

PLANNING COMMISSION STAFF REPORT
Administrative Item
Conditional Building and Site Design Review



Planning and Zoning Division
Department of Community
and Economic Development

111 South Main
PLNPCM 2013-00501
107 (111) South Main
September 11, 2013

Applicant:

Steven Sobel

Staff:

Doug Dansie, 535-6182
Doug.Dansie@slcgov.com

Tax ID:

16-06-105-044-0000

Current Zone:

Downtown D-1 Central
Business District

Master Plan

Designation:

Mixed use

Council District:

District Four Luke Garrott

Community Council:

Downtown

Lot Size:

17424 sq.ft. or .40 acres

Current Use:

Office/retail

Applicable Land Use

Regulations:

- 21A.59 conditional building and site design
- 21A.30 Downtown districts

Attachments:

- A. Site Plan & Elevation Drawings.
- B. Division Comments

Request

Steven Sobel, representing Hamilton Partners, is requesting a Conditional Building and Site Design Review for a building to be located at 107 South Main Street (the new address will be 111 South Main). The Planning Commission has final decision making authority for Conditional Building and Site Design Review.

Recommendation

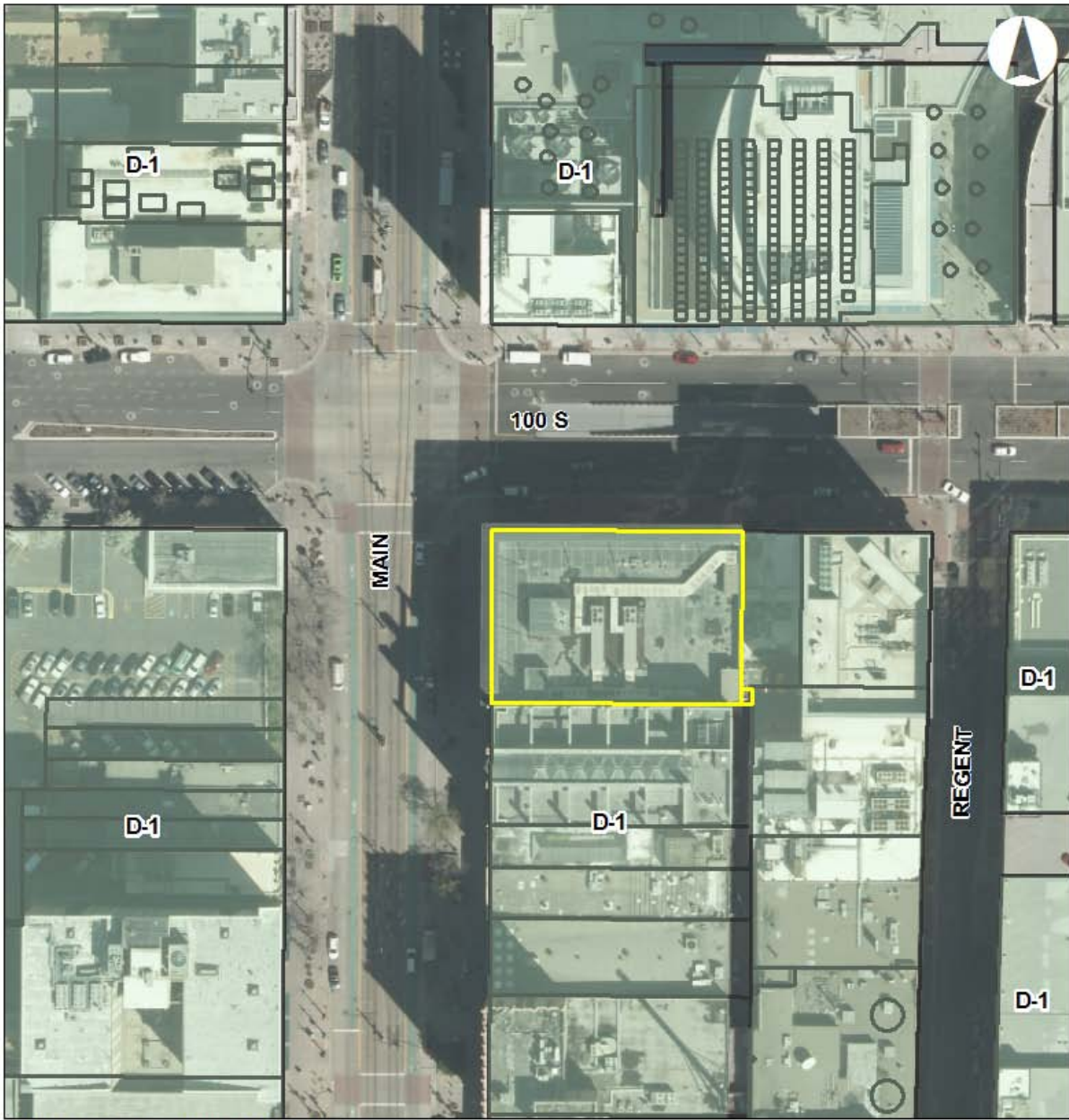
Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall, the project meets the applicable standards as proposed.

