



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Molly Robinson, 801-535-7261
Doug Dansie, 801-535-6182

Date: December 7, 2017

Re: Block 67 Zoning Map Amendment (PLNPCM2017-00420)

PROPERTY ADDRESS: Portion of 230 W 200 S (Block 67)
PARCEL ID: 15-01-207-026
MASTER PLAN: Downtown Master Plan (2016)
ZONING DISTRICT: D-4 (Downtown Secondary Central Business District)

REQUEST: The applicant is requesting a zoning map amendment from D-4 Secondary Central Business District to D-1 Central Business District to allow for increased height for development of a new office, apartment and hotel complex as part of a larger development recently approved by the Planning Commission. The City Council has the final decision making authority for the Zoning Amendment.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council a text amendment to expand the D-4 height overlay to include the northwest corner of 200 West and 200 South. This recommendation is an alternative to the applicant's request for a zoning map amendment from D-4 to D-1.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Map and Zoning Change Exhibit](#)
- C. [Photographs of the Site](#)
- D. [Additional Applicant Information \(Massing Study\)](#)
- E. [Existing Conditions](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Dept. Comments](#)

PROJECT DESCRIPTION:

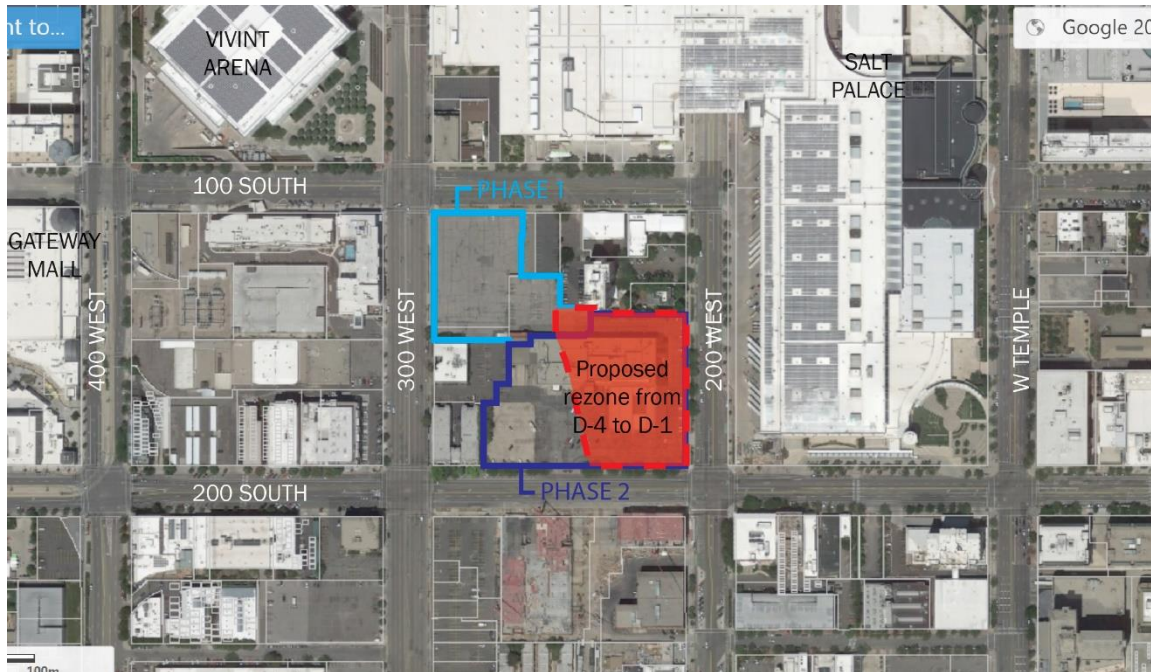


PROPOSED: Buildings on northwest corner of the block nearest the Arena were approved by the Planning Commission on November 8, 2017. The area for which a zoning change is requested is located on the southeast portion of the block nearest the Salt Palace.

The Richie Group (“Applicant”) is seeking to develop 6.45 acres in downtown for a mixed-use project that includes apartments in multiple buildings, two hotels, and an office tower (Attachment A; Vicinity Map). The first phase includes a 230-unit apartment building in 10 stories, a 271-key hotel in 11 stories with rooftop restaurant, and a 424-stall below-grade commercial parking structure. Future phases include a second hotel with 401 keys, 473-unit residential tower, 166-unit residential building, and a 416,000-square foot (leasable) office tower. It is for the latter phase that the applicant seeks a zoning amendment. The site is located southeast of the Vivint SmartHome Arena and southwest of the Salt Palace on the block bounded by 100 S, 200 W, 200 S, and 300 W, known as Block 67. The southeast portion of the block is occupied by the Royal Wood Plaza (US Post Office) today. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District. A new mid-block street is proposed from 300 W between the two phase 1 buildings to 200 S and is the organizing framework of the site design.

The applicant was recently granted multiple approvals from the Planning Commission:

- Design Review for building heights exceeding the 75’ threshold and other design standard modifications;
- Planned Development for multiple buildings on a single property and 5’ additional feet in height; and
- Conditional Use for a commercial parking structure at 131 S 300 W.



Site Map

Zoning Map Amendment (PLNPCM2017-00420)

The applicant seeks a Zoning Map Amendment (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office). See Appendix E for specific parcel/zoning boundary. Later phases of the project include an office tower and residential tower on the southeast portion of the block (Royal Wood Plaza site). To achieve the building heights the applicant desires, a change from D-4 to D-1 zoning is requested by the applicant. See Key Issues below for more detailed information.

The Planning Commission previously considered this request on November 8, 2017, tabling their decision. Staff was directed to perform a more detailed review of the creation of the D-4 Height Overlay and related policy decisions, and compare the zoning options for the subject property.

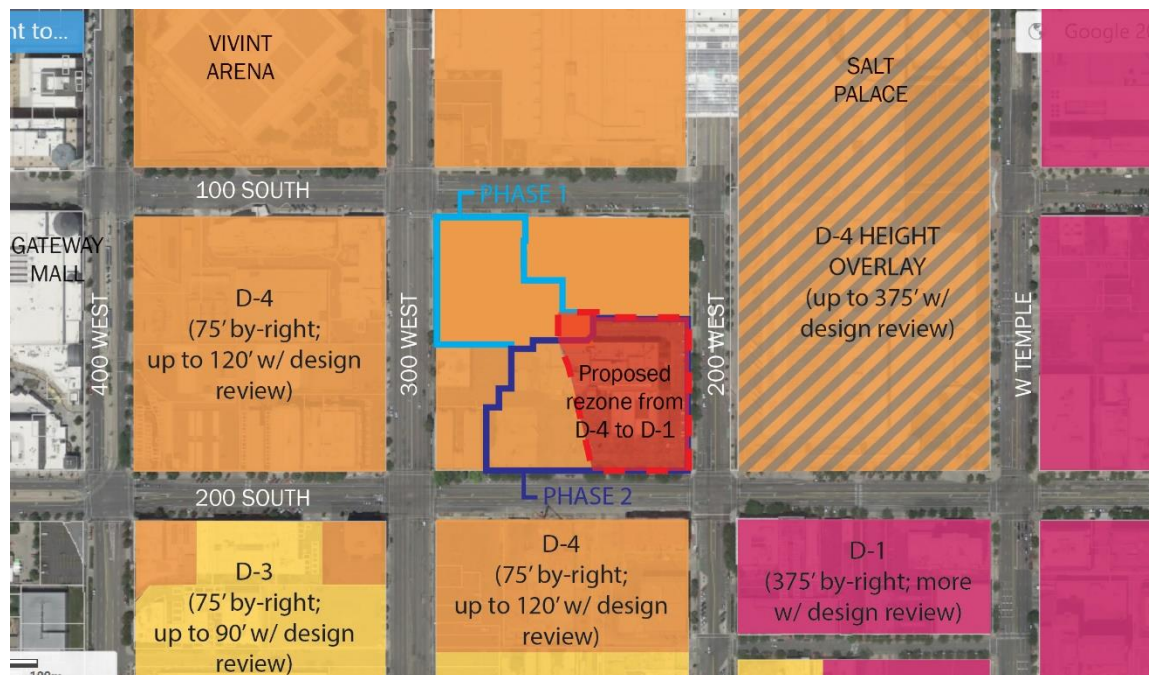
KEY ISSUES:

The key issue listed below have been identified through the analysis of the project, neighbor and community input and department review comments. The issue was listed as Issue 8 on the November 8, 2017 staff report. It is broken down into three parts here and includes additional discussion of the creation of the D-4 height overlay and related policy decisions, as per the Planning Commission’s request.

Issue 1: Expansion of Central Business District – *unresolved*

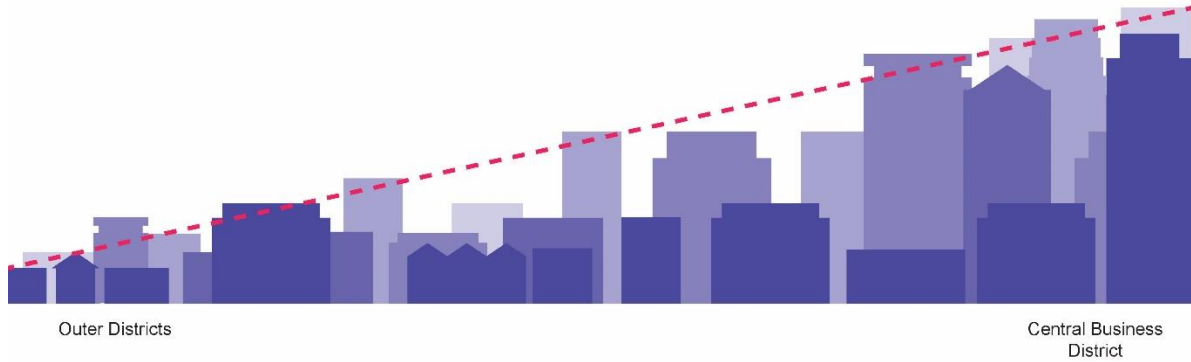
The applicant is requesting a rezone from D-4 to D-1, which would represent an expansion of the Central Business District. The difference in land uses between D-1 and D-4 is minimal. The primary difference is the maximum height limits by-right: the D-4 allows by-right development to 75’ with allowances up to 120’ with design review and the D-1 allows by-right development to 375’ (at the corner) with unlimited height allowances with design review (mid-block sites –more than 165’ from the corner—allow by-right

development to 100' with unlimited height allowances with design review). The developer has requested the D-1 zoning to accommodate development of a tall office tower in the second phase of their project. (Complete schematic drawings for this phase have yet to be developed; the applicant wishes to define height entitlement of the southeast portion of the site for financing purposes.)



Map of Zoning Adjacent to Project Site

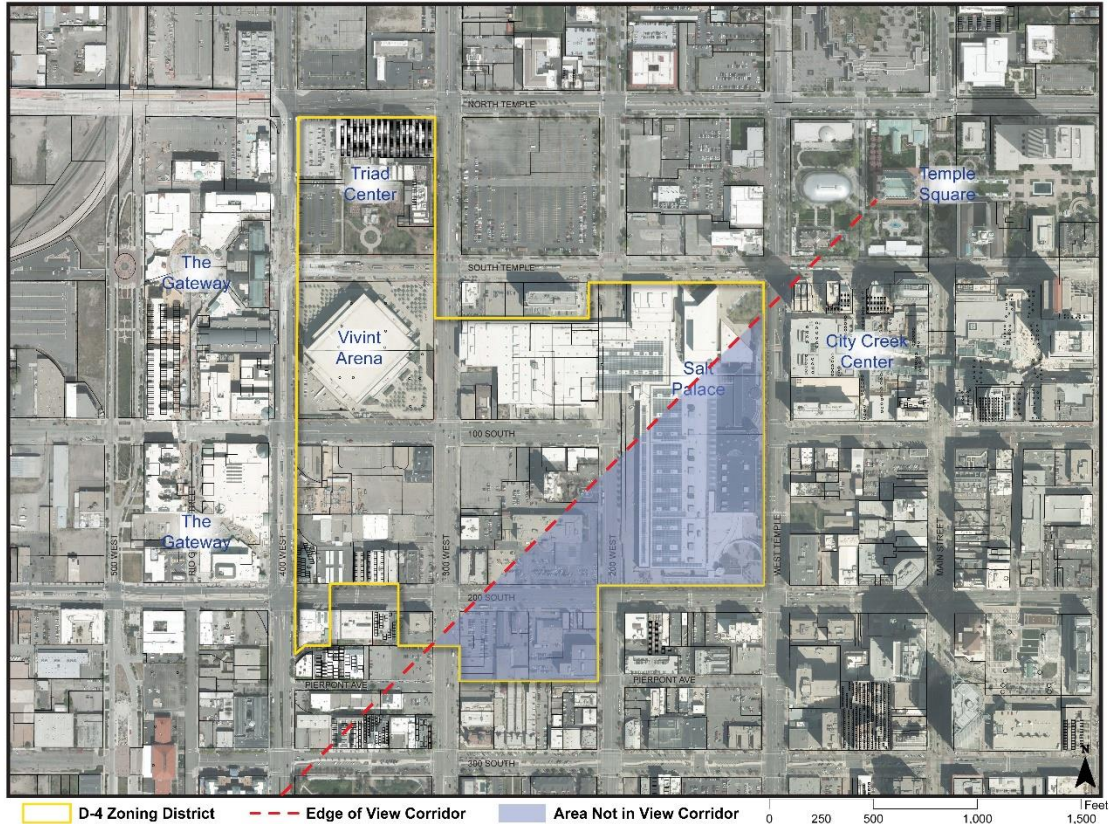
The D-4 zoning has a lower height limit than the D-1 for two general reasons; 1) to concentrate maximum heights in the Main/State Street corridor (the traditional downtown); and 2) to preserve views of city landmarks (in this case, the LDS Temple). The *Urban Design Element (1990)* and the *Downtown Community Plan (2016)* both envision a pyramidal skyline for downtown with major building heights in the Central Business District (CBD) primarily along State and Main streets. The *Downtown Community Plan* states that building height should gradually step down to the south and west of the CBD and that the general pattern of growth will be an increase in density and intensity of development to the south and west of the Central Business District. The plan recognizes that the D-4 zoning district is an opportunity for growth of the CBD. To remain consistent with the master plans and the intent of the zoning code, the D-4 should remain subordinate to the CBD. *Therefore, staff does not favor rezoning from D-4 to D-1.*



Urban Form diagram from the Downtown Plan illustrating downtown's pyramidal urban form with the tallest buildings in the Central Business District (not downtown's actual skyline)

Issue 2: Creation of the D-4 Height Overlay

On December 9, 2015, the Planning Commission forwarded a favorable recommendation to the City Council to adopt a zoning text amendment for the D-4 to allow additional height over 375' (same process as corner properties in the D-1) with design review for the area not within the view corridor, as shown in the map below. This would have allowed unlimited height in this portion of the D-4. The purpose of the text amendment was to enable development of a convention center hotel on the site of the Salt Palace. The view corridor recommendation excluded most of the north site (southwest corner of South Temple and West Temple), which was preferred by the County for development of the convention center hotel. The view corridor recommendation *included* most of the subject property: the Royal Wood Plaza site. The Planning Commission's recommendation for additional height allowed outside the view corridor according to the accompanying map was *not* what was ultimately adopted by the City Council.



