site Design Review process to modify this requirement. However, now the Conditional Building and Site Design Review ordinance says that not only must you meet the 40% glass requirement; projects

also have to meet many more design requirements. In other words, the whole intent of providing a process for design flexibility has been eliminated.

Planning Staff recognizes this conflict and recommends that the ordinance be amended so that design criteria is inserted into appropriate zoning chapters, and that Chapter 59, Conditional Building and Site Design Review, retain its original intent as a “process chapter” similar to Chapter 54, the “Conditional Use” chapter or Chapter 18, the “Variance” chapter. Therefore, until the changes can be processed, projects that require the Conditional Building and Site Design Review will be processed in the manner of a Planned Development, giving the Planning Commission the authority to modify or waive requirements as warranted.

Conditional Building and Site Design Review shall be approved in conformance with the provisions of the following standards for design review found in chapter 21A.59.060 of the City’s Zoning Ordinance:

A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.

1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.
2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area.
3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.
4. Each building shall incorporate lighting and changes in mass, surface, or finish to give emphasis to its entrances.

Analysis: The proposed mixed-use building provides street level retail that fronts both 2100 South and Highland Drive. More than 60% of the building is located within ten feet of the front setback on both street frontages. In general, with the exception of the south east corner of the building facing Highland Drive (the increased building setback in this area is to accommodate a landscaped pedestrian plaza), the building is proposed to be built to the property lines on the public street frontages. As shown on the building elevations (Attachment C), the proposed building includes multiple pedestrian entrances and incorporates appropriate changes in mass, surface, and finish to emphasize said entrances.

Finding: The proposal satisfies this standard.

B. Primary access shall be oriented to the pedestrian and mass transit.

1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar architectural features that protect pedestrians from the rain and sun.

Analysis: As noted previously, the front of the proposed building is along 2100 South and Highland Drive. The proposed structure provides multiple accesses oriented to the pedestrian. Additionally, both streets are improved with sidewalks, curb, gutter, and landscaping, providing

adequate area for pedestrian traffic. Both 2100 South and Highland Drive are existing UTA bus routes. As shown on the elevations (Attachment C), the proposed building provides steel canopies and awnings over entrances to protect pedestrians from the weather.

Finding: The proposal satisfies this standard.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area, or doors. Monolithic walls located within thirty feet (30') of a public street are prohibited.
2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the city.

Analysis: The applicant proposes that the retail/commercial space located at the street level will consist of “active” uses as required by Code Section 21A.26.060(J). As noted previously, building materials consist primarily of brick veneer, glass, aluminum, steel, various E.I.F.S. materials, and concrete. The elevation drawings demonstrate that the forty percent (40%) glass requirement on the first floor will be met. The façades are shown to be broken up into smaller, more historically oriented store fronts, emphasizing horizontal divisions and other architectural details in order to relate to the pedestrian. Glass, multiple entries, awnings, and canopies are shown to provide interest and orientation to the pedestrian. The upper facades of the structure provide recesses and balconies. Signage will need to be designed to relate to the pedestrian and complement the building architecture.

Finding: The proposal satisfies this standard.

D. Architectural detailing shall emphasize the pedestrian level of the building.

Analysis: As described previously within this report, the architectural detailing and proposed land use will emphasize the pedestrian level of the building.

Finding: The proposal satisfies this standard.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.

1. Parking areas shall be located behind or at one side of a building. Parking may not be located between a building and a public street.
2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.

3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings.

Analysis: As described previously, the proposed parking structure is subsurface.

Finding: The proposal satisfies this standard.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Analysis: As described previously, the proposed parking structure is subsurface.

Finding: The proposal satisfies this standard.

G. Parking and on-site circulation shall be provided.

1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property.
2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.

Analysis: The proposed development provides various pedestrian connections, as well as vehicular connections, to adjacent properties, public sidewalks, and streets.

Finding: The proposal satisfies this standard.

H. Dumpsters and loading docks shall be appropriately screened or located within the structure.

1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street.
2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses.

Analysis: The service area, including dumpsters and loading docks, are to be located inside the proposed building on the interior of the block, and not located in an area that will be visible to the traveling public along 2100 South or Highland Avenue.

Finding: The proposal satisfies this standard.

I. Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: As stated previously, the applicant has not yet submitted a final signage plan for review and approval.

Finding: As a condition of approval, staff recommends that a final signage plan be submitted for review and approval by Planning Staff.

J. Lighting shall meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake City lighting master plan dated May 2006.

Analysis: The final lighting plan will be compliant with all applicable City standards to be determined as part of the building permit review process.

Finding: As a condition of approval, staff recommends that a final lighting plan be submitted for review and approval by Planning Staff.

K. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street.
2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

Analysis: The applicant has been working the City Forrester to prepare an appropriate landscape plan. The preliminary landscape plan (Attachment C) generally meets the City's landscaping requirements and Standard K. Existing street trees line Highland Drive and new trees will be planted along 2100 South. A variety of trees, shrubs and plants are proposed around the site. The proposed landscaping materials should provide eighty percent (80%) ground coverage in three (3) years. Hardscape surrounding the project is proposed to be pavers and concrete. Staff recommends that the development fully meet the City's landscaping requirements set forth in 21A.48 as a condition of approval.

Finding: The proposed landscape plan generally meets the criteria of Standard K. Staff recommends that the development be required to meet Section 21A.48 of the Zoning Ordinance as a condition of approval.

L. Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the city's urban forestry guidelines and with the approval of the city's urban forester.
2. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

Analysis: As noted previously, existing street trees line Highland Drive and new trees will be planted along 2100 South. A variety of trees, shrubs and plants are proposed around the site.

Finding: The proposed landscape plan generally meets the criteria of Standard L. Staff recommends that the development be required to meet Section 21A.48 of the Zoning Ordinance as a condition of approval.

M. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

1. The orientation and scale of the development shall conform to the following requirements:
 - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
2. Public spaces shall be provided as follows:
 - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
 - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
 - (1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 - (2) A mixture of areas that provide shade;
 - (3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 - (4) Water features or public art; and/or
 - (5) Outdoor eating areas or food vendors.

Analysis: The architecture of the proposed six story building contains a variety of building masses, heights, and sizes that will create visual interest for pedestrians. Furthermore, the proposed street level retail space will be scaled appropriately to encourage human interaction. The proposed building's length is approximately 365 feet, exceeding the 300 foot maximum contiguous length. The Planning Commission has the authority to relax this standard as warranted. Planning Staff recommends that the Planning Commission approve the proposed building length based on the applicant's building design which provides a variety of façade features, and the proposed building is essentially the same length as the building that existed in this location previously.

The building as proposed meets the requirement for plaza, park, and/or open space based on the building's gross floor area and proposed plaza/open space at the street level and on the second level. The site plan shows a mixture of areas that will provide shade, required trees, public art, and has the potential for outdoor eating areas and/or food vendors.

Findings: With the exception of the proposed building length (~365 feet) along Highland Drive, the proposal appears to satisfy the standards of criteria M. The Planning Commission has the authority to modify or relax the standard for proposed building length. Planning Staff

recommends that the Planning Commission relax this criteria to accommodate the building as proposed.

N. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

Analysis: A discussion of the purpose statement and design regulations for the zoning district is included in the "Background" section above.

The Sugar House Business District Zone (CSHBD-1) regulations also require new construction to conform to the *Sugar House Business District Design Guideline Handbook* found as an appendix to the Sugar House Master Plan (2005). This document provides design standards for Pedestrian/Bicycle Systems; Vehicular Circulation and Parking; Building Architecture and Siting; Landscaping; On-site Lighting; Signage and Off-site Development. It includes approximately 110 separate policies.

The proposed project generally meets the various policies in the *Sugar House Business District Design Guideline Handbook*. The project will provide underground vehicle parking and bicycle parking at the street level. Dumpsters and service areas are located off the rear of the proposed building away from the front public sidewalk. The proposed building will be harmonious with the structures in the area and will be oriented to the street. The preliminary landscaping plans show a mix of shade trees and ground cover at various locations around the building. Street trees will be placed in the right-of-way between the sidewalk and the street. All landscaping will have to conform to City standards. Lighting will be required to meet Chapter 4 of the Salt Lake City Lighting Master Plan. Proposed signage will need to emphasize design elements of the building's façade. All signage will be required to follow City sign standards.

Finding: Staff finds the proposal is generally compliant, or will be made compliant prior to final administrative approval, with all applicable standards of Section 21A.59.060, Conditional Building and Site Design Review.

Commission Options

Options for the Building and Site Design Review application include approval, denial, or continuation of the request as follows:

Approval: If the Planning Commission finds that the proposed project meets the standards of the ordinance, the application should be approved. If this is the Planning Commission's course of action, Planning Staff recommends that the applicant be subject to the conditions noted on page one of this staff report.

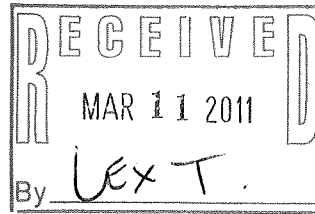
Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance, the application should be denied.

Continuation: If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant and/or Planning Staff regarding the additional information required for the Commission to take future action

Attachment A –
Citizen Input



**Sugar House
Community Council**



March 8, 2011

TO: Salt Lake City Planning Commission
FROM: Judi Short, Land Use Chair, Sugar House Community Council
SUBJECT: Southeast Apartments, Granite Block

Craig Mecham and his team of Jeff Byers, from Richardson Design, along with Mike Nilson and Russ Callister, met with the Sugar House Community Council Land Use Committee on November 15, 2010, and February 14, 2011, and the full Community Council on December 1, 2010 and on March 2, 2011. They made some changes to their plans from the first to the second presentations, based on the comments and feedback they received from us. Some of the comments are attached.

In general, I believe the Council is pleased with this project. We like the fact that the building is not as high as the proposal several years ago. We think there is a good market for apartments, and Sugar House is a great place to live. We are excited that there will be a focus on the Sugar House Monument at the northeast corner, as called for in the Sugar House Master Plan (SHMP). We like the fact that the building will extend 30 feet high, and then step back 15 feet on the north, south, and east sides. That will make the building feel less tall at the street level, and allow for more sunshine on 21st South.

They have changed the entrance to the building on Highland Drive, directly across from Sprague Library, from when we first saw it. They have tried to highlight the entrance. We like the fact that they changed the entrance and egress into the building so autos and pedestrians never mix on the southwest driveway into the garage.