Recommended Motion



Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission approve the conditional building and site design review to allow an additional 12 feet in height for a building located at approximately 107 (111) South Main with the following conditions:

1. Public way improvements are installed or repaired (lighting, additional street trees, repair sidewalk, if necessary) and all other recommendations and regulations are complied with.
2. The plan meet all other zoning and building requirements.

VICINITY MAP



107 SOUTH MAIN STREET

-  Subject Properties
-  Neighboring Parcels

Background

Project Description

The applicant is proposing to construct a new office tower at 107 South Main (to be re-addressed as 111 South Main). The proposed building is on the southeast corner of 100 South and Main Streets. The parking will be located near the center of the block and is accessed from Regent Street.

Buildings are allowed to be 375 feet tall when located on a corner lot in the D-1 zoning district; the proposed building is 387 feet tall. Increased height is allowed through the conditional building and site design process.

Office buildings are a permitted use in the D-1 zoning district.

The City Council recently adopted revisions to the zoning ordinance that removes design features from the conditional use process and places them in the condition building and site design review process. The conditions in this process relate to design features, not land use. In this instance they relate specifically to height.

The petitioner has a website for the project: <http://111southmain.com/home.html> where you can find more specific information about the project.

Public Notice, Meetings and Comments

Notification

- Required notices mailed on August 30, 2013
- Sign posted on property on August 30, 2013
- Agenda posted on the Planning Division and State Website on August 30, 2013
- Agenda sent to Planning Division Listserve on August 30, 2013

Public Comments

Conditional building and site design may be handled administratively if, after notification, no requests for a public hearing are received; otherwise they are routed to the Planning Commission.

Notices were sent to adjacent property owners on July 23, 2013: Staff received two requests for a public hearing.

Both requests were made by residents of the new Regent Condominium building who expressed concerns regarding height in relationship to their residence.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. 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

Options

Denial of this request would still allow for a building to be constructed 375 feet tall.

Findings

21A.59.060: STANDARDS FOR DESIGN REVIEW:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

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

Finding: The main entry to the building is to Main Street and 100 South.

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

Finding: The main entry to the building is a ground level with immediate access to the sidewalk. Mass transit is available on Main Street. The slope of the site requires some modification to the public sidewalk, but the ground level remains largely open and visually permeable.

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

Finding: The majority of the ground level is of glass exterior skin, which will provide open visibility into the main lobby level of the building. The lobby includes a water feature visible through the glass from the exterior of the building

- D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.

Finding: The upper levels of the structure cantilevers over portions of the Utah Performing Arts Center UPAC. The main entry to UPAC will appear to be under the proposed tower. The lobby includes a water feature visible, through the glass from the exterior of the building which offers pedestrians something interesting to look at when passing the building.

- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Finding: The parking is being provided at an existing Regent Street parking structure, which is locate in the center of the block and is accessed from Regent Street. This standard does not apply.

- F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.

Finding: Pedestrian access from the existing Regent Street parking structure, will largely be via the sidewalk on 100 South. No new curb cuts or driveways will be constructed on 100 South or Main Street as part of this project, however the sidewalks will be reconstructed and meet City beautification standards.

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

Finding: Loading and service are accessed from Regent Street and will be serviced via an accessway to the rear of the building.

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

Finding: A sign package for the building is yet to be submitted.

I. Lighting shall meet the lighting levels and design requirements set forth in the Salt Lake City lighting master plan.

Finding: The lighting package has yet to be determined but will need to be provided to meet this standard. The proposed parapet wall is of glass construction and will be back-lit at night, similar to 222 Tower, in order to provide a lantern effect on the skyline.

J. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. 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.
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.

