



Staff Report

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

Date: August 23, 2017

Re: PLNSUB2017-00370 & PLNPCM2017-00525 – Centro Civico Senior Housing – Planned Development & Conditional Building and Site Design Review

Planned Development & Conditional Building and Site Design Review

PROPERTY ADDRESS: 145 South 600 West
PARCEL ID: 15-01-108-035-0000
MASTER PLAN: Downtown Master Plan
ZONING DISTRICT: G-MU – Gateway Mixed Use Zoning District

REQUEST: Centro Civico Mexicano proposes to build the Centro Civico Senior Housing project at approximately 145 South 600 West. The proposed 6-story, 61-unit apartment building would be located on a vacant 0.38 acre (16,500 square foot) parcel in the G-MU – Gateway-Mixed Use zoning district. The senior housing will be the first phase of a larger mixed-use project to eventually be built at this location. 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 is requested to address some design aspects of the building. The Planning Commission has final decision making authority for both applications.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve both the Planned Development and Conditional Building and Site Design requests. In order to comply with the applicable standards, the following conditions of approval shall apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. Public art must be incorporated into the west street-facing elevation to help break up the blank wall space.
3. Final approval of landscaping, signage, lighting, and landscaping to be delegated to Planning staff to ensure compliance with Zoning, CBSDR and PD regulations.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Building Elevations](#)
- D. [Additional Applicant Information](#)
- E. [Property & Vicinity Photographs](#)
- F. [Existing Conditions](#)
- G. [Analysis of Standards - Planned Developments](#)
- H. [Analysis of Standards – Conditional Building & Site Design Review](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:

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 vacant 0.38 acre (16,500 square foot) parcel in the G-MU – Gateway-Mixed Use zoning district. The building would include some ground floor office or commercial space in the northwest corner of the building with windows that would face 600 West. The exact use of this space has not yet been defined. The senior housing apartments would be the first phase of a larger mixed-use project to be built at this overall location.

This project must follow the Planned Development (PD) review process as required for all new principal buildings or uses in the G-MU Zoning District. The Planned Development process is not being used to request modifications to the zoning ordinance provisions.

Approval through the Conditional Building and Site Design Review (CBSDR) process has also 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; 2) Maximum length of blank walls on the street-facing building elevation; and, 3) Public art requirements.

The proposed 6 story building is approximately seventy-five (75) feet tall. The building will be approximately 60,000 square feet in size and have 61 apartment units. Parking for the building will be accommodated in a ground level parking structure that contains 23 parking spaces. The driveway into the site from 600 West will be located on the north side of the building and will provide access to the parking garage from the north side of the building. The exit for the parking garage will be on the east side of the building so the parking garage is a flow-through design.

The primary pedestrian access to the building via the main lobby is located on the south side, with an orientation that faces toward an interior courtyard and what will eventually be other planned phases of the project. There is a secondary lobby and building exit located on the west side of the building adjacent to 600 West. This doorway provides access to a lobby/waiting area, but does not provide access to the rest of the building.

KEY ISSUES:

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

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. The Gateway Districts Urban Design Standards (21A.31.010.P.1.a.2, Salt Lake City Zoning Ordinance), specifies the following:

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 material

Corrugated metal is allowed only through the Conditional Building and Site Design Review process. A CBSDR application has been submitted for consideration by the Planning Commission in order to allow corrugated metal cladding on the building.

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 25 feet long. The Gateway Districts Urban Design Standards (21A.31.010.P.3.a.3, Salt Lake City Zoning Ordinance) specifies the following:

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').*

This wall could be broken up with windows, doors, art or architectural detailing. The applicant is requesting a modification to this standard through the CBSDR process.

Issue 3: Public Artwork Requirements

Public art must be included in all buildings subject to the Conditional Building and Site Design Review process. The Gateway Districts Urban Design Standards (21A.31.010.P.5, Salt Lake City Zoning Ordinance) specifies the following:

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.*

No design or proposal has been submitted for review but the applicant has indicated that artwork will be used to break up this blank wall space and satisfy the public art requirements. Staff is including this item as a condition of approval.

