

PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM



Planning Division
Department of Community
and Economic Development

Marmalade Library
Conditional Use
PLNPCMC2013-00506
270 West 500 North
August 14, 2013

Applicant:

Kevin Blalock on behalf of the
Salt Lake City Library

Staff:

Katia Pace, 535-6354,
katia.pace@slcgov.com

Current Zone:

RMU – Residential Mixed Use
H-Historic Preservation
Overlay Zone

Master Plan Designation:

High Density Mixed Use

Portion of Current Parcel#:

08-36-205-035

Proposed Lot Size:

20,655 square feet

Current Use:

Vacant

Community Council:

Capitol Hill Neighborhood
Council, Richard Starley - Chair

Council District:

District 3, Stan Penfold

Applicable Land Use

Regulations:

- 21A.24.170
- 21A.44.040
- 21A.44.020

Attachments:

- A. Site Plan & Elevations
- B. Departmental Comments
- C. Public Comments
- D. Parking Exhibit
- E. Photos

Request

This is a request by Kevin Blalock, architect for the Salt Lake City Library, for a Conditional Use for the Marmalade Branch Library located at approximately 270 West 500 North. The building size will be approximately 18,690 square feet. The property is located within the Capitol Hill Historic District. Currently the land is vacant and is located in the R-MU (Residential Mixed Use) zoning district.

Recommendation

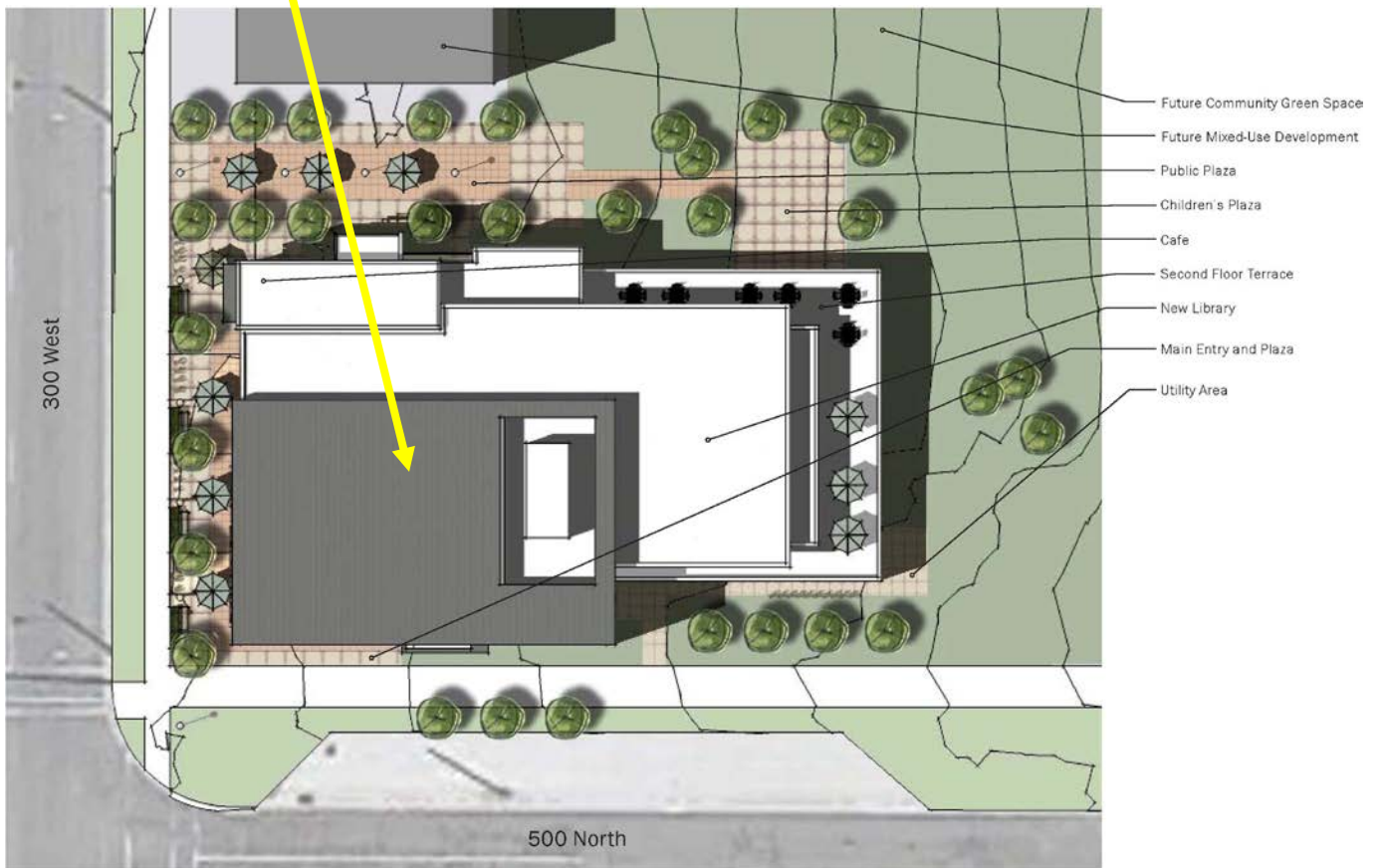
Based on the findings listed in the staff report, it is the Planning Staffs opinion that the project generally meets the applicable standards for Conditional Use and therefore recommends the Planning Commission approve the application.

Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use subject to:

1. Compliance with the building plans approved by the Historic Landmark Commission on August 1, 2013.
2. Confirmation from UDOT regarding on-street parking along 300 West.
3. Delegate final approval of landscaping and lighting plan to staff.