We also have some concerns:

- o **There will not be affordable, or market rate, housing in this project.** In these economic times, there is a market for lower priced rental units. The Sugar House Master Plan (SHMP) calls for support of citywide inclusionary zoning, which mandates a percentage of affordable housing in all new projects. A recent project (Sugar House Apartments) does not have affordable units either. The Salt Lake City proposed housing policy, currently in draft form, requires affordable housing in every new large project.

- **We would like to see a mid-block north/south walkway through the Granite block.** The SHMP calls for a human-scale environment by dividing large blocks into smaller blocks, and provide public easements to ensure pedestrian and non-motorized access to and through commercial developments. We support the purchase of the Johnson parcel directly west of the development on the north end of the block, to facilitate the development of such a corridor. To that end, Mr. Mecham could turn the street level on the west side of the development into retail, facing what could be a pedestrian corridor. Mr. Mecham has said that he will do that if the opportunity presents itself. With some luck, the owner of the west parcel on the block will put retail on the east side of that development, which would really draw pedestrians into the corridor and through the block. The Salt Lake City Open Space Master Plan (OSMP) concept (p 2) is to recognize "the loss of connection, both physically and psychologically between the urban and natural systems." "The plan utilizes a system of linear parks and non-motorized transportation corridors to reestablish, mentally and physically, the original connections between the natural land forms through the urbanized areas of the City." The SHMP calls for a pedestrian connections between open space, parks, housing, and the Business District. This would be the perfect place for a connection through this block to the Sugar House Trolley.
- **The Jordan and Salt Lake Canal needs to be moved, under the current plans.** The southwest corner of the building crosses over the canal. If there is a problem with the canal, which is likely because it is extremely old, the building would have to be torn down to repair the Canal. The canal construction can only happen during the winter months.
- The **Sugar House Farmer's Market**, located on the monument and the angle street just north of Mecham's parcel, has just completed its very successful first year. We plan to continue the market into the future. We do not want construction to impact the Monument area from June to October 2011.
- We have a concern about **light pollution**. Russ Callister said that the stairwells will be on the interior of the building, and there will not be light pollution. We'd like to be sure that will be the case.
- **The entrance to the parking terrace on Highland Drive** is worrisome. It removes some on-street parking, and reduces the width of the sidewalk directly in front of the entrance to the apartments. We'd like to see the City pursue trying to reconfigure the entrance, perhaps doing an entrance from the center of Highland Drive.
- **If the Canal corridor alignment cannot be opened, then the Canal/McClelland Trail needs to go along Highland Drive.** That sidewalk would not be wide enough to accommodate pedestrians, roller bladers, and other traditional trail users. At the north end of the block, the sidewalk is barely wide enough for two people to pass. A trail needs to be considerably wider. If there is no resolution to the Johnson parcel, the sidewalk width and the placement of the Southeast Apartments building need to be determined before a permit is issued, to ensure there is room for the trail, at the point where the entrance to the parking terrace is located.
- Whether or not the trail is mid-block or on the sidewalk along Highland, **the sidewalk needs to be a minimum of 6' wide, and preferably 8'.** This will be a high traffic area, and the narrow sidewalks that were along the west side of Highland will not be satisfactory. The SHMP Business District Design Guideline Handbook (p

22) calls for major pedestrian walkways in high traffic areas to be a minimum of 8' in width, and low traffic walkways 6'. This will be a high traffic area.

- If the Johnson parcel on the north end west of Mr. Mecham's parcel cannot be obtained, the way the project is proposed, there will be a **dead end area behind the Rockwood Building** that will be ripe for camping and other unwelcome activities. In that case, we ask that the developer finds a way to eliminate this potential problem.
- We would like to see **small local businesses** locate in this building. Mr. Mecham has said he will give a discount to small local retailers from Sugar House who want to relocate to the new building, but it remains to be seen if it really will be affordable for them. Mr. Mecham has said it has to be financially feasible for him.
- The project should attain **LEED gold certification**, as specified in the RDA documents. When asked about LEED certification, the applicant stated to SHCC "may put panels up there, put them up during construction even if they aren't activated". We are concerned that the applicant may put panels on the room but not connect them.

Thank you for your attention to these details as you review this project. It will be a great thing for Sugar House, and now is the opportunity to see that it conforms to the Sugar House Master Plan in every possible way.

SHCC MEETING March 2, 2011

South East Apts: Sugar House Loop

Craig Mecham owner. Jeff Byers, Richardson Design, primary architect and Mike Nelson, architect.

Craig said the project has not changed a lot since last presentation. It is a mixed use project, with 45,000 sf of retail, 200-205 units, vary in sizes from 2-to 1-bedrooms, with a few 3's and studios. There will be five stories of housing above retail. Two levels of parking underground.

Changes to the plan: one is to the entrance to the property. It was mentioned last time that they should highlight the entrance, so that's what they have tried to do.

In addition to that, they have changed entrance and egress into the building so autos and pedestrians never mix on the south-west driveway into the garage. The sidewalk hugs the building, and autos will go down underneath the sidewalk in this area. They have added this, and added stairs or escalators that will service the main retail area, so you will be able to exit the two level parking structure.

Craig noted that the street level is primarily the retail section, but pointed to an illustration of the apartment entrance off the Highland Drive side .

Other elevations illustrated the right of way in back that will service the retail level.

Craig said they had tried to retain the Sugar House integrity of the older structures, tried to retain the feel the old feel of Sugar House. He pointed out the roof areas where there will be decks with pretty good views. Swimming pool, gardens, grass - a nice area.

He drew attention to the area of entrance that's new, have developed since our last appearance. Get a feel of how it will look from the street. The entrance is directly opposite the library.

South side of the west elevation, that had to do with the trail going through that the RDA wants, that Ed talked about. "Would like to develop that into retail as soon as something can be worked out with our neighbors. We're not sure of that at this point."

We would like to develop that area into retail, the area where you will enter to service the retail, that part that abuts the Johnson property, the west side, that's assuming that something happens with the Johnsons.

Rawlins asked about the Granite Furniture property. Craig said he had been in touch with the person who wants to develop the property. He doesn't own it yet and may not end up owning it.

Question about the Rockwood building. Craig said he didn't know, but hoped something could be worked out.

Craig said yes and no. Talking to two institutions, both had expressed interest in the project. One had even supplied a term sheet. In his opinion it was not satisfactory. If all goes well, we would like to start in the fall, anticipate it will take 20 months to two years to complete.

Retail space average size: vary, building designed to be flexible. Wont be a large 20,000 ft tenant, largest spot will probably be 9000-10,000 sf. Lease rate for retail will be between \$30-35 /sf.

Not taking applications yet but have taken a lot of calls.

Scott asked how to protect the elevators or escalators from the elements. Craig said the escalators will be outdoors, but like at Gateway they will be covered.

Dolores, Is Irving schoolhouse filled? Is Redman? If they are not filled, how do you anticipate filling yours? Craig said Irving 95% filled and has been for the last ten years.

Redman is primarily condominiums, gorgeous view, but struggling. They are asking a lot of money for the units. In Craig's opinion, one of their problems is parking.

Laurie: asked about the drive-way on Highland? Main entrance is there. Garage entry is where the parallel parking lane on west side of Highland is located now, will ramp down.

Sheila – feels a loss of the small businesses in Sugar House. Referenced an article this week in the newspaper that mentioned the impact on small businesses. She said this is an opportunity to make some kind of an effort to provide space for small businesses that can't afford \$30-35/sf. Craig said it has to be financially feasible for him. Craig said he rented to those people, and he has told them he would offer them a discount in an attempt to keep them. Two of them have already talked to him. Sugar house is a =very attractive area to national as well as local people, in order to have both. Sheila thinks the small businesses will be ruined.

Rawlins – mentioned the Utah Stories article.

Rawlins said he is concerned because the public investment of \$52M in the streetcar was to bring people to an employment center. Craig showed where the Dixon building is, and said that at some point, there will be office and some condos there. Rawlins said the master plan calls for the centrality of 11th/21st Southcorner. And he sees the bank, the furniture store, a bookstore and a residential development at the core of Sugar House, and recommends that the corner be developed more intensely to justify the expenditure.

Amy asked about the need to move the canal. Done extensive study on that, will move the existing canal, not materially because of the fall. Will move one section, but the move is not material.

Don't know what the Johnson's will do.

Traughber, Lex

From: Scott Kisling [scott.kisling@comcast.net]
Sent: Monday, February 28, 2011 4:22 PM
To: Traughber, Lex
Cc: Sommerkorn, Wilford; Simonsen, Soren; Juan Arce-Larreta; Bergenthal, Dan
Subject: Re: Granite Furniture block

Categories: Other

Lex,
Thank you for taking the time to reply, but I feel I need to point out some of the details of the Open Space Master Plan, as well as bring to your attention the history and importance of the canal whose right-of-way could accommodate a north-south trail through the heart of the Sugar House Business District.

We will never again have the opportunity to incorporate two trails – Parley's running east-west and McClelland running north-south – to form a natural crossroads of pedestrian activity in the heart of the a business district with the name recognition that Sugar House enjoys.

The Jordan and Salt Lake City Canal was completed in 1882 and was recognized as an American Water Landmark in 1993 by the American Water Works Association, placing the Jordan and Salt Lake City Canal among other famous national landmarks that have contributed to the nation's water supply development. The construction of this water facility demonstrates the efforts of the early pioneers and their determination to survive in the harsh desert environment of the Salt Lake Valley where the annual precipitation is less than 16-inches. One (of many) excellent articles about the canal can be found at <http://www.slcgov.com/utilities/NewsEvents/news2000/news06062000.htm>.

According to the Open Space Master Plan (page 2): "Recognition of the loss of connection, both physically and psychologically between the urban and natural systems became the inspiration for the unifying concept of the Open Space Plan. The plan utilizes a system of linear parks and non-motorized transportation corridors to reestablish, mentally and physically, the original connections between the natural land forms through the urbanized areas of the City." Unifying an AWWA American Water Landmark with the heart of a vibrant urban redevelopment project is an opportunity of historic importance.

PRATT has advocated for the development of Class 1 non-motorized trails from the Bonneville Shoreline Trail to the Provo-Jordan River Parkway – including through the Sugar House Business District. We continue to overcome many of the challenges to placing a multi-use trail along the Parley's Creek / Interstate 80 corridor. Placing a multi-use trail within the 66-foot right-of-way of the Jordan and Salt Lake City Canal should be easy in comparison. Our Board (and, I believe, our community) would consider any trail designated along a sidewalk or as a painted bike lane along an arterial like Highland Drive to be an affront to the City's stated importance of bicycles for transportation and pedestrians for vibrant business areas.