D-4 zoning district showing area outside the Temple view corridor (shaded). Shaded area indicates parcels that would have been eligible for additional height, if the City Council had adopted the Planning Commission's recommendation.

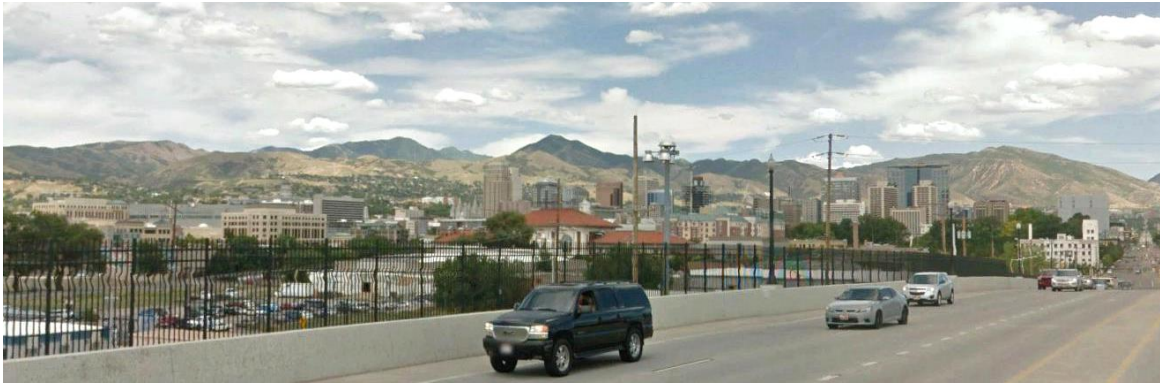
In written comments and at the public hearing on May 24, 2016, members of the public expressed concern with unlimited height allowances and preferred to limit the maximum height and location of any additional height. Ultimately, the City Council favored the amendment proposed by the Downtown Alliance: to allow additional height up to 375' with design review for the area bounded by South Temple, West Temple, 200 South, and 200 West. This amendment created a maximum height allowed through design review and also enabled development of the convention center hotel on either the north site or south site (northwest corner of 200 South and West Temple) though the Council preferred the south site.

Issue 3: Building height and consistency with adjacent zoning – resolved

The subject property is contiguous with the D-4 height overlay (to the east) and kitty corner to the D-1 (to the southeast). The additional height at the proposed 200 South 200 West location would not affect the LDS Temple view corridor, as shown in the view corridor diagram above. The Conditional Building and Site Design Review process would provide the necessary study of height impacts on adjacent properties.

At the August 23rd Planning Commission briefing, the subject of design review for any tall building at this location was discussed. Due to the site's location on the west side of the Central Business District and adjacent to the low-rise Salt Palace, a tall building will be highly visible from the freeway system and rail viaducts; perhaps even more visible than taller buildings to the east. The transect in Appendix F was created in 2015 during the study for the D-4 height overlay. It illustrates the significance a tall tower would make on the skyline at this location, particularly due to the proximity to the relatively low-rise Salt Palace Convention Center.

The applicant provided the following massing mock-ups to illustrate the impact a tower at this location would have on the city skyline. The Conditional Building and Site Design Review process would provide the necessary study of the architectural contribution to the image of the city.



TODAY: View of downtown from 400 South viaduct



PROPOSED: View of downtown from 400 South viaduct



PROPOSED: Aerial view from near 400 S and 600 W



PROPOSED: Aerial view looking Northeast from Pioneer Park



PROPOSED: Aerial view looking northwest

An extension of the D-4 height overlay allows for a stepped transition from the tallest buildings in the CBD to the mid-rise buildings of the D-4, D-3, and Gateway districts to the west. The transition may not appear as gradual due to the proximity of the low-rise Salt Palace and other low and mid-rise buildings nearby. The effect may become more gradual as the Central Business District grows in the future. The function of the overlay would give greater design review control to the Planning Commission, which is desirable due to the visibility of the site and the significance a tall building would make on the city skyline as viewed from the west.

Staff recommends extension of the D-4 height overlay for the site identified in the application, which would allow up to 375' with design review and limit the additional height allowed in the D-1.

DISCUSSION:

A rezone to D-1 is considered a zoning map amendment. Extension of the D-4 height overlay extension is considered a zoning text amendment. Both alternatives would ultimately need approval by the City Council. The applicant has indicated they would prefer D-1 but the D-4 additional height would fulfill their needs.

The proposal for a zoning text amendment (height overlay extension) for the southeast portion of the site is generally supported by the *Downtown Plan* future land use map and its associated policies. The *Downtown Plan* identifies the scale of development in the Central Business District as the greatest in the region with the greatest intensity along the main streets. This suggests that expansion of the D-1 would not be in line with the master plan. It specifies that the scale of development will step down gradually to the south and west of the CBD with slight increases around TRAX stations. The D-4 represents the zoning district closest in height intensity to the D-1 but is considerably lower in height allowances (by-right or with design review). Given the high visibility of the site next to the low-rise Salt Palace and location west of the Central Business District, staff recommends approval of an extension of the D-4 height overlay for the portion of the site identified in the application.

Public Comments

Members of the public have expressed concerns related to redevelopment of the northwest corner of Block 67 and its interface with 100 South, specifically as it relates to phase one development and historic Japantown. The Japanese community expressed concern that the height allowances of the D-1 present significant impacts to daily operation of the church activities. The Downtown Alliance expressed hesitancy to fully embrace the rezone to D-1 but recognizes that changes to the D-4 or targeted overlays “may make sense.”

