



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

---

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner, 801-535-6107,  
[david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

Date: July 26, 2017

Re: Work Session for the Centro Civico Senior Housing Project at 145 S 600 W  
Planned Development and Conditional Building and Site Design Review  
PLNSUB2017-00370 & PLNPCM2017-00525

---

**ACTION REQUIRED:** Discuss the proposed development and identify any issues or concerns with the proposal as they relate to the applicable standards.

**RECOMMENDATION:** None – Discussion Only

**BACKGROUND/DISCUSSION:**

The developers of the proposed Centro Civico Senior Housing project to be located at 145 S 600 W have requested a work session with the Planning Commission so that they can be aware of any concerns that the Planning Commission may have and potentially address those concerns before the proposal is scheduled for a public hearing and decision. This work session is intended to obtain preliminary input from the Planning Commission on how the development proposal is or is not complying with the applicable development standards. This memo briefly outlines the development proposal, the associated standards of review, and potential issues with the proposal that Planning Staff has identified.

***Development Description***

Peter Corroon, representing the property owner Centro Civico Mexicano proposes to build the Centro Civico Senior Housing project at 145 South 600 West. The proposed 6-story, 61-unit apartment building would be located on a 0.38 acre (16,500 square foot) vacant parcel in the G-MU – Gateway-Mixed Use zoning district. The project would be the first phase of a larger mixed-use project to be built at this location. Proposed development plans and a narrative from the applicant describing the project are attached (see Attachment X).

***Planning Processes Required***

The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Conditional Building and Site Design Review (CBSDR) approval has been requested to address some design aspects of the proposed building. Specifically, CBSDR approval is required to address the following design aspects of the building including: 1) Choice of exterior materials to

include corrugated metal; 2) Maximum length of blank walls on the street-facing building elevation; and, 3) Public art requirements.

The proposed building in general meets the massing, scale and intent of the underlying zoning district. It is also in conformance with the vision and policies outlined in the adopted master plan and other city planning policies.

### ***Community and Planning Staff Input***

The developer submitted plans for review in late May. The Planning Division has been reviewing the plans for compliance with the applicable standards in the base Gateway and G-MU zoning district, Planned Development section and Downtown Master Plan. Through the internal review process, Planning Staff identified that the project would also be subject to review and approval through the Conditional Building and Site Design Review process based on some aspects of the proposed building. The applicant subsequently submitted the CBSDR application in early July for review by staff. Planning Staff has also been reviewing the proposal for compliance with the CBSDR standards.

Information about this application was sent to the Chairs of the Downtown Community Council and Downtown Alliance for their review and comments. Both recognized organizations expressed positive support for the proposed project but did not specifically request that the applicant present the project at one of their meetings. In addition, Staff has scheduled this project for a public Open House on July 20, 2017 to solicit public and comments. As of the date of this report, the Open House has not taken place. Any comments or issues raised by the public at the Open House will be forwarded to the Planning Commission in advance of the Work Session.

### ***Issues Identification***

Issues identified by Staff related to how the proposal meets the urban design elements, requirements and general provisions of the Gateway Districts and Gateway Mixed Use (G-MU) zoning district, and Planned Development and Conditional Building and Site Design Review standards are outlined below. The CBSDR chapter includes general standards to be applied to all applications for design review. This includes 21A.59.060.B which requires that the development be primarily oriented toward the street rather than an interior courtyard or parking lot. Staff believes that it would be most useful for the Planning Commission to focus on the applicable standards as they relate to the proposed development.

#### **Issue 1: Corrugated Metal Cladding Proposed on the Building Face**

The proposed building shows corrugated metal on all four building elevations, including the street facing 600 West elevation. Per the Gateway Districts chapter (21A.31.010.P.1.a.2), corrugated metal is allowed only through the Conditional Building and Site Design Review process. The CBSDR application has been submitted for consideration by the Planning Commission.