There are a number of Open Space Master Plan Policies that must be considered for trail location, including:

- The maps for the Open Space Master Plan are concept maps. (page 3) "Where possible, the corridors follow the actual creek drainage. In other area, the corridors follow historic patterns, such as the Canal Corridor which uses existing allyways through a densely developed neighborhood. These alleys follow the old canal route" and "form the basis of the (Canal/McClelland) Corridor."
When the OSMP was adopted in 1992 there was no expectation that the entire Granite Block would be

redeveloped within a short span of time or that the Canal might be moved, as the current Southeast Apartments plan requires. But such is the opportunity those developments present.

- "Connect the neighborhoods and mitigate the barriers by developing a pedestrian/bicycle urban trail system which transcends these barriers." (page 4) The Granite Block itself is threatening to become a barrier if it is developed without incorporation of an internal pedestrian/bicycle system.
- The Sugar House Master Plan calls for new development to focus on the Monument. A mid-block pathway north to south creates the visual and physical connection between the new trolley corridor and the Monument.
- If the RDA's new circulation study sets the Canal trail alignment on Highland or McClelland for any distance, the pathway should have special paving and landscaping on expanded sidewalks for that entire distance, and specially developed crossings at major streets and Parley's Trail (OSMP pages 3 & 6).
- The OSMP continues with this statement, "The purpose of the plan, as developed is to provide a clear vision and understandable diagram of open space for the City. The diagram shows not only existing resources, but also extensive possibilities and serves as a guide for public and private actions to realize the goals of the plan. The plan is dependent upon the collaborative efforts of the community directed towards a shared vision of possibilities for successful implementation."
- At his presentation in December, and again this month to the Sugar House Community Council Land Use and Zoning (LUZ) committee, Craig Mecham and Russ Callister said they support the idea of a mid-block pathway. Unfortunately, everyone will support the concept as long as it is done on someone else's property. The LUZ committee explored the possible uses of RDA funding for some sort of pathway, and it seems the property owners may be amenable to some discussion of that.

Areas within our city have enjoyed tremendous success in recent years due to the increased attention paid to the importance of pedestrians to economic success and to the benefits of non-motorized transportation. Please let's work together with property owners, the RDA and the Sugar House Community as a whole to realize the goal of the Sugar House and Open Space Master Plans and not let an opportunity of this historic scale slip away from us.

Sincerely,

Scott Kisling, Secretary

Parley's Rails, Trails and Tunnels Coalition

On Feb 24, 2011, at 1:49 PM, Traughber, Lex wrote:

Scott,

I am writing to you on behalf of Wilf Sommerkorn regarding your questions below.

The Sugar House Community Master Plan (on page 9) calls for support and implementation of the Salt Lake City Open Space Plan. The Open Space Plan identifies a trail alignment using public streets around the Granite Furniture Block, particularly Highland Drive for a north/south connection on the Canal/McClelland corridor, and an east/west connection on the Parley's Creek corridor along Sugarmont Avenue. While there has been discussion of a connection for the Canal/McClelland corridor following the Jordan and Salt Lake Canal through the middle of the Granite Block (and it would be a great amenity to the Block as you note), the affected private property owners would have to give consent to realize this connection. The Open Space Plan does not include a policy to bisect the Granite Furniture Block.

Regarding your question on the ownership of the Granite Furniture property, you were probably aware that this property was part of the Red Mountain development proposal, which has since been foreclosed upon and is in the ownership of the banks/financiers. We have had some people come in and talk with us about their proposals to acquire the property from the banks and what they might do with them, but nothing specific has yet materialized. It is uncertain at this point if the property has been acquired by anyone else.

I hope this answers your questions. If you have others or need further clarification, please do not hesitate to contact me.

Sincerely,

Lex Traughber
Senior Planner
Salt Lake City Planning Division
Tel. (801) 535-6184

From: Scott Kisling [mailto:scott.kisling@comcast.net]
Sent: Wednesday, February 23, 2011 9:13 PM
To: Scott Kisling
Cc: Sommerkorn, Wilford
Subject: Re: Granite Furniture status?

Wilf,
I have not heard from anyone in the week since I inquired about this. Anything you can say?
Thanks,
Scott

On Feb 16, 2011, at 4:10 PM, Scott Kisling wrote:

Wilf,
I am on the boards of both Sugar House Community Council and PRATT, so I have considerable interest in seeing that both the trolley and a Class 1 Parley's Rrail through the Sugar House Business District are planned in such a way that they boost the vibrancy of our community. Although less frequently discussed, the McClelland Canal corridor shown in SLC's 1992 Open Space Master Plan also cuts through the Granite Furniture block, north to south. That corridor is very impressive when viewed on an aerial map.

The design for the Granite Furniture block is perhaps the most critical element in all of these plans.

I understand the parties involved in the purchase of the Granite Furniture property have been given some period in which to conduct due diligence, but that that period has expired. Can you give me the current status of ownership?

Both PRATT and the Sugar House Community Council have seen or heard about plans for development of the east side of that block, always with the statement that the trail(s) *could* be placed on the other owners property, not on the property being considered for development. We all want to see that this block – perhaps the most important block for the financial success of Sugar House (not to mention its importance to our quality of life) –

developed in a well-considered way, and don't want any one project to make extension of rail and pedestrian corridors any more difficult than it already will be.

Sincere thanks,
Scott Kisling

January 25, 2010
Frank Gray, Director
SLC Community and Economic Development

Dear Frank,

Thank you for making time to meet with Amy, Judi and myself last week. It was a pleasure to hear how plans for the downtown streetcar will relate to the new Sugar House streetcar and other transit development in the City. It is amazing to contemplate how much the landscape will be changed by the end of this decade! We truly believe we have a once in a lifetime opportunity to focus on making the business district in Sugar House something amazing for the community.

As community advocates, we look to the master plan as the guiding vision of what can and should be accomplished in the business district. Sugar House is a unique community with its relationship between residential areas and a burgeoning business district. The developments being proposed are drastically changing the landscape and our neighborhoods, and we want to advocate for a holistic approach to the Granite Block development that creates something dynamic for both the developer and the community. To summarize the points we brought up, we hope that the city will support the following items from the master plan:

- Focus on redesigning and improving pedestrian circulation throughout the Sugar House business district.
- Break up the large blocks with pedestrian paths that encourage people to get out and walk and not drive to different businesses within the district.
- Recommit to highlight the Monument plaza as the focal point for the community. A lot of public input was gathered for the monument restoration and plaza improvement in 2003. Repairs to the sidewalk area on the plaza have been on hold for five years while waiting for private redevelopment. We believe something great can be made out of the Monument plaza, and a public gathering place should be on public land to capitalize on events that can build a sense of community.
- Commit to keeping the sidewalks on the east and north of Mecham's property open during the majority of the development. The community has tried to support the struggling businesses there, and we hope that during construction, the developers will be required to provide the same accommodation for pedestrians as is seen downtown, with sidewalk construction sheds or covered boardwalks on the north and east side of the Mecham construction site. We have completed the first year of the Sugar House Farmer's Market, and it was a wonderful success. We'd like to ensure that construction does not impact the market in its second and third years on the north side of the Granite Block and Monument Plaza to ensure its continued success and growth.
- Focus on the creation of the Canal / McClelland trail by acquiring the parcel owned by the Johnson's.

Mr. Mecham's RDA funding request to help build the parking garage has conditions placed on it to provide a percentage of public parking. We would like the city to advocate for some type of compensation for the loss of the on-street parking on Highland Drive. A reasonable trade would be a donation of a strip of land on the west side of the development, abutting the Johnson property that lies between the Mecham and the Red Mountain properties. A donation of land, perhaps a 15' x 100' strip, added to the land owned by the Johnsons, would create a corridor wide enough for an attractive mid-block walkway. It would also demonstrate to the Johnsons that they are not the only ones who are being asked to contribute their land to provide for better pedestrian circulation through the block. We think this might help in negotiations with Jim Johnson.

These finer points of the master plan are often overlooked by developers, and yet are the result of community input of what would make this area a great place to live, work and visit. We need the support and commitment of the city to highlight the goals set out in the master plan or we fear the opportunity will be lost. We are looking forward to the next few months with great anticipation, and thank you for your attention to our concerns.

With thanks,

Judi Short, Amy Barry and Lynne Olson

**Attachment B –
City Comments**

PUBLIC UTILITIES

Traughber, Lex

From: Brown, Jason
Sent: Thursday, March 03, 2011 4:39 PM
To: Traughber, Lex
Cc: Garcia, Peggy
Subject: Granite Furniture Block Redevelopment

Categories: Other

Dear Lex,

Salt Lake City Public Utilities has reviewed the preliminary plans and layout for the Granite Furniture Block Redevelopment located at approximately 1100 East and 2100 South. The following outlines Public Utilities' general requirements that must be met in order to receive approval for this project from our Department:

General Requirements:

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Sanitary Sewer and Water Mains:

Calculations must be submitted showing anticipated sanitary sewer flows from this proposed subdivision. Based on the calculations, Public Utilities will assess the existing downstream pipe capacities to determine if any downstream improvements will be required as part of this proposed construction. The water system must be modeled to insure adequate flows and pressures are available for future proposed construction. Separate culinary water connections must be made to service each lot within the subdivision. Any unused services must be disconnected at the main per Public Utilities requirements. A site demolition plan must be included in the plan submittal to Public Utilities.

Utility plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. For all culinary water line services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by a Public Utilities' approved equivalent method. Only one meter will be allowed per parcel, with the exception of landscape meters on parcels over ½ acre. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and City separation standards. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. A stamped geotechnical report must be provided to Public Utilities for review and approval addressing pipe zone, highest expected ground water elevation and pipe stabilization design for all pipes 10-feet and deeper. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for temporary dewatering activities required during construction. Permanent dewatering must be approved in writing from Public Utilities prior to connecting to the public system. Expected pumped ground water flows must be submitted to our office for review. With this information Public Utilities will evaluate the down stream storm water system and determine

if any off-site improvements will be necessary to accommodate this additional flow. A discharge fee may be required based on expected and actual flow rates. —

Storm Water Design and Construction:

This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. No retention facilities will be allowed. High groundwater may be in this area and a stamped geotechnical report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. There are numerous natural springs in this area. The Geotechnical report must address how to resolve potential spring interception. All building pads, docks, paved areas, storm grates and on-site storm water detention must be above the 100-year event high water elevation as hydraulically connected to the surrounding storm drain system or the highest expected groundwater, whichever is the worst condition. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision by survey and hydraulic analysis. This high water condition, if it exists, must be noted on the final plat and on the drainage and grading plan. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval.

