



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Molly Robinson, 801-535-7261
Date: August 24, 2015
Re: PLCPCM2015-00463 Regent Street Hotel

Conditional Building & Site Design Review

PROPERTY ADDRESS: 45 E 200 S, 169 S Regent St, and 167 S Regent St (two parcels) (all to be consolidated to 45 E 200 S)

PARCEL ID: 16-06-151-006, 16-06-151-004, 16-06-151-003 and 16-06-151-018

MASTER PLAN: Downtown, Central Community

ZONING DISTRICT: D-1 (Downtown)

REQUEST: Approval of the proposed building and site design for a new 22-story hotel and condominium building; specifically, the building height (20-stories, 330 feet) requires additional consideration. The Planning Commission has final decision making authority for Conditional Building and Site Design Review.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed in the updated drawings. A motion that supports this recommendation is below:

I move that the Planning Commission approve PLNPCM2015-00463 based on the plans presented, information in the staff report, public testimony and the discussion by the Planning Commission.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Additional Applicant Information
- E. Existing Conditions
- F. Analysis of Standards
- G. Public Process and Comments
- H. Dept. Comments
- I. Motions

PROJECT DESCRIPTION:

The proposal seeks to increase the height allowance for a proposed mid-block hotel/condominium building on 200 South. The building would have 20 floors above ground level plus a rooftop pavilion and mechanical penthouse above. The total height requested is 330 feet (298 to roof level with 13.5 feet of rooftop pavilion and 18.5 feet for mechanical penthouse above the rooftop pavilion level). Buildings constructed in the mid-block area of downtown (D-1 zoning districts) are typically limited to 100 feet, but are allowed to go higher if they comply with the standards for Conditional Building and Site Design Review.

The 251,810 square foot building would take up virtually all of the land area (12,117 square feet) between Regent Street (a public mid-block street) and Plum Alley (a private alley) with a footprint of 11,739 square feet. As proposed, the building faces 200 South and Regent Street, and is a steel and concrete frame building with stone, brick and metal panel exterior materials. The first three levels include a lobby with restaurant, meeting and ballroom spaces, and an amenity level for use by hotel guests and residents. Nine stories of guestrooms (floors 4-12) accommodate 190 hotel rooms. The top floors (floors 13-20) will contain 36 residential units; the top six levels (15-20) include 636 square feet of balconies per floor. A roof deck and lounge for hotel guests, residents, and the public occupies the roof level, including a two-story pavilion. The project will accommodate vehicle parking by leasing 133 spaces for the hotel use from adjacent parking structures and provide 36 stall sub-grade for condominium owners. Access for on-site parking will be from Plum Alley. This circulation pattern will provide the least disruption to the pedestrian experience and facilities. Two temporary, valet parking spaces for hotel guests are accommodated on Regent Street in front of the lobby entrances to the hotel. This will avoid a porte-cochere situation, keeping vehicles from crossing the pedestrian zone on Regent.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Building Mass & Scale – resolved
2. Compliance with the Urban Design Element - resolved
3. Roofline Architecture – resolved

Issue 1: Building Mass & Scale – resolved

21A.59.060 Standards for Design Review, section K.1. states that “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.” Building massing of the Regent Street Hotel, particularly shaping or sculpting of the upper portions of the building form, meets or nearly meets the property line, resulting in a tall, slender building abutting a narrow, mid-block street. Regent Street, which is being redesigned for heavy pedestrian use, is 50-feet wide. Building shadow on Regent Street is of particular concern; at least half of Regent Street will receive direct sunlight for several hours each day for half of the year. There is limited to no change in building mass or direction as the building rises until the 2-story rooftop pavilion. Due to the narrowness of the site, approximately 92-feet by 128-feet, a more dramatic shaping or stepping of building massing would limit building program. The slender tower is unique to the downtown skyline due to its slim profile. This is atypical of downtown towers, which are usually set on much larger sites and require design review to achieve slimmer towers.

The overall scale of the building is divided into sections that relate to human scale using architectural details, materials, and lighting. The building design overall uses changes in exterior materials, window pattern, cornices and awnings, and other detailing to create subtle transitions between the base stories, hotel stories, and residential stories. Architectural lighting, particularly building washes, is used to accentuate the architectural divisions of the building. Trees are included as part of the streetscape only and are not applicable to this standard.

Issue 2: Compliance with the Urban Design Element - resolved

The proposed hotel building meets the intent of the Urban Design Element (1990), which provides guidance to the Planning Commission to emphasize block corners with taller buildings (Regent Street is considered mid-block), promote more sculptural building lines, compatibility with historic buildings, and the avoidance of “benching.” The building is primarily compatible with the downtown development character (scale, intensity, rhythm, little to no setback from property line, style, etc.). Its height, massing, compatibility with the neighboring Miller-Toone building, and roofline positively contribute to overall district character.

Issue 3: Roofline Architecture – resolved

The roofline architecture is a flat roof with two-story rooftop pavilion. The Regent Street Hotel differs from recent (office) tower projects that have requested additional height (222 South Main Street (completed), 111 South Main Street (under construction), and 151 South State Street (permitted)) due to the slender tower profile and the rooftop pavilion, which is stepped back from the primary façade. A distinct roofline is a criterion when seeking extra building height. The applicant stated in their application that the cornice level will have detailing appropriate to the style of the building. Additionally, architectural lighting will emphasize the rooftop pavilion, cornice, and architectural banding details.

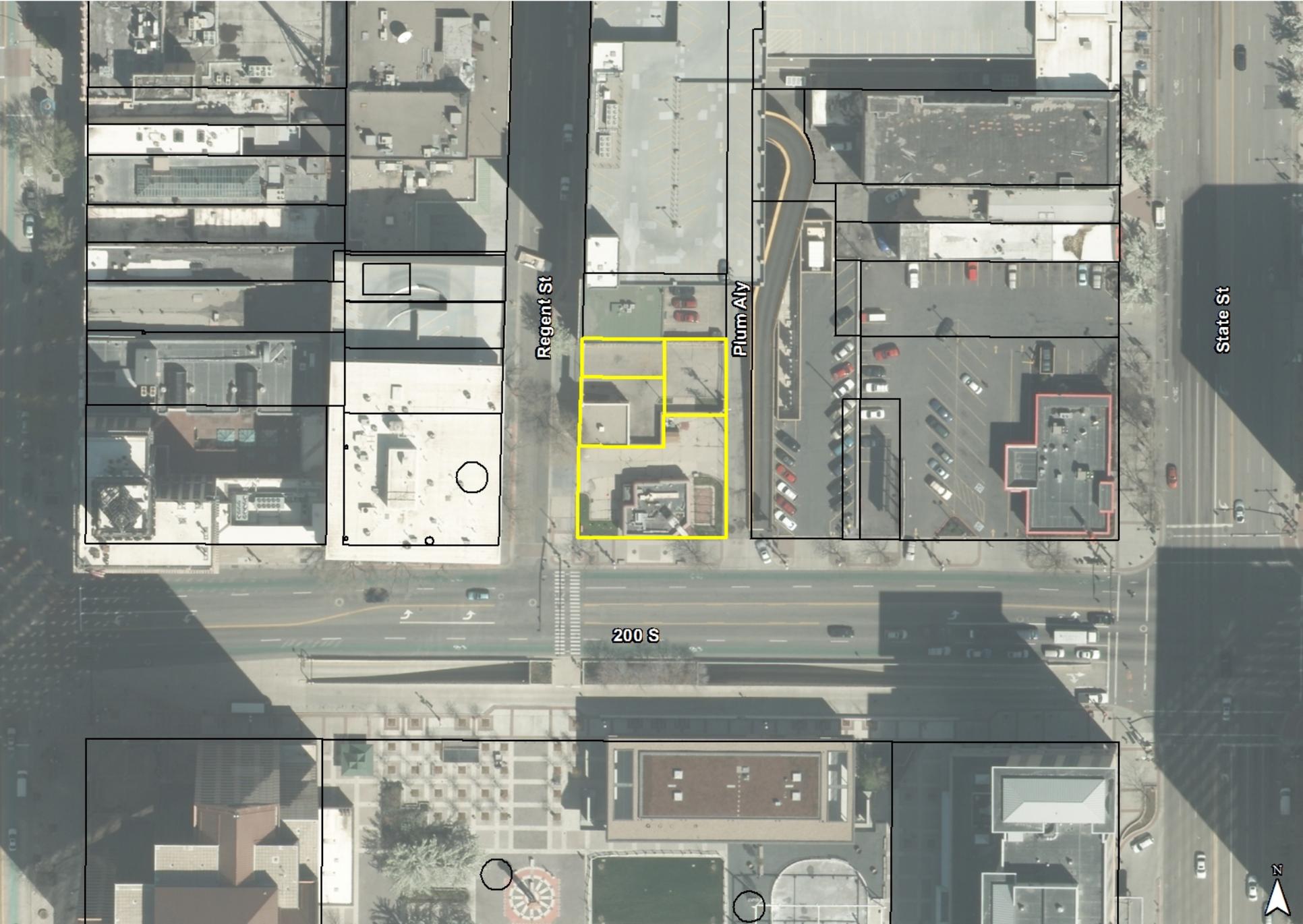
DISCUSSION:

In general, the proposal is well thought out and satisfies the design standards for approval. The building, despite being tall, is designed with a ground level that is transparent and visually engaging with a public lobby and restaurant in a double-height space, quality materials that lend a stately appearance, and an overall classic modern aesthetic that positively contributes to downtown’s image. The proposal satisfies all of the general design standards. It generally satisfies the standard for dividing large building masses into heights and sizes that relate to human scale (K) using architectural detail and lighting. It meets the intent of the Urban Design Element. It conclusively satisfies the specific design standards for extra height – in particular the roofline architecture (21a.59.065 item B). These three aspects result in staff’s decision to recommend approval of the extra building height.