#### **Issue 2: Maximum Length of Blank Walls**

On the public street facing elevation of the building, there is a proposed blank wall section that measures approximately 25 feet long. Per the Gateway Districts chapter (21A.31.010.P.3.a.3) the maximum length of an uninterrupted wall on the first floor is fifteen feet (15'). This wall could be broken up with windows, doors, art or architectural detailing.

**Issue 3: Public Artwork Requirements**

Public art must be included in all buildings subject to the Conditional Building and Site Design Review process (Gateway Districts – 21A.31.010.P.5). The plan to incorporate public art shall be reviewed by the Salt Lake Art design board. The applicant has expressed a willingness to include public art but no design or proposal has yet been submitted.

**Issue 4: Mid-Block Walkways**

The Downtown Master Plan (2016) includes a section related to the Depot District which includes a map showing proposed mid-block walkways, a key strategy to creating walkable neighborhoods. The map shows a proposed mid-block walkway, approximately through the Centro Civico property. This proposal is geared toward only a portion of the Centro Civico property although the narrative indicates that this project would be the first phase of a larger mixed-use project at this location. Development of this project should consider and anticipate the requirement of developing a mid-block walkway through the larger site and not take place in a way that precludes the development of the mid-block walkway during a subsequent project phase.

**Issue 5: Front Entrance Orientation**

While there is entrance doorway into a portion of the building on 600 West, the street facing elevation, this is not a functional entrance. The doorway provides access to a room that is listed as a secondary lobby/waiting area, but does not provide access to the rest of the building. The main lobby entrance is located on the south side of the building, facing inward toward what will eventually be other phases of the project.

**Issue 6: Lack of Windows on the 600 West Building Elevation**

The proposed building design presents an elevation toward 600 West with few windows. While the main lobby entrance to the building is located on the south side of the building, the west elevation is the public street facing portion of the building that will be most visible on 600 West. On the 600 West elevation, there are very few windows on the upper floors. The applicant has indicated that this is a result of balancing the solar heat gain of the western windows with the impact on utility costs for low-income seniors. Glass has been incorporated at ground level. The standards largely address pedestrian interaction at the ground level of buildings. The proposal does appear to meet the 40% front minimum first floor glass for the street facing elevation of the building per 21A.31.010.P.3. The proposal shows the glass area as being 41%.

**ATTACHMENTS:**

- A. [Gateway Districts and the G-MU – Gateway Mixed Use District](#)
- B. [Planned Development Standards](#)
- C. [Conditional Building and Site Design Review Standards](#)
- D. [Building Plans, and Renderings](#)
- E. [Project Narratives](#)

# **Attachment A: Gateway Districts and G-MU Zoning District**

## **Chapter 21A.31 – Gateway Districts**

**P. Urban Design:** The urban design standards are intended to foster the creation of a rich urban environment that accommodates growth and is compatible with existing buildings and uses in the area. All general development and site plans shall be designed to complement the surrounding existing contiguous (historic) development. The following design standards will provide human scale through change, contrast, intricacy, color and materials where the lower levels of buildings face public streets and sidewalks. They will also spatially define the street space in order to concentrate pedestrian activity, create a clear urban character and promote visibility of commercial activities at the ground level. The standards will also encourage diversity through the use of building forms and materials, while respecting the patterns, styles and methods of construction traditionally used in the gateway area.

The following urban design standards will be reviewed as part of the site plan review process, with assistance from planning division staff as necessary:

### **1. Architectural Character and Materials:**

- a. A differentiated base (on a building over 45 feet high) will provide human scale through change, contrast, and intricacy in facade form, color and/or material where the lower levels of the building face the sidewalk(s) and street(s). Scaling elements such as insets and projections serve to break up flat or monotonous facades, and respond to older nearby buildings. Therefore, all buildings in the gateway districts are subject to the following standards:
  - (1) All buildings over forty five feet (45') in height shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged.
  - (2) All new buildings in the gateway district shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only through the conditional building and site design review process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.
  - (3) All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the exterior material requirement for new construction. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.
  - (4) Two-dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited. The fenestration of all new construction shall be three-dimensional (e.g., recessed windows, protruding cornice, etc.).
- b. The climate in Salt Lake City is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. By providing the pedestrian with a sidewalk that is enjoyable to use year round, a pedestrian oriented neighborhood is encouraged. Therefore, new construction in the gateway area is subject to the following standards:
  - (1) Arcades are permitted in the gateway district, but where an arcade extends over the public way, a revocable permit is required. Where an arcade is on private property facing the street, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level.