VICINITY MAP



Project Information

Background

The Salt Lake City Public Library and the Redevelopment Agency of Salt Lake City (RDA) are joining efforts to develop the Marmalade Library. The RDA is currently creating a subdivision with five lots on 3.94 acres of property located on the east block face of 300 West Street between 500 and 600 North Streets (Marmalade Block.) The RDA plans to make the Marmalade Block into a phased, mixed-use development—anchored by the Marmalade Library and featuring housing, office, open space, and limited retail opportunities. The library is proposed to be the first phase of this larger public/ private development.

The Marmalade Library will be built on a property that has been vacant for thirteen years, and before being vacant it was occupied by a commercial building, the Movie Buffs and its parking lot.

The Historic Landmark Commission met on August 1, 2013 and approved the design of the new library building. On July 11, 2013 the RDA received a preliminary approval to create the five lot subdivision for the Marmalade Block where the library will occupy one of the lots.

Project Description

The Marmalade Library project is a two-story branch facility for the Salt Lake City Public Library System that will be located on the Southwest corner of the Marmalade Block, or at approximately 270 West 500 North. The library will have the primary façade and building entry on 500 North, and a strong presence on 300 West.

The building size will be approximately 18,690 square feet spread over two floors. The proposed architecture style will be contemporary. The Library Design Team is pursuing a LEED Silver certification with this project.

The building will be steel-frame with a continuous glazing on the first and second floors meant to create an open and light-filled structure. At night, it will allow visibility from the street and views into the library. A terracotta cladding system will be used to provide passive shading of the west-facing glass. A zinc cladding is proposed for the upper floor, combined with weathered steel panels clad on the second floor and the base of the building at the south, east and north sides. Integrally-colored cement board panels are proposed for the secondary and in-fill cladding at the north stair tower and upper story.

The anticipated operating/delivery hours for the library are Monday-Thursday from 10 a.m.-9 p.m., and Friday-Saturday from 10 a.m.-6 p.m. Sundays the library will be closed. The library estimates having 6-7 employees working at peak times. The large meeting room will provide 160 seats for bigger events.

As part of the Marmalade Block project, the lot abutting the northeast of the library will be a public space that will be configured to provide both passive and active recreational opportunities and will be visible and accessible from 300 West Street, 500 North Street, and 600 North Street. Accordingly, the landscape and lighting for the library and the public space will be coordinated and will be the responsibility of the RDA. These plans have not been finalized and further review and approval for the historic appropriateness of the landscape and lighting will be necessary.

Zoning considerations are summarized as follows:

Requirement	Standard	Proposed	Meet
Height	45'	26'-8 ¼"	Yes
Max. floor area coverage (for nonresidential uses)	3 floors	2 floors	Yes
Maximum Front Yard Setback	15'	5'	Yes
Side and Corner Yard Setback	no setback	12.5'	Yes
Rear Yard Setback	need not exceed 30'	30'	Yes
Lot Width	no minimum	108.27'	Yes
Lot Area	no minimum	20,655 SF	Yes
Minimum First Floor Glass	40% of glass surface	Over 40%	Yes
Max. Length of Blank Wall	15'	Less than 15'	Yes
Required Parking*	19 spaces or 14 spaces if the project complies with all pedestrian friendly requirements.	14 regular spaces 1 ADA space 20 bike spaces	Yes

* The Salt Lake City Public Library and the RDA Board are supportive of making this a pedestrian friendly project. Parking for the library will be on-street parking along 500 North Street and 300 West Street. Section 21A.44.040 (D) of the Zoning Ordinance allows credit for on-street parking in the R-MU zoning district. The project will meet the parking exemptions for pedestrian friendly development found on Section 21A.44.020 and will meet the parking requirements. The Transportation Division has reviewed and approved on-street parking subject to confirmation from UDOT for parking on 300 West.

Future development of the Marmalade Block will include additional off-street parking, and shared parking across multiple lots will be encouraged. Furthermore, a preliminary study has shown that since 500 North has a wide right-of-way and wide parking strip, additional angle parking could be created to increase street parking along 500 North between 300 and 200 West with approximately 20 additional spaces or a total of 57 parking spaces.

Public Notice, Meetings and Comments

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on August 1, 2013.
- Public hearing notice posted on property on August 5, 2013.
- Public hearing notice posted on City and State websites on August 1, 2013.
- Public hearing notice emailed to the Planning Division list serve on August 1, 2013.

Public Meetings

The consultants for the Marmalade Block and the architect for the library, the applicant, collaborated to conduct the following community outreach effort over the past several months:

- Library Round Table—October 4, and 18, 2012
- Community Workshop #1—November 1, 2012
- Library Community Workshop #1—November 13, 2012
- Community Workshop #2—January 24, 2013
- Library Community Workshop #2—January 29, 2013
- Community Workshop #3—March 14, 2013

In addition, there have been updates on the project at the Salt Lake City Public Library website www.slcppl.org/marmalade. Comments received at these meetings and from the website have been positive for the most part (see Attachment C.) At the date of this writing, no public comments have been received resulting from the notices that were sent for this review.

Capitol Hill Neighborhood Council Comments

This application was submitted in mid July. The Capitol Hill Neighborhood Council did not meet in July and its next meeting will be on August 21st. Given that there have been several public meetings concerning this project including meetings with the Capitol Hill Neighborhood Council, instead of another public meeting the board of Capitol Hill Neighborhood Council chose to send an email to the residents within the neighborhood requesting input. The email responses can be viewed as Attachment C.