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits, including lease agreements and/or development rights agreements for encroachments on public and private property. If denied the applicant would still be able to construct a building but it would be limited to 100 feet tall, per the basic mid-block development standards.

ATTACHMENT A: VICINITY MAP



Regent St

Plum Aly

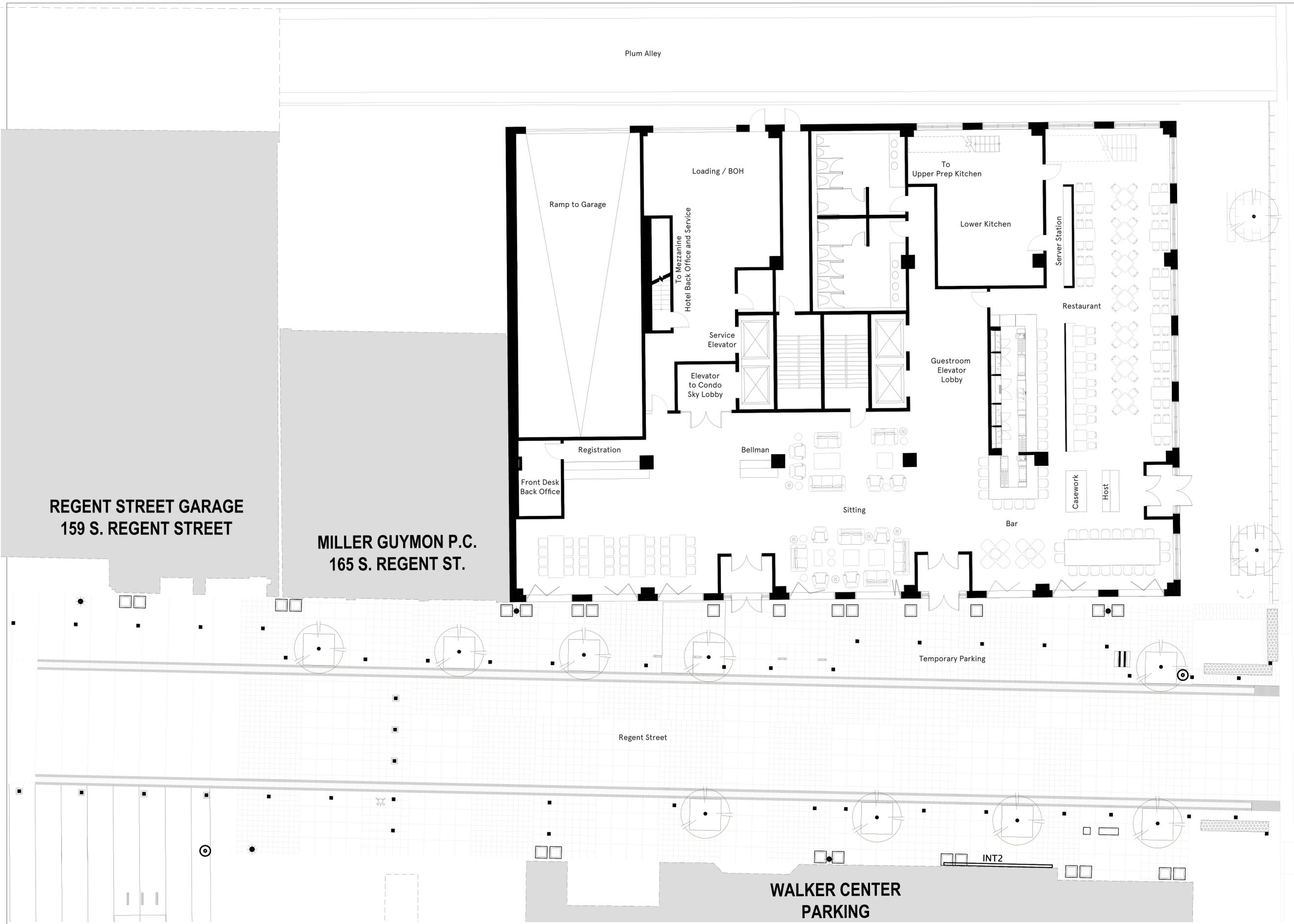
State St

200 S



 Subject Property

ATTACHMENT B: SITE PLAN



LOBBY LEVEL SITE AND FLOOR PLAN

REGENT STREET HOTEL
SALT LAKE CITY, UT

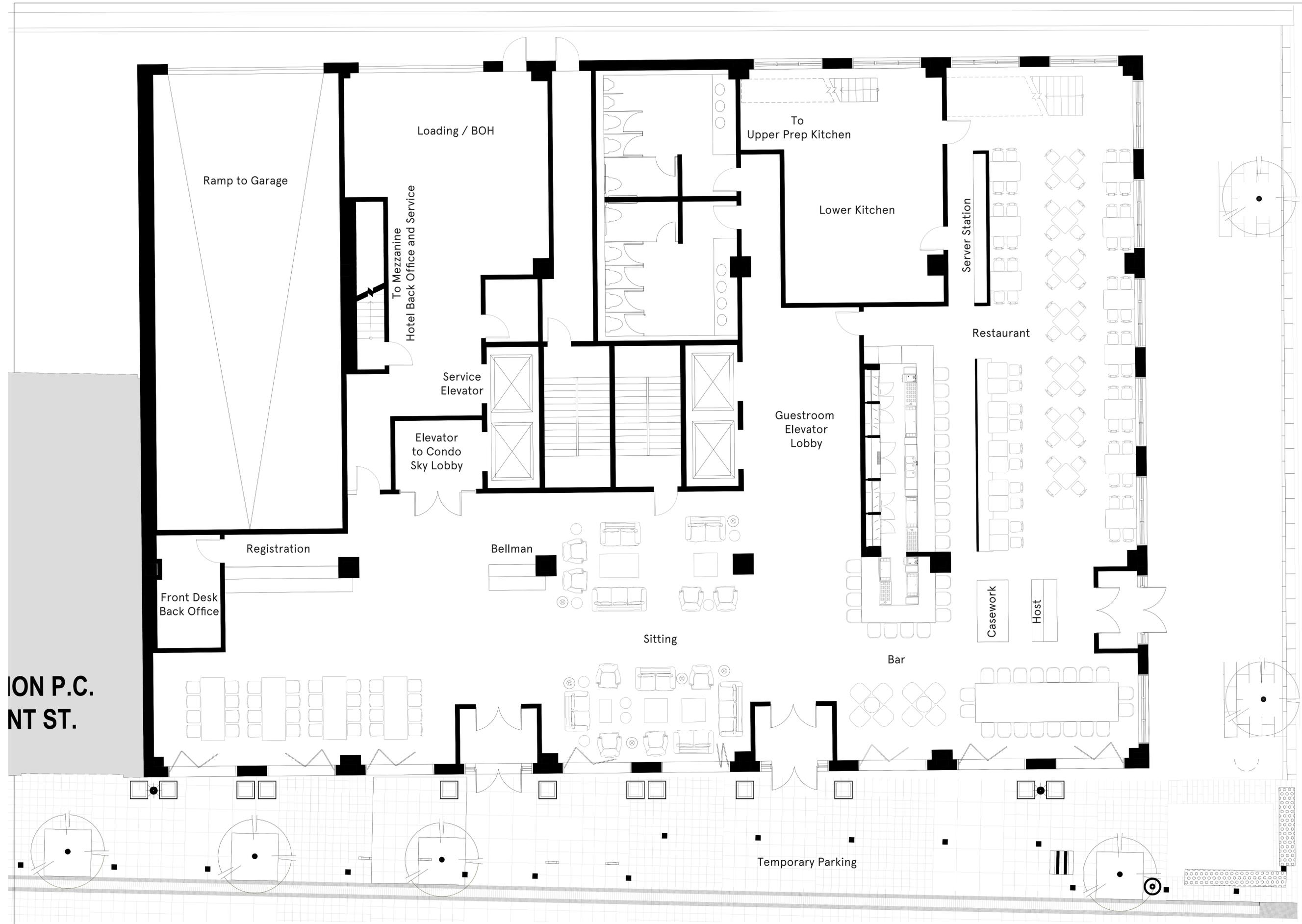
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LOBBY LEVEL FLOOR PLAN
 REGENT STREET HOTEL
 SALT LAKE CITY, UT