- (2) Awnings and/or marquees, with or without signage, are required over entry doors which are set back from the property line and may be allowed, under revocable permit, when an entry is at a property line.
- (3) Awnings, with or without signage, are permitted over ground level windows. Where awnings extend out over the public way, a revocable permit is required.

## **2. Windows and Building Fenestration:**

- a. Buildings whose exteriors are smooth, and do not provide any three-dimensional details or fenestration are not appropriate in the gateway district. Recessed windows will eliminate flat, sterile elevations. Highly reflective materials are distracting, and focus attention away from the positive qualities of the gateway district. Therefore, all buildings in the gateway districts are subject to the following standards:
  - (1) Buildings with completely smooth exterior surfaces shall not be permitted, all new construction shall have three-dimensional details on the exterior that includes cornices, windowsills, headers and similar features.
  - (2) All windows shall be recessed from the exterior wall a minimum of three inches (3"). Bay windows, projecting windows, and balcony doors are exempt from this requirement.
  - (3) The reflectivity of the glass used in the windows shall be limited to eighteen percent (18%) as defined by the ASTA standard.

## **3. Entrance and Visual Access:**

- a. The intent in the gateway district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest and/or amenities. The gateway environment will benefit with increased pedestrian activity; this activity will only occur if opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged. Therefore, all buildings in the gateway area are subject to the following standards:
  - (1) **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the gateway district shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:
    - (A) The requirement would negatively impact the historic character of the building, or
    - (B) The requirement would negatively impact the structural stability of the building.
    - (C) The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the planning commission.

- (2) **Facades:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.

- (3) **Maximum Length:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').
- (4) **Screening:** All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

#### **4. Building Lines and Front Area Requirements:**

- a. A continuity of building frontage adjacent and parallel to the street encourages a more active involvement between building uses and pedestrians. Leftover or ambiguous open space that has no apparent use or sense of place will not contribute positively to an active street life. Therefore, all buildings in the gateway district are subject to the following standard:
  - (1) The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.

#### **5. Public Amenities and Public Art:**

- a. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and public art encourage pedestrian activity and contribute to the pedestrian experience. A cohesive, unified lighting and amenity policy will help give the gateway district its own distinctive identity. Therefore, public amenities and public art are subject to the following standards:
  - (1) Sidewalks and street lamps installed in the public right of way shall be of the type specified in the sidewalk/street lighting policy document.
  - (2) Public art (which may include artists' work integrated into the design of the building and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public shall be included in all projects requiring conditional building and site design review approval for a site or design standard. The plan to incorporate public art shall be reviewed by the Salt Lake art design board.

**6. Conditional Building and Site Design Review Approval:** A modification to the urban design provisions of this section may be granted through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.

#### **Chapter 21A.31 .020: G-MU Gateway-Mixed Use District**

C. **Planned Development Review:** All new construction of principal buildings, uses, or additions that increase the floor area and/or parking requirement by twenty five percent (25%) in the G-MU gateway-mixed use district may be approved only as a planned development in conformance with the provisions of [chapter 21A.55](#) of this title.

## **Attachment B: Planned Development Standards**

### **21A.55 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 (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section;

**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.

**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.

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.

- 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;
- E. Preservation:** The proposed planned development shall preserve any historical, architectural, and environmental features of the property;
- F. Compliance with Other Applicable Regulations:** The proposed planned development shall comply with any other applicable code or ordinance requirement.