The comments are for the most part very positive. However, a major concern for some people is that the library is not providing enough parking and consequently, parking for the library will spread into the residential portion of the neighborhood on the east.

City Department Comments

Comments were received from City departments and can be viewed on Attachment B. No comments were received which would preclude the development of the proposed library. The applicant will be required to meet City standards for development as stipulated by the various City Departments/Divisions in the attached comments.

Analysis and Findings

Standards for Conditional Uses; Section 21A.54.080

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

Approval Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. The use complies with applicable provisions of this title.

Analysis: The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use

development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

The proposed library use is specifically allowed in the R-MU zoning district as a Conditional Use. The table in the "Project Description" section above demonstrates that the project meets the standards required in this particular zoning district.

Finding: The proposed library project meets the provisions of the Zoning Ordinance.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses.

Analysis: Libraries intended to serve neighborhoods should be located where they can be easily accessed by a variety of transportation means and by a variety of age groups. For these reasons, libraries are often located in close proximity to residential uses.

Furthermore, historically 300 West served as a neighborhood shopping area for the Capitol Hill neighborhood. A series of one-story brick commercial buildings were built along this busy street in the early 20th century and provided a cluster of businesses to serve the neighborhood.

The site for the Marmalade Block has been vacant for several years, so there are no directly adjacent buildings. However, to the west of the library and across 300 West there are a Family Dollar store, a 7-Eleven, and retail stores. To the south along 500 North there are residential lots, and an LDS chapel. Abutting the Marmalade Block site is the Capital Villa, a senior apartment community. On the east half of the library block there are residential uses. And on the block southeast of the library, Washington Elementary School is located in the corner of 200 West and 500 North. This mix of residential, commercial, and institutional uses is part of the character of this neighborhood.

Finding: The library use is compatible with surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans.

Analysis: The subject property is located within the Capitol Hill Master Plan area. The property is identified for high density mixed use, and a library is a use compatible with the land use identified for this site. The Capitol Hill Master Plan makes the following reference to this area:

“The eastern portion of the neighborhood between 200 and 300 West Streets, (excluding the frontage of 300 West Street) is a residential area consisting of mostly low-density residential structures with medium-density developments scattered throughout.”

“Due to the building of the railroad, the area west of 300 West Street, was developed with commercial and industrial uses, along with single family residential uses.”

“Major portions west of 300 West Street between 400 and 600 North Streets still remain a low-density residential area. Improvements on 300 West Street should be provided to make 300 West Street less of a barrier to allow the residential areas west of 300 West to more closely tie into the existing residential area east of 300 West Street.”

“Because of limited property depth, desired mixed-use development along the 300 West Street frontage could be accommodated with retail on the first floor with residential units above.”

Finding: The use is consistent with adopted city planning policies, documents and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Zoning ordinance section 21A.54.080 B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be adequately addresses and/or mitigated:

1. This title specifically authorizes the use where it is located.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps.
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street.
9. The location and design of off street parking complies with applicable standards of this code.
10. Utility capacity is sufficient to support the use at normal service levels.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke.
13. The hours of operation and delivery of the use are compatible with surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses.
15. The proposed use does not undermine preservation of historic resources and structures.

Analysis: Currently there are no buildings directly adjacent to the library. The zoning classification on the Marmalade Block is R-MU and the land use classification is high density residential mixed use. Future development on this site will likely include taller buildings. Since the library project is the first phase of a larger development, and a significant civic structure, it is important that the architectural development set it apart from the future construction but maintain a relationship in its scale and massing.

The proposed building is contemporary and the detailing of the design has achieved a comfortable relationship to the human scale. Building materials will be a modern interpretation of traditional materials, and will relate in color, texture and character of the development in the Capitol Hill Historic District.

A proposed public space will be adjacent to the library on the east and north boundaries, this public space will be heavily landscaped and will serve as a buffer from all the other uses that will surround the library.

Parking is an issue that concerns the neighborhood. The project meets the parking requirements, and additional parking will be provided as the Marmalade Block is further developed.

Finding: The applicant has taken into consideration anticipated detrimental effects and has reasonably addressed or mitigated said effects through the design of the proposed library.

Conditions Imposed: The Planning Commission may impose any condition upon a proposed Conditional Use in order to address any of the factors listed in Section 21A.54.080 of the Zoning Ordinance. The conditions may include:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and,
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Analysis: The above analysis demonstrates that the applicant is able to, and has mitigated impacts associated with the proposed library. Planning Staff suggests the following conditions be imposed on the proposal in association with the Conditional Use request:

1. Compliance with the building plans approved by the Historic Landmark Commission on August 1, 2013.
2. Confirmation from UDOT regarding on-street parking along 300 West.
3. Delegate final approval of landscaping and lighting plan to staff.

