



MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission

From: Daniel Echeverria, Senior Planner
801-535-7165 or daniel.echeverria@slcgov.com

Date: November 22, 2017

Re: Planning Commission approval of the additional materials for a Planned Development/Conditional Building and Site Design Review proposal at 2290 S 1300 East (PLNSUB2017-00298/PLNPCM2017-00300)

BACKGROUND:

On June 28, 2017 the Planning Commission held a public hearing and reviewed the development proposal located at 2290 S 1300 East for Planned Development and Conditional Building and Site Design Review approval. After reviewing and discussing the proposal, the Planning Commission passed a motion to approve the development with a few specific conditions related to wayfinding signage, the art gallery operations, and the north façade of the University medical office building. The Commission requested that the applicant come back to the Commission for final approval with the additional materials to address these conditions of approval.

The conditions included the following:

1. Additional pedestrian signage and wayfinding signage be included throughout the project to integrate it with the community and facilitate pedestrian connectivity with the rest of Sugar House.
2. A management/programming plan be developed to maintain the gallery space as active space, including hours of operation and what the plan is to keep it active.
3. That the north side of the medical building be modified to make it more integrated for pedestrian use, including adding additional signage to the entry way, and that the interior be developed to make it more inviting on that side.

DISCUSSION:

The applicant has submitted revised plans that include a wayfinding sign package, a plan for the operations of the art gallery space, and an updated rendering of the north façade of the University Medical Office Building along Stringham Avenue. These plans are attached at the [end of this memo](#).

North Side of Medical Office Building

At the Planning Commission meeting the Commission generally expressed concerns that the north side of the University Medical Office Building that faces Stringham Avenue was not inviting and was not engaging pedestrians. The Commission provided guidance regarding modifications

that should be made to that side, including noting that there should be signage directing pedestrians into the building for some of the non-medical clinic uses on the first level of the building, such as the pharmacy and deli. The Commission also mentioned that the entrance should be enhanced so that pedestrians can see there is an entrance on that side of the building.

To address those concerns, the updated rendering shows the north entryway projecting out approximately two feet from the main plane of the building façade to emphasize the entryway area and signage is included around the entrance to direct pedestrians inside to uses in the building's atrium. The entryway also includes a canopy that extends out over the sidewalk that would indicate an entrance to pedestrians walking east or west along the street. The signs include a flat sign at the pedestrian level identifying the University medical center, a sign along the entry canopy for the pharmacy, and a projecting blade sign for the deli.

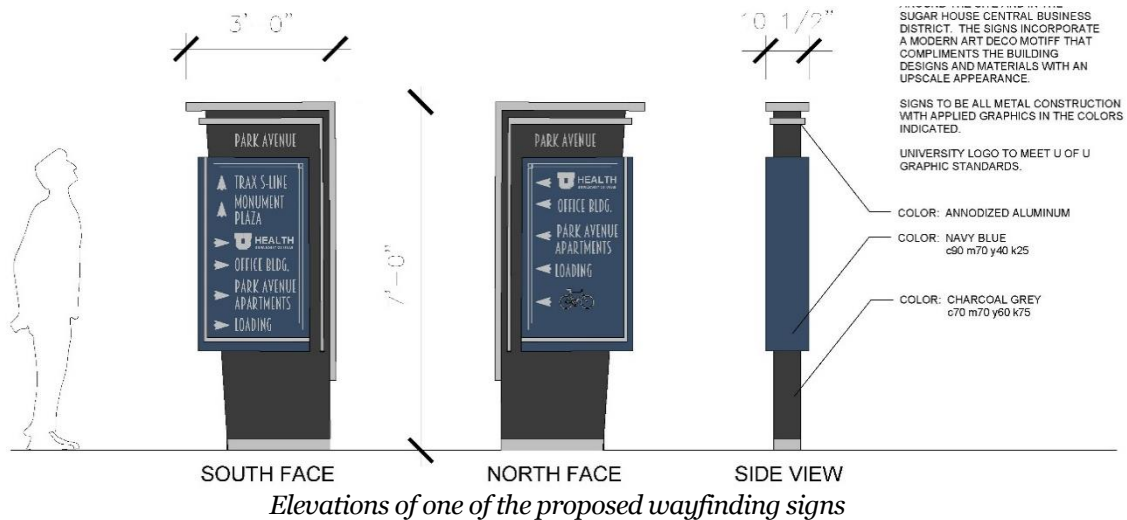
The doorway at this entry opens to a hallway that directly connects to the main atrium in the center of the building where the pharmacy and deli are located. The hallways along the first floor will be visible from the sidewalk and will be used by patients and staff to access patient exam rooms, providing activity visible by pedestrians. The full size rendering is located in [Attachment A](#).



Rendering of the north façade of the University Medical Office Building as viewed from Stringham Avenue.

Wayfinding Signs

The applicant has also provided a wayfinding sign package that includes six different wayfinding signs. All of the signs have a consistent art deco theme that compliments the design of the mixed use apartment building in the development. The signs include directions to buildings within the development and points of interest in Sugar House, such as Sugar House Park, Monument Plaza, and the S-line station. The signs are placed at a variety of points throughout the development where pedestrian pathways or sidewalks cross and also near entry points to the development. The full wayfinding package is located in [Attachment B](#).



Art Gallery Programming

The applicant has provided an operations/programming plan for the art gallery space that details the hours of operation and how the space will be kept active. The developer is partnering with the Utah Museum of Contemporary Art (UMOCA) to program the space. UMOCA will fill the gallery with artwork of various types and program the space with shows that highlight artists in the community. UMOCA will also provide artwork for the adjacent window boxes and intends to provide artwork for a large windowed stairwell in the same structure that faces Stringham Ave. The full details of the programming are located in [Attachment C](#).



