

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community and
Economic Development

**ALTA GATEWAY
Planned Development PLNSUB2013-00824
108 South 500 West
December 11, 2013**

Applicant: WP West
Acquisitions

Staff: Ray Milliner
ray.milliner@slcgov.com
(801)535-7645

Current Zone:
G-MU Gateway Mixed Use

Master Plan:
The Gateway Specific Plan
and Creating an Urban
Neighborhood: Gateway
District Land Use Plan

Council District:
District 4, Luke Garrott

Community Council:
Downtown

Lot Size:
3.2 acres or approximately
133,680 square feet

Current Use:
Warehouse/vacant

**Applicable Land Use
Regulations:**

- 21A.31.21 G-MU zone
- 21A.55 Planned
Developments

Attachments:

- A. Site Plan and Elevation
Drawings.
- B. Photographs
- C. Citizen Input.
- D. Department Comments

REQUEST

The petitioner, WP West Acquisitions LLC, is requesting planned development approval for a 264 unit apartment building located at the corner of 100 South and 500 West. Per Section 21A.31.020.C of the Zoning Ordinance all new construction of principal buildings in the G-MU zone requires planned development approval. The Planning Commission has final decision making authority for planned developments.

RECOMMENDATION

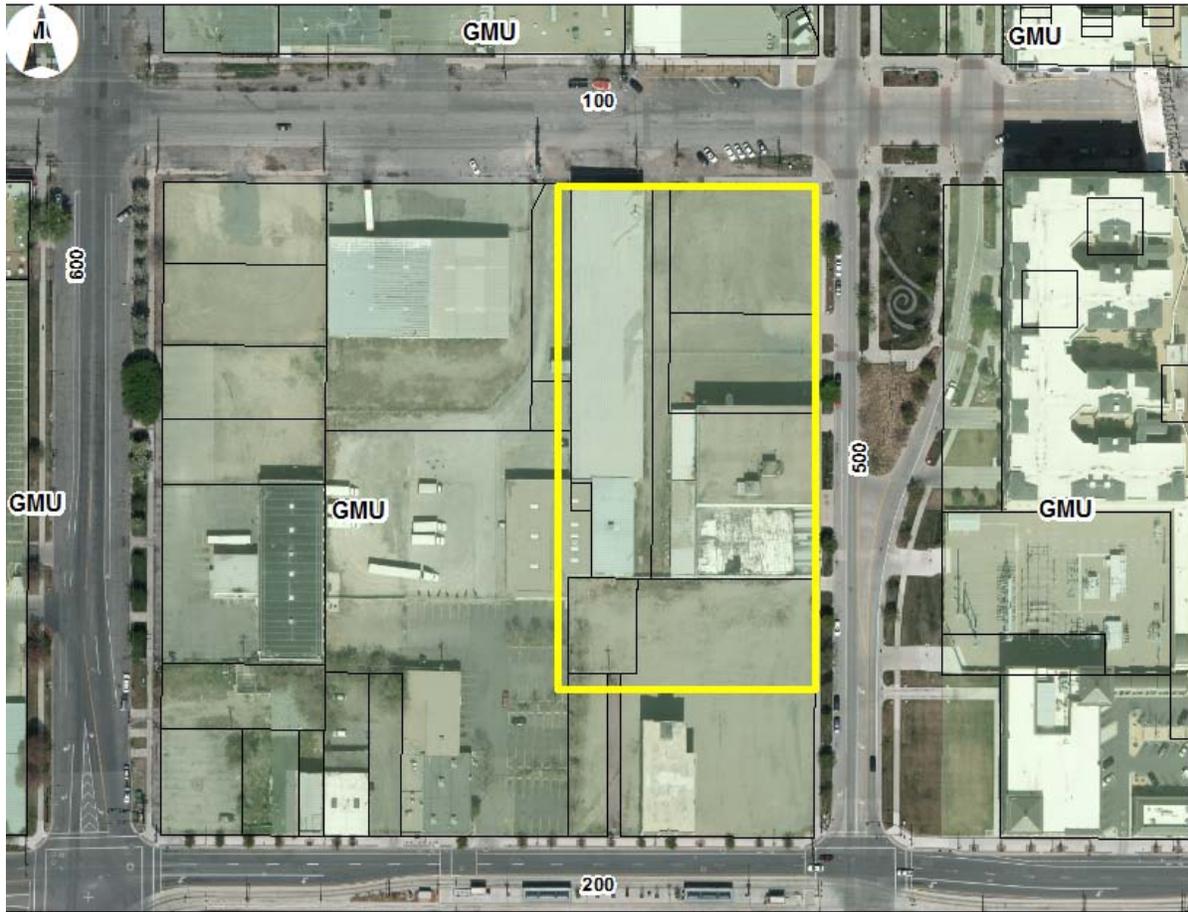
It is staff's finding that the project generally meets the applicable standards in the zoning ordinance. Staff recommends that the Planning Commission approve the proposed Alta Gateway planned development based on the analysis and findings in this staff report, and subject to the conditions of approval written below.