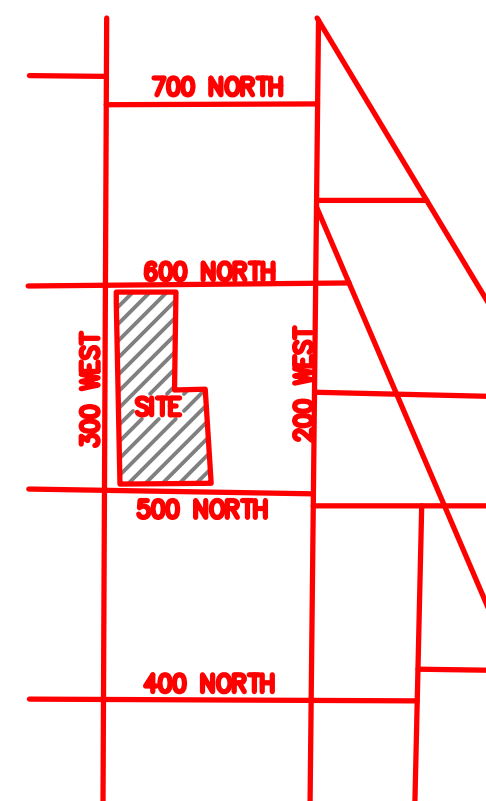
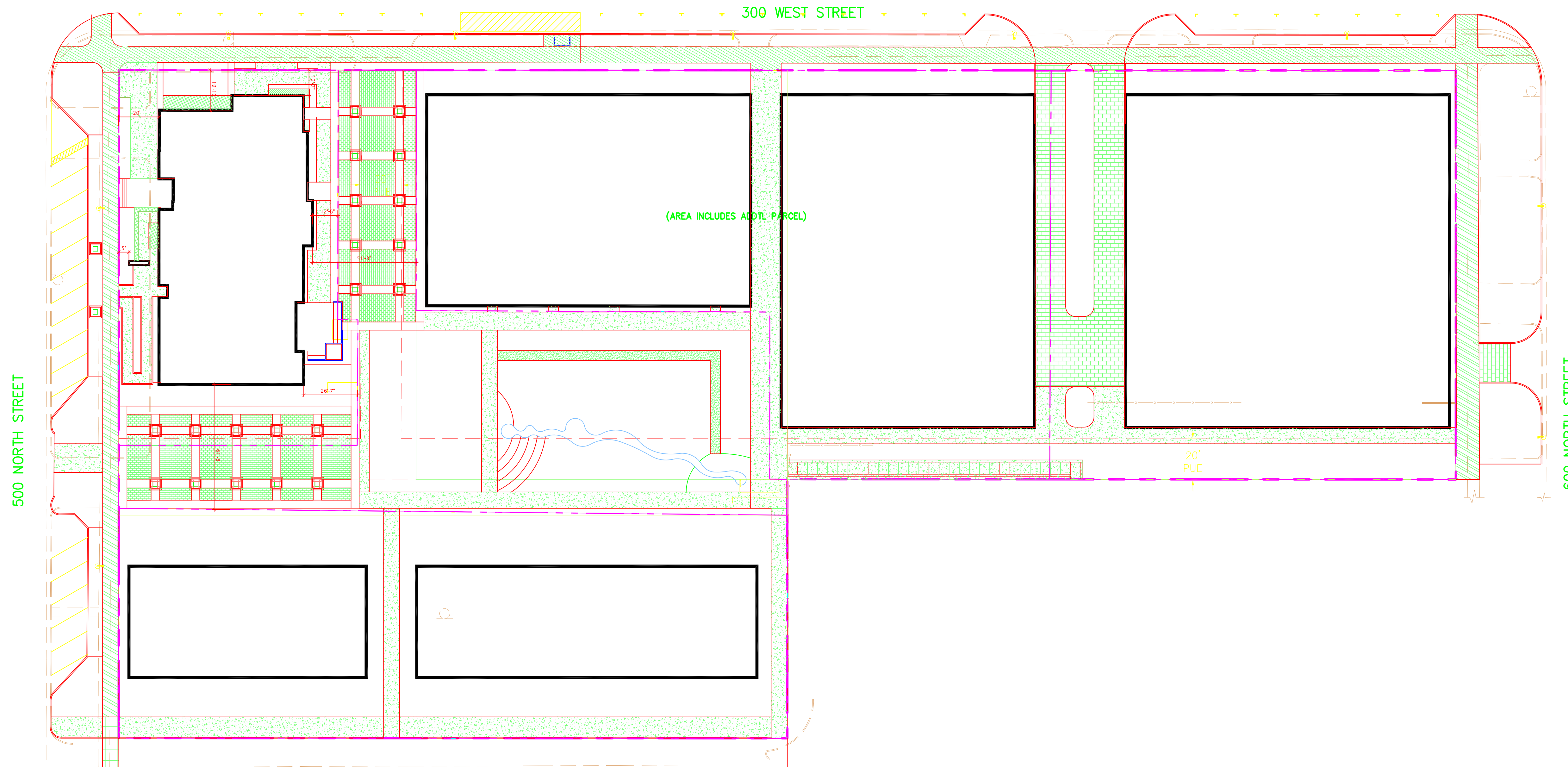
Finding: Planning Staff contends that the applicant has adequately mitigated impacts associated with the proposed library. Planning Staff recommends the conditions above to be associated with the Conditional Use approval. It is the Planning Commission's prerogative to impose any conditions necessary to mitigate unaddressed impacts as it sees fit.

Attachment A
Site Plan & Elevations



MARMALADE DISTRICT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT



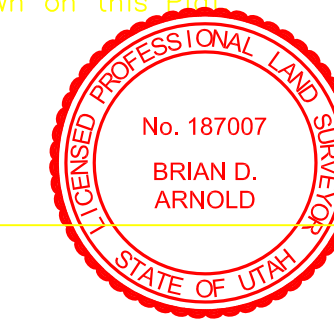
VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land into parcels and streets, together with easements hereafter known as

MARMALADE DISTRICT

and that the same has been correctly surveyed and staked on the ground as shown on this Plat.