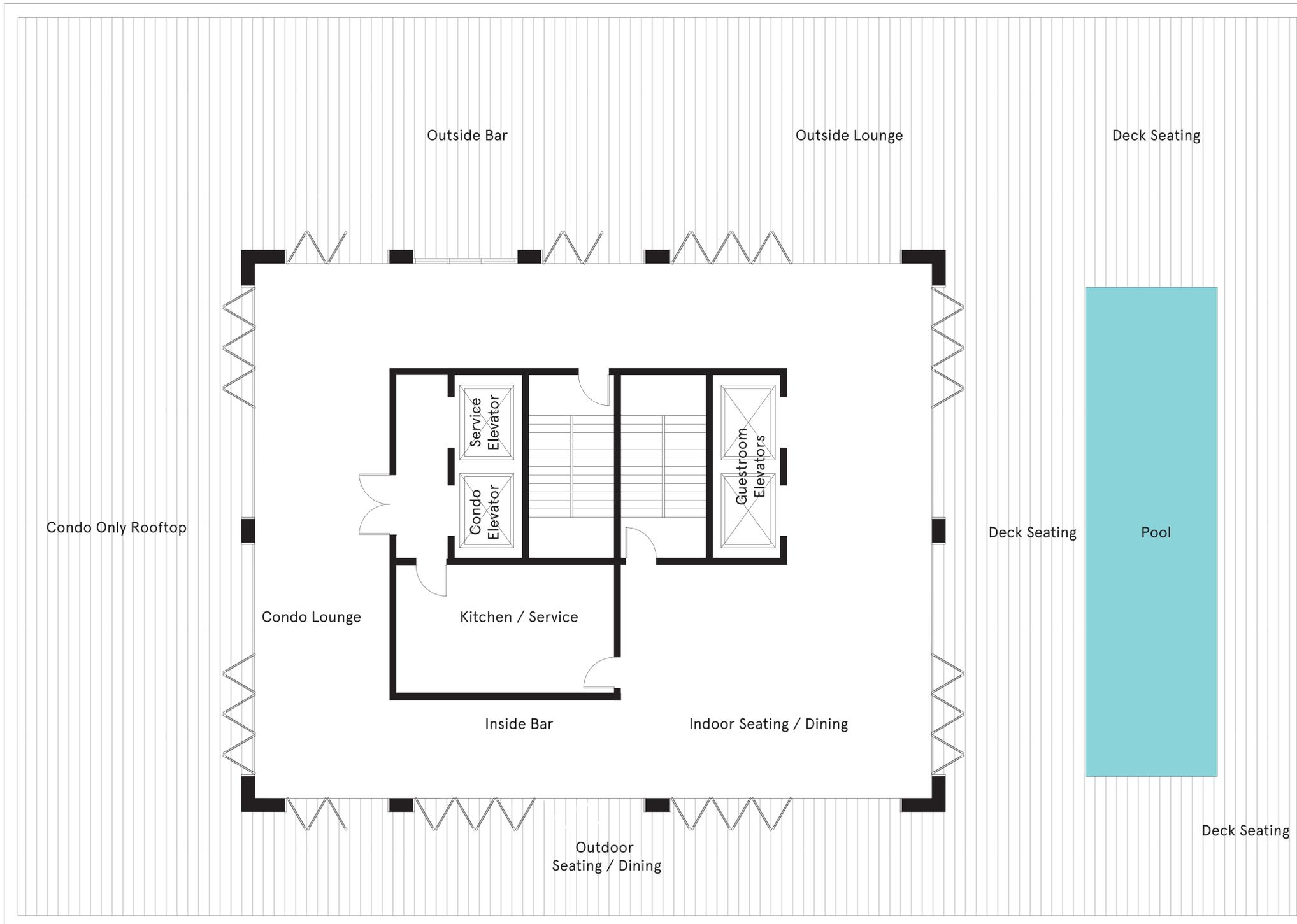
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ROOFTOP LOUNGE FLOOR PLAN
 REGENT STREET HOTEL
 SALT LAKE CITY, UT

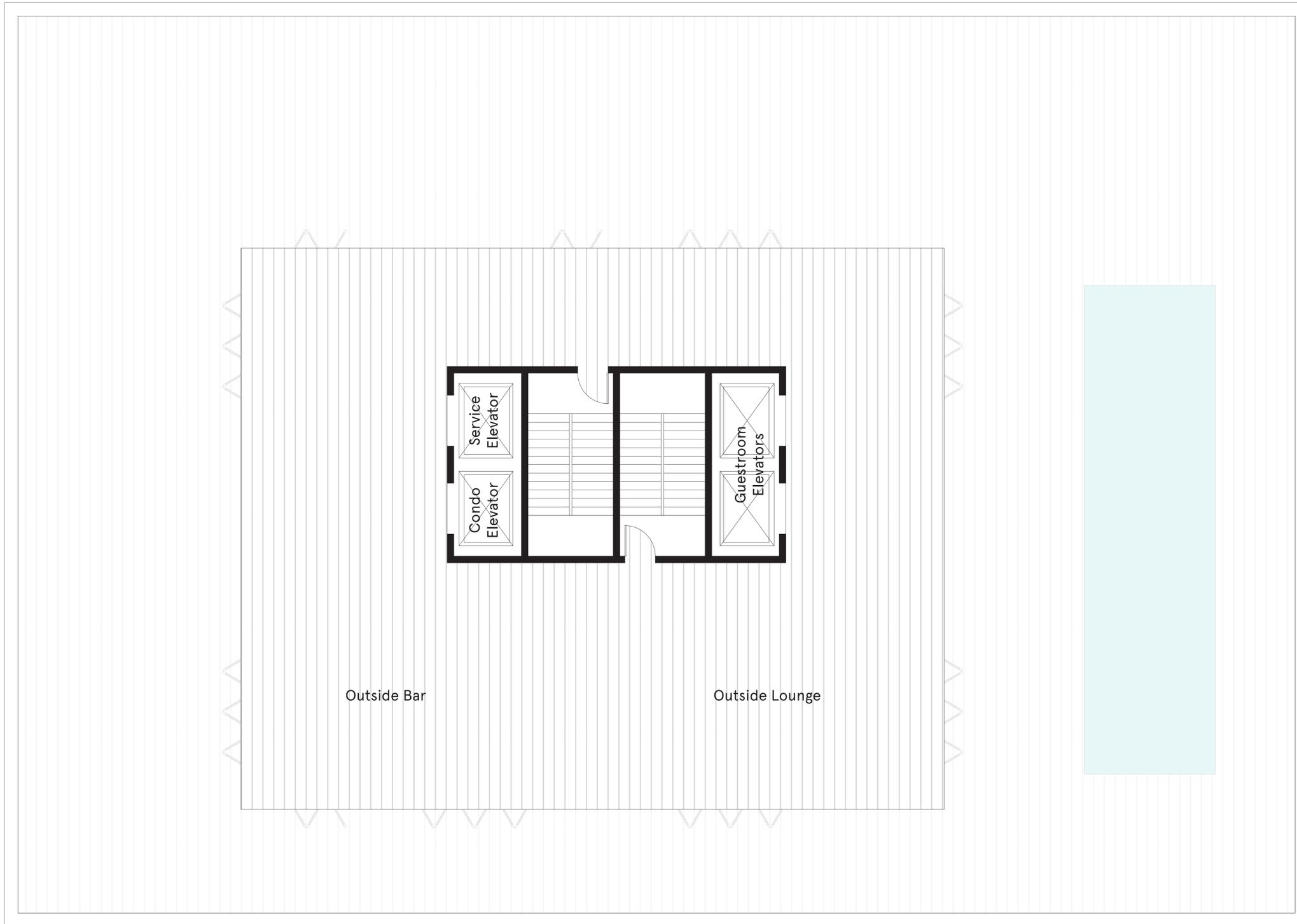
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ROOFDECK PLAN
REGENT STREET HOTEL
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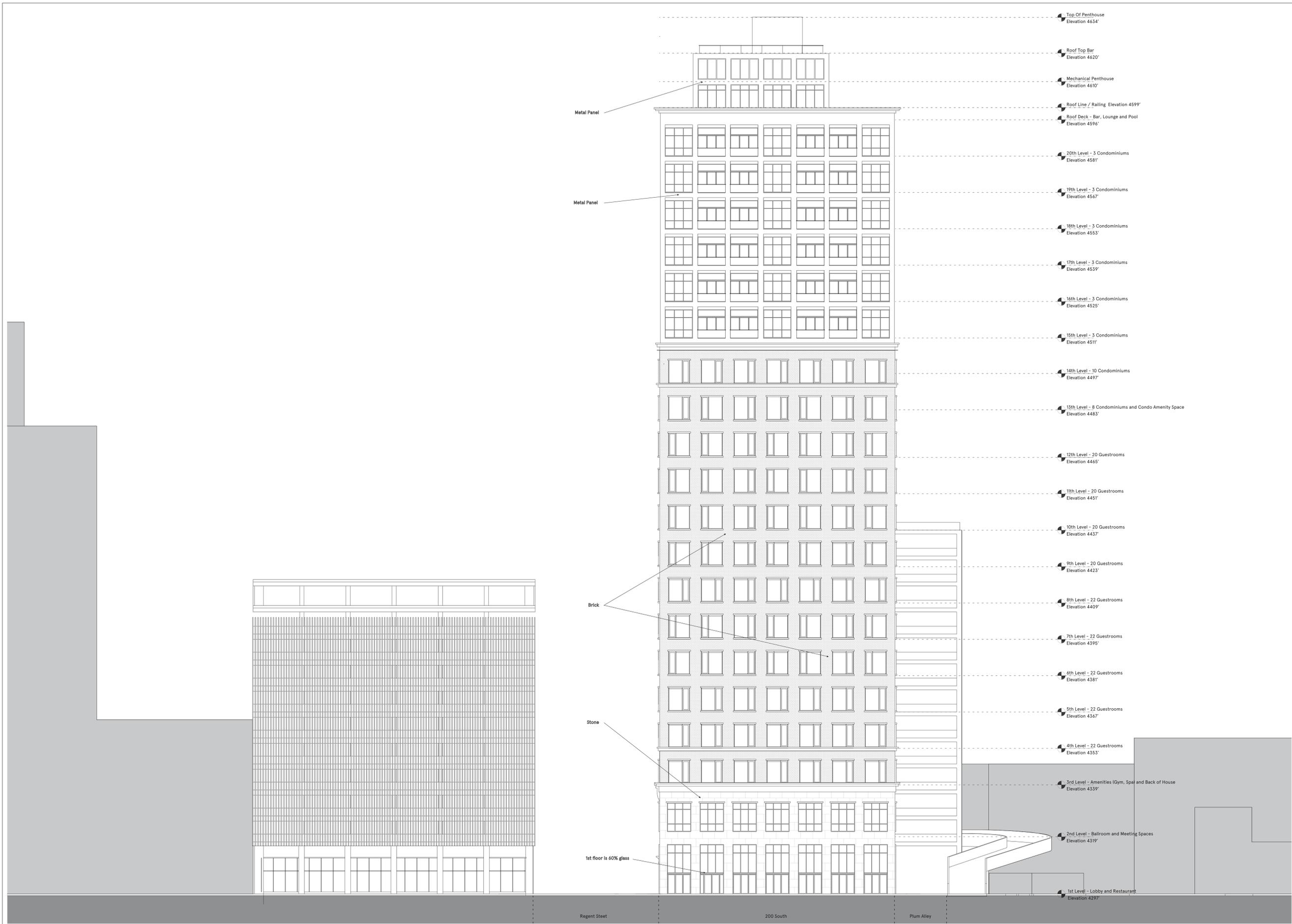
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ATTACHMENT C: BUILDING ELEVATION