POTENTIAL MOTIONS

Approval: Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed Alta Gateway planned development with the following conditions of approval:

1. Prior to final occupation of the building, the applicant shall record either a subdivision amendment combining all parcels associated with the project into one lot, or a condominium plat.
2. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by applicable City Department/Divisions prior to commencing construction.
3. Required landscaping to be installed along property boundaries prior to the occupation of the buildings.
4. The Planning Director shall be given final approval of the landscape design to insure compatibility with public way improvements and to insure that the new landscaping is appropriate in scale and is designed to group plant materials of differing watering needs together in order to minimize water use and compliance with chapter 21A.48 Landscaping.

VICINITY MAP



108 South 500 West

 slcsde.DBO.bm_parcels

 Subject Property

Background

The applicant WP West Acquisitions is requesting planned development approval of a 264 unit multi-residential building located at 108 South 500 West. The proposed building would be located at the intersection of 100 South and 500 West with access from both 500 West and 100 South.

The petitioner is under contract to purchase a majority of the property within block 64 that is located between 500 West and 600 West and 100 South and 200 South. This petition phase 1 of a larger development plan (see site plan in attachment A) that will be processed at a later date. The development would cover a significant portion of the block incorporating a number of parcels, and parts of others. If the planned development is approved, the applicant will be required to record a subdivision plat prior to receiving any building permits for construction.

Project Description

The applicant is requesting a planned development for a 264 multi unit residential building at 108 South 500 West. Section 21A.31.020.C of the Zoning Ordinance requires that all new construction of principal buildings in the G-MU zone receive planned development approval. Project details include:

- The building is proposed along the property lines of the two street frontages.
- Proposal is a rectangular structure that is 4 stories tall with an approximate height of 49 feet at the tallest point.
- Primary materials are metal, brick, glass and cement board siding.
- Primary parking is provided in a 4½ level enclosed parking structure with two driveway entries from 500 West.
- There is a mid-block walkway proposed along the west property line that will also provide fire access to the interior of the structure.
- There is a small park area and dog walking area provided on the west side off of the mid-block walkway.
- The leasing office is located on the north east corner, with a small enclosed parking area off of 100 South.
- There is an amenity courtyard/atrium within the building located west of the leasing center.

Currently there are two warehouse buildings on the site. One located at the north west corner of the property and the other at the south east section. If the proposal is approved, both structures would be demolished. The applicant is also working with City Officials and representatives from Rocky Mountain Power to bury the overhead power lines along 100 South.

Project Details

Regulation	Zone Regulation	Proposal
Use	Multiple Family Residential	264 residential units. Meets requirement
Occupation	Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage.	Entire structure is residential. Meets Requirement
Density/Lot Coverage	None Required	Meets requirement
Height	Minimum height 45 feet above established grade, Maximum Height 75 feet above established grade	49 feet at the highest point Meets requirements
Yard Requirements	No Minimum. A minimum of 25% of the length of the façade of the principal building shall be set back no farther than 5 feet from the street right of way line.	More than 25% of the front façade is located within 5 feet of the front property line. Meets requirement

Public Notice, Meetings and Comments

This project was reviewed by the Downtown Community Council on October 30, 2013. Comments were generally favorable of the project. Comments are featured as attachment C of this report.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on November 27, 2013.
- Public hearing notice posted on property on November 27, 2013.
- Public hearing notice posted on City and State websites on November 27, 2013.
- Public hearing notice emailed to the Planning Division list serve on November 26, 2013.

As of this writing, staff has received no public comment relating to the project.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. Although there are issues relating to the project raised by City divisions, the Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Findings

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

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

The purpose of planned developments is:

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

- A. Combination and coordination of architectural styles, building forms, building

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

Analysis: The proposed development meets the purpose statement for Planned Developments and also meets two of the specific objectives of the Planned Development process; specifically items A, and D.

Item A - Combination and coordination of architectural styles, building forms, building materials, and building relationships

Because of the mass, scale and design of the building, it is important that it have a positive relationship with the surrounding architecture as well as with the pedestrian. It is not uncommon to see large buildings create a wall like effect along the sidewalk and street. This effect would not be consistent with the design character of the gateway area. To mitigate it, the applicant has done the following:

- Created façade breaks along the front wall that break the building into smaller components. This detail will have the result of creating shadows and adding visual interest that will mitigate the flat monotony of a blank wall.
- Recessed decks and windows. This will create shadow and visual interest along the façade.
- Use of brick, vertical metal and glass as primary façade materials with cement board siding as a secondary accent. This will further enhance the façade breaks creating separate building components that make the building seem smaller.

The proposed design is visually compatible with larger apartment/hotel style structures on the 500 West streetscape. The Liberty Gateway apartments located approximately 500 feet to the west are 50 feet in height, while the town storage building located to the north is also approximately 50 feet in height.