#### **21A.55.010: PURPOSE STATEMENT (FOR PLANNED DEVELOPMENTS)**

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. 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.



## **Attachment C: Conditional Building and Site Design Review 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:

- A. Development shall be primarily oriented to the street**, not an interior courtyard or parking lot.
- B. Primary access** shall be oriented to the pedestrian and mass transit.
- C. Building facades** shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
- D. Architectural detailing** shall be included on the ground floor to emphasize the pedestrian level of the building.
- E. Parking lots shall be appropriately screened and landscaped** to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.
- F. Parking and on site circulation** shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.
- G. Dumpsters and loading docks** shall be appropriately screened or located within the structure.
- H. Signage** shall emphasize the pedestrian/mass transit orientation.
- 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.
- J. Streetscape improvements** shall be provided as follows:
  - 1.** One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
  - 2.** Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
  - 3.** Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
  - 4.** Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
  - 5.** Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.
- K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:**

- 1.** The orientation and scale of the development shall conform to the following requirements:
  - a.** Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
  - b.** No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
- 2.** Public spaces shall be provided as follows:
  - a.** One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
  - b.** Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
    - (1)** Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
    - (2)** A mixture of areas that provide shade;
    - (3)** Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
    - (4)** Water features or public art; and/or
    - (5)** Outdoor eating areas.

**L.** Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

# Attachment D: Building Plans and Renderings





3-D rendering of the west building elevation seen from 600 West (southwest corner)



3-D rendering of the west building elevation seen from 600 West (northwest corner)





## **Attachment E: Project Narratives**



**PLANNED DEVELOPMENT  
INFORMATION SHEET  
CENTRO CIVICO MEXICANO**

**PROJECT DESCRIPTION**

Centro Civico Mexicano (CCM) proposes to build the Centro Civico Mexicano Senior Housing project, a 5-story, 61-unit apartment building on a 0.38 acre parcel located at 145 South 600 West in Salt Lake City. The parcel is currently vacant and is used for overflow parking.

The Centro Civico Senior Housing project will be part of a larger mixed-use project at this location. The overall project will include retail, classroom, cultural, athletic and civic spaces to replace an existing facility built many years ago.

Location / Property

The property is located on the western edge of downtown Salt Lake City within the Depot District. This area is designated a blighted area by the Redevelopment Agency (RDA) of Salt Lake City due to its industrial background and environmentally contaminated properties. The RDA has targeted this area to be redeveloped as a mixed-use neighborhood in its Depot District Redevelopment Project Area plan. The Centro Civico Senior Housing Project will be supportive of the redevelopment plan by creating an attractive affordable housing project on what is now an environmentally-contaminated vacant lot. Centro Civico is currently working with the Environmental Protection Agency (EPA) and the State of Utah's Division of Environmental Quality to remediate the property. Centro Civico will perform the remediation prior to the housing development. The EPA and the Wasatch Front Brownfields Coalition have awarded grants to Centro Civico for this remediation.

Centro Civico Mexicano Senior Housing is a transit-oriented project within a block of the Greektown TRAX station and within two blocks of the Salt Lake City Central Station which serves bus and rail passengers arriving in Salt Lake City. The project is also less than a quarter-mile from a linear park that runs along 500 West behind the Gateway shopping center.

Building

The five-story building will provide great views of downtown Salt Lake City and the surrounding mountains with terraces or balconies on many of the units. The project will be an energy-efficient building designed to meet Energy Star ratings and the Enterprise Green Communities Certification (EGCC). This will help keep utilities low for the senior residents.

The underground parking garage will include 23 parking stalls with direct access to the elevators and stairs, away from the natural elements.

The project will also have several amenities to serve the senior population, including a computer room, clubhouse with a kitchen, dining area, game area and life skills classes. For

active seniors, the project will have an exercise room, permanently installed bicycle rack and is within 1/3 mile to the Gateway mall and a public park.