Finding: The building consumes the entire site, as is allowed in the D-1 zoning district. All landscaping is within the public right-of-way and will be conforming to City standards.

K. 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.

Finding: Design review criteria apply to multiple zoning districts city wide. This particular criterion is largely meant for big-box retail in a shopping center format. The D-1 zoning district allows for buildings to occupy the entire site, property line to property line, up to 375 feet tall and prohibits parking lots or structure on corner lots. The D-1 zoning takes precedence. The building generally meets the intent of this standard by providing a large lobby; open to the public, with a water feature. The lobby is also contiguous with the new Utah Performing Arts Center and is able to be open into a larger public space in coordination with that public facility. Landscaping is consistent with downtown public way landscaping requirements.

- L. 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.

Finding: The building responds to Main and 100 South Streets with an urban format with no additional setbacks, as required by the D-1 zoning district. The urban design element encourages a sculpting of building on the skyline and the zoning was written, with design review above 375 feet, to encourage the creation of interesting skyline features. This particular building does not have special architectural detailing at the cornice level, such as the Wells Fargo building. The basic design of this building is a glass tower, with some ornamentation as part of the glass façade, in terms of the variation of the glass paneling. It may be effectively argued that overly complicated architectural elements at the roofline would not be consistent with the general architecture of the building. The architects have responded to the criteria by continuing the basic architecture of the building to the skyline, but using lighting, rather than specific architectural detailing, as a method of creating interest at the skyline level.

21A.59.065: STANDARDS FOR DESIGN REVIEW FOR HEIGHT:

In addition to standards provided in 21A.59.060, the following standards shall be applied to all applications for conditional building and design review regarding height:

- A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable

energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.

Finding: The design of the building is a glass tower with a façade of varying detailing and texture. The additional height of the structure will allow for the screening of roof top equipment. Although the roof space is not open to the public, the additional height provides for a translucent parapet wall that may be back-lit, creating the effect of a lantern on the skyline. This is similar to the roof treatment of the 222 South Main tower.

- B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.

Finding: The additional height is for a parapet wall. This design standard is intended to encourage visual interest for prominent buildings on the skyline. Although the parapet does not provide complicated architectural design, it is consistent with the architecture of the building and will provide an opportunity to be a beacon or lantern on the skyline. The glass lantern is a modern interpretation of a traditional cornice, where lighting is used as the method of delineating the top of the tower.

- C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title

Finding: Lighting is focused on the pedestrian level, as part of the open grand lobby and on back lighting the parapet to provide a night time beacon on the skyline.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional building and site design review should be denied.

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional building and site design to allow a additional height at approximately 107 South Main. The proposed additional height will create (list the detrimental effects) which cannot be reasonably mitigated. (Where applicable, also include conditions of approval):