Item D - Use of design, landscape or architectural features to create a pleasing environment.

Currently the site consists of two warehouses and vacant land. Improvements to the site would enhance the urban character of the neighborhood by maintaining landscaped corridors and pedestrian pathways. The public way improvement will integrate into City design standards

Finding: Staff finds that the project meets the intent of the purpose statement adopted for Planned Developments. The project also achieves at least two (2) of the objectives for Planned Development, thereby satisfying this standard. Those objectives are A, and D related to a combination and coordination of architectural styles and the creation of a pleasing environment.

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

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

Analysis: The subject property is located within the Gateway Development Master Plan. The property is identified for residential use, and is zoned to be consistent with this residential land use category. Applicable residential land use goals of the Gateway Development Master Plan state:

- Maximize housing opportunities for residents who desire an urban neighborhood environment.
- Encourage the placement of housing in areas where an attractive residential environment can be created.
- Create attractive neighborhood environments that will reinforce the sense of community.

The Gateway Master Plan identifies 500 West as a residential street. The proposed development will contribute to the creation of a variety of housing types in the neighborhood (along 500 West), without exceeding the density requirements of the G-MU zone. As stated above, the mass, scale and height of the proposed buildings will be compatible with surrounding buildings as well.

Finding: Staff finds that the proposed development is consistent with all applicable City policies set forth in the Gateway Development Master Plan. Further, staff finds that the proposed multi-family dwelling use is an allowed use in the G-MU zone.

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:

- a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
 6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.
 7. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: Residential uses are an allowed use in the G-MU zoning district. Adjacent land uses consist of other residential, vacant and commercial uses. Parking, internal circulation and access have been determined to be adequate by the Salt Lake City Transportation Division. Bicycle access will not be hindered. The site has adequate utility services.

The overall project is an increase in the density of the site; which is encouraged by the Gateway Master Plan. Specifically it meets the goal of developing a critical mass by achieving a concentration of related uses and activities; accommodating a variety of land uses; and creating infill development.

Finding: The planned development is compatible with the site, adjacent properties, and existing development within the vicinity of the site.

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

Analysis: Landscaping of the site will primarily consist of landscaping in the public right-of-way. There are several large trees in the park strip. These trees will generally not be affected.

The petitioner is advised to work with the Urban Forester for their protection during the construction process.

Landscaping on private property is generally confined to locations along the midblock walkway behind the building. It includes a dog walking area and a pocket park. The proposed landscaping is at an expected level for an urban environment. The reason 500 West has been landscaped is to provide outdoor activity spaces for the future development of residential along the street.

Best practices in water wise landscaping include grouping plants of similar watering needs together to minimize the need for overwatering.

Finding: Staff finds that the proposal meets the minimum standard necessary for approval. Staff has conditioned the recommended approval to require that the Planning Director be given final approval of the landscape design to insure compatibility with public way improvements and to insure that the new landscaping is appropriate in scale and is designed to group plant materials of differing watering needs together in order to minimize water use and compliance with chapter 21A.48 Landscaping.

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: There are no existing historic, architectural or environmental features on the site that warrant further review of the petition. There are two warehouse buildings on site that are proposed to be demolished. They are neither located within a historic district nor are they featured as landmark sites on the list of Salt Lake City Landmark sites.

Finding: Staff finds that the proposed planned development meets this standard.

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

Analysis: Prior to the occupation of the buildings, a condominium or subdivision amendment plat will need to be recorded by the applicant. A condition of approval requiring that the applicant submit this application has been included in this staff report. Further zoning ordinance compliance will be ensured during review of construction permits.

Finding: The project satisfies this standard.

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. Planned Developments are administrative items that are regulated by State Law as well as City Ordinance. If the Planning Commission determines that the project does not comply with the standards above, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably

mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a planned development 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 Alta Gateway planned development at 108 South 500 West because the proposal fails to meet the standards for a Planned Development. Therefore, the proposed planned development is not compliant with the following standards:

1. The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:
 - A. Planned Development Objectives
 - B. Master Plan And Zoning Ordinance Compliance
 - C. Compatibility
 - D. Landscaping
 - E. Preservation
 - F. Compliance With Other Applicable Regulations