A rendering of the gallery space as viewed from Stringham Avenue

NEXT STEPS:

If the Planning Commission approves the additional details the applicant will need to submit the additional plans to the permits office and will then be able to obtain building permits for their proposed buildings. The plans will need to include the proposed elements shown in the attached materials. Planning staff will also review the submitted building plans to ensure that they reflect the project as approved by the Planning Commission. Any significant changes to the project would need to be approved by the Planning Commission.

ATTACHMENTS:

The attachments to this memo include the following documents:

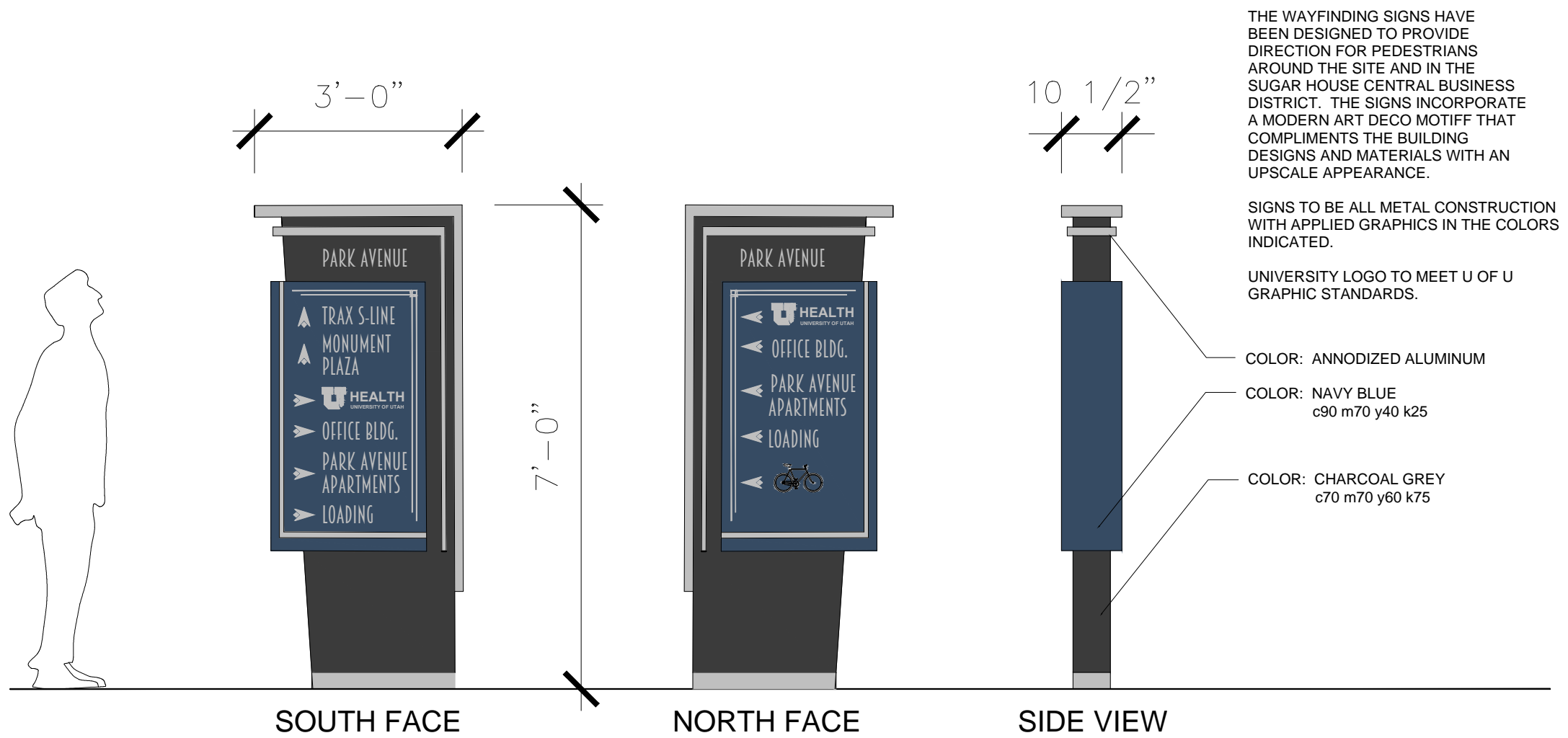
- [A. North Façade Rendering of University Medical Office Building](#)**
- [B. Wayfinding Signage Plan](#)**

- C. [Operations Plan for Art Gallery](#)
- D. [Record of Decision from June 28, 2017 Planning Commission Meeting](#)
- E. **Staff Report from June 28, 2017 Planning Commission Meeting**
(Due to file size, please see separate PDF for attachment E.)