### Team Members

Centro Civico Mexicano (CCM) is a Utah non-profit corporation with tax-exempt status from the Internal Revenue Code as a 501(c)3 charitable organization. Founded in 1939, CCM is the oldest nonprofit Hispanic organization in Utah. It is a nonpolitical, nonreligious, nondiscriminatory organization that serves the low-to-moderate income Hispanic and immigrant community in the Salt Lake Valley by providing educational, cultural, social and athletic activities as well as housing. The housing will be available to all people irrespective of national origin.

CCM was formed by proud immigrants from Mexico who migrated to the Salt Lake City area to work and raise their families. As more and more families began to move to Utah to work in the railroads and mining industries, a sense of community cohesiveness began to appear. They needed a place where their people could gather and celebrate their heritage, culture and traditions. As the community grew, CCM became the touchstone of Mexicans and other Hispanic people in Utah. CCM is a small non-profit with one paid staff and many volunteers. Its income is generated from contributions, in-kind donations and space rental from its facility which it owns debt-free.

CCM is teaming up with Peter Corroon of the Corroon Company to develop the project. Peter Corroon has previously built and renovated several multi-family projects including a LIHTC project in another redevelopment area of Salt Lake City through his for-profit company, Red Gate Properties, LLC and non-profit company which he founded, Green Street Partners. Peter Corroon set up his consulting company, Corroon Company, LLC, to assist non-profits who need help with development projects but do not have the expertise to complete them on their own.

The principal architect on the project will be Bernardo Flores of Flores Sahagun ARCFLO+. Mr. Flores is a native of Mexico and will incorporate elements of modern Mexican culture into the overall project.

Rimrock is the proposed general contractor. Rimrock has many years of experience as a general contractor and has built many multi-family tax credit projects.

Provident Energy is the energy-efficiency consultant for the project.

## 2. PLANNED DEVELOPMENT INFORMATION

The Centro Civico Mexicano project meets the Planned Development objectives as follows:

### A. Combination and Coordination of Architectural Features

The Centro Civico Mexicano Senior Housing incorporates a combination of architectural styles, building forms, and building materials. Inclusive of these combinations is a relationship between Phase II of the development which will create a cohesive integration of this building with the future plaza and associated buildings.

### B. Site Preservation

The Centro Civico Mexicano development takes a responsible approach by participating in a volunteer soil remediation effort. By electing to remove the contaminated soils instead of capping the soils, CCM positions the project and surrounding neighborhood for long term viability.

### C. Building Preservation: Not Applicable

### D. Design, Landscape or Architectural Features

The Centro Civico Mexicano development incorporate a variety of design features such as the use of a variety of materials such as architectural concrete, sandstone, metal rain-screen cladding, stucco and glass.

### E. Special Development Amenities

A covered out -door mezzanine has been incorporated on the podium level to provide outdoor access to the residences who will live at CCM. This creates an interesting visual connection from pedestrians at street level to those residents on the outdoor mezzanine located at the South -West corner of the building.

### F. Property Blight Removal

This project meets the objective of elimination of blight through redevelopment.

According to a Phase I Environmental Site Assessment performed by Terracon, "Suspect historical uses were identified on the site and on most of the adjoining properties."

Supplemental Phase II Environmental Site Assessments conducted by Terracon, and another on behalf of the EPA, indicated Polynucleic Aromatic Hydrocarbons (PAHs) were detected in the soil and volatile organics were detected in soil gas samples.

Additional Asbestos-Containing Material, Lead-based paint and a mercury thermostat were discovered in CCM's current civic center.

CCM has contracted with Terracon to oversee the removal or encapsulation of the contaminants.

G. Affordable Housing:

This project meets the objective of including affordable housing with market rate housing.

Centro Civico Mexicano is building a 61-unit senior apartment building, 43 of the units will be for seniors whose incomes are at, or below, 50% of the Area Median Income. The remaining 18 units will be market rent units.