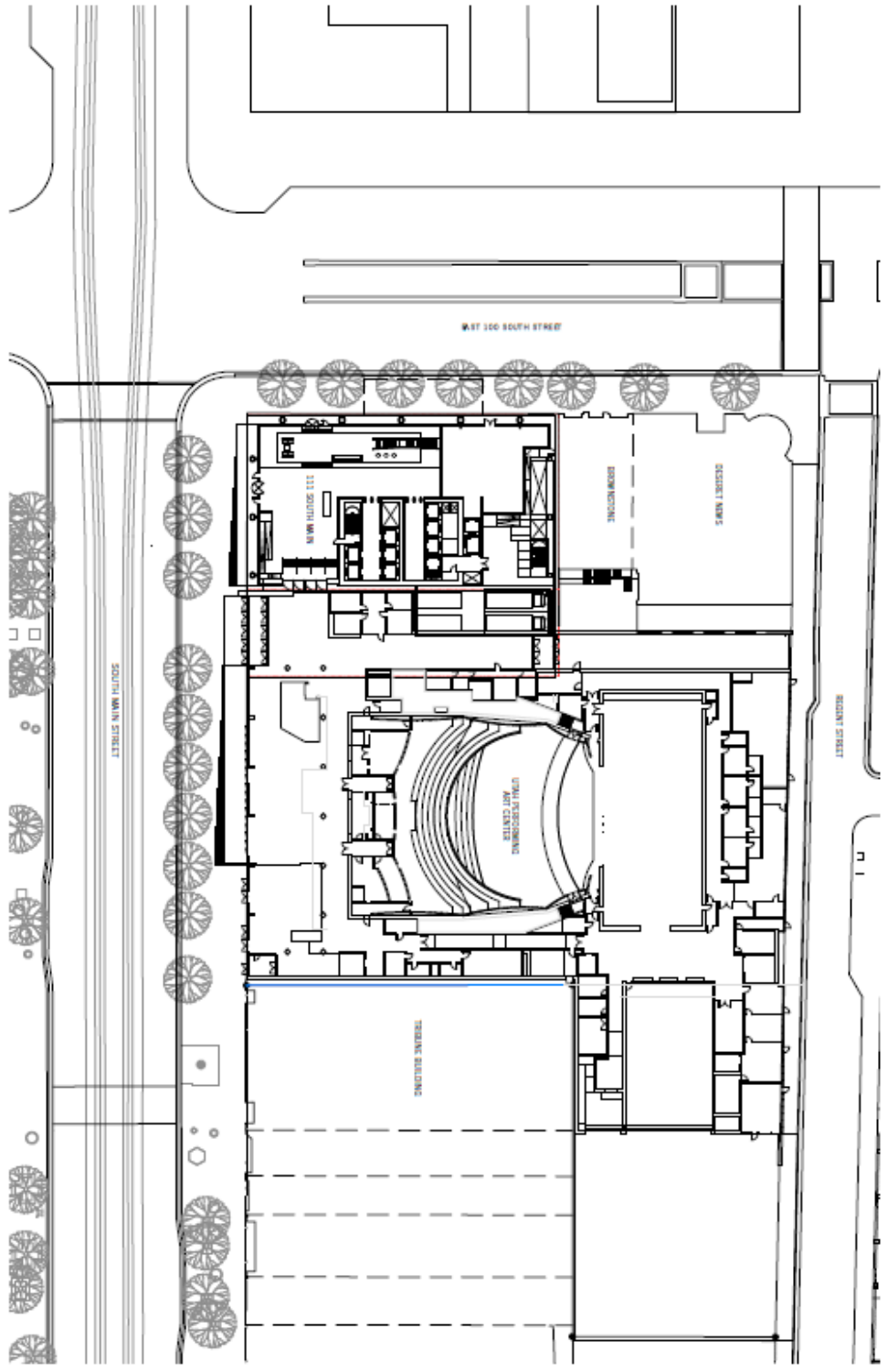
The Planning Commission shall make findings on the Conditional building and site design review standards and specifically state which standard or standards are not being complied with.