SOUTH ELEVATION
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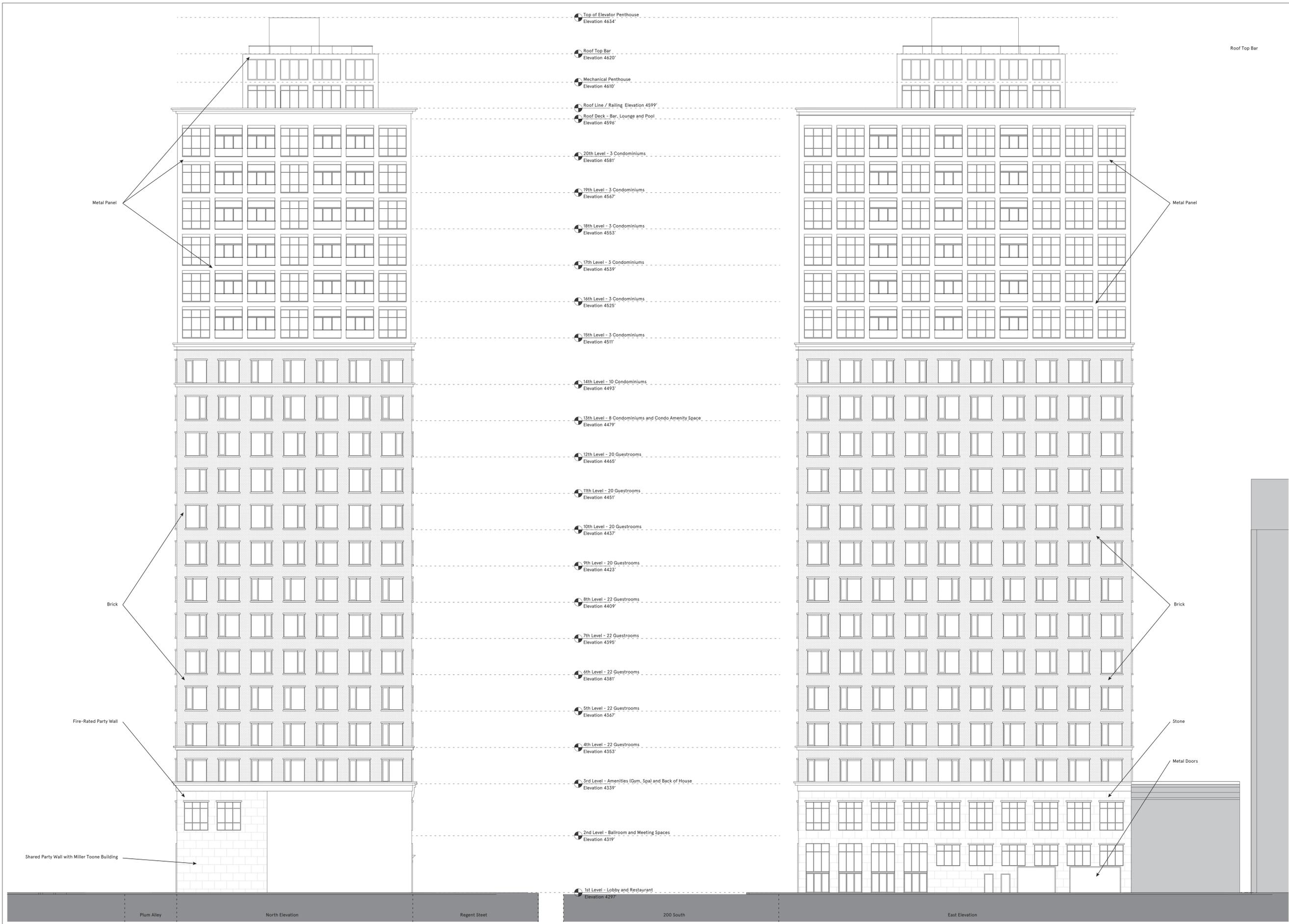
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NORTH AND EAST ELEVATIONS