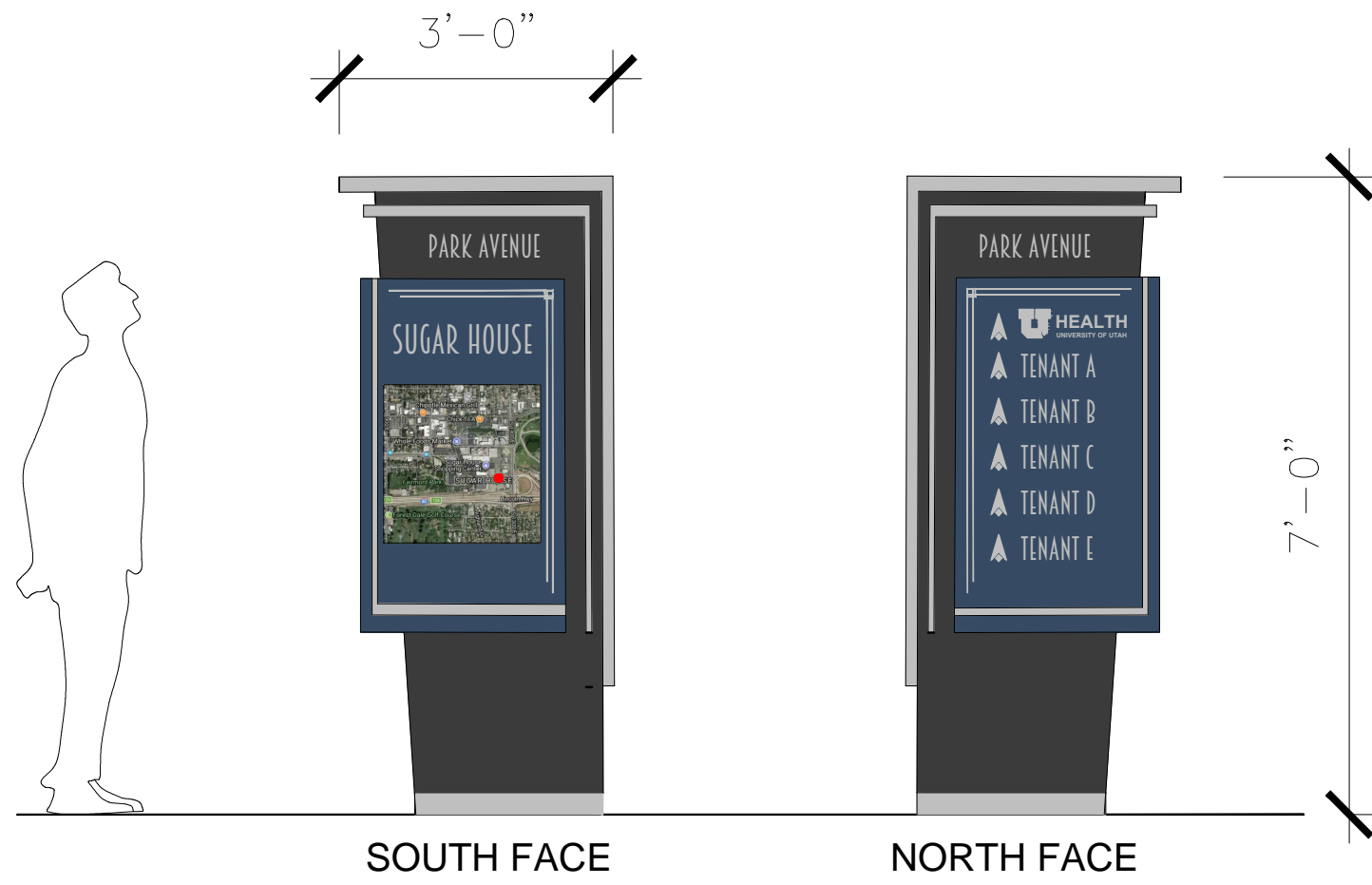
**A. NORTH FAÇADE RENDERING OF UNIVERSITY MEDICAL
OFFICE BUILDING**



B. WAYFINDING SIGNAGE PLAN



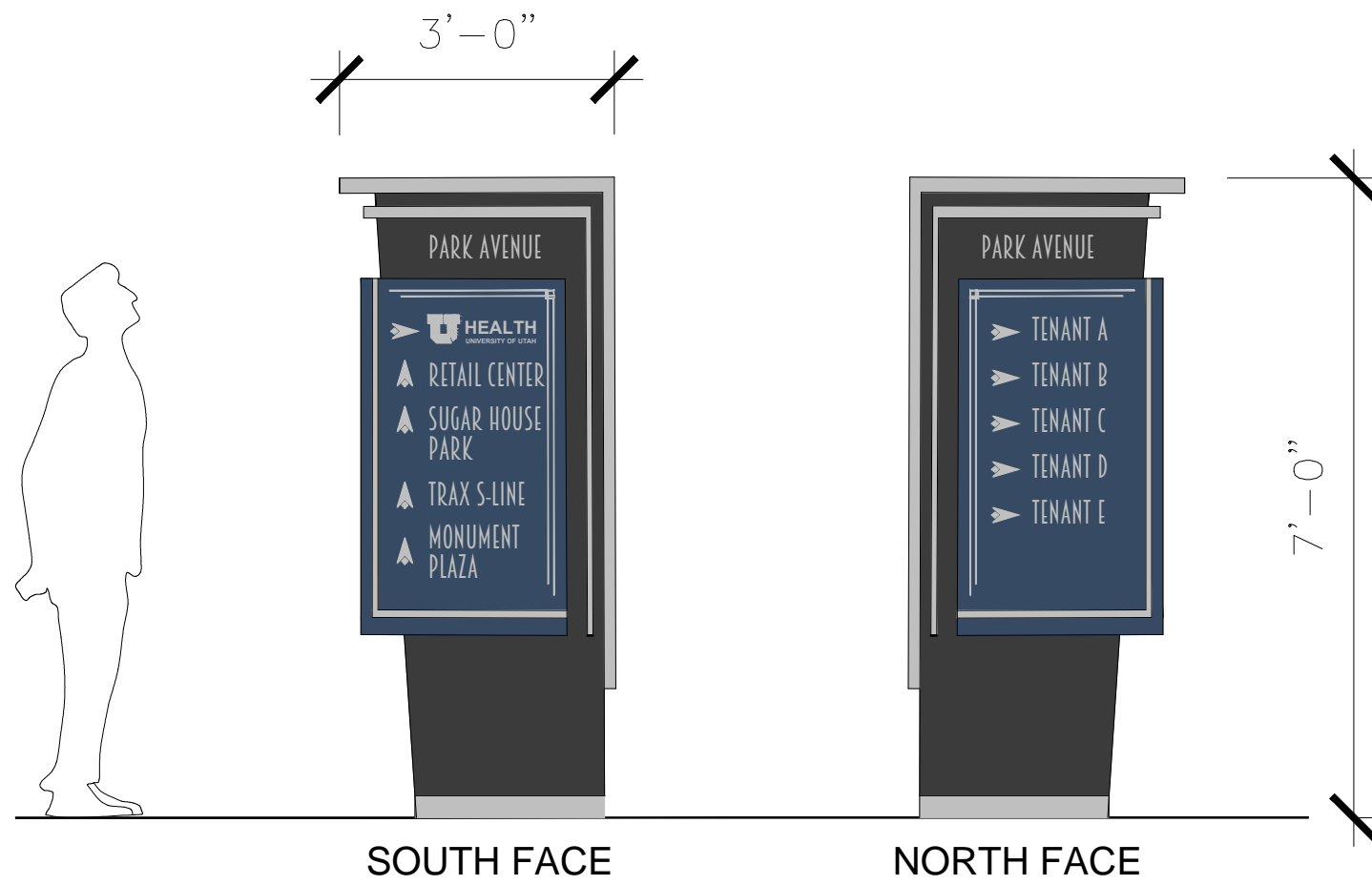
A.1



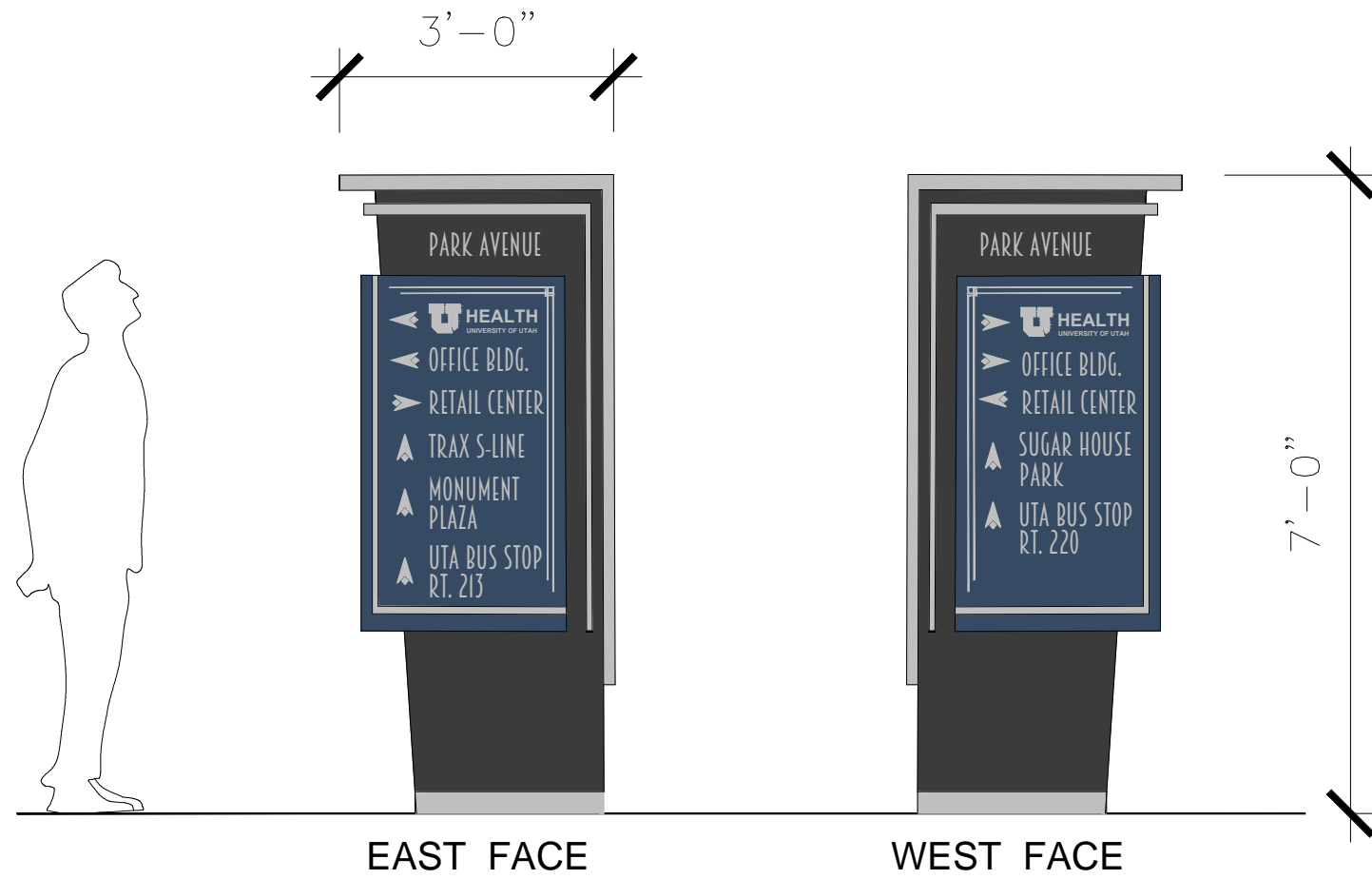
SOUTH FACE

NORTH FACE

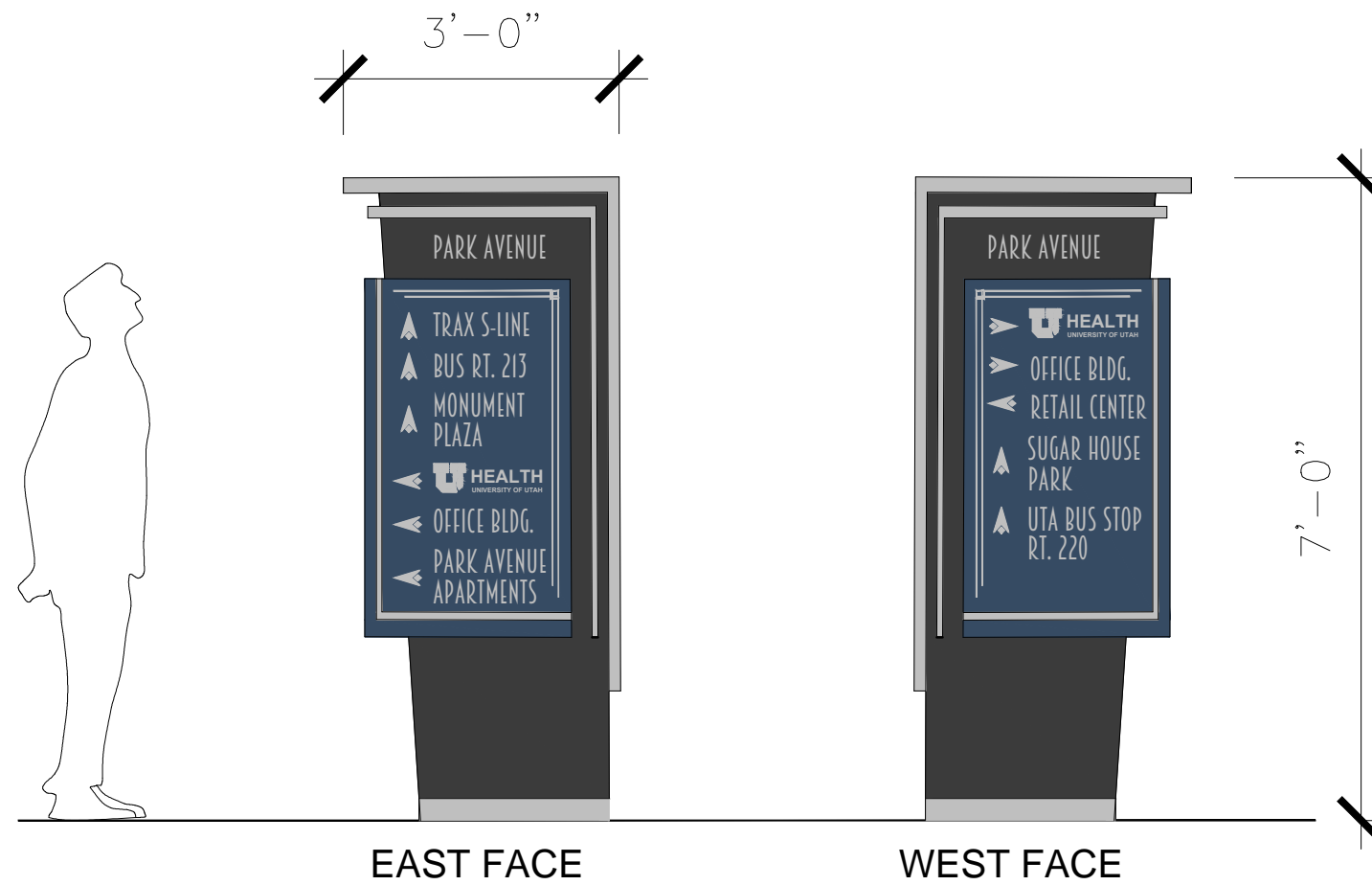
A.2



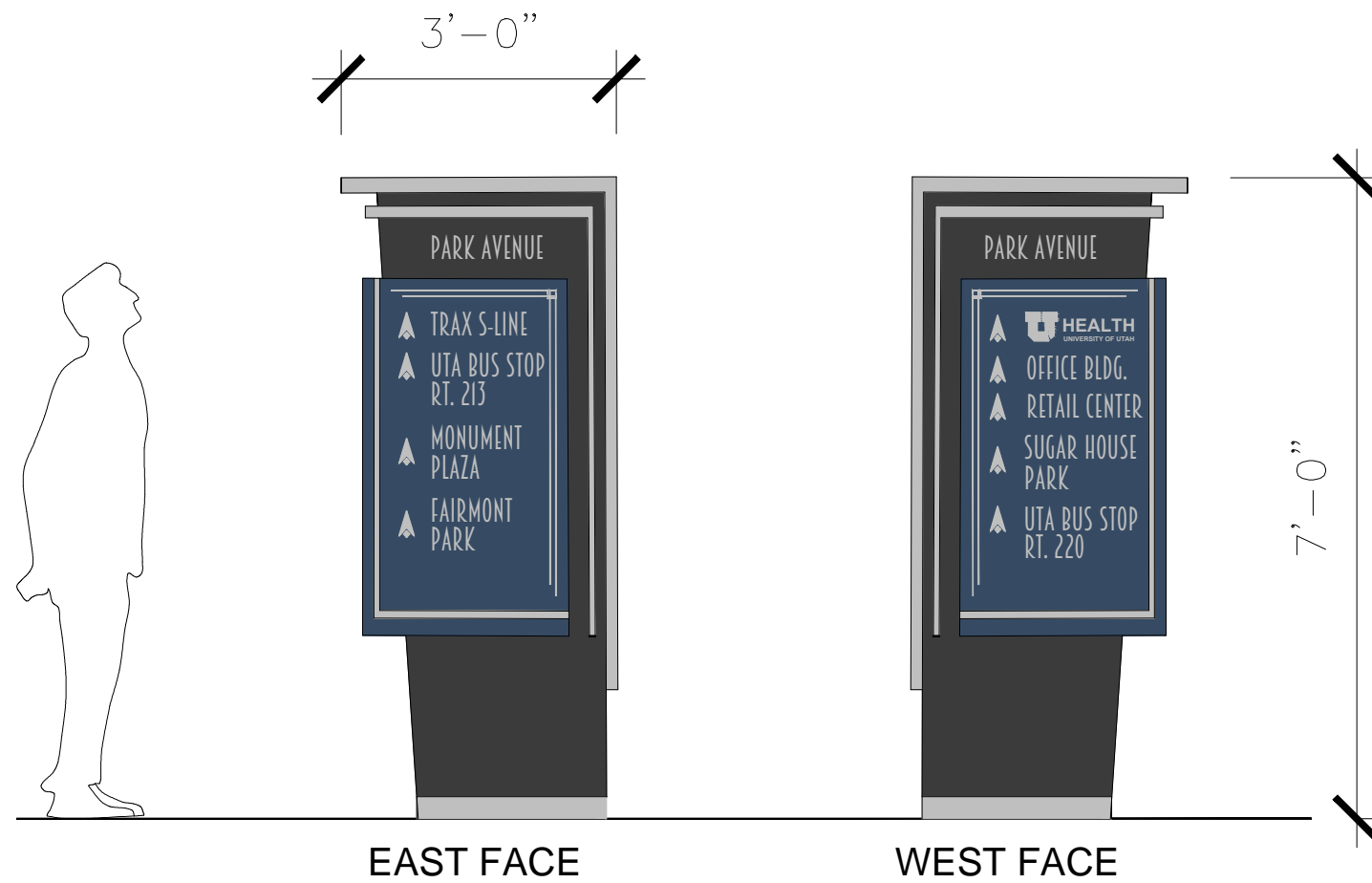
A.3



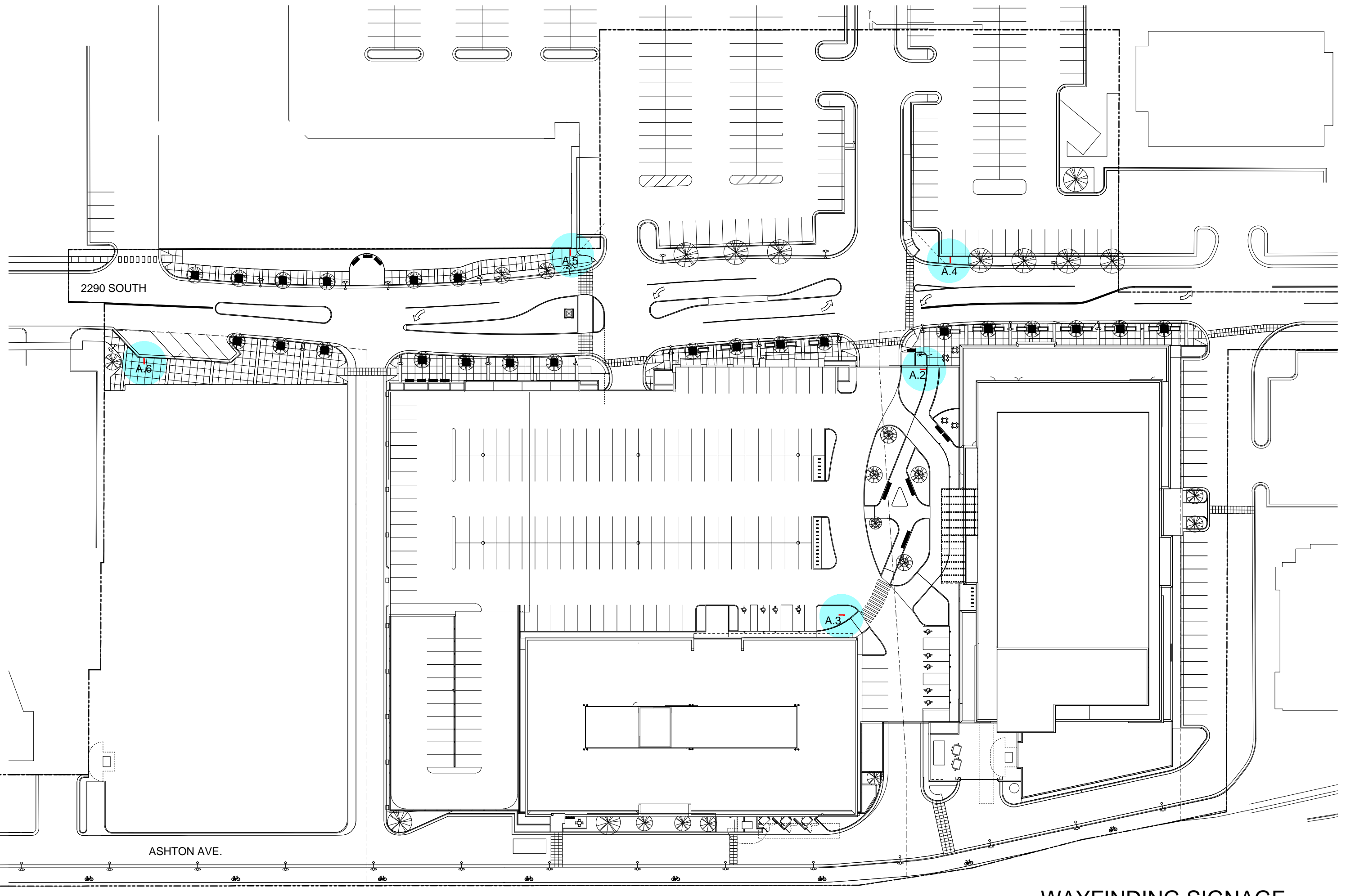
A.4



A.5



A.6



WAYFINDING SIGNAGE

C. OPERATIONS PLAN FOR ART GALLERY

Hello!
SUGAR HOUSE

GALLERY PROGRAMMING PLAN

UMOCA UTAH MUSEUM OF CONTEMPORARY ART

THE UTAH MUSEUM OF CONTEMPORARY ART (UMOCA) ADVANCES AND ELEVATES THE COMMUNITY OF CONTEMPORARY ARTS & CULTURE, ESTABLISHING UTAH AS A LEADING VOICE FOR THE SPIRIT OF INNOVATION, EXPERIMENTATION & DIALOGUE SURROUNDING THE ISSUES OF OUR TIME.

- FIVE - TIME RECIPIENT OF FUNDING FROM THE ANDY WARHOL FOUNDATION.
- TWO-TIME RECIPIENT OF THE ART WORKS GRANT AWARDED BY THE NATIONAL ENDOWMENT FOR THE ARTS.



EIN # 87-0221537
AVERAGE ANNUAL BUDGET
OF APPROX. \$750,000