The Jordan and Salt Lake Canal (J&SL) is located adjacent to and through this property. According to our records some of the existing buildings may encroach into the Canal property. No new construction will be allowed within the Canal property without relocating the canal. No new utilities will be allowed within the canal property without first obtaining a written permit from Public Utilities. Construction activities around the canal must be carefully monitored to ensure the integrity of the existing structure is not compromised. Any damage to the canal must be repaired per SLC Public Utilities standards and must be approved in writing before the repairs are begun. The proposed underground parking will not be allowed to impact the existing canal. The parking structure wall along the canal must be installed prior to relocating the canal. A hold harmless agreement will be required as part of any redevelopment from damages that may result from the canal. The agreement will be shown on the recorded plat. Public Utilities access to the canal can not be limited nor diminished during or after construction. From March 1st to October 15th, the water flowing within the canal can not be disrupted. Any disruption will result in a daily fee as defined in the construction agreement. As part of this proposed construction, the J&SL canal will be relocated to accommodate the proposed structure. The preliminary alignment of the canal appears to be acceptable to Public Utilities. Final approval will be based on access, continued service, type/method of construction and alignment with regards to adjacent property. New canal easements will be required for any portion of the canal that is realigned. The new easements will be based on the original agreements and will not be allowed to diminish the City's right to convey water through the canal in any way.

Property Issues Agreements and Fees:

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. All public utility mains must be located within public road right-of-ways. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities. No buildings, structures, trees, fences, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

Utility extension service connection agreements must be entered into between the developer and Public Utilities for all water, fire and sewer services. The agreements will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these main & services. Work for public utility system improvements must be bonded based upon an approved engineer's estimate. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all water, fire, sewer, drainage and connection impact and inspection fees must be paid in full. A \$343 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities finds this project approvable if all the above-mentioned issues are addressed. If you should need further assistance with this matter, please contact Jason Brown at 483-6729.

POLICE

Traughber, Lex

From: Ross, Michelle
Sent: Thursday, February 24, 2011 3:51 PM
To: Traughber, Lex
Subject: PLNPCM2001-00032

Categories: Other

Lex,
Sorry for the late notice. The PD has no issues.
Thanks,
Sgt. Michelle Ross

FIRE

Traughber, Lex

From: Itchon, Edward
Sent: Tuesday, February 22, 2011 4:30 PM
To: Traughber, Lex
Subject: PLNPCM2011-00022

Categories: Other

Lex,

This office has no issues with the subject above.

Regards,

Edward P. "Ted" Itchon
Fire and Life Safety Plans Examiner
Building Services, Salt Lake City Corp.
451 South State Street, Room 218
Salt Lake City, UT 84111
Mailing Address: P.O. Box 145190
Salt Lake City, UT 84114-5455
Tel: (801) 535-6636 Fax: (801) 535-7750
e-mail edward.itchon@slcgov.com



ENGINEERING

TO: LEX TRAUGHBER, PRINCIPAL PLANNER, PLANNING DIV.
FROM: RANDY DRUMMOND, P.E., ENGINEERING
DATE: FEB. 22, 2011
SUBJECT: **Conditional Building and Site Design Review for
The Southeast Apartments and Retail Building located at 2100 South 1100
East
PLNPCM2011-00032**

Engineering review comments are as follows:

1. This is a mixed use project to construct buildings for residential, other uses and parking structure. Both street frontages (1200 South and Highland Drive) are dedicated and improved with curb, gutter, sidewalk, drive approaches and asphalt pavement.

2. 2100 South public way improvements

The plans submitted with the project site plan show a portion of the 'cut-through' access on 2100 South being reconstructed. It was not clear on the plans what portion of the existing public way improvements would be re-constructed and we have asked the consulting engineer for clarification. That portion of the curb and gutter that must be replaced will be done so as per APWA Std. Plan 205A, and any sidewalk requiring replacement must be replaced per APWA Std. Plan 231.

3. Highland Drive public way improvements

The plans submitted show that a majority of the curb, gutter, sidewalk and asphalt strip paving will be replaced along this frontage, along with the construction of a drive entrance into the parking structure. The existing drive approach on the south end of the site is not anticipated to be replaced. We have asked for additional clarification on these plans, also.

4. An approved site plan will be required prior to final approval of the project. A Permit to Work in the Public Way will be required before performing any work in the public way of Highland Drive or 2100 South. This requires the contractor to be licensed and have a bond and insurance certificate on file in our office.

Thank you.

Page 2
Lex Traughber
Southeast Apartments and Retail Building Mixed Use
Feb. 22, 2011

cc: Scott Weiler
Brad Stewart
Barry Walsh
George Ott
Vault

Traughber, Lex

TRANSPORTATION

From: Walsh, Barry
Sent: Tuesday, February 15, 2011 10:34 AM
To: Traughber, Lex
Cc: Young, Kevin; Drummond, Randy; Barry, Michael; Rutherford, Bill; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Spencer, John
Subject: PLNPCM2011-00032
Categories: Other

February 15, 2011

Lex Traughber, Planning

Re: PLNPCM2011-00032, The Southeast Apartments and Retail Building, 2100 So. 1100 E. Highland Dr. 2130 So.

The Division of Transportation review comments and recommendations are as follows:

Sheet A101 Site Plan

The parking calculations need to be expanded to address the apartments to define one and two bedroom units etc. two stalls per 2 bdrm or more units and one stall for one bdrm units.

Provide the ADA calculations for the total onsite parking and the 5% bike parking ratio.

It is noted that there are 14 on grade stalls but only 4 are shown, the on street stalls along 2100 South are not applicable.

Provide the loading dock calculations for number of long and short berths etc.

The design and/or construction of the parking structure access ramp on Highland Drive shall not decrease or impact the existing width or travel lanes of Highland Drive. Indicate existing widths on Highland Dr. as well as proposed widths.

Revise the highland drive parking structure drive access ramp curb taper for a 15 mph offset with reverse curves.

Provide a continuous pedestrian mid block walkway to the west to align with Elm Street and revise the access drive off Highland to be a "drive approach" with pedestrian priority walkway along Highland to access the future Sugar House Trolley corridor.

Sheet L-L101 Landscape Plan

Remove the proposed mid block highland Dr crosswalk shown.

Sheet C1.01 Horizontal Control Plan

This sheet shows multiple parcels to be combined and subdivided. Provide a plat plan with all cross access easements defined along with surface drainage and maintenance agreements.

It also shows impacts to existing parking stalls. Provide parking calculations for each parcel impacted to verify existing parking compliance to remain. - 2155 S & 2185 S McClelland, 2144 S & 2160 S. Highland.

Sheet C2.01 and C1.01 Civil

Shows Highland Drive travel lanes and existing west curb alignment not to be impacted.

Sheet C2.01 and C3.01 Civil

Revise the access drive ramp curb alignment on Highland Dr for a 15 mph offset taper with reverse curves. (20' staging at top of ramp, 15+ lineal foot 30' radii to the right, a 15' tangent, and a 15+ lineal foot 30' radii to the left matching the existing curb for a 65' plus taper).

Provide full civil drawing of the public way revisions and the parking structure for grid spacing and parking stall buffer. Include ramp profiles with grade transitions (6% change over 11'run) and drainage control. Indicate height clearances - ADA van 8'-2" and loading docks etc.

Show minimum eight foot public way pedestrian CBD corridors and all ADA ramps as required.

Include the SHCBD maintenance review comments as required along with the street lighting and street tree reviews per Michael Barry and Bill Rutherford.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Michael Barry, P.E.
Bill Rutherford, City Forester
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
John Spencer, Property Management
File

PS – There are currently no Accela Task for Transportation assignments or review response.

Traughber, Lex

BUDA SVCS.

From: Hardman, Alan
Sent: Wednesday, February 16, 2011 2:03 PM
To: Traughber, Lex
Cc: Butcher, Larry; Paterson, Joel
Subject: PLNPCM2011-00032 Southeast Apartments and Retail Building
Categories: Other

Hi Lex,

Larry Butcher asked me to review the "Conditional Building and Site Design Review" application PLNPCM2011-00032 that has been submitted to the city for the Southeast Apartments and Retail Building. This project went to a DRT meeting on October 27, 2010.

I have reviewed the proposal and find that it complies with all of the standards of 21A.59.060 with the exception of standard M.1b, which states that "No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300)". The proposed building length is approximately 370 feet along the Highland Drive frontage.

If you have any questions or comments, please let me know.

Alan

Traughber, Lex

TRANSPORTATION

From: Harpst, Tim
Sent: Wednesday, February 02, 2011 10:46 AM
To: Young, Kevin; Traughber, Lex; Walsh, Barry
Subject: FW: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building
Attachments: Routing Information.pdf

Categories: Other

Please review this with a couple things in mind.

1. Is there any implication of this proposal that negatively impacts the Sugar House Streetcar project or ability for the streetcar to be extended in the future?
2. Could this proposal take better advantage of the streetcar?
3. RDA has an RFP on the street to hire a consultant to do a traffic analysis in Sugar House to identify improvements that could be made to help traffic, ped, bike circulation. We need to ask ourselves if the ramp on Highland is a good idea in this regard and determine if we will still approve it.

Timothy P. Harpst, P.E., PTOE
Transportation Director

Salt Lake City Transportation Division Phone: 801 535-6630
349 South 200 East, Suite 450 Fax: 801 535-6019
Salt Lake City, Utah 84111 email: tim.harpst@slcgov.com



From: Traughber, Lex
Sent: Wednesday, February 02, 2011 9:07 AM
To: Harpst, Tim; Niermeyer, Jeff; Graham, Rick; Gray, Frank; Burbank, Chris; Boskoff, Nancy; Clark, Luann; Baxter, DJ; Farrington, Bob; Limburg, Garth; Shannon, Tom; Rutan, Ed; Riley, Maureen
Cc: Sommerkorn, Wilford; Coffey, Cheri; Norris, Nick
Subject: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

Directors:

Craig Mecham, Mecham Management, has submitted a request for "Conditional Building and Site Design Review" for the redevelopment of the northeast quarter of the Granite Furniture Block (located at approximately 1100 East 2100 South). The project is a mixed-use development consisting of commercial and residential components. The subject property is zoned C-SHBD1 (Sugar House Business District), and the proposed uses are consistent with this Zone. Information regarding the proposal is attached.