NEXT STEPS:

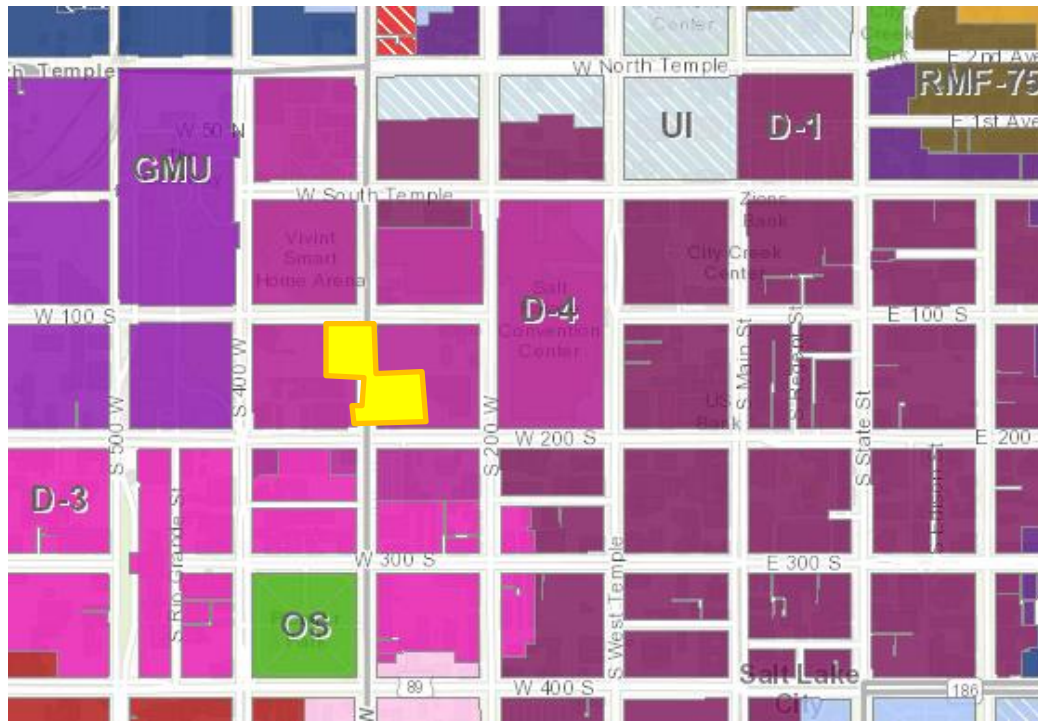
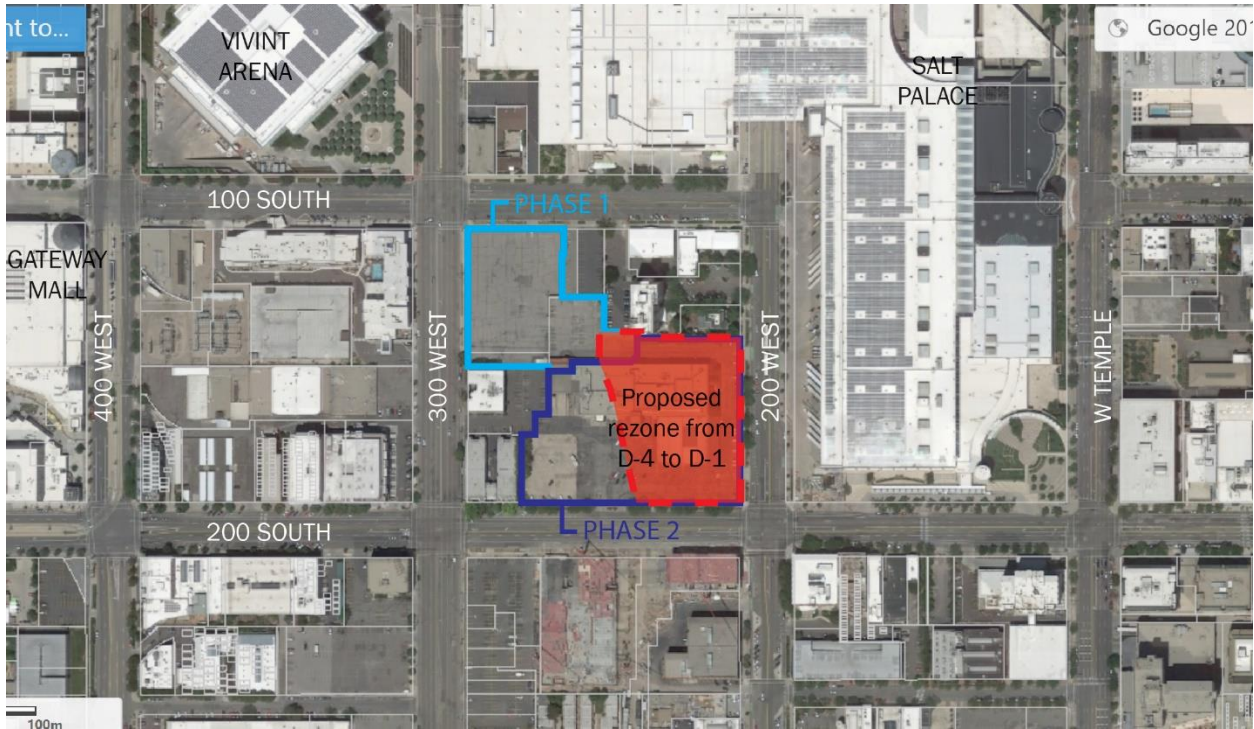
Zoning Amendment Approval

If the zoning amendment is recommended favorably by the Planning Commission, the proposal will be sent to the City Council with that recommendation for a final decision. The City Council will consider the Planning Commission’s recommendation and may approve the proposal, deny the proposal, consider other zoning districts, or modify the proposal.

Zoning Amendment Denial

If the zoning amendment is denied, the property will remain zoned D-4 and any potential development would need to meet the standards of that zoning district. That zoning would not allow for proposed building heights exceeding 75 feet by-right or 120 feet with design review.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE MAP AND ZONING CHANGE EXHIBIT



ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO
1990 Third Street, Suite 500
Sacramento, California 95811
T 916.443.5911

Zoning Adjustment Narrative

A zone amendment for parcel record #15012070260000, is being requested to change from D4 to D1. This city block of which the requested zone amendment is a part, is referenced as Block 67. The precise area is defined by the property description provided below and in the additional package included with the submission. The approximate area is illustrated below:



This area is adjacent to the Salt Palace Convention Center and proximate to the Vivint SmartHome Arena. While the convention center block is also D-4, there is ordinance language that allows for building height up to 375'. As the areas around this parcel infill and develop, there is a necessity for more urban density and building height.

This zone amendment will promote additional activation by providing rooftops, hospitality, residential and office space to an area that suffers from being at the “back” of the convention center layout. The convention center loading area and back of house programmatic functions are facing these parcels and

wrap the entire block on 2 sides, creating a physical and visual barrier between Block 67 and other points downtown. The additional building height and density for the area requested will allow this block to overcome this constraint and to serve a transition piece to the rest of downtown. This block has the potential to create synergy with the arena, the gateway and a bridge to downtown.

Legal Description for current recorded lot configuration:

BEG SE COR LOT 1, BLK 67, PLAT A, SLC, SUR; N 396 FT; W 247.5 FT; N 16.5 FT; W 82.5 FT; N 82.5 FT; W 132 FT; S 280.5 FT; W 33 FT; S 49.5 FT; W 33 FT; S 165 FT; E 528 FT TO BEG. 5445-2461 5649-2887 6101-2053

Legal description for proposed lot line adjustment:

Beginning at the Southeast Corner of Block 67, Plat "A", Salt Lake City Survey, thence North $89^{\circ}54'02''$ West 283.86 feet coincident with the south line of said Block 67; Thence North $00^{\circ}04'50''$ East 38.59 feet; Thence North $10^{\circ}46'51''$ West 238.70 feet; Thence North $24^{\circ}45'15''$ West 70.00 feet; Thence North $10^{\circ}48'36''$ West 77.60 feet; Thence South $89^{\circ}55'13''$ East 125.53 feet; Thence South $00^{\circ}04'50''$ West 16.51 feet; Thence South $89^{\circ}55'13''$ East 247.57 feet to a point on the east line of said Block 67; Thence South $00^{\circ}06'35''$ West 396.33 feet coincident with said east line to the point of beginning.