Issue 4: Front Entrance Orientation

The Conditional Building and Site Design Review chapter, Standards for Design Review (21A.59.060 Salt Lake City Zoning Ordinance) specifies the following:

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.*

While there is an 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. While this design does not orient itself to the street, it is preferable when considered in context of the larger site design and overall project. The project will also incorporate commercial space at the street frontage, so there will be a street oriented aspect to the project on 600 West.

Issue 5: Mid-Block Walkways

The general standards for Gateway Districts requires that development include mid-block walkways where the walkways have been identified in the City's plan for the downtown area. 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, The proposed design has taken this into consideration and this requirement will be addressed in the future during the second phase of the project.

Issue 6: Planning Commission Work Session of July 26, 2017 - Summary of Issues Identified and Follow-Up Response

The developers of the proposed Centro Civico Senior Housing project requested a work session with the Planning Commission in order to obtain feedback on the project and be aware of any concerns from the Planning Commission so that project changes could be made before the proposal was brought to the Commission for final decision. A work session with the Planning Commission was held on July 26, 2017. A number of issues were raised through the work session discussion and the Commission requested that several changes be incorporated into the design along with a request for additional information. A summary of those issues is provided below:

- **Site Plan Details** – The Planning Commission requested that the site plan and elevations include the full building dimensions and height of the proposed building. The total length of the 600 West façade was one item that was not clear on the plans.

Follow-up Note: The applicant has provided a revised drawing of the west elevation that incorporates additional dimensions. This drawing shows the total length of the west façade as 67 feet. The length of blank wall that is discussed in Issue 2 is show as 25-feet in length. The revised elevation is included in this report in [Attachment C](#).

- **Phase 2 Site Plan** –The Commission requested a conceptual drawing to illustrate the context of this building and how it will interact with the overall site and larger project since the building will not have a street facing main entrance on 600 W and is oriented toward the interior “courtyard” of the larger site and development.

Follow-up Note: The applicant has provided conceptual 3-D renderings that show the proposed building and the interface with future development on the site. These renderings are included in [Attachment C](#).

- **Fence – between the Senior Housing and mid-block walkway** – Questions were raised about how a fence between the senior housing project and the mid-block walkway would interact with the building entrance on the south side elevation. The Planning Commission requested more information on this item and the size and design of the fence.

Follow-up Note: The applicant has indicated that “...it will either be eliminated or a shorter 4 foot fence will replace the prior 6 foot fence.” No additional plans or information in relation to the fence have been provided to staff as of the date of this report.

- **West Building Façade/Windows/Street Presence** – There was discussion and concern expressed about the lack of contrast/changes on the upper 4 floors of the west elevation. The main concern with the proposed metal surface is the monotony that it would impart. The possibility of the west elevation presenting a “shiny blank wall” with the lack of windows and metal siding was a concern. Suggestions included an exploration of varying metal colors, a mural or some other community or project art being incorporated into that elevation to break up the stark character.

Follow-up Note: Revised plans to address this issue have not been submitted by the applicant as of the date of this report. The applicant has indicated that they will address this item in person with the Planning Commission when the application is before them for decision.

DISCUSSION:

The proposed building and use 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. The type of development is appropriate for the urban setting and in conformance with the vision of the master plan and underlying zoning district.

The main concern with the proposal concerns the design of the west-facing front façade on 600 W and more specifically the lack of windows and contrast included on that elevation of the building. 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 Gateway District Urban Design 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 41% which would meet the requirements.

The Planning Commission has recommended that the applicant explore adding varying metal colors, a mural or some other community art being incorporated into that elevation to break it up. The zoning ordinance standards largely address pedestrian interaction at the ground level of buildings and sufficient glass has been incorporated at ground level.