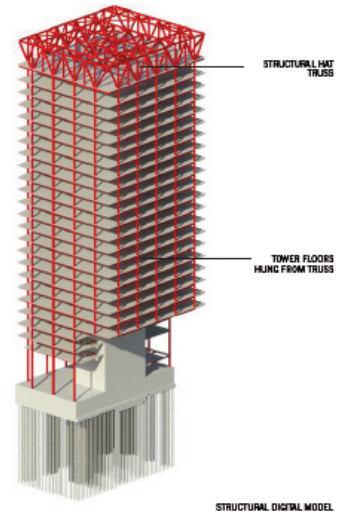
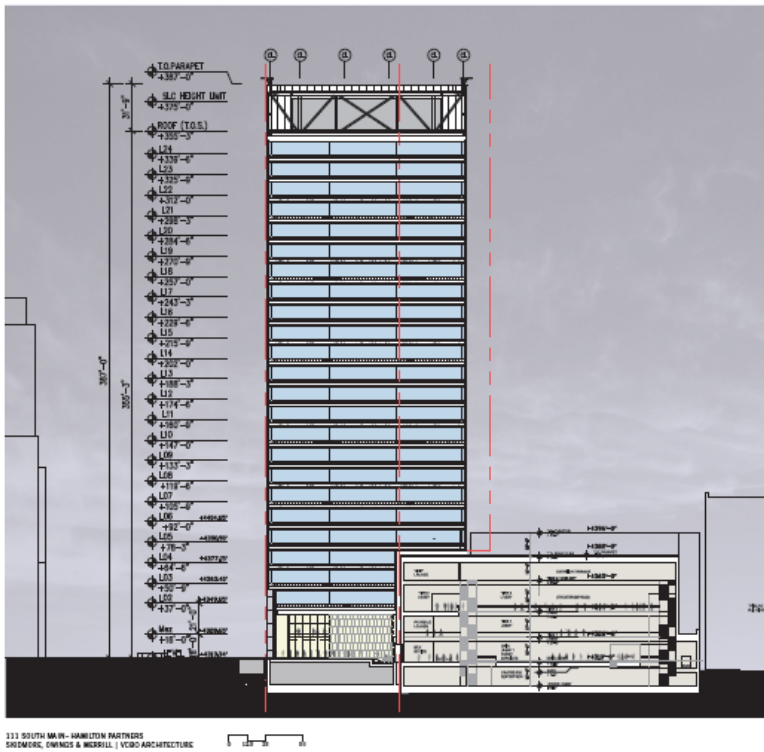
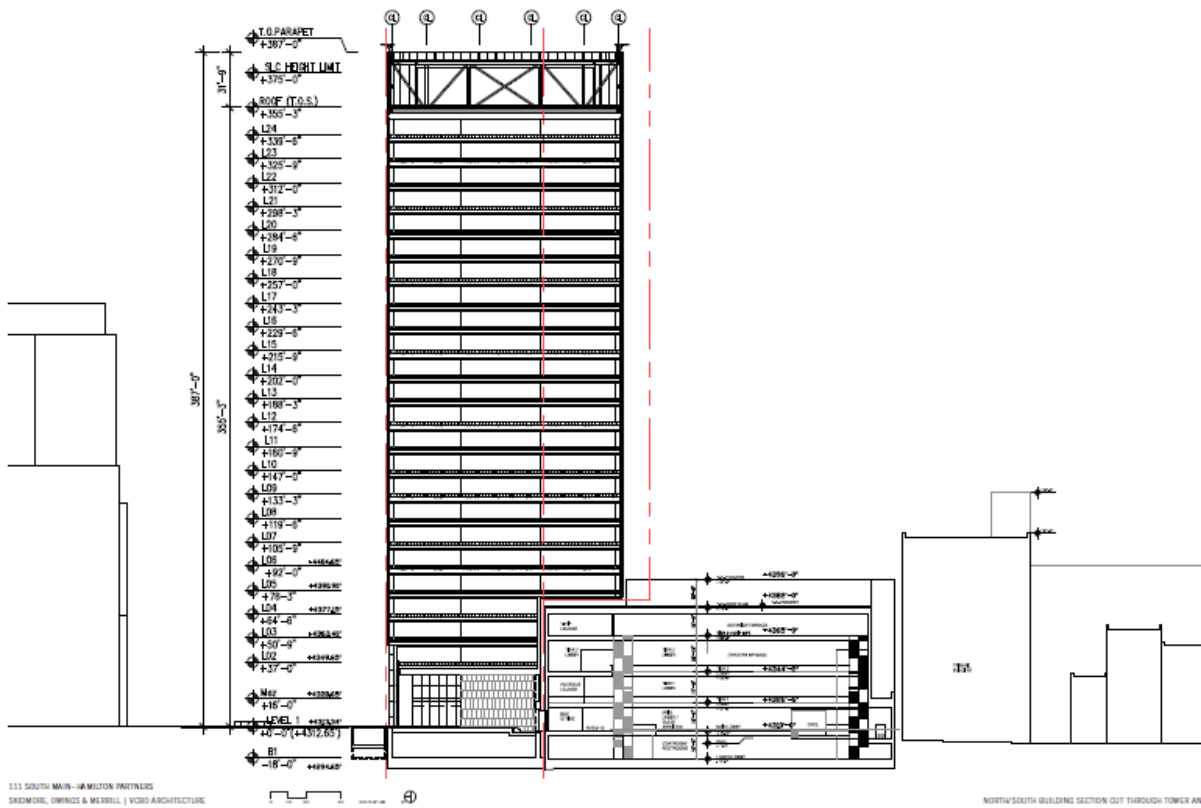
The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Attachment A
Site Plan and Elevation Drawings