BASIS OF BEARING

(S000105"E 792.17')
(N000105"W 791.87') (Rec.)

N00°01'01"W 792.14'
660.45'

Fnd. Brass cap well monument, marked with an "S", in intersection of 100 South and 300 West Streets.

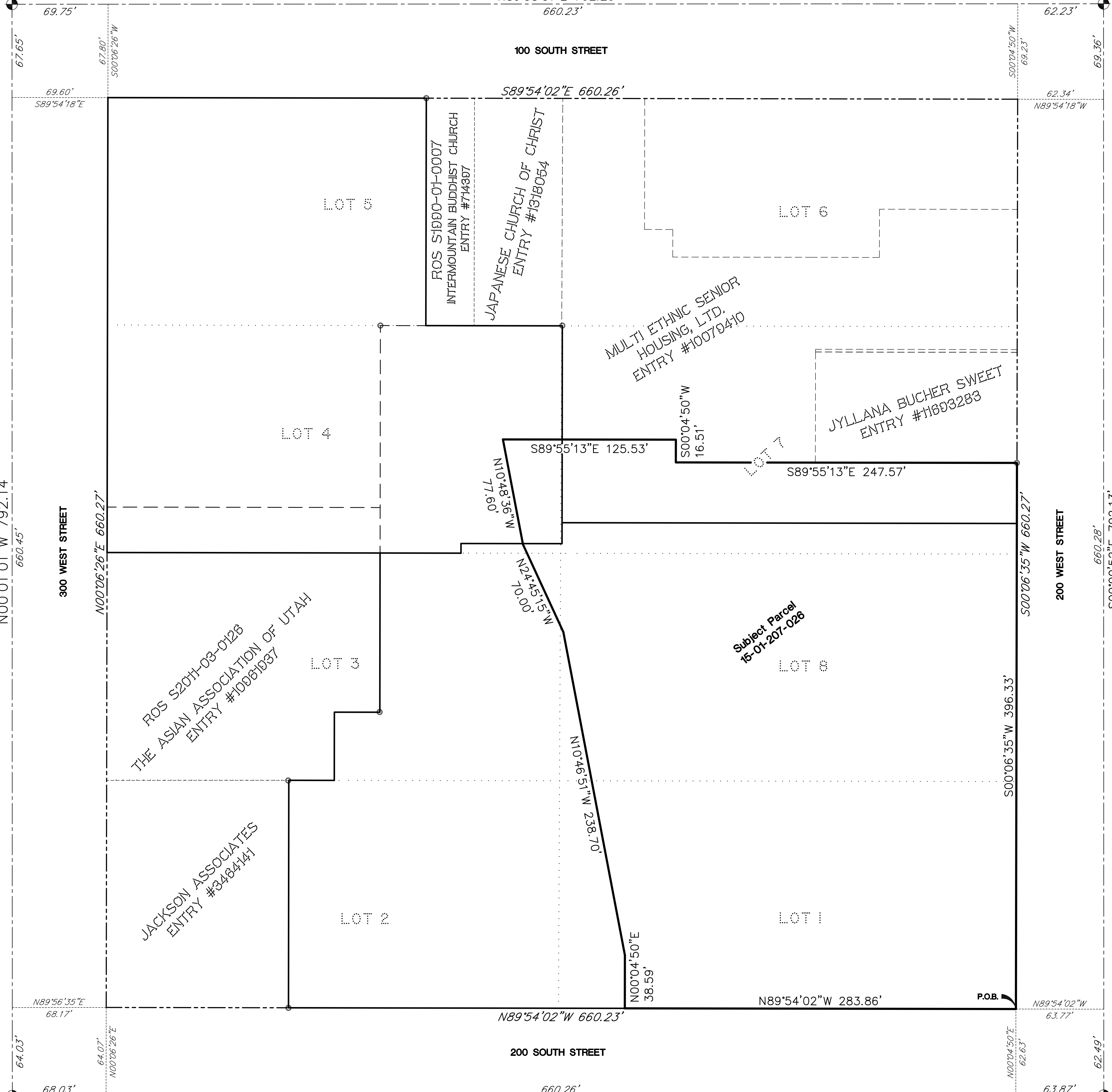
(N89°58'22"E 791.937')
(N89°58'22"E 791.94') (Rec.)
N89°58'31"E 792.20'
660.23'

Fnd. Brass cap well monument, with a "dimple" in the center, in intersection of 100 South and 200 West Streets.

Fnd. Brass pin well monument in intersection of 200 South and 300 West Streets.

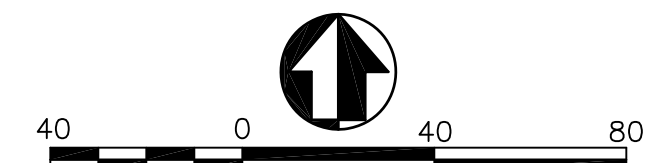
S89°58'29"W 792.17'
(S89°58'19"W 791.942') (Rec.)
(S89°58'19"W 792.18')

Fnd. Brass cap well monument, marked with an "X", in intersection of 200 South and 200 West Streets.

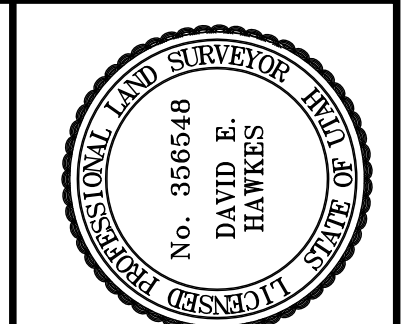


DESCRIPTION:

Beginning at the Southeast Corner of Block 67, Plat "A", Salt Lake City Survey, thence North 89°54'02" West 283.86 feet coincident with the south line of said Block 67; Thence North 00°04'50" East 38.59 feet; Thence North 10°46'51" West 238.70 feet; Thence North 24°45'15" West 70.00 feet; Thence North 10°48'36" West 77.60 feet; Thence South 89°55'13" East 125.53 feet; Thence South 00°04'50" West 16.51 feet; Thence North 10°48'36" West 77.60 feet; Thence South 89°55'13" East 247.57 feet to a point on the east line of said Block 67; Thence South 00°06'35" West 396.33 feet coincident with said east line to the point of beginning.