WESTPORT CAPITOL PARTNERS and the **UTAH MUSEUM OF CONTEMPORARY ART (UMOCA)** are developing a partnership to program the gallery and active window boxes of the new Sugar House redevelopment project.

The gallery space is currently named *UMOCA Sugar House*. While the gallery and active window spaces have been included in the development project to enhance pedestrian engagement and connections to the greater Sugar House area, we believe this partnership will further enhance the arts community that has been a cornerstone of this neighborhood.

UMOCA has been an award-winning aesthetic force and community leader since it was established in 1931. UMOCA's rich past has resulted in the creation of a cornerstone for contemporary culture in Utah, providing for artistic experimentation, community enrichment, and connection to the world as it occurs through our related experiences. The museum strives to be a place where all points of view, experiences, and ages feel welcome to explore the pressing issues of our time through socially relevant art exhibitions and educational programming.

For many years UMOCA has had a strong desire to get outside of their historic "brick and mortar" space downtown and have a more accessible and less intimidating location that is embedded in a community. This partnership with Westport Capitol Partners provides the perfect opportunity to engage with one of the area's most dynamic and diverse communities, Sugar House, and bring a visual arts anchor and community space to a vibrant neighborhood.

UMOCA SUGAR HOUSE

UMOCA SUGAR HOUSE WILL ENCOMPASS 700-900 SQUARE FEET OF GALLERY SPACE AND 50-65 SQUARE FEET OF WINDOW BOXES ALONG THE NEW STREET IN THE SUGAR HOUSE DEVELOPMENT.

GALLERY

Flooring, lighting, and walls to accommodate artists who work in digital as well as three dimensions. The gallery will have wireless access for community passerby and artistic installations to utilize. Additional amenities include two restrooms and a small utility kitchen that can be utilized for gallery openings and catering for private events.

WINDOW BOXES

There will be two active window boxes along the new street in the Sugar House development. Each of the window boxes has approximately five feet of display space. Outdoor benches along the new street will