BUS DEV

Traughber, Lex

From: Farrington, Bob
Sent: Wednesday, February 02, 2011 10:55 AM
To: Traughber, Lex; Harpst, Tim; Niermeyer, Jeff; Graham, Rick; Gray, Frank; Burbank, Chris; Boskoff, Nancy; Clark, Luann; Baxter, DJ; Limburg, Garth; Shannon, Tom; Rutan, Ed; Riley, Maureen
Cc: Sommerkorn, Wilford; Coffey, Cheri; Norris, Nick
Subject: RE: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building
Categories: Other

Rex,,
Thanks for forwarding it seems like an improvement to previous plans and on a scale that can get financing. A few initial thoughts and questions:

Is there any further details about how they envision the 44,000 square feet of retail being used, eg number of retail tenants, average size of tenant, projected rental rates? Do we have any requirements in that regard, or have we had a discussion w them on mix of sizes and retail types within the project?

How do we maximize the potential for outdoor dining? I would think every consideration should be made to enhance this possibility. It seems like the parking ramp down from Highland is counterproductive to this objective.

Do honey locus have the same kind of seed pods as locust trees?

Can we coordinate their parking plans with a broader area parking plan that could come into play as part of a new parking management entity being formed. And if one is formed, can we require participation from the developer?

Will there be curbside parking on Highland? For retail its always beneficial to have some curb parking even if it doesn't fulfill all of their retail parking requirements. It also helps calm traffic on what could otherwise be a busy street and also helps with providing a buffer for outdoor dining on the sidewalk. Is there a space for a valet parking service if one eventually is needed?

Good luck.

Bob Farrington

From: Traughber, Lex
Sent: Wednesday, February 02, 2011 9:07 AM
To: Harpst, Tim; Niermeyer, Jeff; Graham, Rick; Gray, Frank; Burbank, Chris; Boskoff, Nancy; Clark, Luann; Baxter, DJ; Farrington, Bob; Limburg, Garth; Shannon, Tom; Rutan, Ed; Riley, Maureen
Cc: Sommerkorn, Wilford; Coffey, Cheri; Norris, Nick
Subject: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

Directors:

Craig Mecham, Mecham Management, has submitted a request for "Conditional Building and Site Design Review" for the redevelopment of the northeast quarter of the Granite Furniture Block (located

TREASURER

Traughber, Lex

From: Limburg, Garth
Sent: Wednesday, February 02, 2011 11:33 AM
To: Traughber, Lex
Subject: RE: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

Categories: Other

No comment. Thanks.

From: Traughber, Lex
Sent: Wednesday, February 02, 2011 9:07 AM
To: Harpst, Tim; Niermeyer, Jeff; Graham, Rick; Gray, Frank; Burbank, Chris; Boskoff, Nancy; Clark, Luann; Baxter, DJ; Farrington, Bob; Limburg, Garth; Shannon, Tom; Rutan, Ed; Riley, Maureen
Cc: Sommerkorn, Wilford; Coffey, Cheri; Norris, Nick
Subject: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

Directors:

Craig Mecham, Mecham Management, has submitted a request for "Conditional Building and Site Design Review" for the redevelopment of the northeast quarter of the Granite Furniture Block (located at approximately 1100 East 2100 South). The project is a mixed-use development consisting of commercial and residential components. The subject property is zoned C-SHBD1 (Sugar House Business District), and the proposed uses are consistent with this Zone. Information regarding the proposal is attached.

As a Department Director/Cabinet Member, courtesy notice is being sent to you to inform you of the project. You are not required to respond to this email unless you choose to do so. The information regarding this proposal has been sent to the following staff members for review:

Barry Walsh, Transportation Division Box 5502
Randy Drummond, Engineering Division Box 5506
Peggy Garcia, Public Utilities Box 5528
Ted Itchon, Building Services and Licensing Box 5490
Michelle Ross, Police Department Box 5497
Larry Butcher, Building Services and Licensing Box 5490
Garth Limburg, Treasurer's Office Box 5642
John Spencer, Property Management Box 5460

If you would like to review the details of this project, please let me know by **Wednesday, February 9, 2011** and I will forward information to you. If you have any questions, please do not hesitate to contact me.

Sincerely,

Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
P.O. Box 145480

Traughber, Lex

AIRPORT

From: Miller, David
Sent: Thursday, February 03, 2011 3:14 PM
To: Traughber, Lex
Subject: RE: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

Categories: Other

Lex,

Thank you for the notice request for "Conditional Building and Site Design Review" for the redevelopment of the northeast quarter of the Granite Furniture Block (located at approximately 1100 East 2100 South). This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.

David Miller
Airport Principal Planner
Salt Lake City Department of Airports
P.O. Box 145550
Salt Lake City, UT 84114-5550
801.575.2972
david.miller@slcgov.com

From: McCandless, Allen
Sent: Wednesday, February 02, 2011 5:05 PM
To: Miller, David
Subject: FW: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

Dave,
I think this is well outside the influence zone and in the sugarhouse area. Please review the location and send our airport response back to Lex Traughber. Thank you. --Allen

From: Riley, Maureen
Sent: Wednesday, February 02, 2011 3:11 PM
To: McCandless, Allen
Subject: Fwd: Petition PLNPCM2011-00032, The Southeast Apartment and Retail Building

FYI

Sent from my iPhone

Begin forwarded message:

From: "Traughber, Lex" <Lex.Traughber@slcgov.com>
To: "Harpst, Tim" <Tim.Harpst@slcgov.com>, "Niermeyer, Jeff" <jeff.niermeyer@slcgov.com>, "Graham, Rick" <Rick.Graham@slcgov.com>, "Gray, Frank" <Frank.Gray@slcgov.com>, "Burbank, Chris" <Chris.Burbank@slcgov.com>, "Boskoff, Nancy" <Nancy.Boskoff@slcgov.com>, "Clark, Luann" <Luann.Clark@slcgov.com>, "Baxter, DJ" <dj.baxter@slcgov.com>, "Farrington, Bob" <Bob.Farrington@slcgov.com>, "Limburg,

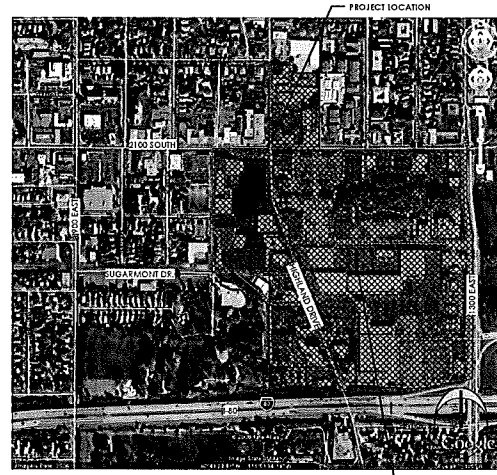
**Attachment C –
Site Plan & Elevations**

THE SOUTHEAST APARTMENT AND RETAIL BUILDING AT THE SUGAR HOUSE LOOP

CONDITIONAL BUILDING AND SITE DESIGN REVIEW

JANUARY 28, 2011

VICINITY MAP



SITE SUMMARY

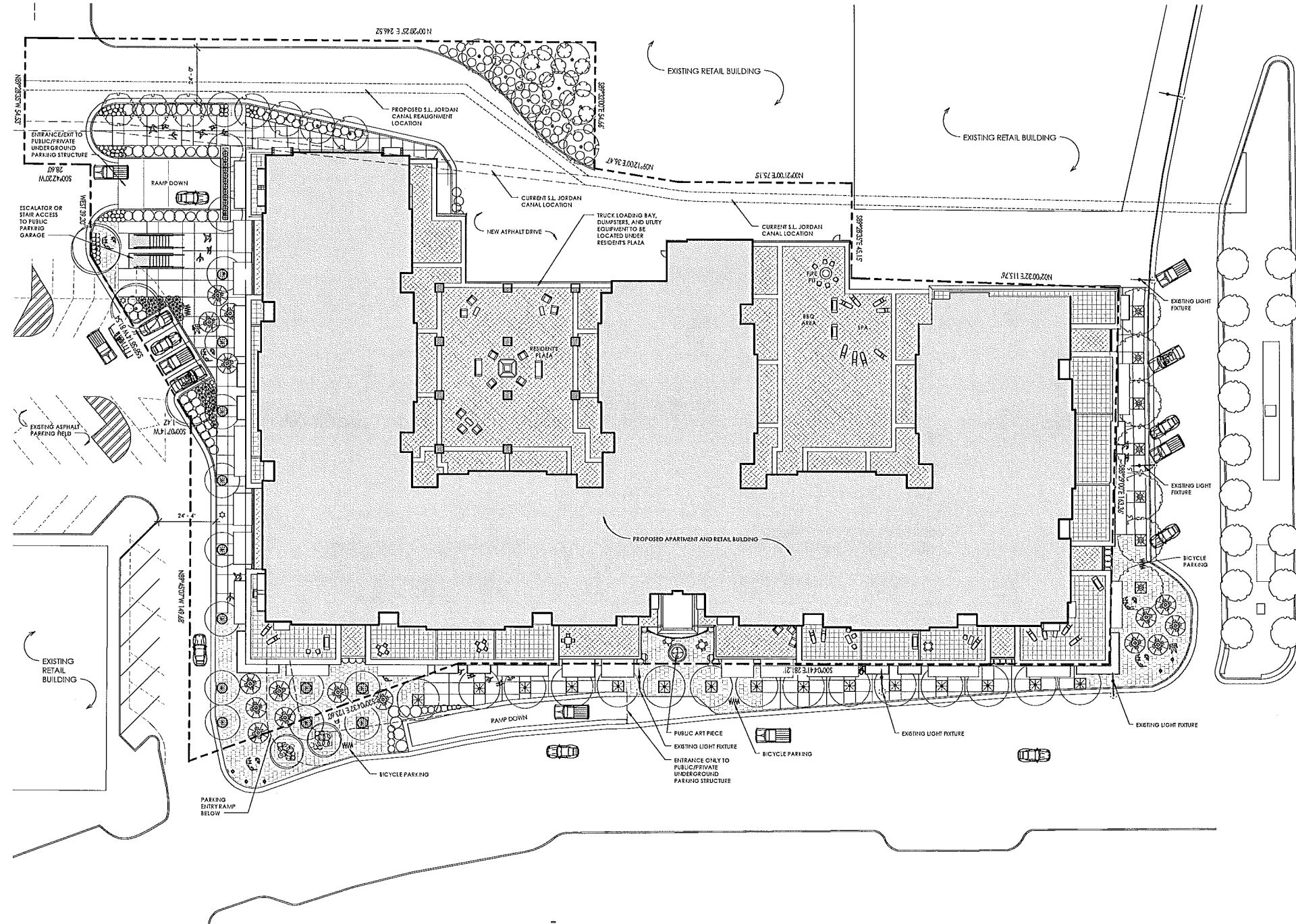
SITE AREA:	2.27 ACRES (98,925 S.F.)
ZONING:	CSHBD1
BUILDING AREA:	145,600 S.F.
UNDERGROUND PARKINGS:	44,000 S.F. / 21,586 S.F.
RETAIL/UTILITY:	209,000 S.F.
RESIDENTIAL:	
TOTAL:	420,186 S.F.
BUILDING MAX HEIGHT:	75 FEET / 6 STORIES
APARTMENT UNITS:	204 UNITS
UNITS PER ACRE:	90 UNITS/ACRE
PARKING STALLS REQUIRED:	
RETAIL (2/1000 S.F.):	88 STALLS
RESIDENTIAL (1.2/UNIT):	245 STALLS
TOTAL:	333 STALLS
PARKING PROVIDED:	
UNDERGROUND:	362 STALLS
SURFACE:	14 STALLS
TOTAL:	376 STALLS