- LEGEND**
- = ROAD CENTER LINE & INTERSECTION MONUMENT
 - = BOUNDARY LINE
 - = RIGHT OF WAY LINES / BLOCK LINES
 - - - = RECORD OF SURVEY LINES
 - - - = ADJOINING PARCELS DEED LINES
 - ... = ROOT PARCEL LINES
 - ... = DIMENSION LINES



DATE: 07-09-17
SCALE: 1"=40'
PROJECT NUMBER: 1606001

ZONING CHANGE EXHIBIT OF BLOCK 67
TAX PARCELS 15-01-207-001, -002, -026
BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED: DEH
DRAFTED: DEH
CHECKED: DEH

SHEET 1
OF 1

ATTACHMENT C: PHOTOGRAPHS OF THE SITE

Photos taken from the corner of 200 South 200 West



**Proposed site for second phase high-rise. Existing building to be demolished.
Multi-ethnic high-rise, in background, not part of this project.**



Salt Palace to the east



Office building to southeast



New hotel and apartments being constructed to the south

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



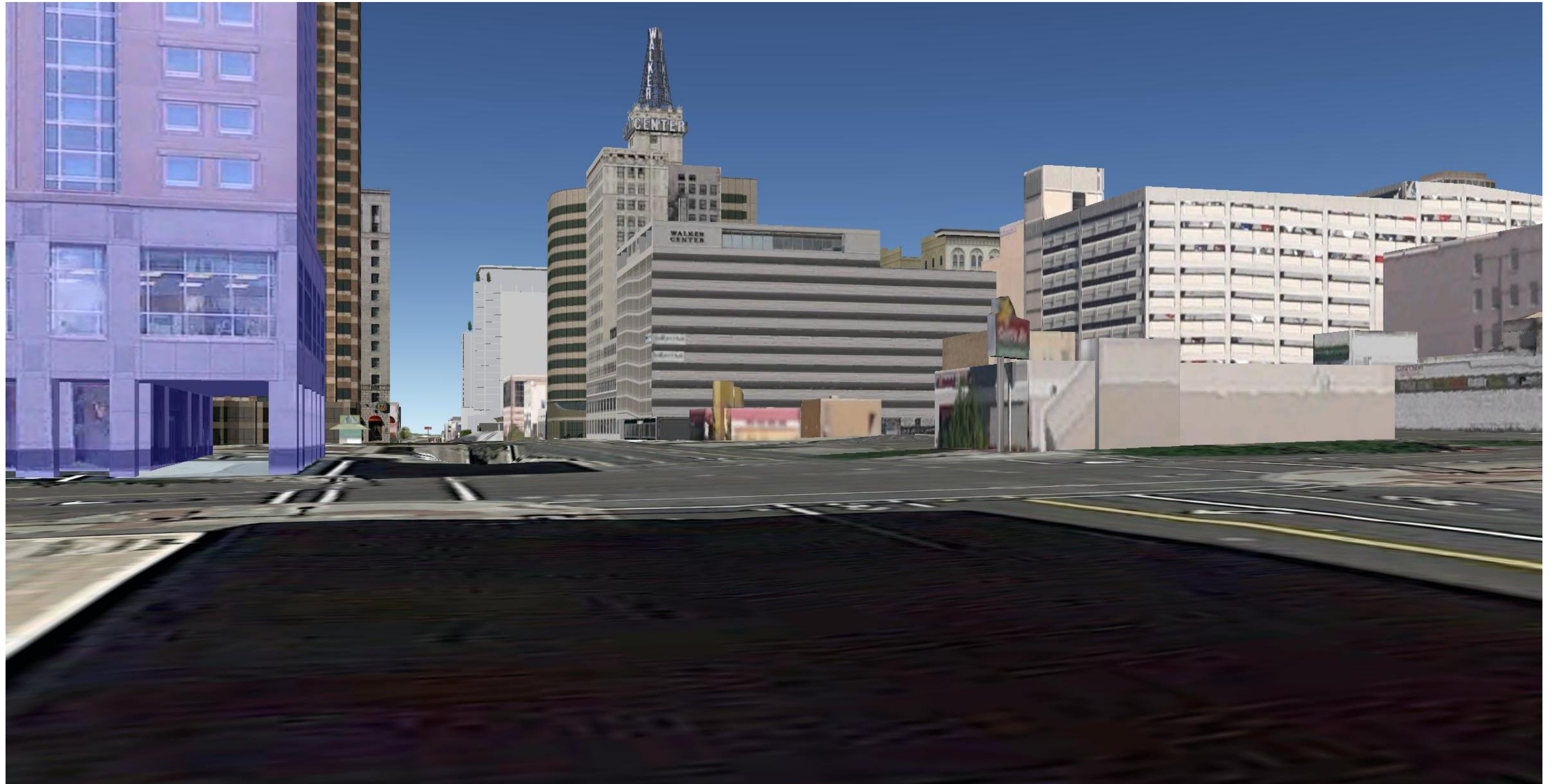


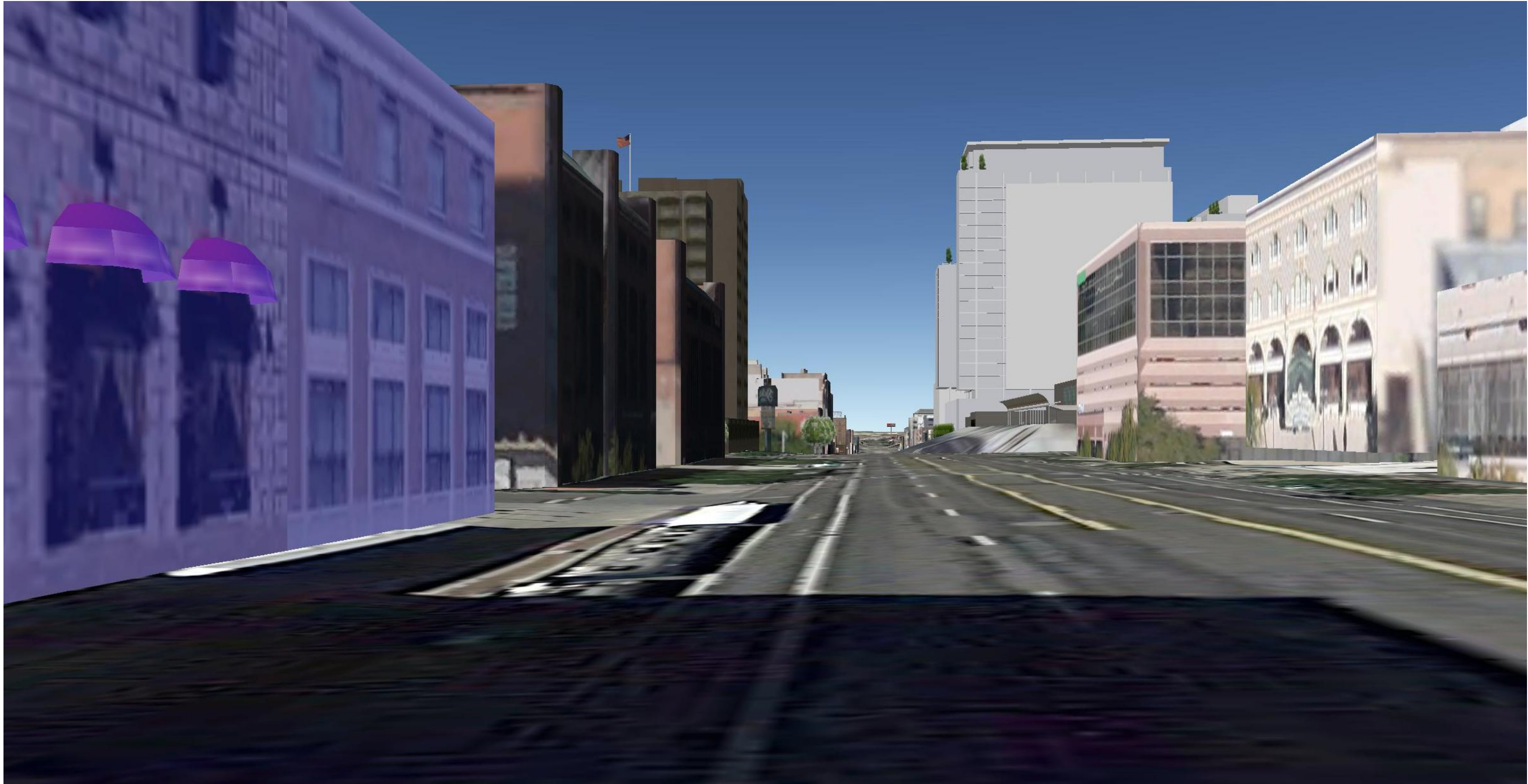














ATTACHMENT E: EXISTING CONDITIONS

SITE CONDITIONS:

The site consists of three parcels:

- The largest parcel is occupied by the existing Royal Wood Office building (United States Post Office) located at 200 West and 200 South.
- Parcels 2 and 3 are vacant (parking lots) and located on the corner of 300 West and 100 South. These parcels were subject to three applications the Planning Commission approved on November 8, 2017.

The total site area is approximately 6.4 Acres.

ADJACENT LAND USE:

The adjacent uses include:

- North (across 100 South): Japanese Church of Christ, (former) Struves warehouse, Salt Palace loading docks.
- Northeast (same block): Buddhist Church, Multi-ethnic housing, historic home/antiques dealer
- East (across 200 West): Salt Palace loading docks.
- South: New hotel, apartments
- West: Hyatt House hotel
- Southwest (same block): Office, apartments.

BASE ZONING:

D-4 Downtown Secondary Central Business District

APPLICABLE MASTER PLANS:

Downtown Master Plan (adopted 2005)

Urban Design Element (adopted 1990)

ATTACHMENT F: ANALYSIS OF STANDARDS

Zoning Map Amendment

Applicant is requesting a zoning map amendment from D-4 to D-1 for the parcel identified in the application.