Attachment A
Site Plan and Elevations

26'-Wide, Clear Fire Lane
with Fire Department
Approved 'Driveable' Surfaces



Reinforced Turf

Future Development Parcels



Reinforced Gravel

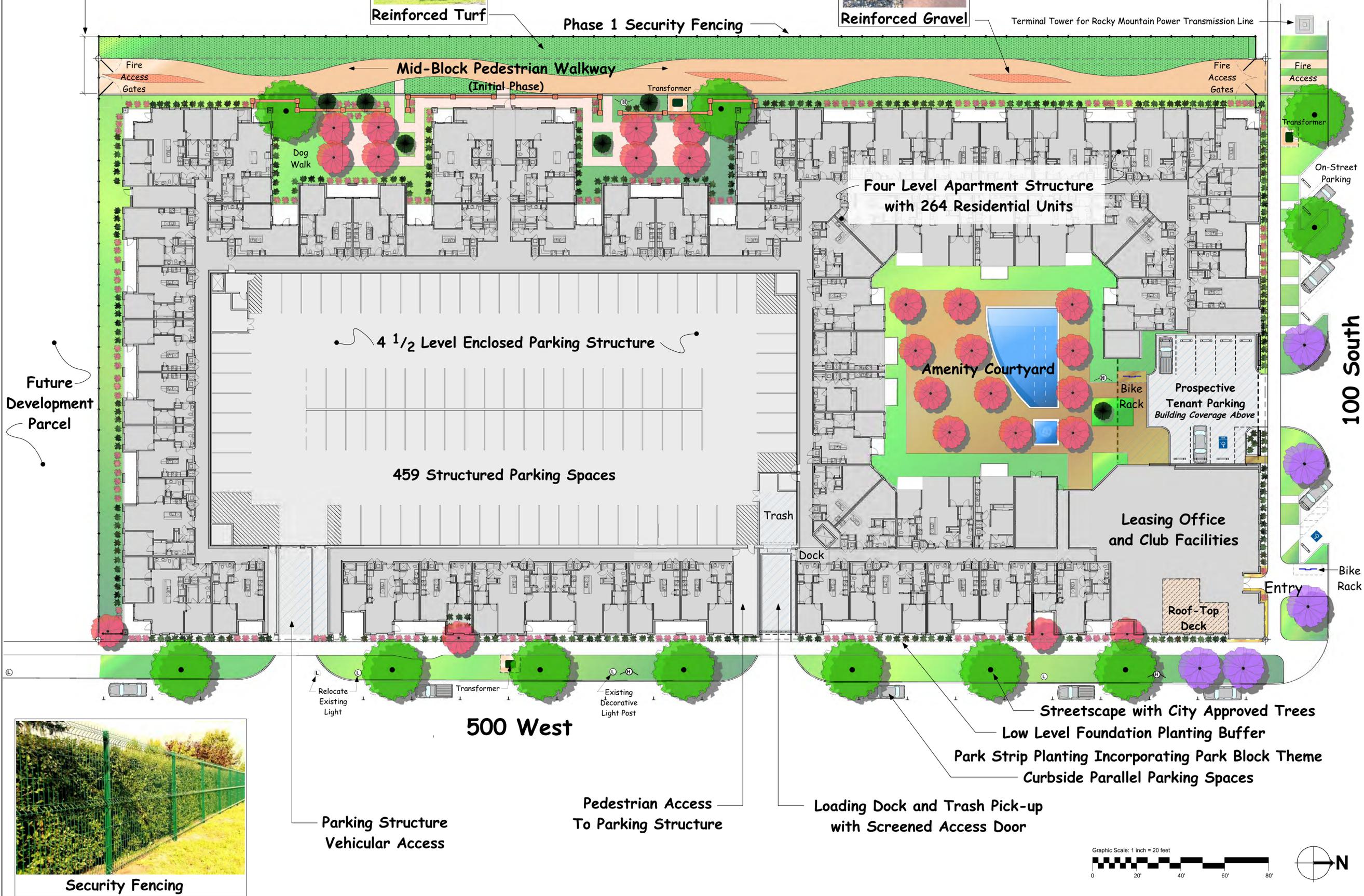
Site Development Data
3.2 Acre Parcel
264 Residential Units @ 82.5 du's / acre
467 On-Site Parking Spaces @ 1.77/unit