H. Green Building Techniques

The building also meets the objective of utilizing green building techniques in the development.

The building will be constructed to be energy efficient and water-wise. The project will be constructed using the Enterprise Green Communities Certification process and also meet or exceed Energy Star standards.

The contractor has agreed to use locally-manufactured concrete, aggregate and drywall as appropriate to help reduce the carbon emissions related to the transportation of building materials.

Each unit will be individually metered for both gas and electric. Automatic sensors will be used inside apartment units and common areas to turn-off lights when no one is in the space for an extended period.

*Insulation*

In order to well insulate the building and units, a white reflective membrane will be used on the roof. The windows and glass exterior doors will contain Low E Argon 0.30 U value glass. The slab between the garage and the above housing units will also contain three inches of insulation, giving it a R-19 rating.

### *Mechanical Systems*

Each apartment will be self-contained with its hot water tank with fan coil unit for heating/cooling. In addition, all the joints will be sealed with caulking to meet Energy Star criteria.

The building will be well vented with fresh air. All clothes dryers will exhaust directly to the outdoors using rigid-type duct. All combustion equipment will be power vented and Carbon Monoxide detectors will be installed outside sleeping areas.

### *Landscaping*

Because the site allows for high-density zoning, there will only be minimal landscaping. However, native, water-wise plants and trees will be used. A water-wise, drip irrigation system will be used for watering the plants and trees.

### *Appliances and Fixtures*

The project will contain low-flow showerheads, toilets and kitchen/bathroom faucets. The following is more specific information:

Energy Star appliances and exhaust fans will be used.

### *Lighting*

All LED lighting fixtures will be used inside and outside of the building. Sensors will be used to turn off the lights

### *Paint*

Low VOC sealants, paints and primers will be used.

### *Flooring/Surfaces*

Any carpet, pad and adhesive will not be installed in entryways, laundry rooms, bathrooms, kitchens, utility rooms or any rooms of ground-connected floors. Carpeting will meet Green Label certification. Tile will be used on hard surface areas.

All bathrooms and kitchens will use materials to prevent mold buildup.

### *Construction Waste*

The contractor will set up separate containers to collect up to 50% of the recycled, salvaged or diverted materials.

*Recycling:* The building will have separate recycling containers and storage for its tenants.

## CONDITIONAL BUILDING & SITE DESIGN REVIEW CENTRO CIVICO MEXICANO

### 1. PROJECT DESCRIPTION

Centro Civico Mexicano (CCM) proposes to build the Centro Civico Mexicano Senior Housing project, a 6-story, 61-unit apartment building on a 0.38 acre parcel located at 145 South 600 West in Salt Lake City. The building will be approximately 60,000 square feet with 23 underground parking stalls. The parcel is currently vacant and is used for overflow parking for CCM's civic center.

The Centro Civico Senior Housing project will be part of a larger mixed-use project at this location. The overall project will include retail, classroom, cultural, athletic and civic spaces to replace an existing facility built many years ago.

#### Location / Property

The property is located on the western edge of downtown Salt Lake City within the Depot District. This area is designated a blighted area by the Redevelopment Agency (RDA) of Salt Lake City due to its industrial background and environmentally contaminated properties. The RDA has targeted this area to be redeveloped as a mixed-use neighborhood in its Depot District Redevelopment Project Area plan. The Centro Civico Senior Housing Project will be supportive of the redevelopment plan by creating an attractive affordable housing project on what is now an environmentally-contaminated vacant lot. Centro Civico is currently working with the Environmental Protection Agency (EPA) and the State of Utah's Division of Environmental Quality to remediate the property. Centro Civico will perform the remediation prior to the housing development. The EPA and the Wasatch Front Brownfields Coalition have awarded grants to Centro Civico for this remediation.