REGENT STREET HOTEL
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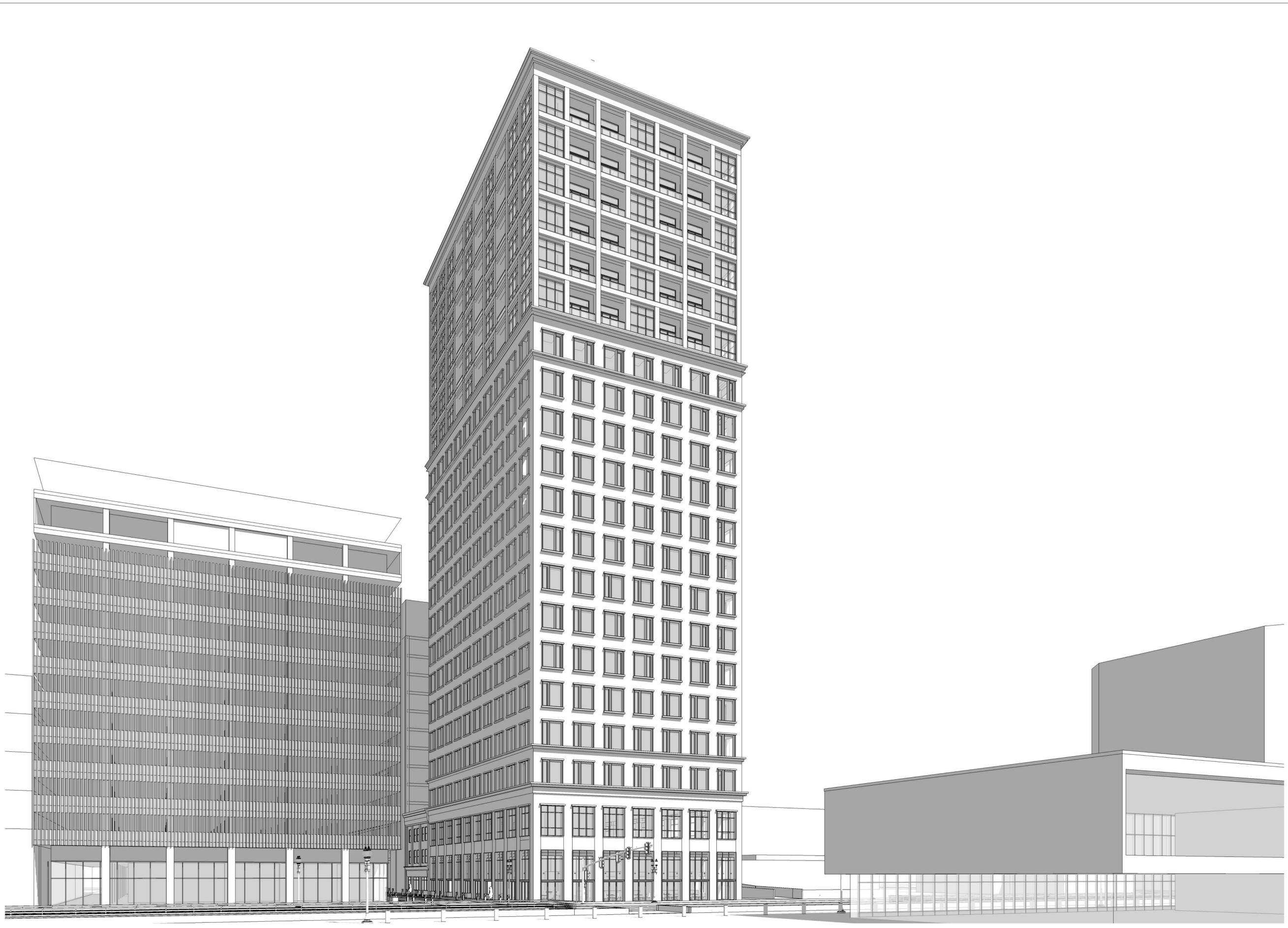
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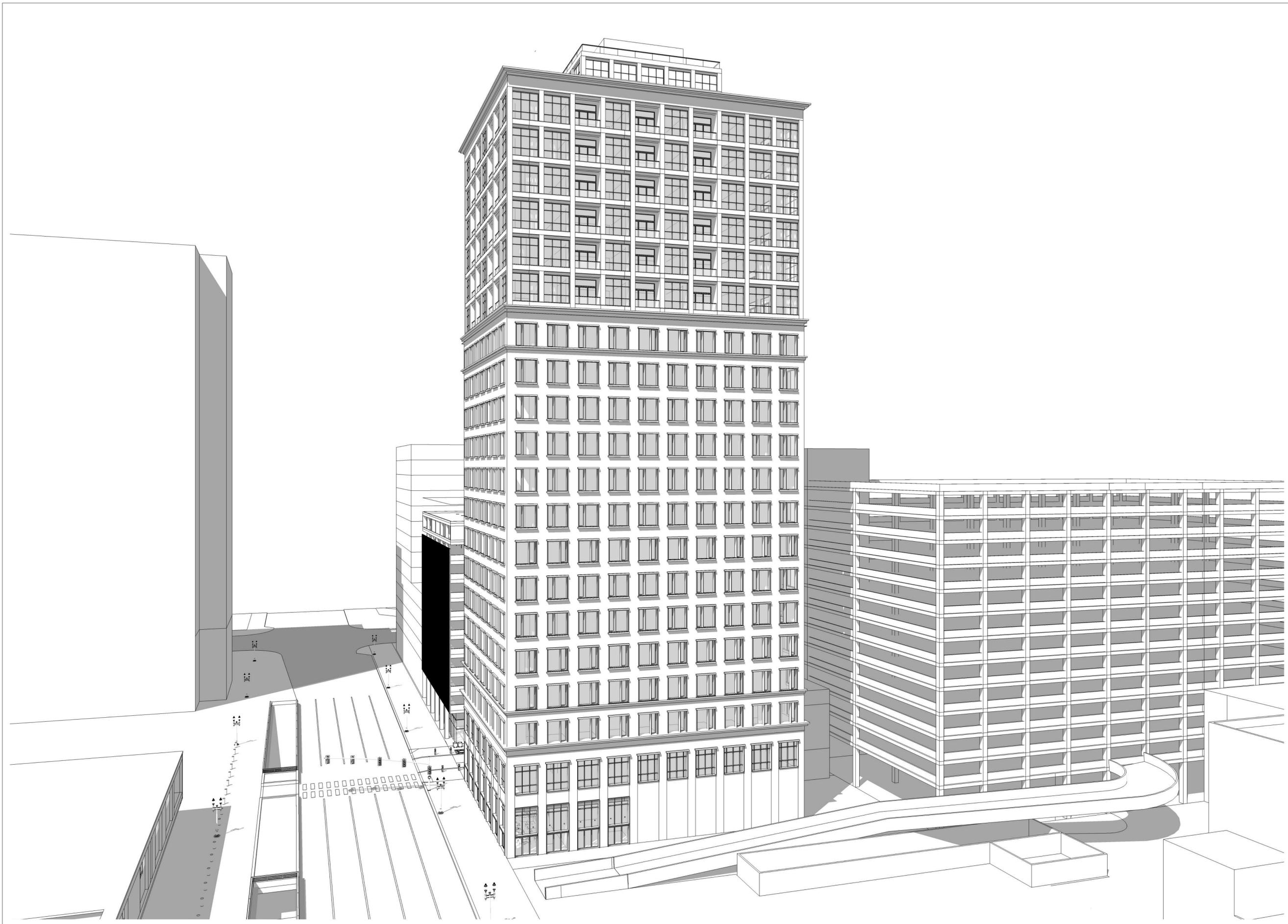
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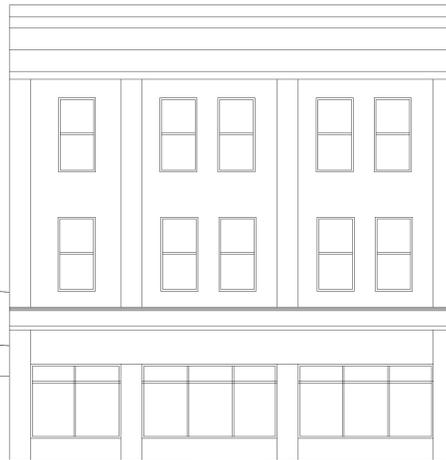
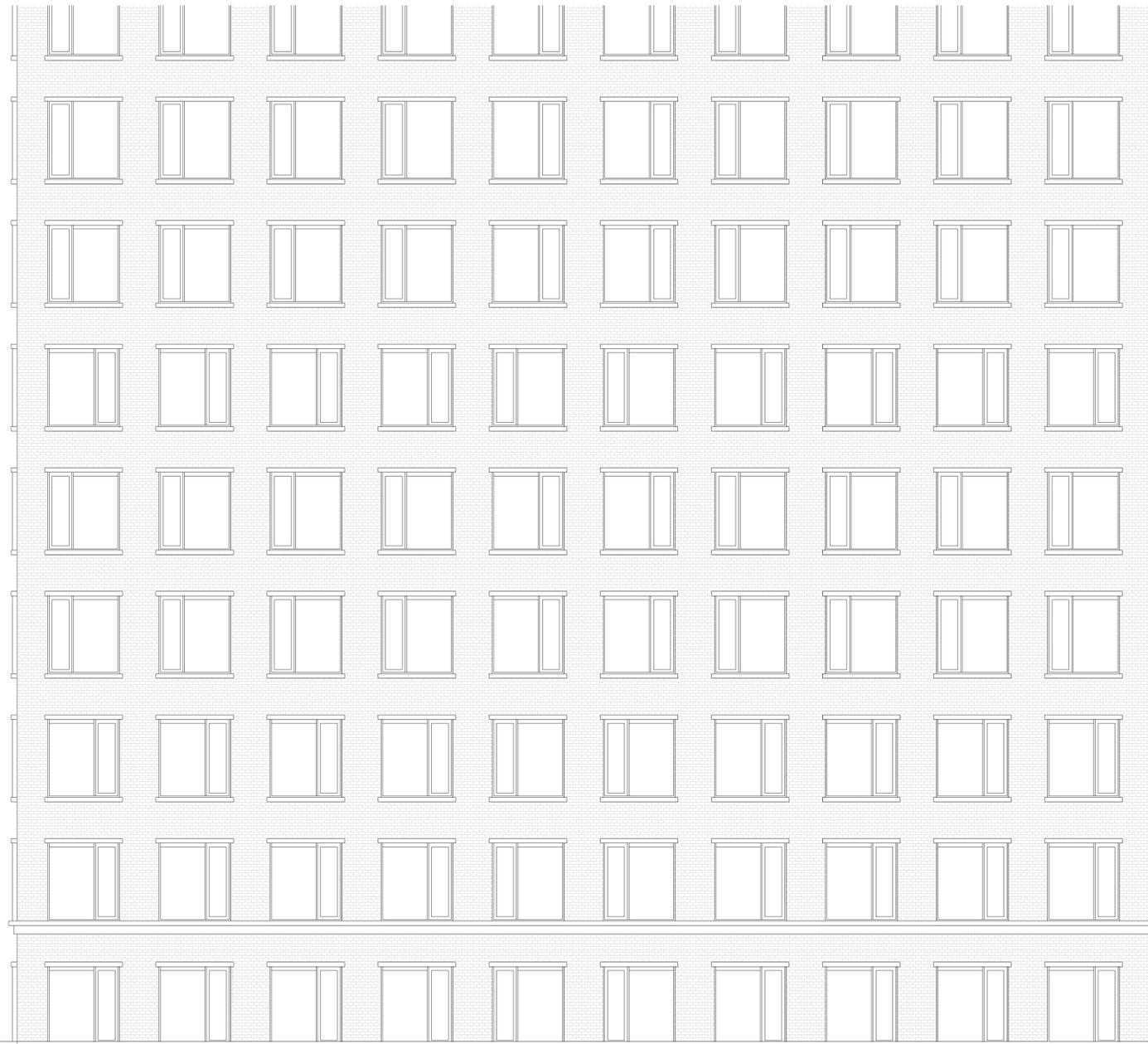
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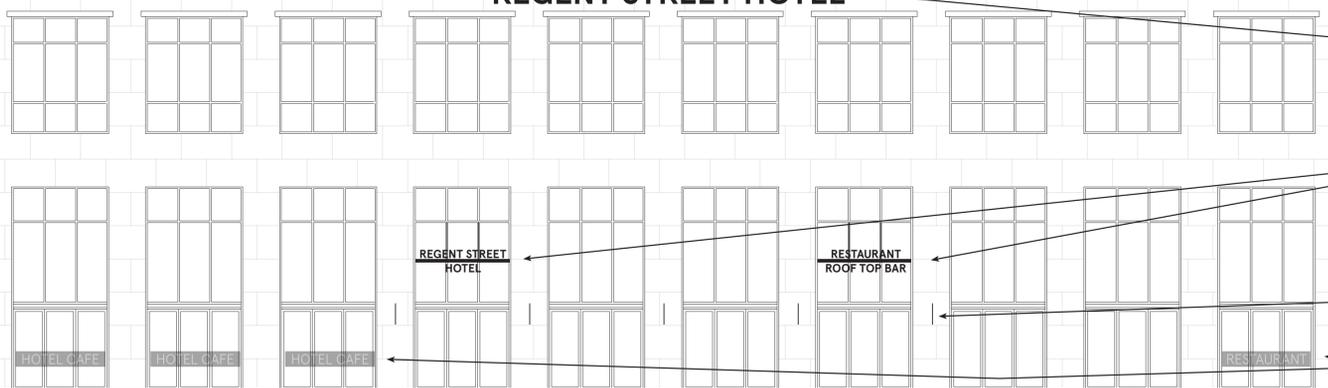
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A9.06