WOOD PARTNERS

5295 DTC Blvd.
Suite 700
Greenwood Village, CO 80111
ph: 303-468-7450
fx: 720-493-4936

PSOMAS
Balancing the Natural and Built Environment

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Alta Gateway

SALT LAKE CITY

100 South

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date

CURRENT PHASE
Concept Site Plan Submittal

ISSUE DATE
9/26/13

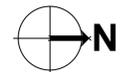
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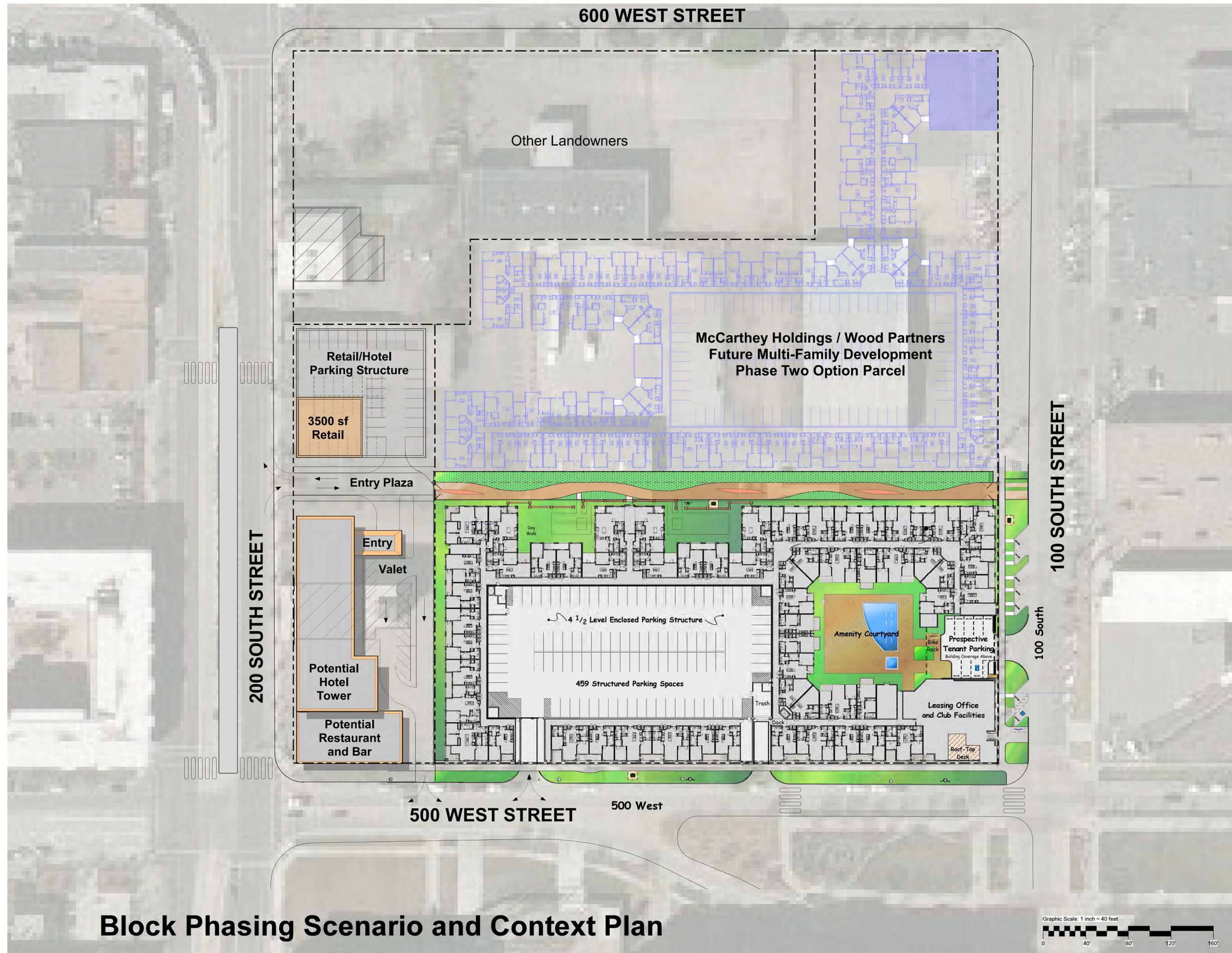
SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NUMBER

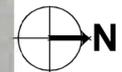
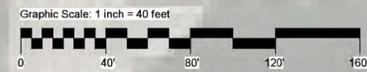
S1

ARCHITECT'S PROJECT NUMBER





Block Phasing Scenario and Context Plan



WOOD PARTNERS

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Alta Gateway

SALT LAKE CITY

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No.	Description	Date

CURRENT PHASE

Concept Site Plan
Submittal

ISSUE DATE
9/26/13

KEY PLAN

SHEET TITLE
SITE DEVELOPMENT
PLAN

SHEET NUMBER

S1

ARCHITECT'S PROJECT NUMBER



2
A1 100 SOUTH PERSPECTIVE



1
A1 CORNER PERSPECTIVE 500 WEST AND 100 SOUTH

WOOD PARTNERS

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1575 Gilpin Street PH: 303.592.2904 Denver, CO 80218 www.studiopba.com

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No.	Description	Date

CURRENT PHASE
CONCEPT SITE PLAN SUBMITTAL

ISSUE DATE 11/22/2013

KEY PLAN

SHEET TITLE
CONCEPT PERSPECTIVES

SHEET NUMBER
A1

ARCHITECT'S PROJECT NUMBER

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Alta Gateway

SALT LAKE CITY



**NORTH EAST ELEVATION
(500 WEST)**

2
A 2
3/32" = 1'-0"

MATERIALS	
1	CEMENT BOARD WITH 1/2" REVEALS, PAINTED
2	HORIZONTAL METAL SIDING, PAINTED
3	BREAK METAL ACCENT BAND, PAINTED
4	VERTICAL METAL SIDING, PAINTED
5	KING BRICK STACKED BOND, BLONDE COLOR
6	KING BRICK STACKED BOND, CHOCOLATE BROWN COLOR
7	CEMENTITIOUS PANEL SIDING, PAINTED
8	CEMENTITIOUS PANEL SIDING, PAINTED ACCENT COLOR