21A.50.050 Standards for General Amendments: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

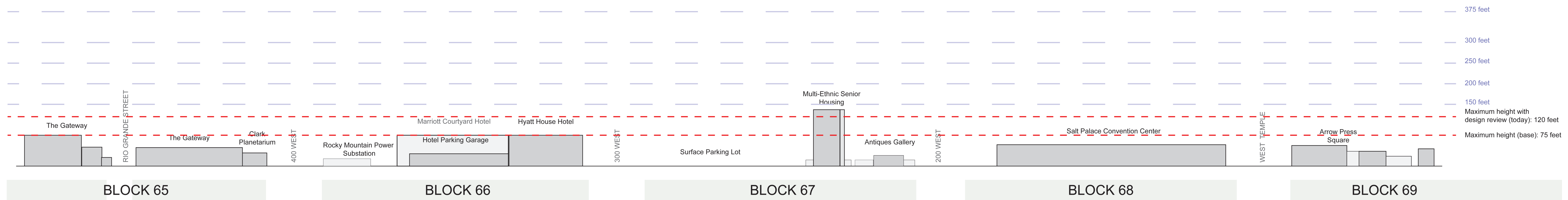
Standard	Finding	Rationale
Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Does not comply	Downtown Master Plan: Calls for “the primary density to be in the Main and State street corridors, but otherwise encourages increased density of development to the south and west of the existing central core, away from historic low density residential and mixed use neighborhoods. Urban Design Element: Calls for height to be concentrated on the Main/State corridor with buildings stepped down to the east and west and taller buildings to have a unique impact on the skyline. A map amendment to D-1 does not comply with concentration of tallest buildings along State and Main nor does it comply with stepping down from tallest building heights.
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	Partially complies	The purpose of the D-4 is to provide support for the Central Business District in the form of housing, entertainment, cultural, convention, business, and retail activities. The purpose of the D-1 is to provide for the most urban and intense commercial and economic development. A zoning map amendment would enable enlargement of the most urban and intense commercial development.
The extent to which a proposed map amendment will affect adjacent properties;	Significant negative impacts possible	With the potential for unlimited height with D-1 zoning, the potential negative impacts to adjacent properties could be significant.
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	Not applicable	Not applicable.
The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.	Complies	The proposal was routed to applicable City Departments/Divisions for comment. There were no comments received that would indicate the adequacy of public facilities cannot be made to accommodate this level of development.

Zoning Text Amendment

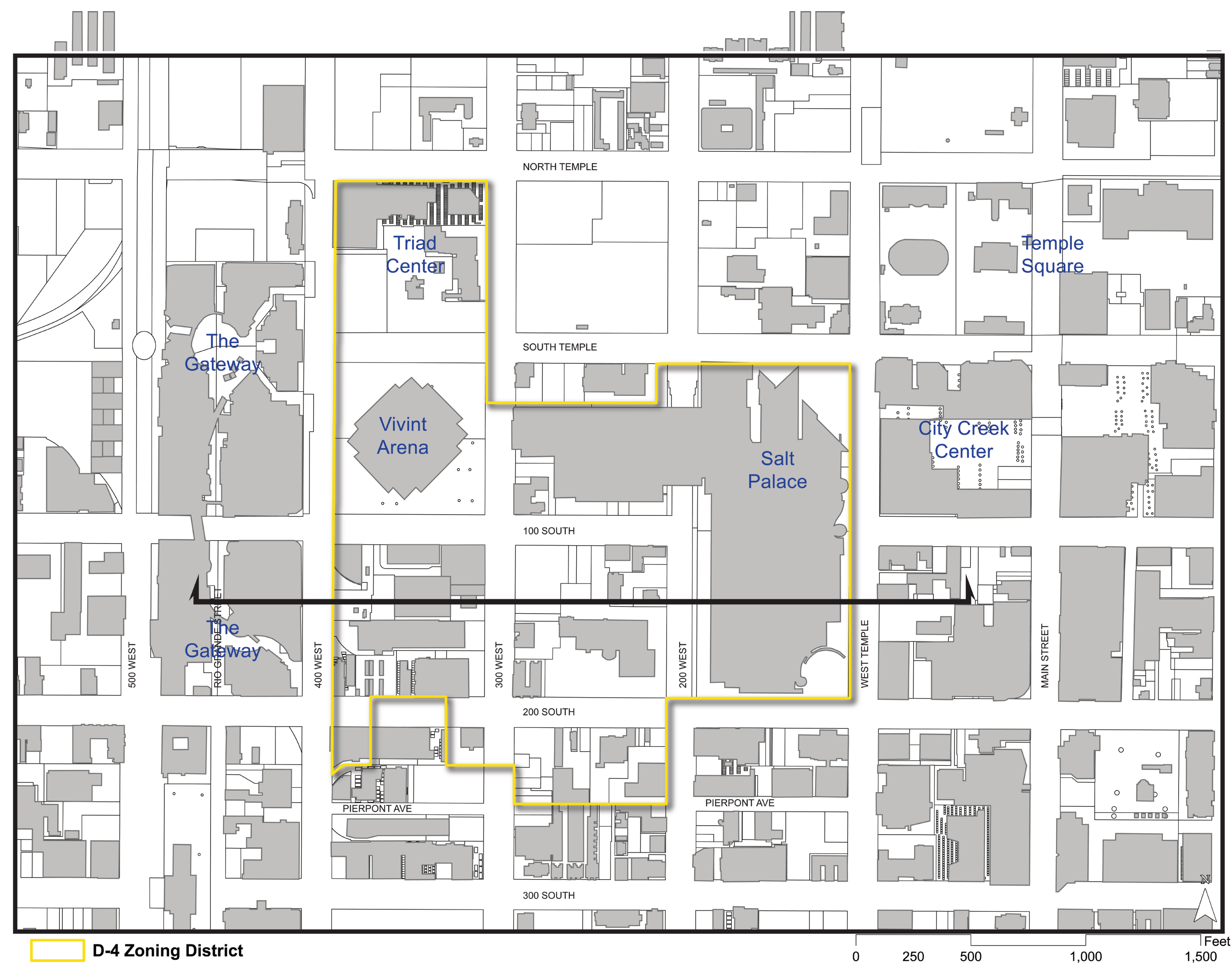
Staff recommends a zoning text amendment extending the D-4 height overlay to encompass the parcel identified in the application, which would allow up to 375' with design review.