PROJECT TEAM

OWNER:	ARCHITECT:
MECHAM MANAGEMENT P.O. BOX 521448 SALT LAKE CITY, UT 84152-1448	THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. 510 SOUTH 400 EAST SALT LAKE CITY, UT 84102
CONTACT: RUSS CALLISTER PHONE: 801.244.2173 EMAIL: rdc@mecham.com	CONTACT: MICHAEL NILSON, PROJECT ARCHITECT PHONE: 801.355.6868 EMAIL: mnilson@rdp.com
CIVIL ENGINEER	LANDSCAPE ARCHITECT
MCNEIL GROUP 6875 SOUTH 900 EAST MIDVALE, UT 84047	ARCSIMO DESIGN, INC 1058 EAST 2100 SOUTH SALT LAKE CITY, UT 84106
CONTACT: KENNETH PETTY, CIVIL ENGINEER PHONE: 801.255.7700 EMAIL: ken@mcneileng.com	CONTACT: STEVEN GILBERT, PRINCIPAL PHONE: 801.487.4923 EMAIL: sgilbert@arcsimodesign.com

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A101	SITE PLAN
A102	OPEN SPACE PLAN
A201	ELEVATIONS
A301	ISOMETRIC VIEW
L-L101	LANDSCAPE PLAN
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	HIGHLAND DRIVE PLAN AND PROFILE
C3.02	2100 SOUTH STREET PLAN AND PROFILE
C3.11	CANAL PLAN AND PROFILE
C4.01	UTILITY PLAN



1 SITE PLAN
1" = 20'-0"

ZONING ADMINISTRATOR APPROVAL SIGNATURE PANEL



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
810 South 400 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6860



CONSULTANT

OWNER

MECHAM MANAGEMENT

OWNER

THE SOUTHEAST APARTMENT AND RETAIL BUILDING

2130 SOUTH 1100 EAST
SALT LAKE CITY, UT

PROJECT

DATE DESCRIPTION

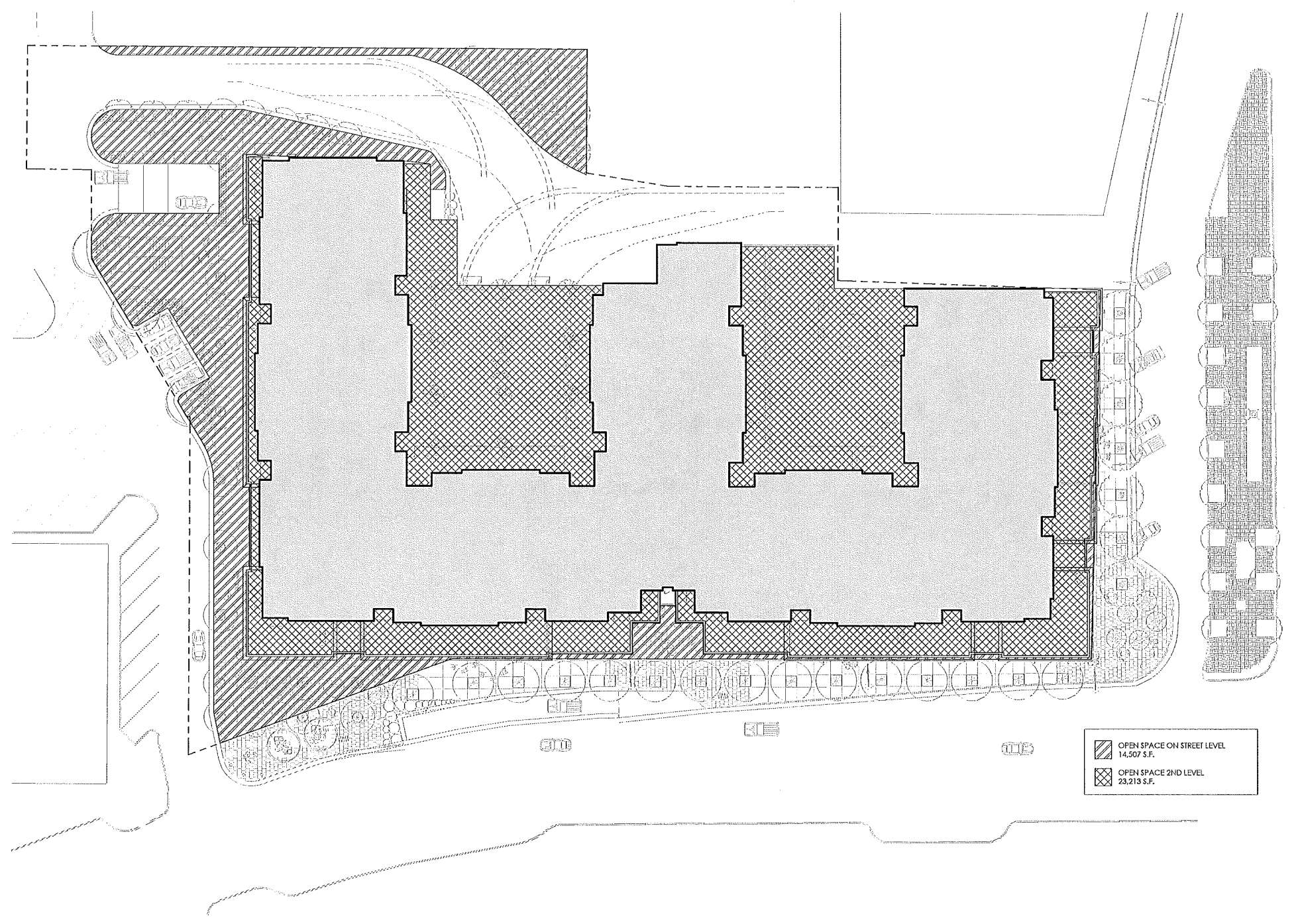
1/28/2011 SITE DESIGN REVIEW

PROJECT # 10202
DRAWN BY: Andy
CHECKED BY: Owner

SITE PLAN

A101

SHEET #



① OPEN SPACE PLAN
1" = 20'-0"

 OPEN SPACE ON STREET LEVEL
14,507 S.F.
 OPEN SPACE 2ND LEVEL
23,213 S.F.



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
 519 South 400 East
 Salt Lake City, Utah 84112
 P: 801.355.6818
 F: 801.355.6500

CONSULTANT:

MECHAM MANAGEMENT

OWNER:

THE SOUTHEAST APARTMENT AND RETAIL BUILDING

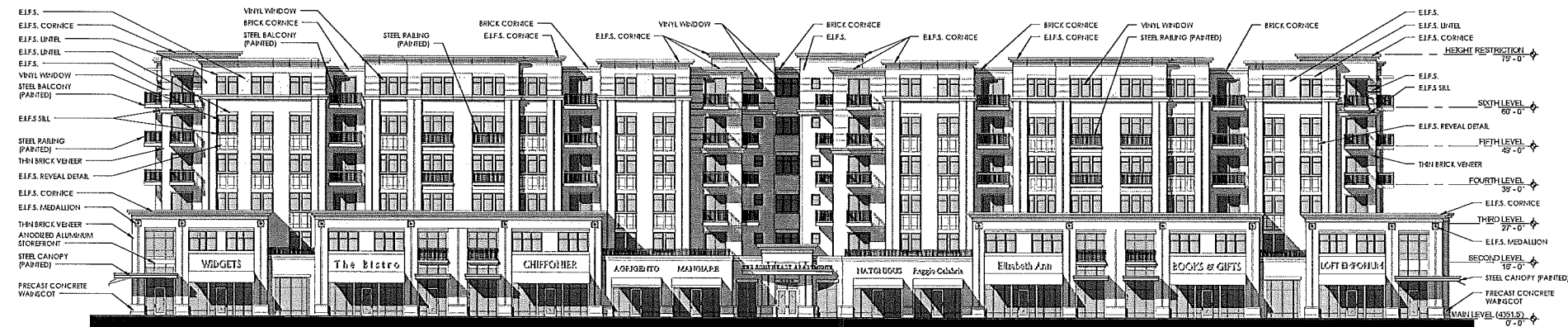
2130 SOUTH 1100 EAST
SALT LAKE CITY, UT

DATE	DESCRIPTION	PROJECT
1/28/2011	SITE DESIGN REVIEW	

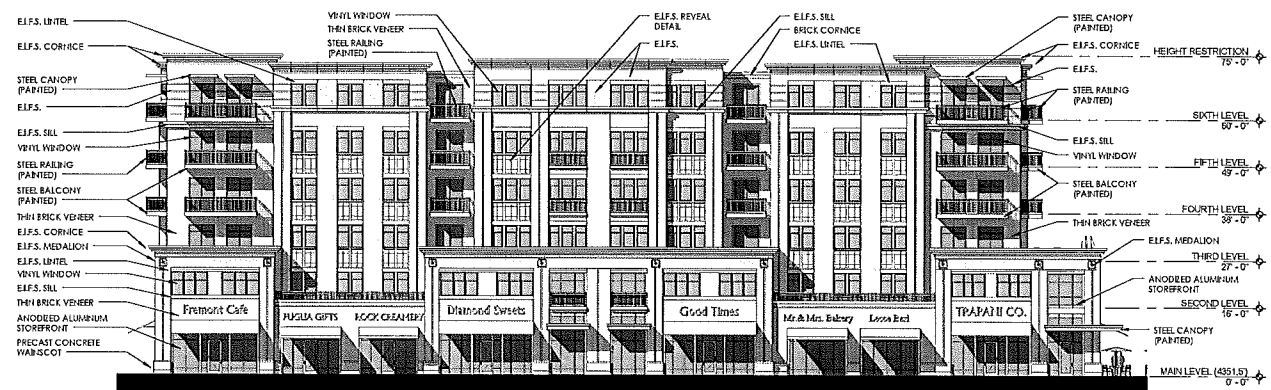
OPEN SPACE PLAN

PRODUCT BY: SDR
DRAWN BY: ANDY
CHECKED BY: ONDRA

A102



1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

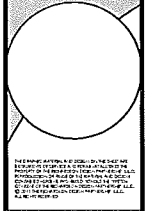


3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.8848
F: 801.355.8880



CONSULTANT

MECHAM MANAGEMENT

OWNER

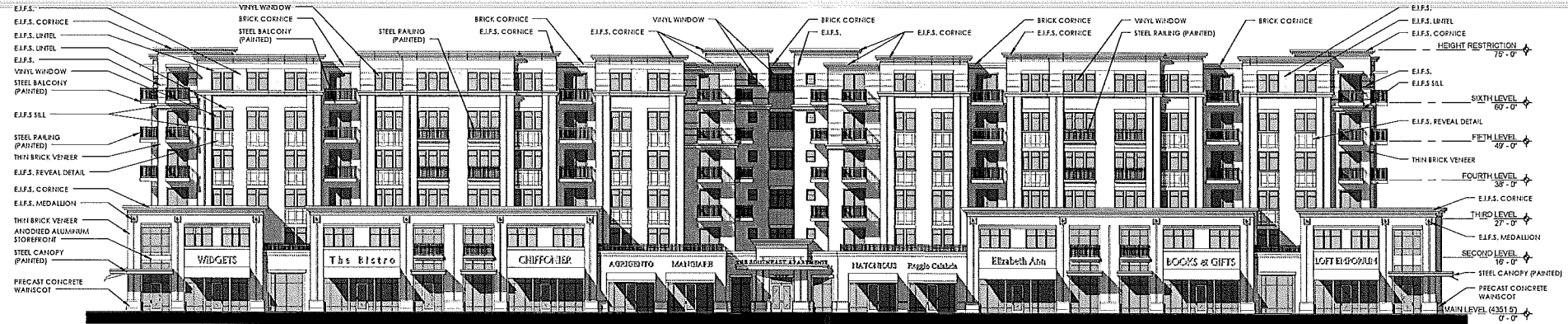
THE SOUTHEAST APARTMENT AND RETAIL BUILDING
2130 SOUTH 1100 EAST
SALT LAKE CITY, UT

DATE	DESCRIPTION
1/28/2011	SITE DESIGN REVIEW

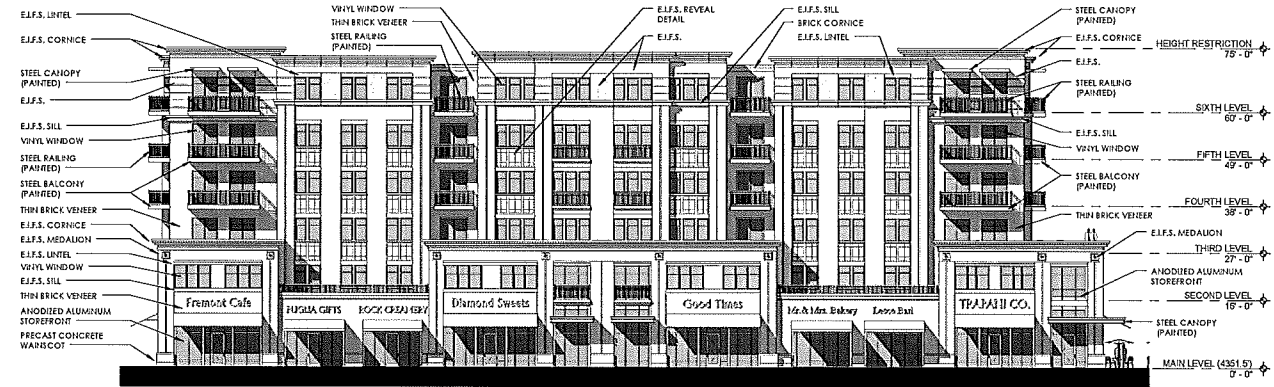
ELEVATIONS

PROJECT # 10-2010
DRAWN BY: Amy
CHECKED BY: Dierker

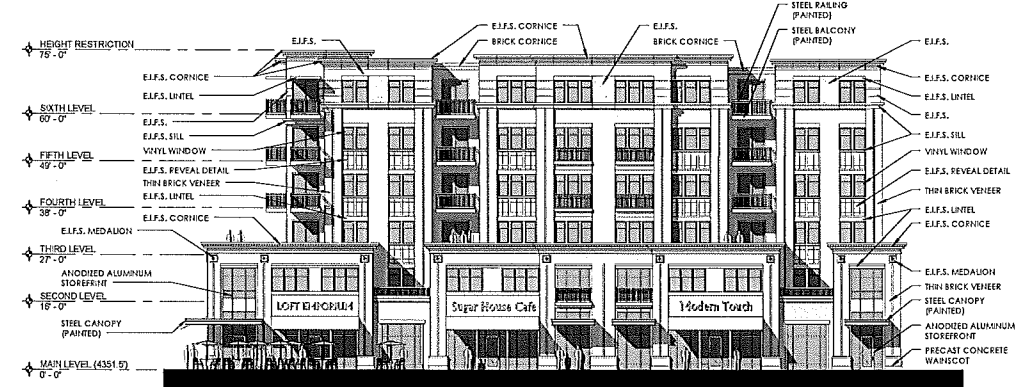
A201



1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"




4 WEST ELEVATION
1/16" = 1'-0"



5 WEST ELEV. (ALTERNATE)
1/16" = 1'-0"

ALTERNATE WEST ELEVATION



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
 310 South 400 East
 Salt Lake City, Utah 84102
 P: 801.355.6848
 F: 801.355.6860

CONSULTANT

MECHAM MANAGEMENT

OWNER

THE SOUTHEAST APARTMENT AND RETAIL BUILDING
 2130 SOUTH 1100 EAST
 SALT LAKE CITY, UT

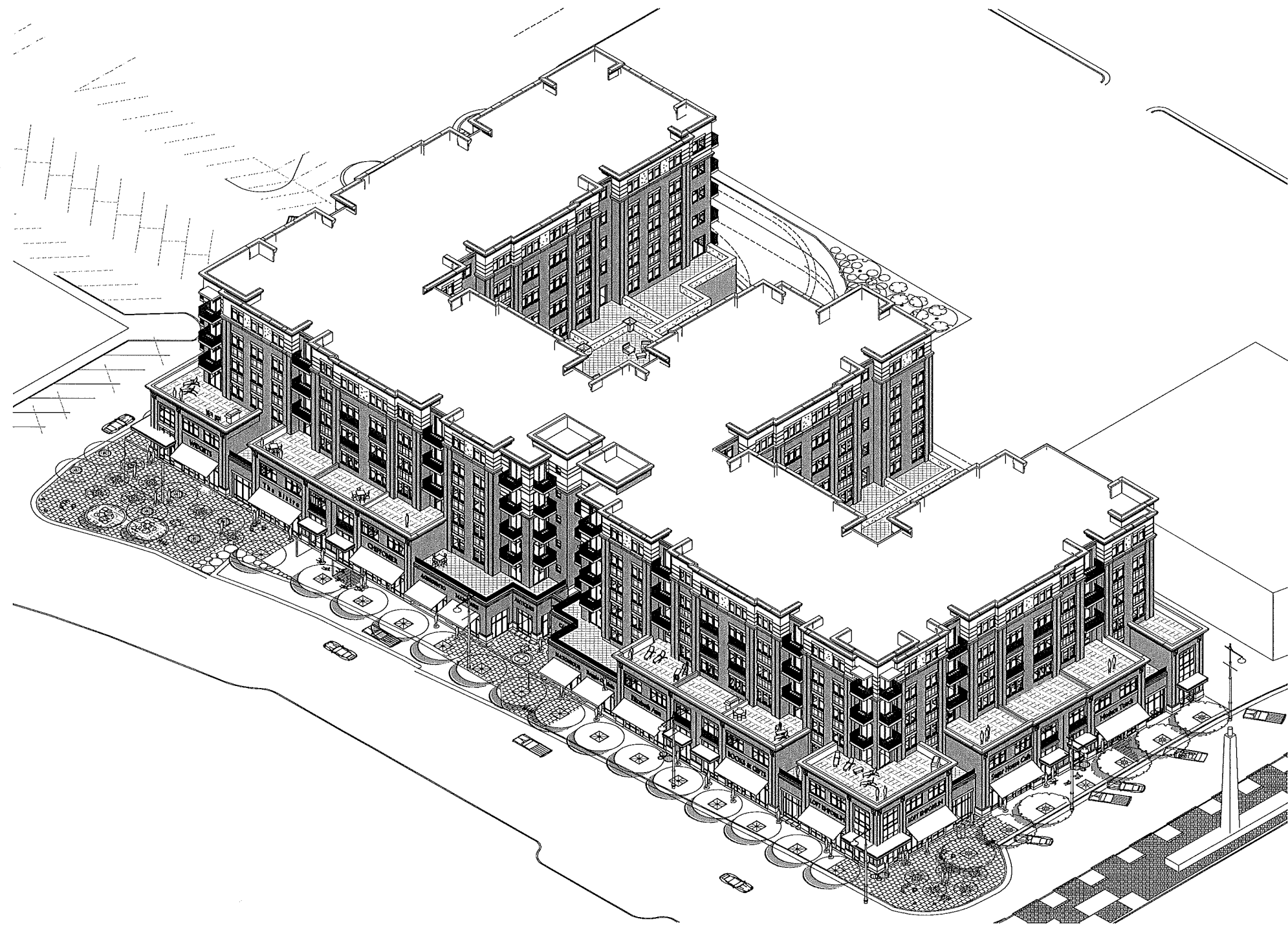
DATE	DESCRIPTION
1/28/2011	SITE DESIGN REVIEW

ELEVATIONS

PROJECT # 10328
 DRAWN BY: JAW
 CHECKED BY: JAW

SHEET #

A201



① NORTHEAST VIEW



THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6880

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CONSULTANT:

MECHAM
MANAGEMENT

OWNER:

THE SOUTHEAST APARTMENT
AND RETAIL BUILDING
2130 SOUTH 1100 EAST
SALT LAKE CITY, UT

DATE	DESCRIPTION
12/28/2011	SITE DESIGN REVIEW

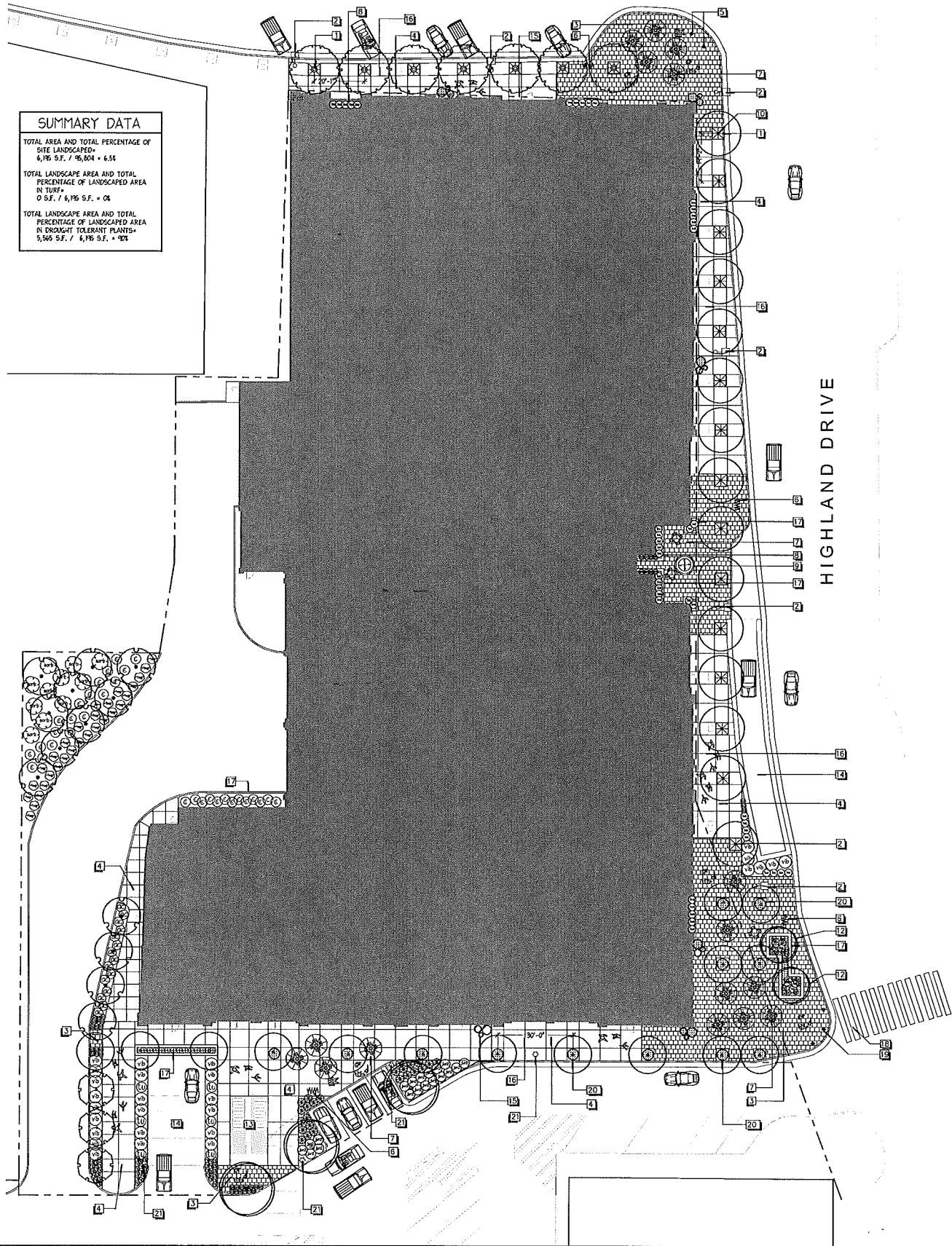
ISOMETRIC VIEW

PROJECT #: 10232P
DRAWN BY: ARB
CHECKED BY: ONR

SHEET #
A301

2100 SOUTH STREET

SUMMARY DATA	
TOTAL AREA AND TOTAL PERCENTAGE OF SITE LANDSCAPED:	6,195 S.F. / 15,804 = 6.5%
TOTAL LANDSCAPE AREA AND TOTAL PERCENTAGE OF LANDSCAPED AREA IN TURF:	0 S.F. / 6,195 S.F. = 0%
TOTAL LANDSCAPE AREA AND TOTAL PERCENTAGE OF LANDSCAPED AREA IN DROUGHT TOLERANT PLANTS:	5,545 S.F. / 6,195 S.F. = 90%



PLANTING SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	QTY.
	Acer campestre 'Queen Elizabeth'	Queen Elizabeth Hedge Maple	B & B	2"	3
	CRATAEGUS LAVALLEI LA VALLE	HAWTHORNE	B & B	2"	3
	Fraxinus pennsylvanica 'Palmore'	'Palmore' Ash	B & B	2"	7
	Koeleruteria paniculata	Golden Rain Tree	B & B	2"	15
EXISTING TREES TO BE PROTECTED	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	QTY.
	Existing Quedisio tria, 'Shodemaster'	Existing Shodemaster Locust	-		15
	Existing Tilia cordata	Existing Littleleaf Linden	-		2
TRANSPLANT TREES ON SITE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	QTY.
	Pyrus calleryana 'Aristocrat' TM	Aristocrat Flowering Pear	-		13
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	
	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal	50	
	Cornus stolonifera 'Bailey'	Bailey Red Twigged Dogwood	5 gal	33	
	Juniperus sabino 'Buffalo'	Buffalo Juniper	5 gal	19	
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	28	
	Ribes alpinum	Alpine Currant	5 gal	15	
	Sorbaria sorbifolia	Ash Leaf Spirea	5 gal	11	
	Thuja occ. 'Emerald Green'	Emerald Green Arborvitae	5'-6"	6	
	Viburnum x burkwoodii	Burkwood Viburnum	5 gal	27	
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	
	Brunnera macrophylla	Heartleaf Brunnera	5 gal	17	
	Hemerocallis hybrid 'Eloise Strutt'	Eloise Strutt Daylily	1 gal	21	
	Nepeta x fossanellii	Cal/Wint	1 gal	41	
	Zauschneria gretii	Orange Carpet	1 gal	17	
GRASSES	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	
	Colamogrostis acutifolia 'Karl Foerster'	Foerster's Reed Grass	1 gal	13	
	Miscanthus sinensis 'Grocifimus'	Maiden Grass	1 gal	24	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	
	Location for Annual Plantings	(STREET POTS AND PLANTERS)	flat @ 12" oc	326 sf	

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
- FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
- CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND APPROPRIATE SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOG AREAS (6 INCHES OF TOPSOIL AND 1 HIGH FOR SOG) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF ROCK OR BARK MULCH AND 12" OF ATTENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING ATTENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLANTING PROCEDURES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO TREE SHALL BE REMOVED OR PLANTED IN A PARK STRIP WITHOUT FIRST OBTAINING A PERMIT FROM THE URBAN FORESTRY DIVISION OF SALT LAKE CITY PUBLIC SERVICES DEPARTMENT.

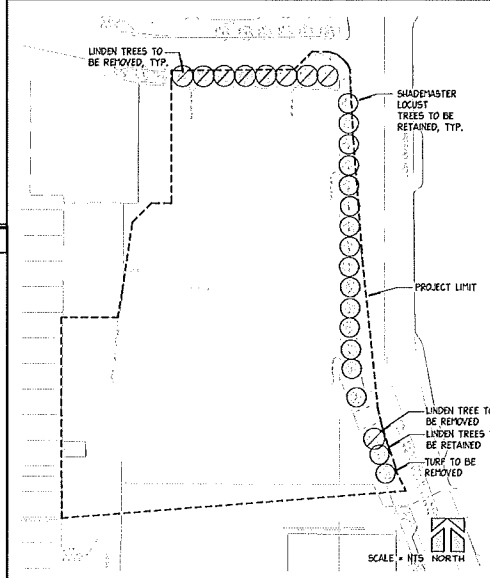
REFERENCE SCHEDULE

SYMBOL	DESCRIPTION
	5'x5' TREE GRATE TO MATCH EXISTING MAKE AND MODEL ALONG 2100 SOUTH
	EXISTING STREET LIGHT, TYP.
	PEDESTRIAN PAVEMENT, TYPICAL
	CONCRETE PAVEMENT WITH SAW CUT JOINT PATTERN, TYP.
	EXISTING BOLLARD, TYP.
	5 STATION BIKE RACK, TYP. (TOTAL OF 20 NEW STATIONS ON SITE)
	URBAN FURNITURE FOR OUTDOOR EATING, TYP.
	FOUNDATION PLANTINGS, TYP.
	PUBLIC ART PIECE, EXISTING SUGAR HOUSE COMPASS MOSAIC REINSTALLED
	START OF EXISTING LOCUST STREET TREES PROTECTED IN PLACE, TYP.
	PRESERVE AND PROTECT EXISTING LINDEN TREE
	OUTDOOR ESCALATOR
	PARKING STRUCTURE ENTRY
	PLANTING POTS, TYP.
	SAW CUT CONTROL JOINT, TYP.
	18" HIGH PLANTER, TYP.
	PROPOSED CROSSWALK
	PROPOSED BOLLARDS
	TREE PLANTED IN MOVEABLE PRECAST PLANTER, TYP.
	PROPOSED LIGHTING, TYP.

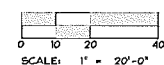
GENERAL NOTES

- A WATER EFFICIENT IRRIGATION SYSTEM TO BE INSTALLED.
- LIGHT FIXTURES SHALL MEET THE LIGHTING LEVELS AND DESIGN REQUIREMENTS SET FORTH IN THE CHAPTER 4 OF THE SALT LAKE CITY LIGHTING MASTER PLAN DATED MAY 2006.
- LIGHT FIXTURE TO BE SHIELDED TO ELIMINATE EXCESSIVE GLARE OR LIGHT TO ADJACENT PROPERTIES.

EXISTING PLANT MATERIAL ASSESSMENT



SCALE



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

510 South 400 East
Salt Lake City, Utah 84102
P: 801.355.6808
F: 801.355.6880

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design

1088 East 2100 South
Salt Lake City, Utah 84108
office 801.467.4523
fax 801.466.3048
www.arcsitiodesign.com

MECHAM MANAGEMENT

THE SOUTHEAST APARTMENT AND RETAIL BUILDING
2130 SOUTH 1100 EAST
SALT LAKE CITY, UT

DATE	DESCRIPTION
1/29/2011	SITE DESIGN PREVIEW

LANDSCAPE PLAN
L-L101