ARCHITECTURAL KEYNOTES	
10	METAL BALCONY GUARDRAIL TO 42" A.F.F., PAINTED
11	JULIETTE METAL BALCONY RAILING TO 42" A.F.F., PAINTED
12	STOREFRONT GLAZING SYSTEM, CLEAR ANODIZED
13	STEEL CANOPY, PAINTED
14	SHADE TRELLIS
15	GATED GARAGE ENTRY
16	COVERED FUTURE TENANT PARKING AT GRADE
17	SCREENED LOADING AND TRASH AREA
18	ROOFTOP DECK



**SOUTH EAST ELEVATION
(500 WEST)**

1
A 2
3/32" = 1'-0"

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No.	Description	Date

CURRENT PHASE
**CONCEPT SITE PLAN
SUBMITTAL**

ISSUE DATE
11/22/2013

KEY PLAN

SHEET TITLE
CONCEPT ELEVATIONS

SHEET NUMBER
A 2

ARCHITECT'S PROJECT NUMBER

Alta Gateway

SALT LAKE CITY



2 SOUTH ELEVATION
 A 3 3/32" = 1'-0"

MATERIALS	
1	CEMENT BOARD WITH 1/2" REVEALS, PAINTED
2	HORIZONTAL METAL SIDING, PAINTED
3	BREAK METAL ACCENT BAND, PAINTED
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18	ROOFTOP DECK



1 NORTH ELEVATION (100 SOUTH)
 A 3 3/32" = 1'-0"

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No.	Description	Date

CURRENT PHASE
CONCEPT SITE PLAN SUBMITTAL

ISSUE DATE
 11/22/2013

KEY PLAN

SHEET TITLE
CONCEPT ELEVATIONS

SHEET NUMBER
A 3

ARCHITECT'S PROJECT NUMBER

Alta Gateway

SALT LAKE CITY



2 SOUTH WEST ELEVATION
A 4 3/32" = 1'-0"

MATERIALS	
1	CEMENT BOARD WITH 1/2" REVEALS, PAINTED
2	HORIZONTAL METAL SIDING, PAINTED
3	BREAK METAL ACCENT BAND, PAINTED
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1 NORTH WEST ELEVATION
A 4 3/32" = 1'-0"

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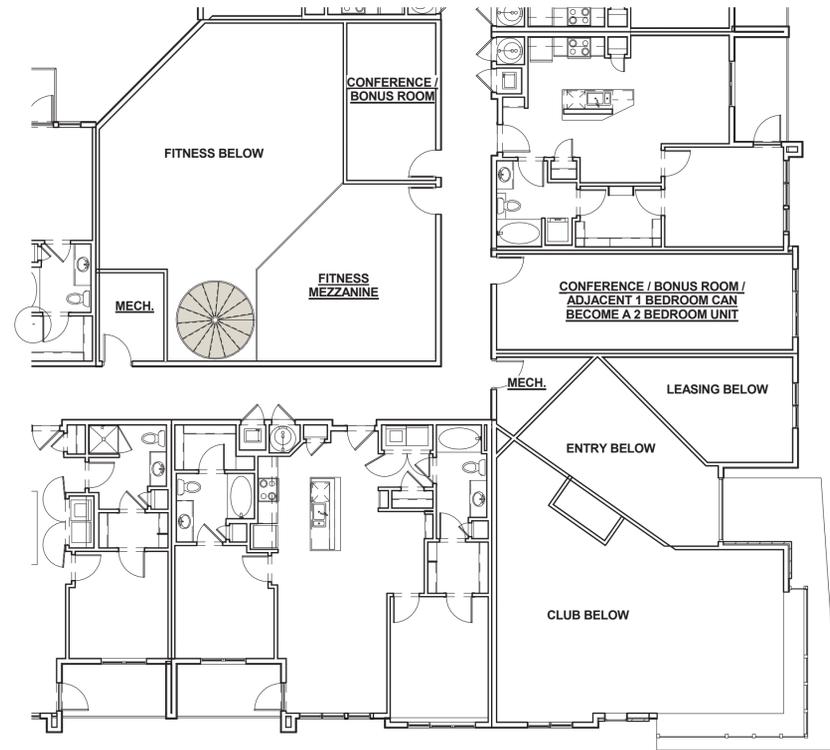
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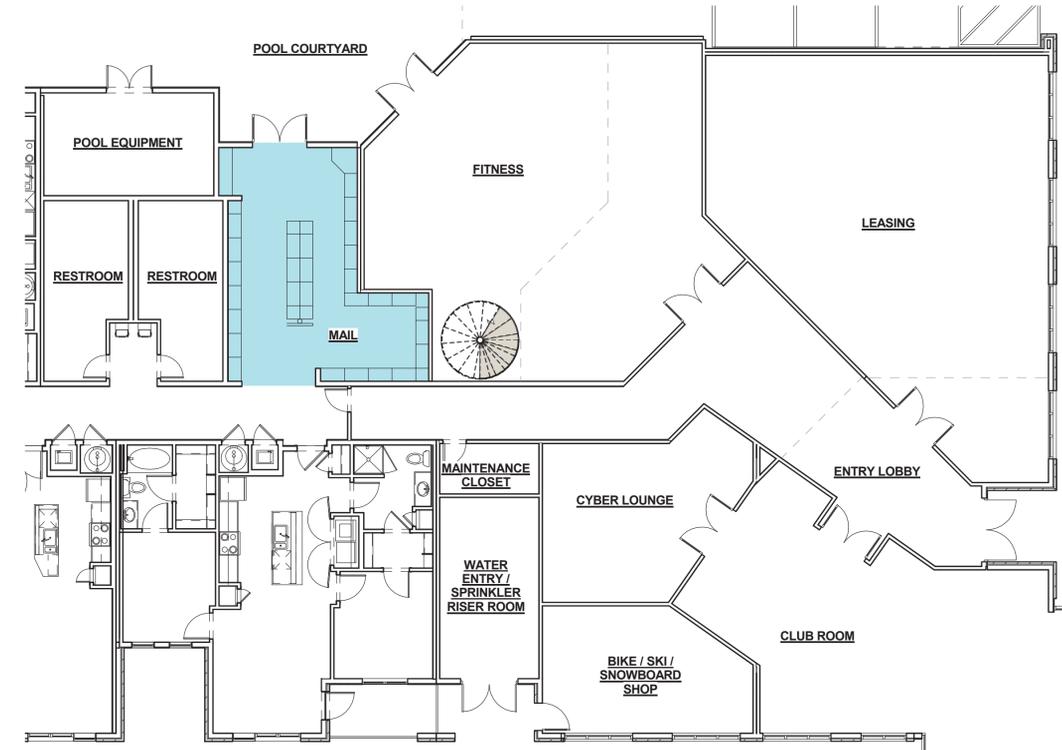
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CONCEPT ELEVATIONS