NEXT STEPS:

Planned Development/Conditional Building and Site Design Review Approval

If the Planned Development and Conditional Building and Site Design Review applications are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

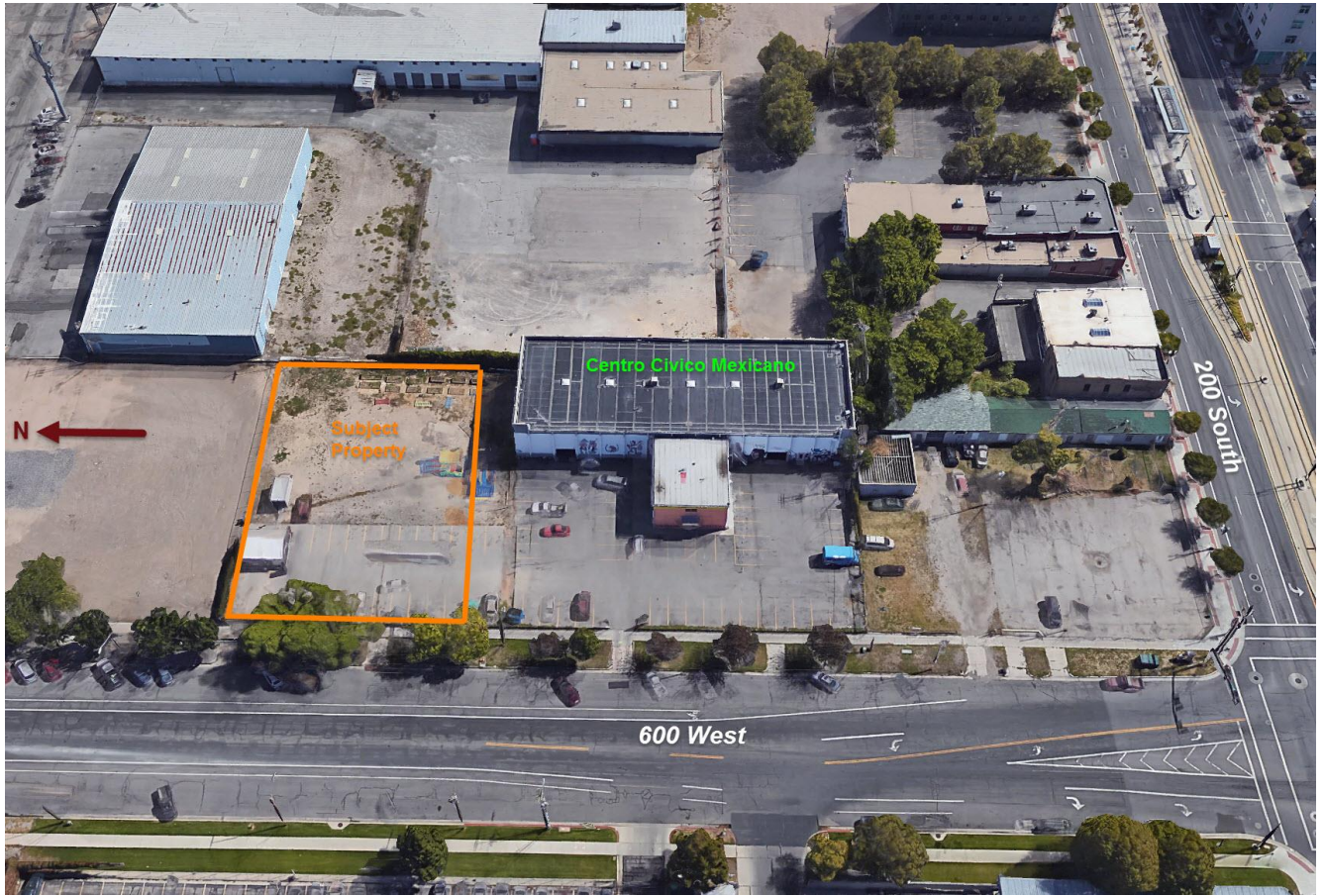
Planned Development/Conditional Building and Site Design Review Denial

If the Planned Development and Conditional Building and Site Design Review applications are denied, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to the Planned Development process as required for all new principal buildings and uses in the Gateway-Mixed Use zoning district.