Date _____

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

Know all men by these presents that we, _____, LLC, the undersigned owner of the above described tract of land having caused the same to be subdivided into parcels and streets, together with easements to be hereafter known as,

MARMALADE DISTRICT

do hereby dedicate for perpetual use of the public all roads and other areas land shown on this plat as intended for public use. The undersigned owner also hereby conveys to Salt Lake City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat. The undersigned owner also hereby conveys any other easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE } ss.

On this _____ day of _____, 20____, personally appeared before me, David S. Layton, the Manager of The Argent Group 201, LLC, the signer of the hereon Owner's Dedication and he acknowledged to me that he signed for the purposes therein mentioned.

NOTARY PUBLIC _____

MARMALADE DISTRICT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1
 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PSOMAS

4179 RIVERBOAT ROAD
 Salt Lake City, Utah 84123
 (801) 270-5777 (801) 270-5782 (FAX)

DATE: 05-23-13	DESIGNED: SDR
SCALE: 1" = 30'	DRAFTED: BJS
PROJECT No.: 8MIG010100	CHECKED: BDA

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____
 A.D., 2013 BY THE CITY OF SALT LAKE CITY PLANNING
 COMMISSION.

 CHAIRMAN, SALT LAKE CITY
 PLANNING AND ZONING COMMISSION

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____
 A.D., 2013.

 DISTRICT ENGINEER

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
 A.D., 2013.

 DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT

SALT LAKE CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
 THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
 INFORMATION ON FILE IN THIS OFFICE.

 DATE SLC CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____
 A.D., 2013.

 SALT LAKE CITY ATTORNEY

SALT LAKE CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS
 _____ DAY OF _____ A.D., 2013, AT WHICH TIME
 THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER CITY MANAGER

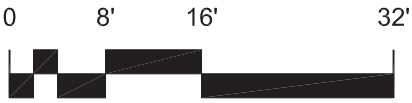
SALT LAKE COUNTY RECORDER

RECORDED _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE \$ _____

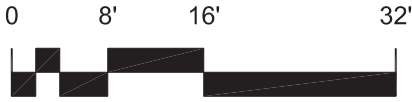
 SALT LAKE COUNTY RECORDER



Marmalade Library West Elevation

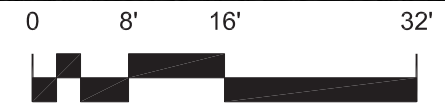


Marmalade Library South Elevation





Marmalade Library East Elevation



Marmalade Library North Elevation



Attachment B
Departmental Comments



Work Flow History Report

270 W 500 N

PLNPCM2013-00506

Date	Task/Inspection	Status/Result	Action By	Comments
7/11/2013	Staff Assignment	Assigned	Paterson, Joel	
7/11/2013	Staff Assignment	Routed	Pace, Katia	
7/12/2013	Sustainability Review	Complete	Pace, Katia	The Mayor has signed an Executive Order requiring all buildings using City funds be evaluated for possible "net-zero" energy design. (We just discovered the document hasn't been widely disseminated, but it is about to be!) LEED Silver is a minimum (and rather low) baseline; good energy efficiency design would usually provide a much higher LEED rating. The payback for additional costs is usually short, just a few years, and would provide long-term energy cost savings.
7/16/2013	Transporation Review	Additional Information	Walsh, Barry	No documentation found addressing the parking provisions for 18,690 SF building requirement of 19 parking stalls with one being ADA van stall and for the 5% bicycle provision of a bike rack with one plus stalls.
7/17/2013	Fire Code Review	Complete	Itchon, Edward	
7/18/2013	Zoning Review	Complete	Hardman, Alan	See Preliminary Zoning Review posted in documents.
7/19/2013	Engineering Review	Complete	Weiler, Scott	The proposed library lot is one of five lots included in the preliminary subdivision plat (PLNSUB2013-00395) that was reviewed last month. The review comments entered for that plat application were: "The developer must enter into a Subdivision Improvement Construction Agreement, which requires a security device, insurance and fee for the public improvements to be installed. Public improvements can include improvements on private property (see 20.08.260 of the city code). When a final plat is submitted, the City Surveyor will begin her review. Addresses for the proposed lots will be provided by Alice Montoya." It is recommended that the "developer" for the library be identified as soon as possible (whether it will be RDA or some other entity) so that these requirements can be explained regarding the subdivision agreement. Design plans for "public improvements", including any work in the public way of 500 North or 300 West, must be submitted to SLC Engineering for review and approval. 300 West is a State road and will require a permit from UDOT if a drive approach is to be installed or removed or if the asphalt will be trenched on 300 West.
7/26/2013	Public Utility Review	Complete	Pace, Katia	The Public Utilities Department has no concerns over the Conditional Use permit, rather many of our concerns apply to the subdivision. There are a number of remnant parcels across the subject project area. There are a number of water and sewer services that will need to be cleaned up, along with the property lines and the project

				moves in the design and construction phase.
8/7/2013	Building Review	Complete	Pace, Katia	See Zoning Review
8/7/2013	Police Review	Complete	Pace, Katia	No comments.

Attachment C
Public Comments

9 RESPONSES TO DESIGN UPDATE

1. *Bk Hill* | [April 18, 2013 at 12:25 am](#) | [Reply](#)

Hate the new design; doesn't respect the neighborhood at all. So Sad to see this design as a done deal. B.K. Hill 5 S. 500 West #518 The Parc at Gateway Salt Lake City, UT 84101

-
- [marmaladelibraryslc](#) | [April 18, 2013 at 6:22 pm](#) | [Reply](#)

Thanks much for your comments, B.K. Hill, we appreciate hearing from anyone and everyone. The design may not be to everyone's taste, but the community has steered the design direction substantially. In the end, we are extremely confident that the final design solution will be very well-suited for the neighborhoods served, acknowledging the rich historic fabric but also looking toward the future growth and development.