Centro Civico Mexicano Senior Housing is a transit-oriented project within a block of the Greektown TRAX station and within two blocks of the Salt Lake City Central Station which serves bus and rail passengers arriving in Salt Lake City. The project is also less than a quarter-mile from a linear park that runs along 500 West behind the Gateway shopping center.

#### Building

The five-story building will provide great views of downtown Salt Lake City and the surrounding mountains with terraces or balconies on many of the units. The project will be an energy-efficient building designed to meet Energy Star ratings and the Enterprise Green Communities Certification (EGCC). This will help keep utilities low for the senior residents.

The underground parking garage will include 23 parking stalls with direct access to the elevators and stairs, away from the natural elements.

The project will also have several amenities to serve the senior population, including a computer room, clubhouse with a kitchen, dining area, game area and life skills classes. For active seniors, the project will have an exercise room, permanently installed bicycle rack and is within 1/3 mile to the Gateway mall and a public park.

#### Team Members

Centro Civico Mexicano (CCM) is a Utah non-profit corporation with tax-exempt status from the Internal Revenue Code as a 501(c)3 charitable organization. Founded in 1939, CCM is the oldest nonprofit Hispanic organization in Utah. It is a nonpolitical, nonreligious, nondiscriminatory organization that serves the low-to-moderate income Hispanic and immigrant community in the Salt Lake Valley by providing educational, cultural, social and athletic activities as well as housing. The housing will be available to all people irrespective of national origin.

CCM was formed by proud immigrants from Mexico who migrated to the Salt Lake City area to work and raise their families. As more and more families began to move to Utah to work in the railroads and mining industries, a sense of community cohesiveness began to appear. They needed a place where their people could gather and celebrate their heritage, culture and traditions. As the community grew, CCM became the touchstone of Mexicans and other Hispanic people in Utah. CCM is a small non-profit with one paid staff and many volunteers. Its income is generated from contributions, in-kind donations and space rental from its facility which it owns debt-free.

CCM is teaming up with Peter Corroon of the Corroon Company to develop the project. Peter Corroon has previously built and renovated several multi-family projects including a LIHTC project in another redevelopment area of Salt Lake City through his for-profit company, Red Gate Properties, LLC and non-profit company which he

founded, Green Street Partners. Peter Corroon set up his consulting company, Corroon Company, LLC, to assist non-profits who need help with development projects but do not have the expertise to complete them on their own.

The principal architect on the project will be Bernardo Flores of Flores Sahagun ARCFLO+. Mr. Flores is a native of Mexico and will incorporate elements of modern Mexican culture into the overall project.

Rimrock is the proposed general contractor. Rimrock has many years of experience as a general contractor and has built many multi-family tax credit projects.

Provident Energy is the energy-efficiency consultant for the project.

## **2. DESIGN REVIEW STANDARDS**

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

The property is 100 feet along 600 West and 165 feet deep with the primary façade on 600 West. The primary entrance is oriented to 600 West. This area includes office space, reception and waiting area, and is pedestrian and mass transit friendly.

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

The building has entrances on its west and south sides, as well as in the garage. The primary access is located on 600 West.

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

The ground level has significant glass which provides community interest and interaction with the building. The west glass has been strategically positioned in areas where building users will gather and have the possibility to interact with pedestrians and passersby on the ground level. A great deal of thought has been given to the energy-efficient design requirements of the building and the impact of solar heat gain on the utilities of the low-income senior residents. The western sun is the harshest obstacle to overcome in the balance between the operational expenses of the HVAC systems and the financial impact on the tenants.

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

On the pedestrian level, the design incorporates glass, architectural finished concrete, metal signage, architectural grade metal secured entrance, sandstone or porcelain tile cladding (based on budget restrictions), vegetation and lighting elements. There will also be a public art piece on the front façade.

- 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.*

Parking is located below the building structure. The entrance is a single entrance located on 600 West which limits the interaction with pedestrians and passersby. Parking lot lighting is below the building so it will not interfere with adjacent neighborhoods.

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

Parking on-site is achieved with a single entrance located on 600 West which limits the interaction with pedestrians and passersby.