SHEET NUMBER
A 4

ARCHITECT'S PROJECT NUMBER



2 SECOND LEVEL CLUBHOUSE PLAN (1,105 SF)



1 FIRST LEVEL CLUBHOUSE PLAN (6,489 SF)

Attachment B
Photos of Site



View from intersection of 100 South 500 West



Warehouse will be demolished. Entry to pedestrian walkway



Warehouse to be demolished

Attachment C
Citizen Input

In addition to the matters below, one matter slipped our mind as we drafted the review:

Utility meters — unlike developments that have blind walls where rafts of utility meters can be installed out-of-sight, this development is (thankfully) devoid of any such wastelands. We encourage the City to lend whatever support might be appropriate to the developer as they attempt to minimize the presence of unsightly meters on the property.

* * *

Good morning, everyone.

This is a short note regarding the pending development at 500 West and 100 South.

The Board of the Downtown Community Council sat down with the developers and reviewed their plans carefully.

We're excited to see such a thoughtful plan being advanced in our neighborhood, and heartily endorse its moving forward, with a few caveats (see below).

A few highlights:

No ground-floor retail — while mixed-use is generally preferred, this area currently has an excess of ground-floor retail. Moving forward without it was a thoughtful choice on the part of the development team.

No stucco — we'd like to see a permanent ban on the material, but that's not likely; so we'll just celebrate small victories for suitable and enduring finishes.

Ground-floor permeability — the entire project is ringed at the ground-floor by windows, doors, and portes cochères

Mid-block pedestrian walkway — while we actively encourage the creation of mid-block pedestrian walkways, we are especially impressed by the developers' considerations in creating a walkway that will evolve as the development and the surrounding neighborhood evolves.

Ground-floor residences — having residents entering and exiting their apartments along the entire length of the property enlivens the street and encourages a broad host of positive, community-building interactions.

A few recommendations:

Burying utilities — the developer plans on burying utilities along their perimeter; the City should work diligently to leverage this rare opportunity to bury utilities along the entire block. Utilities are a hindrance to development, an eyesore, and anathema to growing a healthy urban forest.

This is a chance that won't likely come along again, soon, to invest in this block and the neighborhood.

Mid-block pedestrian walkway — we are excited to see the walkway in the plans and would encourage the City to compile a package of incentives for the developer who would then formalize their plans to incrementally open the walkway to the public. We all know that good intentions by developers often disappear when new management inevitably takes over; formalizing the plan laid out by the developer at our meeting is an important part of ensuring that the project lives up to its amazing potential over the long run.

We'd like to thank the developers and the City for including the community in the process.

We're available, as always, to answer any questions.