Thanks again -
Kevin Blalock, AIA
Principal, Blalock & Partners

2. *gcb* | [April 22, 2013 at 6:45 pm](#) | [Reply](#)

I love the design, Kevin! I look forward to the shovels hitting the ground.
-300 W resident

3. *Eric* | [April 23, 2013 at 5:53 pm](#) | [Reply](#)

When does construction start?

- [marmaladelibraryslc](#) | [May 1, 2013 at 4:16 pm](#) | [Reply](#)

Eric -
The Library and the City are finalizing a number of things right now, but we're hoping to begin construction in September / October of this year. Thanks for your interest.

Kevin Blalock, AIA
Principal, Blalock & Partners

4. *Erica O'Brien* | [May 1, 2013 at 3:18 pm](#) | [Reply](#)

Change is very difficult for people but with change comes new opportunities. Like...um...higher property value! The design is awesome, Kevin. Great job. Thank you for expanding this area and, for a lack of a better way of putting it, NOT making it look like another Family Dollar. Thank god!
-Pugsley St resident

- [marmaladelibraryslc](#) | [May 1, 2013 at 4:18 pm](#) | [Reply](#)

Erica – Thank you for the compliment and for embracing the project. The entire Marmalade Steering Committee (library staff, city representatives and community members) have provided invaluable insight and direction which has led us down a very exciting, dynamic path. We're looking forward to this project anchoring the entire site and acting as a dramatic catalyst for the area.

Thanks again -
Kevin

5. *Jessica* | [May 25, 2013 at 8:09 pm](#) | [Reply](#)

I am so so excited to see such a beautiful and functional community space coming to my neighborhood! This library will be a great addition to the community.

- [marmaladelibraryslc](#) | [May 28, 2013 at 3:16 pm](#) | [Reply](#)

Jessica – so glad to see that you are excited about the design and what the project will mean to the community. We are looking forward to groundbreaking in early fall!

Thanks for your comments -
Kevin Blalock, AIA

ONE RESPONSE TO THE NEXT WORKSHOP!

1. *Shirley McLaughlan* | [May 10, 2013 at 6:05 pm](#) | [Reply](#)

This design belongs in New Mexico or Arizona, not in marmalade District. So me any design even close to this in our area, except an apartment bldg.

4 RESPONSES TO MARMALADE LIBRARY COMMUNITY WORKSHOP

1. *sheila* | [November 8, 2012 at 4:57 pm](#) | [Reply](#)

This is washington elementary, we were wondering if you could send us some flyers for this event so we could post them on our message board.
Thank you

- [marmaladelibraryslc](#) | [November 8, 2012 at 5:09 pm](#) | [Reply](#)

Sheila – yes, we'll bring some flyers over to you today. Thanks!

2. *Barbara Joan Gale* | [November 16, 2012 at 11:46 pm](#) | [Reply](#)

I Missed the November 13th meeting; when will there be another? I used to live in the Marmalade area and having a library branch there is extremely essential. I hope it is realized as soon as possible.

- [marmaladelibraryslc](#) | [November 19, 2012 at 4:26 pm](#) | [Reply](#)

Hello, Barbara, and thanks for reaching out to us. Yes, there will be additional community workshops and we'll be sure to add you to the distribution list. At this point, we don't have exact

dates, but we're anticipating late January 2013. And, sometime in February the RDA will be holding another community workshop re: development of the entire block. Stay tuned!

2 RESPONSES TO THE SITE

1. *Claire Nelson* | [October 26, 2012 at 5:50 pm](#) | [Reply](#)

Dear Folks,

I unfortunately I was not able to attend the two meetings that were held for the Marmalade Library Project, but I am very interested in the future of this library.

My name is Claire Nelson and I live on 6th North. I have been a urban gardener and local farmers market vendor for 13 years, this has been my home in the historic district for 16 years and I have mixed feelings about this project.

I am very excited to have this space used for education purposes and a community anchor! I am a grassroots founder of volunteer donated garden spaces and the backyard chicken movement and I feel that this area should reflect the history of this area.

I believe the grounds of this space should have the flora and local trees of this historic area. Fruit trees and cultivation of them, along with volunteer efforts would make the most wonderful space for this community and give back to the neighborhood that is know for it bounty.

Please think seriously about this idea and your thoughts of the future for this most beautiful mixed community library.

Thank you,

Sincerly

Claire Nelson

2. [marmaladelibraryslc](#) | [October 29, 2012 at 11:10 pm](#) | [Reply](#)

Claire – thank you SO MUCH for providing us with some thoughtful comments and insights! We will be sure to discuss this with the Steering Committee, as well as offer up to the public for additional discussion. If you are able, we would welcome your participation in the first RDA-hosted Community Workshop on Thursday, November 1, from 6-8 pm, at the West High School Library. This Workshop is actually for the overall Marmalade Block development, which will include a brief overview of the Library project as well.

Thanks again!

From: [Richard Starley](#)
To: [Pace, Katia](#)
Subject: RE: Marmalade Library Conditional Use Comments from Community
Date: Friday, August 09, 2013 9:23:03 AM

Katia:

Thank you for offering us this last opportunity to comment.