be provided to pedestrians to stop and consider the artwork and information inside each box. Wireless and lighting similar to the gallery space will be provided for the boxes.



GALLERY PROGRAMMING PLAN

UMOCA'S ARTIST-IN-RESIDENCE (A.I.R.) PROGRAM

UMOCA's Artist-In-Residence (A.I.R.) Program fosters the growth of local artists and increases the viability of the local artistic community by providing essential career building tools that enable artists to stay in Utah to pursue their careers, rather than leave Utah and exacerbate the drain on the creative sector.

The A.I.R. program engages local emerging artists working in contemporary art by donating studio space within the museum for an entire year. During their stay, artists are provided with vital career building skills, resources, and connections necessary for success. Residents are able to learn through interactions with museum staff, visiting established artists, curators, and art world professionals during intensive workshops and rigorous critiques. As a capstone for all they have learned, residents finish with a solo exhibition in UMOCA's A.I.R. Space gallery. This creates additional opportunities for our patrons to interact with and learn about contemporary art practices from the artists themselves. In addition, as a way to encourage the growth of individuals who work at the intersection of education and creating, UMOCA offers the Educator-In-Residence program, designed specifically for teaching artists. They use provided studio space to develop their artistic practice, as well as focus on community engagement through public art experience workshops and lectures around innovative art teaching. All of this is provided at no cost to participating artists.

Approximately nine shows will be programmed for the UMOCA Sugar House gallery space each year. UMOCA Sugar House will exhibit the final capstone project for the museum's Artist-in-Residence (A.I.R.) program. In addition, the museum will utilize its extensive outreach network to identify and program 2-3 shows that highlight up-and-coming artists in the community. These shows could include works from Highland High School, Westminster and the University of Utah.