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

The dumpster is located within the parking structure. There are no loading docks.

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

Building signage is designed to be located at the pedestrian level of the primary entrance.

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.*

The lighting is designed to meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake City Lighting Master Plan dated May 2006.

J. *Streetscape improvements shall be provided as follows:*

1. *One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.*

There are existing trees in the public strip which will remain.

2. *Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.*

The landscaping materials will be selected to assure 80% ground coverage occurs within three 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.*

The building is a senior residence with limited public space. Any public space will use the permitted materials.

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.*

There are no exterior storage areas.

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.*

The property is located on a brownfields site which requires that the soils be capped from exposure. As a result, there will be limited landscaping. The project will contain three-dimensional trellis structures adjacent to the building which will facilitate the growth of climbing and flowering plants.

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

1. *The orientation and scale of the development shall conform to the following requirements:*  
a. *Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions*



on surfaces, windows, trees, and small-scale *tying*

The property is located on a brownfields site which requires that the soils be capped from exposure. As a result, there will be limited landscaping. The project will contain three-dimensional trellis structures adjacent to the building which will facilitate the growth of climbing and flowering plants.

- b. *No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').*

The building will not exceed the 300 feet standard.

2. *Public spaces shall be provided as follows:*

- a. *One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.*
- b. *Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:*
  - 1) *Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");*
  - 2) *A mixture of areas that provide shade;*
  - 3) *Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;*
  - 4) *Water features or public art; and/or*
  - 5) *Outdoor eating areas.*

The subject project is a non-public, private senior residence. While not provided to the extent of the quantities required for public facilities, the design has provisions for outdoor eating areas, mixtures of areas which provide shade, areas for sitting spaces, trees and public art. These components are incorporated for the use of residents and their guests.

- L. *Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.*

The project is located within the Gateway Mixed-Use zoning district. The Gateway District seeks the following standards:

1) *Mid-Block Walkways:*

The property has been designed to allow for a mid-block walkway between the subject building and the neighboring Centro Civico Mexicano civic center. This would connect to the neighboring Wood Development project to the east.

2) *Restrictions on Parking Lots and Structures*

The project contains below grade parking that will be screened from visibility from the street.

3) *Impact Controls: Refuse and Lighting*

The dumpster is located outside of public view within the parking structure. On-site lighting is designed in a manner to prevent glare on adjacent properties.

M. *Urban Design Features*

1. *Architectural Character and Materials*

The building has been designed to incorporate modest durable materials including architectural concrete,

stone/masonry veneer, solid and perforated roll formed metal cladding and stucco. The use of these materials are submitted for your consideration.

2. *Entrance and Visual Access*

The building design provides pedestrian entrance and visual access on 600 West.

3. *Building Lines and Front Area Requirements*

The building design incorporates a parallel orientation to the sidewalk, as well as recessed storefront glass facades.

4. *Public Amenities and Art*

The front façade of the building will contain a mosaic tile piece.

**3. HEIGHT STANDARDS**

- 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.*

The building design has been prepared to receive a massive array of solar panels which may be positioned on the roof at the appropriate time.

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

Based on the architectural style of the building, a cornice is not appropriate.

- 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.*

Exterior lighting will be provided to highlight the architectural detailing of the entire building but will not exceed the maximum lighting standards.

**4. REQUESTED MODIFICATIONS TO STANDARDS**

A. *Metal Cladding*

Metal cladding is proposed on the facades of the building. This is a moderately-priced architectural cladding that provides a modern look to the building. More expensive stone options would not be economically feasible for the project.

B. *Public Open Space Requirements*

Since the proposed project is a private residential building, the public open space requirements arguably do not apply. However, there are many amenities to building including an exercise room, club-house with kitchen, game area, and computer room. The design also provides for outdoor eating areas, mixtures of areas which provide shade, areas for sitting spaces, trees and public art. These components are incorporated for the use of residents and their guests.