The only comments I continue to hear from the neighborhood residents regards on-street parking for the library and the lack of off-street parking. You and I have discussed the possibility of angled parking, mid-street parking (ala 300 South), or the possibility of library patron use of other parking in the Marmalade Block Development. These additional parking possibilities do allay some of our concerns. At this point, we'll have to wait and see how the final configuration of the block and library are before we'll know if the lack of off-street parking for the library has been ameliorated.

Thank you again.

Richard Starley, Chair
Capitol Hill Neighborhood Council
www.chnc-slc.org
801-355-7559
rstarley@xmission.com

*Meetings are the 3rd Wednesday of every Month at 6:30PM
in the East Capitol Office Building, with parking on the east
side of the building off East Capitol Boulevard.*

From: Pace, Katia [mailto:Katia.Pace@slcgov.com]
Sent: Thursday, August 08, 2013 4:58 PM
To: Capitol Hill CC Chair
Subject: RE: Marmalade Library Conditional Use Comments from Community

Hi Richard,

I'm finalizing the Staff Report for the Marmalade Library tomorrow morning and was hoping to attach any emails that you might send me to the staff report, and then if you have additional emails next week I can forward them to the Planning Commission.

Thank you for your assistance on this matter.

KATIA PACE
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6354

katia.pace@slcgov.com

www.SLCGOV.COM

From: Richard Starley [<mailto:rstarley@xmission.com>]
Sent: Sunday, August 04, 2013 11:09 AM
To: Pace, Katia
Subject: RE: Marmalade Library Conditional Use Comments from Community

Thank you Katia. I've included the information in an email blast which went out on Friday. I'll get back to you with any comments I receive.

Richard Starley, Chair
Capitol Hill Neighborhood Council
www.chnc-slc.org
801-355-7559
rstarley@xmission.com

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From: Pace, Katia [<mailto:Katia.Pace@slcgov.com>]
Sent: Thursday, August 01, 2013 2:57 PM
To: Capitol Hill CC Chair
Cc: nephi1963@gmail.com; 'Kevin Blalock'; 'Ella Olsen'
Subject: Marmalade Library Conditional Use Comments from Community

Richard,

As you already know, the Salt Lake City Public Library has hired Kevin Blalock as the architect for the new Marmalade Library that will be located at approximately 270 West 500 North. The Marmalade Library project is a two-story branch facility that is conceived as the first phase of a larger public/private development within the Marmalade Block. The building size is approximately 18,690 square feet.

Kevin Blalock is the applicant for the Conditional Use request (PLNPCM2013-00506) to build the library in the R-MU zoning district (all libraries are a conditional use in the R-MU zoning district.) One of the requirements for a Conditional Use is to present the proposed project to the appropriate Community Council so that when the Planning Division writes our staff report and present the project to the Planning Commission, we have an understanding of how the community feels about the project.

Since this application came to us in mid July and the applicant would like to get building permits early September, the expectation is to have the Planning Commission review the Conditional Use on August 14th. As I talked to you before, since the Capitol Hill Community Council did not meet in July

and the August meeting will be after the August 14 Planning Commission I need to know if your community council can give me the input for this project relying on previous presentations of the project to this community. You also suggested a massive email to the community, this could be a great way to get input.

The proposed Library is located within the Capitol Hill Historic District and, therefore, it is being reviewed by the Historic Landmark Commission tonight. Here's a link to conceptual drawings and information provided by the architect:

<http://www.slcrda.com/marmalade/>

If you have questions or need additional information, please contact me at 801 535-6354, or katia.pace@slcgov.com.

Thank you.