REGENT STREET HOTEL

- Flat Sign (General Building Orientation) 87 SF - (500 SF allowable)
- Awning Signs (1 Per Door, within 6 feet of building face)
- Projecting Signs (For Gym, Spa, etc., if public - less that 9 SF)
- Window Signs (Less than 25% of total window face)



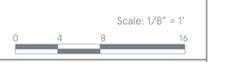
PROPOSED SIGNAGE LOCATIONS

REGENT STREET HOTEL
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CONCEPTUAL LIGHTING SCHEME
REGENT STREET HOTEL
SALT LAKE CITY, UT

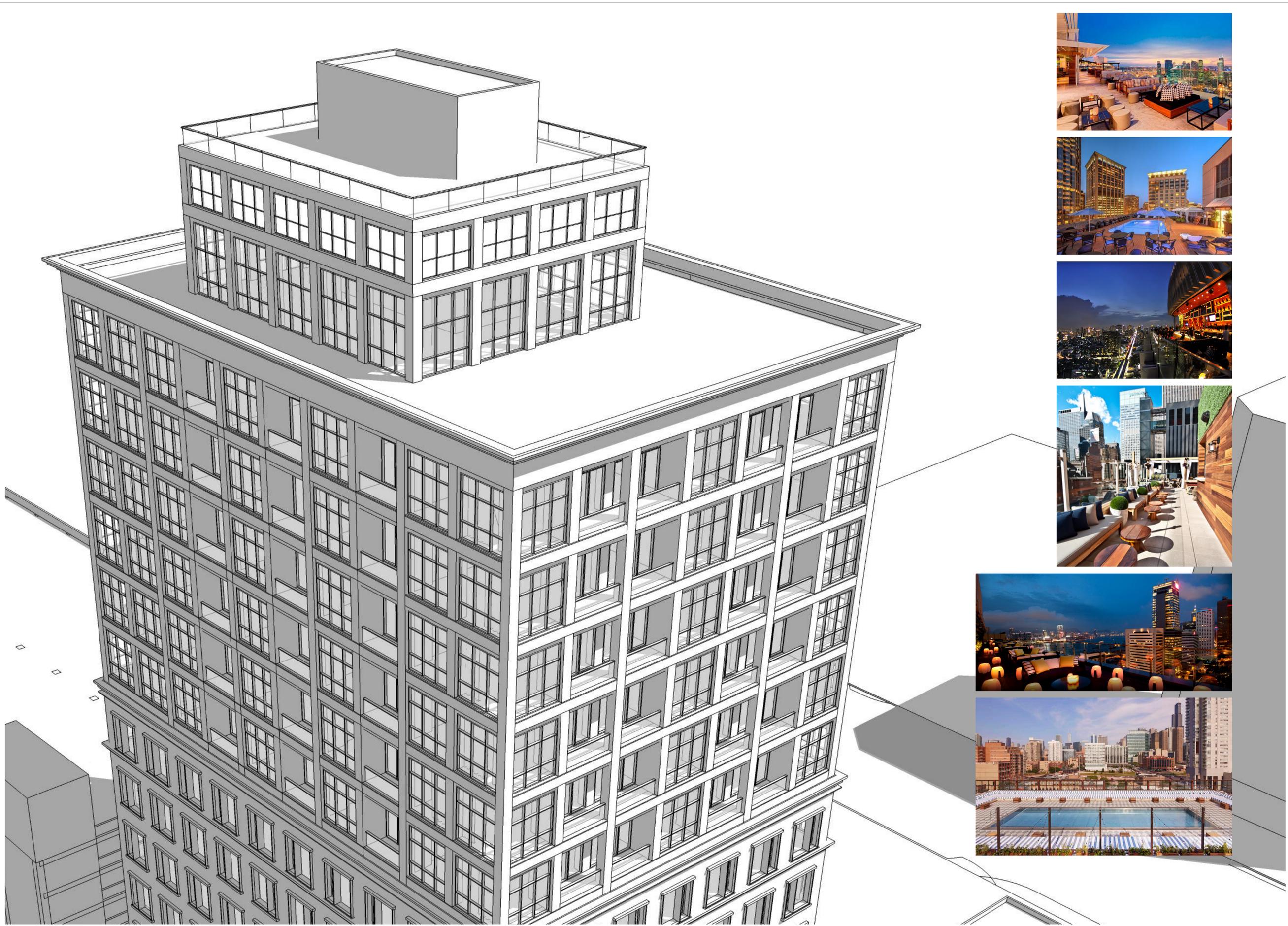
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ROOFTOP CONCEPTS
REGENT STREET HOTEL
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ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Regent Street Hotel

Project Description – Program, Site, Height, Parking

Program: The Regent Street Hotel is a 20-story Hotel/Condominium project with 190 hotel guestrooms and 36 residential units. The project will total 251,810 SF, with 240,070 SF of hotel and condo and a roof deck containing an additional 4,000 SF of enclosed space, 6,290 SF of deck and recreational space, and 1,450 SF of roof space for mechanical services. The project will be a steel and/or concrete frame building with stone, brick, and metal panel exterior materials. The hotel will be positioned as an upscale, luxury boutique or lifestyle brand.