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	Extension of the D-4 height overlay is consistent with both the Downtown Plan and Urban Design Element because any additional height would be capped at 375 feet. From a zoning perspective this represents a stepping the building height down from what can be developed in the D-1.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	The purpose of the D-4 zoning district is to support the Central Business District in land use and development intensity. An extension of the height overlay maintains this.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Proposal is consistent	The height overlay enables additional building height over 75' through the Conditional Building and Site Design Review process, which provides additional standards to guide quality of development.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	Extension of the height overlay for the subject property does not impact any view corridors and is consistent with urban design goals identified in the Downtown Plan.



Transect of the D-4 Zoning District
Looking North



TRANSECT OF D-4 ZONING DISTRICT WITH VARIOUS HEIGHTS INDICATED



ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

PUBLIC NOTICE, MEETINGS, COMMENTS:

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

NOTICE OF APPLICATION:

A notice of application was issued to the Downtown Community Council and the Downtown Alliance. The DCC discussed the application at their meeting on June 21, 2017.

The Downtown Alliance June 21, 2017

Open House

July 20, 2017

Planning Commission briefing:

August 23, 2017

Notice of the public hearing for the proposal included:

Public hearing notice mailed on October 26, 2017.

Public hearing notice posted on October 26, 2017.

Public notice posted on City and State websites and Planning Division list serve: October 26, 2017.

Public hearing notice mailed on November 30, 2017.

Public hearing notice posted on December 5, 2017.

Public notice posted on City and State websites and Planning Division list serve: November 30, 2017.

Planning Commission public hearing:

November 8, 2017

December 13, 2017

Public Comments

The Downtown Community Council, Preservation Utah, Downtown Alliance and Japanese Community submitted letters; attached.

Public comments relevant to the project have largely been positive. Specific detailed concerns for the public have focused on the 100 South interface with the existing development and recognition of Salt Lake City's Japantown of which 100 South was the center of Japanese-American life.

An open house was held at the City & County Building on July 20th. Some comments heard from the public at the open house, in phone calls, and other meetings included:

- Appreciation for the overall architectural style of the proposed development.
- Concerns about building height being too tall and not stepping down appropriately from the Central Business District.
- Impacts of building height on low-rise historic structures on adjacent properties.
- Impacts of vehicular traffic and access on 100 S on the Japanese-American community's ability to host semi-annual events for which closing the roadway to traffic is requested.
- Concerns about cultural context, site history, and sensitivity to the remaining examples of historic Japantown.
- Questions about potential traffic impacts.
- Questions about proximity of an alcohol establishment to a church given the new state law.

Comments received after completion of this report will be provided to the Planning Commission members at the meeting.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

ZONING (Alan Michelsen):

D-4 Zone – Mixed use project with urban plaza involving 230 W 200 S/115-119-131 S 300 W (15-01-207-026, 15-01-207-001 and 15-01-207-002) and includes consolidation and subdivision of lots. Uses include hotel (approx. 162 keys), Commercial, Multi Family Residential (approx. 208 units), 2 levels underground parking (approx. 422 stalls), surface stalls (approx. 51). The subdivision process is to be initiated with the Planning Desk in the Building Permits Office. A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. This proposal will need to be discussed with the building and fire code personnel in Room #215. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. This proposal will need to comply with the appropriate provisions of 21A.30.010 &.045 - the provisions of 21A.33 for permitted and conditional uses– any appropriate provisions of 21A.36 and including a permanent recycling collection station and a waste management plan. This proposal will need to comply with any appropriate provisions of 21A.40 and including ground mounted utility boxes – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off- street loading required/provided and any method of reducing or increasing the parking requirement - the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818) - the provisions of 21A.55 and 21A.58. To download the construction waste management plan handout, see <http://www.slcgov.com/slccgreen/constructiondemo>). Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com and the approval documentation included in the new construction permit package.

Questions regarding the waste management plans may be directed to 801-535-6984.

TRANSPORTATION (Michael Barry):

1. Parking calculations will need further detail provided in tabular form including the number of residential dwelling units and the square footage of non-residential uses; in conformance with 21A.44.030
2. Parking lot dimensions and details, including stall dimensions, aisle widths, location of electric vehicle stalls, location of ADA stalls, ramp slopes, etc., will need to be provided.
3. The location of bicycle parking will need to be provided along with further detail.
4. The curb cut on 100 S greatly exceeds the maximum curb cut allowance of 30 feet (width). The curb cut shown on the site plan is 108'6" in width.
5. Any roadway striping/pavement markings/signage on the interior block roads should be provided.
6. See uploaded document, "Traffic Study Comments" for comments on Traffic Impact Study.
7. See uploaded document, "Block 67 Transportation Red-Lines" for red-lines on drawings

ENGINEERING (Scott Weiler):

No objections to the proposed planned development.

Please design drive approaches per APWA Std. Plan 225, giving pedestrians an even plane (no pedestrian ramps) to cross the driveways.

It is recommended that any uneven sidewalk joints or broken sidewalk panels be replaced to remove tripping hazards along the project's frontage of 300 West, 100 South and 200 South.

PUBLIC UTILITIES (Jason Draper):

Utilities cannot cross property lines without appropriate easements and agreements. Parcels must be consolidated prior to permitting.

Public Utility permit, connection, survey and inspection fees will apply.

Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.

Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.

All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas.

Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.

This is in the Downtown Master Plan and requires the three headed cactus style light poles evenly spaced between 100 and 150 feet depending on photometric design. The poles may be upgraded by purchasing and adding the arms onto the existing poles.

Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.

Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main

FIRE (Ted Itchon)

One of the issues for structures is the height of the structure. If the structure is 30 foot or greater in height then the fire department access is required to be two roads that is 26 foot clear width and one of there must be without utility lines obstructing the aerial equipment operation and be no closer than 15 ft. nor further than 30 ft. measured for the structure. Also fire department access must be within 150 feet from a fire department access road.