D Christian Harrison
President & Chair
Downtown Community Council

D Christian Harrison
President & Chair
Downtown Community Council

(801) 550-9672

Be Here. Be Heard...
Third Wednesday of Every Month

Attachment D
Department Comments

ZONING REVIEW COMMENTS

File Number: PLNSUB2013-00824
Project Name: Alta Gateway Apartments
Project Address: 108 South 500 West

Date: October 10, 2013
Zoning District: GMU
Overlay District: N/A

Planner: Ray Milliner
Alan R. Michelsen

Reviewer:

ZONING COMMENTS

- 1) Unable to determine which parcels are involved in this project, or if this project complies with the dimensional development standards of Title 21A. No survey has been provided, no dimensions are provided on the site plans and the site plans provided are not printed to scale. Plans submitted for a building permit must comply with all development dimensional standards of Title 21A, or a fully dimensioned site plan and survey may be submitted for review and consideration during the planned development review phase.
- 2) An address certificate for the new structure must be obtained from the SLC Engineering Division and submitted with the building permit application.
- 3) A separate demolition permit will be required for each of the existing structures being demolished.
- 4) If the structure located at 510 West 200 South is involved in this phase, Historic Landmark Commission approval is required for demolition of the historic structure.
- 5) Ground mounted utility boxes need to comply with 21A.40.160.
- 6) Construction drawings will need to provide calculations documenting compliance with minimum 1st floor glass requirements as per section 21A.31.010.P.3 unless an alternative percentage is stipulated by the planning commission.
- 7) The loading dock off 500 South does not comply with 21A.31.010.G.
- 8) The surface parking for prospective tenants located in the corner block area of 100 South does not meet the landscape and setback provisions of 21A.31.010.H.1, 21A.31.010.H.7, 21A.31.020.G and Table 21A.44.050.

9) Parking calculations (required and provided) for each principle use shall be documented on the permit set of plans and include required and provided bicycle and ADA stalls.

10) Landscaping is required as per 21A.48.

11) Walls and fencing shall comply with the provisions Of 21A.40.120.

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Work Flow History Report
108 S 500 W
PLNSUB2013-00824

Date	Task/Inspection	Status/Result	Action By	Comments
10/3/2013	Staff Assignment	Assigned	Norris, Nick	Assigned to Ray Milliner
10/8/2013	Staff Assignment	Routed	Milliner, James	
10/8/2013	Transporation Review	Complete	Walsh, Barry	Our Standard design review comment for on site development (parking calculations with ADA and Bike stalls, parking structure grid column spacing, parking layout, ramp grades and transitions, height clearance, etc.) were discussed at the 2/20/2013 and the 4/24/2013 DRT review meetings. In reviewing the concept drawing the Parking structure driveway is open to right and left turn exiting. The service drive is restricted to SB right in out only. 100 South needs full roadway design to evaluate: the east bound right turn lane, and the proposed on street parking and driveway access along with
				all parcels impacted with remaining parcels documented for legal compliance status for use, access, parking etc. for each parcel. Provide proposed Mid-block corridor info ? alignment with Trax mid block access.
10/9/2013	Fire Code Review	Complete	Itchon, Edward	

10/10/2013	Zoning Review	In Progress	Michelsen, Alan	
10/11/2013	Zoning Review	Complete	Michelsen, Alan	See zoning comments in ACCELA documents folder.
10/14/2013	Engineering Review	Complete	Weiler, Scott	<p>SLC Engineering has the following preliminary comments:</p> <ol style="list-style-type: none"> 1. If any existing lot lines are to be removed or relocated, or if any new lot lines are to be created, a plat amendment is required. A plat should be submitted as soon as possible, if this is the case. 2. Per City Code 20.08.300 D., any planned development project is a subdivision. Since this project involves public improvements, both in the public way and on private property, the developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a 5% fee (2% for the amount over \$100,000) based on the estimated cost of the public improvements, not including utilities. A copy of the agreement is available in my office and can be emailed to the applicant, upon request. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project. This agreement must be executed after obtaining approval of the civil improvement plans (see 5. below) and, if possible, prior to obtaining a building permit. 3. The Landscape Architect should contact Julie Fratto (Urban Forester) at 801-972-7818 to review the proposed species of trees in the public park strips of 500 West and 100 South. 4. The proposed cut back parking stalls on the 100 South frontage of the project requires approval from SLC Transportation. 5. A complete set of civil improvement plans and public way landscape plans are required for the proposed streetscape of 500 West and 100 South, public utilities and for the proposed pedestrian walkway/fire lane. A standard SLC Subdivision cover sheet is required at the front of the plans. The following approval signatures are required on the cover sheet: SLC Transportation SLC Fire Department SLC Public Utility Department (sewer, water & drainage

				<p>improvements) SLC Engineering Division (streetscape design) SLC Planning Department (streetscape design)</p> <p>When the improvement plans have been finalized, a paper set must be submitted by the developer to each of these SLC divisions for signature approval.</p> <p>6. A certified address is required prior to applying for a building permit.</p> <p>cc: Joel Harrison Peggy Garcia Barry Walsh Ted Itchon Vault</p>
10/31/2013	Community Council Review	Complete	Milliner, James	