111 SOUTH MAIN - MULTITENANT RENOVATION
KAPENBERG, CHENBERG & WHEELER | VANDER ARCHITECTURE

SITE PLAN OF TOWER AND UDC



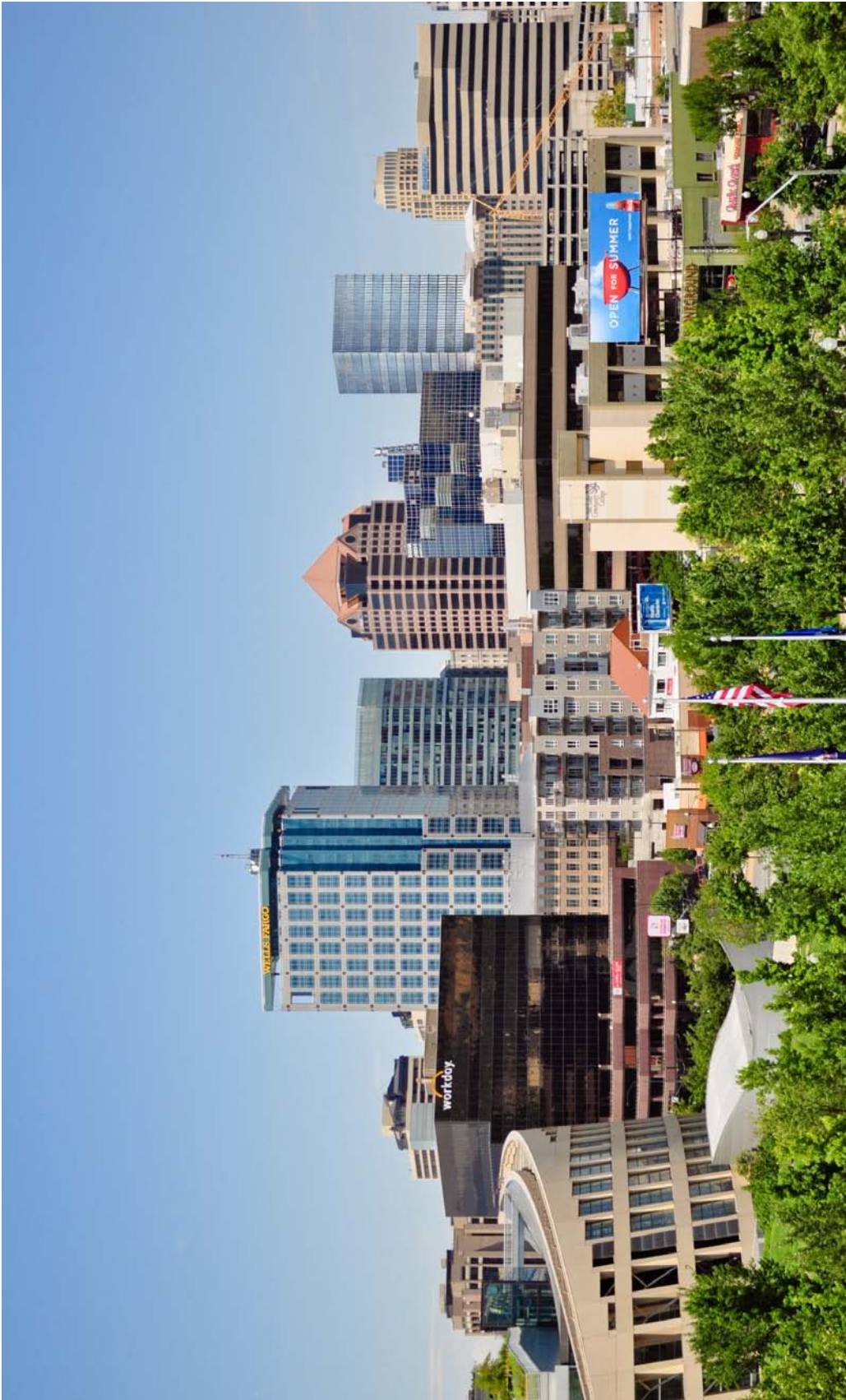




111 SOUTH MAIN - HAMILTON PARTNERS
DODD, OWINGS & MERRILL | VISO ARCHITECTURE

WEST ELEVATION

**Attachment B
Photographs**



**Potential appearance on the skyline
(viewed from Public Safety Building)**

Attachment C
Division Comments

Public Utilities**Justin Stoker**

The proposed building is located adjacent to two 12-inch water mains which should provide enough water for the proposed height change. The existing sewer main, however, is only 8-inches in size and could have capacity issues either for this building or the neighbors depending on the amount of waste that is expected to be increased to the sewer mains. Further analysis and coordination is necessary to ensure that proper sewer capacity exists for the building expansion. It may be necessary to upsize the sewer main to provide for the increased discharge

Engineering**Scott Weiler**

No objection to the additional 12' height of the building.

Fire**Ed Itchon**

None