Programmatically, in a broad sense, the project will have 3 floors and 40,490 SF of public and amenity space and associated circulation and service, 105,660 SF of guestrooms with associated service and circulation, 93,920 SF of residential condominiums with associated service and circulation, and 11,740 SF of roof deck, with 4,000 SF of enclosed public space, 6,290 SF of deck space, and 1,450 SF of mechanical space. The program, by floor, includes:

- 1) **Lobby.** A public lobby and mezzanine that includes lobby, lounge, restaurant, and service spaces. The public area and circulation at the first level and mezzanine total 11,180 SF, with 5,830 SF of private and service areas and circulation.
- 2) **Meeting Space.** A divisible ballroom and divisible meeting spaces open to public rental for events and conferences. The meeting level includes 11,340 SF of meeting space and public circulation, and 400 SF of service space and circulation.
- 3) **Amenity.** The third level will include amenity spaces to be programmed in concert with the hotel brand partner and the condo development team, along with back-of-house and service spaces for the operations of the hotel. Amenities could include a gym, spa, business center, media room and library. Some or all amenities may be open commercially to the public. The third floor will have 8,100 SF of amenity spaces and circulation, and 3,640 SF of service spaces and circulation.
- 4) **9 stories of Guestrooms.** Above the public and amenity floors will be 9 stories of guestrooms, floors 4-12, totaling 190 rooms and 105,660 SF. Each guestroom floor is 11,740 SF, with 20 to 22 rooms per floor. Guestrooms will average between 345 SF and 530 SF.
- 5) **8 stories of Residential Condominiums.** The 13th to 20th floors will contain 36 residential units and associated circulation, service space and amenities. The floor plates of the condos will be 11,740 SF each. The top 6 levels of condos will have 636 SF of cantilevered balconies per floor. The 13th level will have a 2,766 SF lobby/lounge/library space and 8 residential units. The 14th floor will have 10 residential units. The 15th through 20th floors will have 3 residential units per floor.
- 6) **Roof Deck.** The project will be topped with a roof deck and lounge, open commercially to hotel guests, condominium residents, and the public. The program of the roof will include 2,886 SF of enclosed lounge, service and circulation space open to the public, with 700 SF of enclosed lounge space reserved for condominium owners. The roof will have 5,030 SF of deck space open to the public, with 2,527 SF of deck reserved for condominium owners. Above the rooftop pavilion will be a 5,730 SF space for mechanical and core. The very top of the pavilion will be used for an additional 5,080 SF of open deck space, with 650 SF of penthouse area for the elevator and stair shafts.

Site: The site currently consists of 4 parcels: 16-06-151-006 (45 East 200 South), which is under contract to the development team/owner/applicant; 16-06-151-004, 16-06-151-018, and 16-06-151-003 (collectively, 167-169 Regent Street). The Regent Street parcels are currently owned by the Redevelopment Agency of Salt Lake City (RDA). On June 9th, 2015, the RDA board approved a term sheet for purchase of the parcels by the development team/owner/applicant.

Height: The project is asking for 337 feet. The project plans a 22 foot floor-to-floor dimension for the lobby space, a 20 foot floor to floor dimension for the meeting and ballroom level, and 14-foot floor to floor dimensions for the remaining 18 stories and the rooftop pavilion. There will be an additional 4-foot air gap for mechanical space between the top floor of the hotel program and the bottom floor of the condominium program. The roofline of the main building mass will top out at 302 feet above grade, with the main roof at 299 feet above grade; the top of the rooftop lounge space will be at 313 feet above grade. The rooftop pavilion, including the mechanical level, will top out at 323 feet above grade, and the penthouses for the stair and elevator shafts will top out at 337 feet above grade.

Parking: The project will lease 133 spaces for the hotel from surrounding parking garages. 36 spaces will be provided sub-grade for condominium owners.

ATTACHMENT E: EXISTING CONDITIONS

SITE CONDITIONS:

The site consists of five parcels:

- Parcel 1: Owned by Miller-Toone. Applicant seeks to purchase development rights for views and encroachment air rights over the historic 3-story building.
- Parcel 2: Owned by the RDA. Vacant.
- Parcel 3: Owned by the RDA. Single story building with partial historic façade.
- Parcel 4: Owned by the RDA. Vacant.
- Parcel 5: Owned by Alice Hsia Trust. Single story former Eat-a-Burger. Vacant.

Site fronts on 200 South, Regent Street, and Plum Alley and is across the street from the Gallivan Center. Regent Street is currently being redesigned by the RDA to create a pedestrian-first place.

ADJACENT LAND USE:

The adjacent uses include:

- North: Miller-Toone building (law offices) and Regent Street garage.
- East: Plum Alley, ramp to Regent Street garage, parking lot adjacent to Carl's Junior.
- South: 200 South and Gallivan Center
- West: Regent Street and Walker Center garage

BASE ZONING:

D-1 Central Business District (21A.30.020)

APPLICABLE MASTER PLANS:

Downtown Plan (adopted 1995)

Central City Master Plan (adopted 2005)

Urban Design Element (adopted 1990)

ATTACHMENT F: ANALYSIS OF STANDARDS

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:

| Standard | Finding | Rationale |
|---|-----------------|--|
| A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot. | Complies | The building is primarily oriented to 200 S and Regent Street. |
| B. Primary access shall be oriented to the pedestrian and mass transit. | Complies | The building has a number of entrances; the primary hotel entrance is on Regent St; primary restaurant entrance is on 200 S, which is a primary bus corridor. |
| C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. | Complies | The ground level is predominately clear glass, looking into a large lobby area and restaurant, which facilitates pedestrian interest and interaction. |
| D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building. | Complies | Architectural detailing is minimalist, but is finished with a solid stone. Awnings differentiate building entrances from window bays. Storefronts do not include a bulkhead. A 2-story (approximately 42-foot in elevation) stone plinth (base of the building) establishes the pedestrian level of the building. It is finished with a stone cornice then transitions to brick and then metal at the upper stories. |
| 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. | Complies | No surface parking is proposed. |
| F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities. | Complies | Resident parking is provided underground (36 spaces; 1:1 for residential units only); hotel and restaurant spaces (133 spaces) will be leased from surrounding parking garages. The entrance to the underground parking is located off Plum Alley (a private alley) and the grade change negotiated within the building. Hotel guests will pull up to temporary parking spots planned for Regent Street in front of the lobby entrances to the hotel. This will avoid a porte-cochere situation, keeping vehicles from crossing the pedestrian zone on Regent Street. |
| G. Dumpsters and loading docks shall be appropriately screened or located within the structure. | Complies | Dumpsters and loading docks are located within the structure with access off Plum Alley. This location is the least visible, yet accessible, portion of the building. |
| H. Signage shall emphasize the pedestrian/mass transit orientation. | Complies | Application indicates awning signage to be located over the three entrances to the building: one on 200 S for the restaurant, and two on Regent Street for the hotel and rooftop lounge. Flat (lettered) signs to be located in the sign band above the second level on both 200 S and Regent Street. A roof sign (lettered) below the cornice is also proposed. Signage should reflect the unique character of the downtown as a regional center for commercial, cultural, entertainment and civic activity. Applicant seeks to have a blade sign to orient directly to pedestrians, transit riders, and vehicles. Projecting building signs limited to 125 square feet per side; 250 square feet total. Projecting business storefront sign limited to 9 square feet per side; 18 square feet total. |

| | | |
|---|------------------------|---|
| <p>I. 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.</p> | <p>Complies</p> | <p>Required pedestrian lighting on 200 S is the Washington light fixture on the Cactus pole style; this lighting is existing. Required pedestrian lighting on Regent Street will be provided through the Regent Street redesign project. Lighting on Plum Alley may be lit by the applicant in accordance with the Salt Lake City Lighting Master Plan (2006). On site lighting, including alley lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.</p> |
| <p>J. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 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. | <p>Complies</p> | <ol style="list-style-type: none"> 1. On 200 South, the project will need at least 1 additional tree (not shown in the plan – to be chosen and placed in collaboration with the urban forester). The development team would like to explore the possibility and placement of additional trees and streetscape elements along this frontage. 2. Landscaping material not shown/none provided. Planters on Regent Street provided by Regent Street redesign project, not applicant. 3. Hardscape paving on Regent Street provided by Regent Street redesign project, not applicant. Regent Street design should stop at the intersection with 200 S and not traverse east of the eastern boundary of that right-of-way. Hardscape on 200 S should comply with the Central Business District Paving Standard. 4. The loading area is interior to the building, accessed through a door off of Plum Alley. 5. Application indicates streetscape and landscape improvements will be installed to comply with these standards. The development team will work with the urban forester and a landscape architect to choose appropriate vegetation and design for landscaped areas at the street and rooftop levels. |