The museum anticipates changing out the window boxes on a schedule similar to that of the gallery space. The two boxes will allow UMOCA not only enhance the planned gallery programs, but also provide another space in which to engage the community in exhibition opportunities.

A third space to activate along the new street is the stairway of the podium parking structure. The partnership is currently exploring ways to activate the staircase with lighting or other unique public artwork that can be affixed to the structure.

HOURS & INFO

	GALLERY	WINDOW BOXES	PODIUM PARKING STAIRWAY
HOURS OF OPERATION	STAFFED WED-SAT 4PM - 8PM VIEWABLE FROM WALKWAY 24/7 WITH LIGHTING	VIEWABLE FROM WALKWAY 24/7 WITH LIGHTING	VIEWABLE FROM WALKWAY 24/7 WITH LIGHTING
STAFFING	PAID UMOCA INTERNS AND/OR STAFF SECURITY ON PROPERTY PROVIDED BY WCP	SECURITY ON PROPERTY PROVIDED BY OWNER	SECURITY ON PROPERTY PROVIDED BY OWNER
ANNUAL EXHIBIT CONTENT	SIX ARTISTS IN RESIDENCE CAPSTONE EXHIBITS 2-3 COMMUNITY EXHIBITS	EXTENSIONS OF GALLERY EXHIBITS	
EXHIBIT PROMOTION	PROJECT WEBSITE UMOCA WEBSITE PARTICIPATING COMMUNITY ORGANIZATIONS COMMUNITY POSTERS	PROJECT WEBSITE UMOCA WEBSITE PARTICIPATING COMMUNITY ORGANIZATIONS	PROJECT WEBSITE UMOCA WEBSITE



**D. RECORD OF DECISION FROM JUNE 28, 2017 PLANNING
COMMISSION MEETING**



June 29, 2017

Mr. Dave Dixon
833 S 200 East
Salt Lake City, Utah 84106

RE: Record of Decision for Petition PLNSUB2017-00298 & PLNPCM2017-00300: Sugar House Development Planned Development and Conditional Building and Site Design Review at approximately 2290 S 1300 East

Mr. Dixon,

On June 28, 2017 the Salt Lake City Planning Commission granted a conditional approval of the Conditional Building and Site Design Review and Planned Development for your project located at approximately 2290 S 1300 East. The following conditions were applied to the request:

1. Final approval of signage, lighting, and landscaping shall be delegated to Planning staff to ensure compliance with the Conditional Building and Site Design Review and Planned Development regulations.
2. Approval is for the specific items discussed and identified in the staff report, on the site plan, floor plans, and building elevations. All other applicable zoning regulations still apply.
3. All ground level glass shall be non-reflective as required by the zoning ordinance and shall be clear and un-tinted as noted in the Sugar House Business District Design Guidelines.
4. Art shall be installed within the parking structure stair area as shown in the renderings. The windows looking into this space shall be non-reflective, clear, and un-tinted glass to allow for visibility of the art and potential pedestrian activity.
5. Cross access agreements with the adjacent property owners be obtained for the roadway connection to 1300 East.
6. Additional pedestrian signage and wayfinding signage be included throughout the project to integrate it with the community and facilitate pedestrian connectivity with the rest of Sugar House.
7. A management/programming plan be developed to maintain the gallery space as active space, including hours of operation and what the plan is to keep it active.
8. That the north side of the medical building be modified to make it more integrated for pedestrian use, including adding additional signage to the entry way, and that the interior be developed to make it more inviting on that side.
9. That the applicant return to the Commission for final approval of conditions 6, 7, and 8.

The Commission provided additional guidance concerning what they would like to see regarding condition 8, by noting that they would like to see a better entrance so that people (pedestrians) can see there is an entrance, signage that is inviting pedestrians into what they have access to in the building such as the deli and pharmacy, and other changes that create an active use along Stringham Ave.

The decision of the Planning Commission was based on the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information will be made available online here: <http://www.slcgov.com/planning/planning-2017-planning-commission>

The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning district where the proposal is located. The purpose of the applicable zoning district is as follows:

The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.

The purpose of the Conditional Building and Site Design review is stated in 21A.59.010:

The intent of building and site design review regulations is to provide for the flexible implementation of the specific design requirements set forth within individual zoning districts. The purpose statement of each zoning district provides the philosophical approach to defining that flexibility. This process is intended to supplement the review and administrative procedures which are carried out under this title or other city ordinances and regulations. The conditional building and site design review process is intended to help ensure that newly developed properties and redeveloped properties are designed to encourage pedestrian access, circulation and orientation while acknowledging the need for transit and automobile access.

The purpose of the Planned Development review is stated in 21A.55.010:

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. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.

The Planning Commission made several findings related to the proposal and standards of approval. These findings can be found in the staff report referenced above.

The Record of Decision is provided to you indicating the date action was taken to approve the request, the 10 day appeal period, and to what body an appeal can be made.

Approvals for Planned Developments **expire in 12 months** of the date of this Record of Decision unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services within that period or unless a longer time is requested and granted by the Planning Commission. Extension requests must be submitted prior to expiration of the approval. As the Conditional Building and Site Design Review was approved in conjunction with a Planned Development, the Planned Development's 12 month expiration period applies.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Administrative Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on **Monday, July 10, 2017**.

The decision of the Planning Commission is located on the Planning Division's website at: <http://www.slcdocs.com/Planning/Planning%20Commission/2017/628ROD.pdf>

If you have any questions, please contact me at (801) 535-7165 or daniel.echeverria@slcgov.com.

Sincerely,



Daniel Echeverria
Senior Planner

cc: File