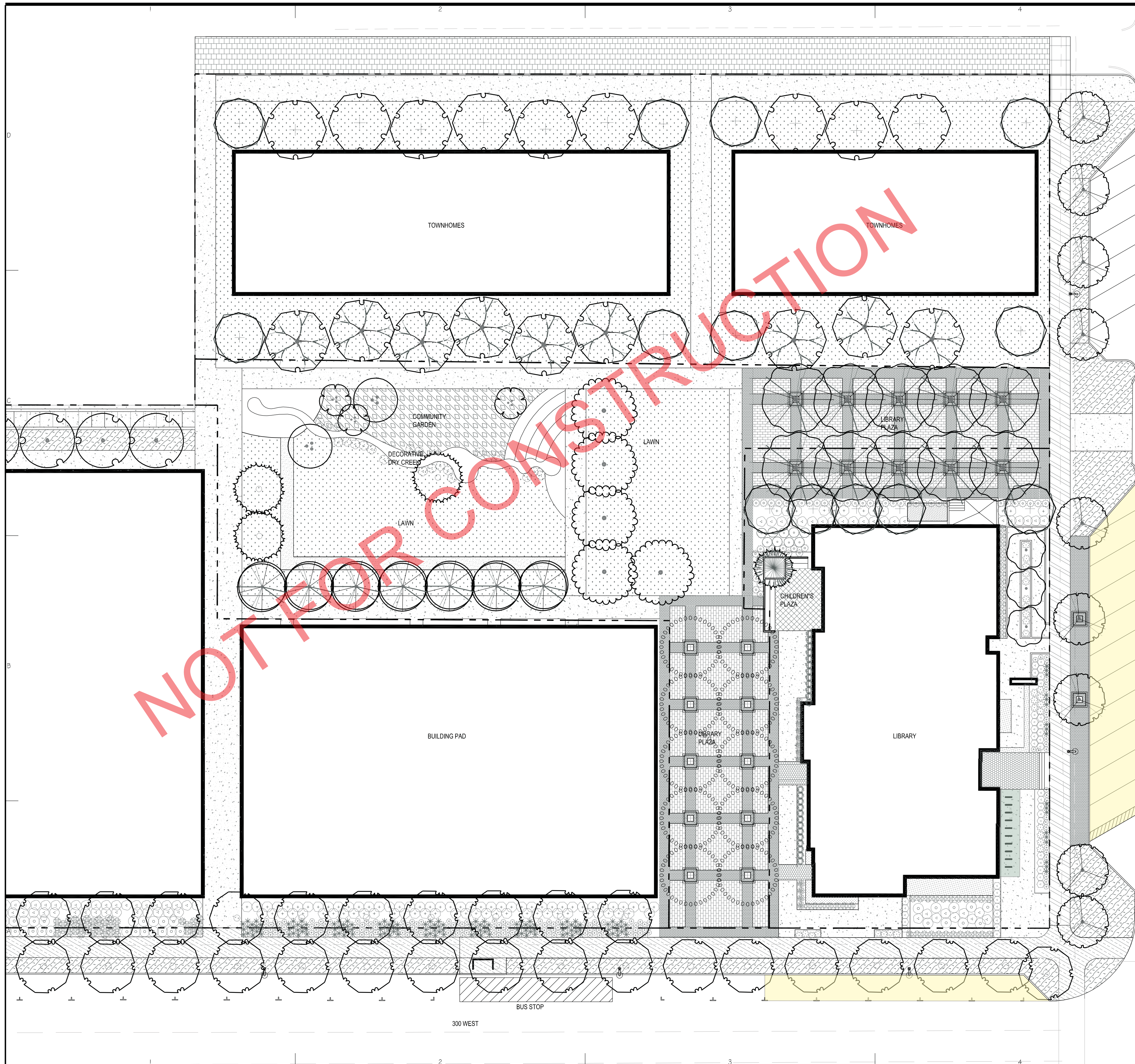
KATIA PACE
Principal Planner

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**Attachment D
Parking Exhibit**



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	AB	14	Trident Maple / <i>Acer buergerianum</i>	B & B	1.75"	Cal
	AC3	9	Hedge Maple / <i>Acer campestre</i>	B & B	2"	Cal
	AA	3	Saskatoon Serviceberry / <i>Amelanchier alnifolia</i> 'Regent'	B & B	1.25"	Cal
	BO	2	Water Birch / <i>Betula occidentalis</i>	B & B		12-15' H
	CC2	3	Eastern Redbud / <i>Cercis canadensis</i>	B & B	1.5"	Cal
	CP	19	Washington Hawthorn / <i>Crataegus phaenopynum</i>	15 gal		
	FC	9	Green Ash / <i>Fraxinus pennsylvanica</i> 'Cinamon'	B & B	2"	Cal
	FS	16	Summit Ash / <i>Fraxinus pennsylvanica</i> 'Summit'	15 gal		
	GB	1	Maidenhair Tree / <i>Ginkgo biloba</i> (male) CV	B & B	2"	Cal
	LW	43	Ward Sweetgum / <i>Liquidambar styraciflua</i> 'Ward'	B & B	2"	Cal
	MS	14	Pink Spire Crab Apple / <i>Malus</i> x 'Pink Spire'	15 gal		
	PC	3	Colorado Spruce / <i>Picea pungens</i>	B & B		8'
	PS	10	Sargent Cherry / <i>Prunus sargentii</i>	B & B	2"	Cal
	QM	10	Chinkapin Oak / <i>Quercus muehlenbergii</i>	15 gal		
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	AH	40	Cameo Yarrow / <i>Achillea</i> x 'Cameo'	5 gal		
	AT	9	Butterfly Milkweed / <i>Asclepias tuberosa</i>	5 gal		
	BG2	153	Blue Grama / <i>Bouteloua gracilis</i>	5 gal		
	CC3	25	Sedge / <i>Carex caryophylla</i> 'The Beales'	5 gal		
	CL	13	Wood Oats / <i>Chasmanthium latifolium</i>	5 gal		
	CB	23	Red Twig Dogwood / <i>Cornus sericea</i> 'Bailey's Redwig'	5 gal		
	EF	56	Common Buckwheat / <i>Eriogonum fasciculatum</i>	5 gal		
	GB2	162	Blanketflower / <i>Gaillardia</i> x grandiflora	5 gal		
	MM	78	Colorado Four O'Clock / <i>Mirabilis multiflora</i>	5 gal		
	PN	94	Ninebark / <i>Physocarpus opulifolius</i>	5 gal		
	PG2	81	Gold Star Potentilla / <i>Potentilla fruticosa</i> 'Gold Star'	5 gal		
	RG	93	Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'	5 gal		
	SI	29	Sage / <i>Salvia</i> x 'Indigo Blue'	5 gal		
	SA2	225	All-hill Sacaton / <i>Sporobolus airoides</i>	5 gal		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	CC	1,808	Community Garden / Community Garden Community Garden	flat		
	MR	13,913	Creeping Mazus / <i>Mazus reptans</i>	flat		
	PP	32,545 sf	BellaBlue / <i>Poa pratensis</i> Bluegrass mix	sod		

TOTAL STREET PARKING DEDICATED TO LIBRARY: 15

TOTAL BICYCLE PARKING STALLS DEDICATED TO THE LIBRARY: 20

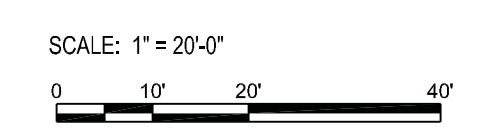
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**LIBRARY
 PARKING
 EXHIBIT**

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY:
 CHECKED BY:

L1002
 ENLARGED LAND PLAN



Attachment E Photos