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

| | | |
|--|--|---|
| <p>1. The orientation and scale of the development shall conform to the following requirements:</p> <p>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.</p> <p>b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').</p> | <p>Complies</p> | <p>a. The building massing is divided into three sections: a 2-story stone plinth (base) rising approximately 42-feet in elevation; an 11-story brick section rising an additional 154 feet; a 7-story section finished in metal panel rising 102 feet above the middle tier; and a 24-foot penthouse structure/pavilion serving the roof deck amenities. Additional height (14') is requested for mechanical. Building massing, particularly shaping or sculpting of the upper portions of the building, meets or nearly meets the property line, resulting in a tall, slender building abutting a narrow, mid-block street. The building steps-back minimally (4 inches) at the start of the third condo level (214-feet above grade); the rooftop pavilion is stepped-back significantly from the parapet wall (varies from 12-feet to 35-feet). Cornices, roof overhangs, and awnings provide human scale elements at or near ground level. Ground floor glass provides 61% transparency. Street lighting is pedestrian-oriented; architectural lighting, particularly building washes, is used to highlight the structure, rhythm, massing and architectural banding of the composition.</p> <p>b. The proposed building will not exceed 300 feet in length.</p> |
| <p>2. Public spaces shall be provided as follows:</p> <p>a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.</p> <p>b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:</p> <p>(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");</p> <p>(2) A mixture of areas that provide shade;</p> <p>(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;</p> <p>(4) Water features or public art; and/or</p> <p>(5) Outdoor eating areas.</p> | <p>Complies/ Not Applicable</p> | <p>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. The D-1 zoning takes precedence. The building generally meets the intent of this standard by providing a large lobby that is open to the public, including restaurant and roof deck access that is commercially open to the public. This use compliments the adjacent Gallivan Center and On Regent public spaces by providing commercial retail and hospitality services and uses that help support those spaces and activate them.</p> <p>Landscaping is consistent with downtown public way landscaping requirements.</p> |
| <p>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</p> | <p>Complies</p> | <p>The building responds to 200 S and Regent Streets with an urban format appropriate to the commercial core of the city (D-1 zoning district): built to the property line, defines the street wall, substantial glazing of storefronts, and overall building height, scale and character contributes to the image</p> |

| | | |
|--|--|--|
| <p>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.</p> | | <p>of the Central Business District.</p> <p>The Downtown Master Plan (1995) does not offer specific design guidelines. The Draft Downtown Community Plan (dated: 8/12/15) is not yet adopted by the City Council.</p> <p>The Urban Design Element (1990) encourages sculpting of buildings to encourage the creation of interesting skyline features. Height, scale, and character are significant building features of the downtown district, and should be treated as such. The proposed hotel would make a significant contribution to the downtown skyline due to its requested height; the roof deck level penthouse and upper story architectural detail lend a unique character that is unlike other buildings of its height downtown. Specifically, the Urban Design Element directs the Planning Commission to "allow buildings to exceed the height limit when the developer shows that the building(s) can effectively address the district development character issues." Scale of development in the CBD is considered "intensive." The building is primarily compatible with the downtown development character (scale, intensity, rhythm, little to no setback from property line, style, etc.). Its height, massing, compatibility with the neighboring Miller-Toone building, and roofline positively contribute to overall district character.</p> |
|--|--|--|

(Ord. 15-13, 2013)

21a.59.065: Standards for Design Review for Height: In addition to standards provided in 21A.59.060 (above), the following standards shall be applied to all applications to all applications for conditional building and site design review regarding height:

| Standard | Finding | Rationale |
|--|------------------------|--|
| <p>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.</p> | <p>Complies</p> | <p>A roofdeck bar and restaurant is planned with a pool and lounge amenities. The 10,000 sf rooftop lounge with 2,800 sf of enclosed space will be open to residents, guests and the public. These spaces will prominently feature views to downtown, Gallivan Center, On Regent, the Great Salt Lake, and the Wasatch and Oquirrah Mountains. Openings at the mechanical level can be used to program light effects for rooftop programs. Other rooftop design elements (gardens, seating, shade structures, etc.) are not included in the application.</p> |
| <p>B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.</p> | <p>Complies</p> | <p>Cornice detailing appropriate to the style of the building will be included in the design. The cornice at the roofline will terminate the main building mass with a design that references the sheltering roof/banding on the levels below. From the cornice will emerge the rooftop pavilion volume, functioning as a useable rooftop space and lightbox for the roof.</p> |
| <p>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.</p> | <p>Complies</p> | <p>Architectural lighting, particularly building washes, is used to accentuate the architectural divisions of the building. Lighting of the rooftop pavilion creates a lightbox or lantern-like contribution to the downtown skyline.</p> |

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

PUBLIC NOTICE, MEETINGS, COMMENTS:

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

NOTICE OF APPLICATION:

A notice of application was mailed to all abutting property owners. The notice sought a reply from anyone who wanted a public hearing with the planning commission regarding this petition. Staff received one (1) request for a public hearing. The respondents cited concerns with construction impacts on their historic masonry building to the north (Miller-Toone building) and encroachments on their property.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on August 27, 2015.

Public hearing notice posted on August 27, 2015.

Public notice posted on City and State websites and Planning Division list serve: August 27, 2015.

Public Comments

One letter of support was received prior to the completion of this report (see next page). Comments received after completion of this report will be provided to the planning commission members at the meeting.



September 2, 2015

Clark Ruttinger
Salt Lake City Planning Commission
PO Box 145480
Salt Lake City, UT 84114

Dear Clark,

Infill development is one of the most important indicators of success in building a dynamic and diverse downtown. New buildings that replace empty lots or abandoned structures help to raise land values, eliminate urban blight, increase tax revenue and bring new clientele to local business.

The Downtown Alliance heartily supports Form Development's request for approval from Salt Lake City for a height variance for a proposed development at 45 East 200 South. This site has long been abandoned and neglected, detracting from otherwise flourishing developments along the 200 south corridor.

The proposed Regent Street Hotel development will transform downtown's skyline, adding high quality hotel rooms and residential units to our urban center. The development will also bolster significant public and private investments made along the Regent Street corridor including City Creek Center, the George S. Dolores Dore Eccles Theater, 111 Main and the street itself to the North and Gallivan Center to the South. Additionally, this project will complement our cultural core and is exactly the kind of thoughtful development we hope to encourage downtown.

We ask that the planning commission approve Form Development's request and encourage Salt Lake City continue to support this important project as it moves forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Mathis".

Jason Mathis
Executive Director

cc: Nora Shepard, Salt Lake City Planning Director
Molly Robinson, Urban Designer
Salt Lake City Planning Commission

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

ZONING (Alan Michelsen):

1. Property is located in the D-1 zone and Downtown Main Street Core overlay. The 1st floor elevations facing a street shall consist of 60% non-reflective glass. 200 South and Regent Street indicate compliance. For permit issuance 1st floor glass calculations shall be documented on the plans. An exception for the 1st floor glass on Plum Alley will need to be addressed in the staff report and considered by the planning commission for zoning approval.
2. Any public way encroachments, lighting, door swing, upper floor balconies will need to be reviewed with the SLC Real Estate Management Division. Contact them at (801) 535-7133 for information on lease agreements.
3. Applicant will need to provide documentation for any encroachments (upper floor balconies, etc.) over Plum Alley, a private right-of-way.
4. Lot consolidation shall be approved by the planning division under a separate application.
5. Construction documents will need to show compliance with chapter 21A.44 regarding required parking for automobiles, accessibility parking, electric vehicle parking, bicycle parking, off-street loading and off-site parking.
6. Construction documents will need to show compliance with D1 central business district for street trees and landscaping requirements as per 21A.48.100.D.
7. An address certificate is required at the time plans are logged in for a building permit. The address on the plans shall match the certified address.
8. A demolition permit is required for the existing buildings.

TRANSPORTATION (Michael Barry):

No objections from Transportation.

ENGINEERING (Scott Weiler):

1. Plum Alley is a private alley.
2. The minimum unobstructed sidewalk width in the CBD is 8'. The proposed shift in the bollard alignment at the front entrance on Regent Street should respect this.
3. Doors that open onto the public way of Regent Street and 200 South will have to be designed at different elevations in order to match the sidewalk elevations at those points. The steps or ramps that are needed to accommodate the various door elevations must occur inside the building, not in the public way.
4. The proposed hotel needs to be closely coordinated with the design of the Regent Street project. This includes utility connections as a 7-year "no dig" rule goes into effect following completion of the Regent Street construction.
5. If a subdivision plat is required to consolidate the existing lots, the subdivider will probably need to execute a Subdivision Improvement Construction Agreement.

PUBLIC UTILITIES (Jason Draper):

1. Public Utilities doesn't have any specific issues with the CBSDR. The project has some unique utility and drainage requirements.
2. All plans must be reviewed and approved by public utilities.
3. All utility improvements must meet SLCPU standards and requirements.

ATTACHMENT I: MOTIONS

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project meets the applicable standards for a Conditional Building and Site Design Review and therefore recommends the Planning Commission approve the application as proposed.

POTENTIAL MOTIONS

Not Consistent with Staff Recommendation:

OPTION 1 (deny):

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the requested Regent Street Hotel Conditional Building and Site Design Review PLCPCM2015-00463 to allow extra building height because the proposal does not comply with the following standards:

- 1.
- 2.
- 3.

OPTION 2 (approved with conditions):

Based on the testimony, plans presented and the following findings, I move that the Planning Commission approve the requested Regent Street Hotel Conditional Building and Site Design Review PLCPCM2015-00463 to allow extra building height subject to the following conditions:

- 1.
- 2.
- 3.