Planned Development/Conditional Building and Site Design Review Tabled/Continued

If the Planned Development and Conditional Building and Site Design Review application are tabled by the Planning Commission, the applicant will have the opportunity to make changes to the design in order to return to the Planning Commission for further review and a decision.

ATTACHMENT A: VICINITY MAP



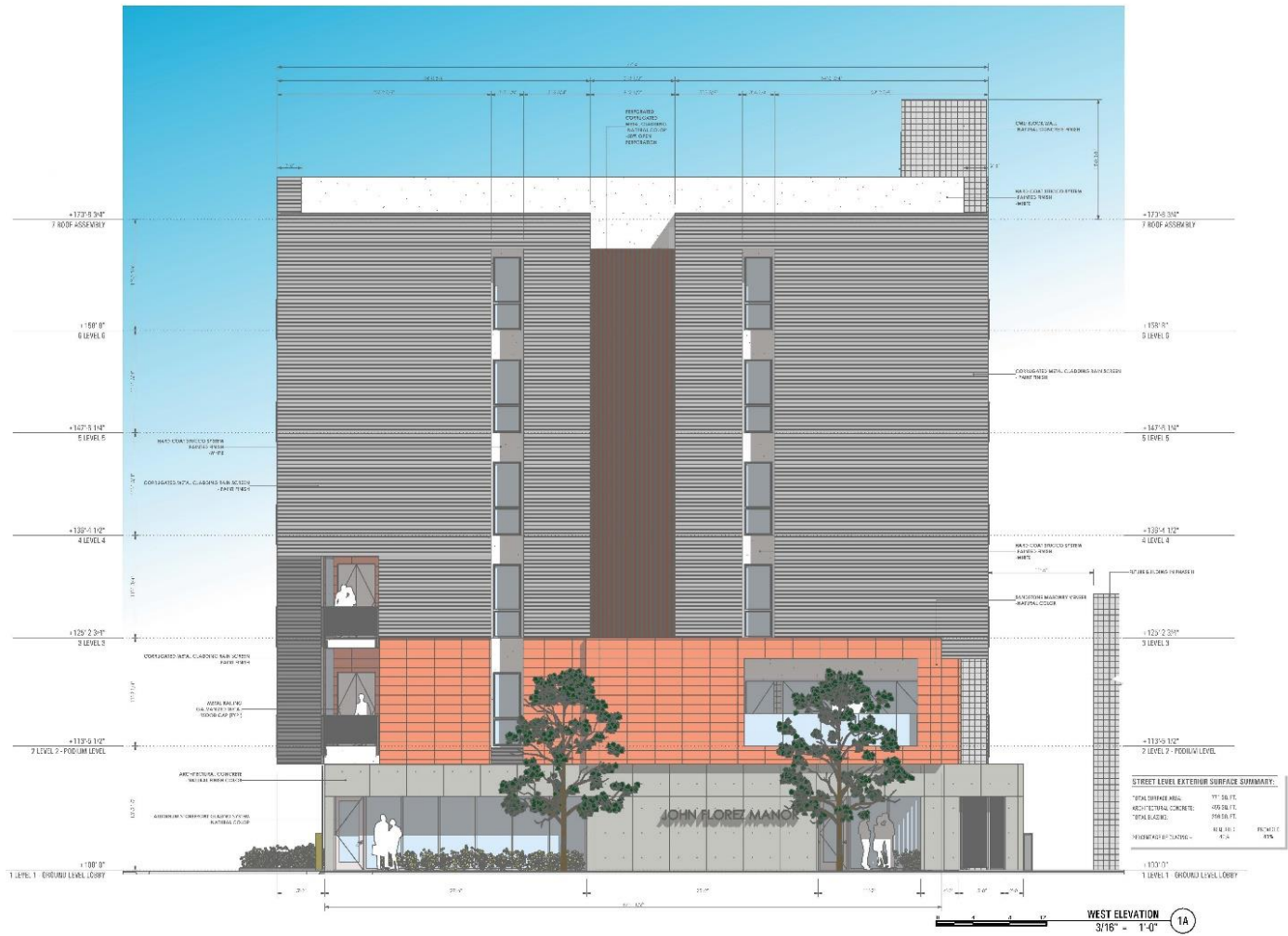
ATTACHMENT B: SITE PLAN



ATTACHMENT C: BUILDING ELEVATIONS



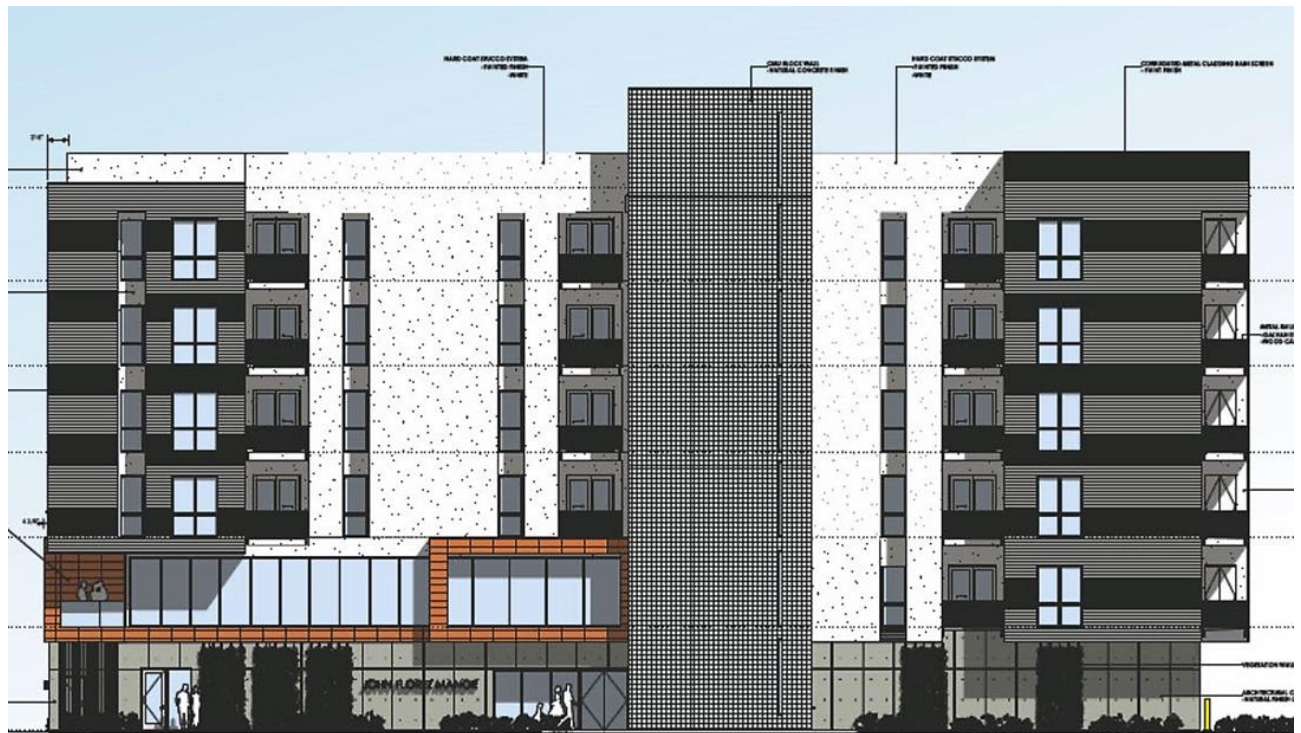




Revised west elevation showing additional dimensions.



East elevation of the proposed building.





Conceptual renderings of the proposed Centro Civico Senior Housing Project and interface with future phases of the project on the adjacent site.

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

The project narratives submitted by the applicant can be found on the following pages.

Planned Development Narrative

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

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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.

ATTACHMENT E: PROPERTY & VICINITY PHOTOGRAPHS



Subject property - currently vacant



Existing Centro Civico building – to be replaced in Phase 2 of project

ATTACHMENT F: EXISTING CONDITIONS

Downtown Master Plan Discussion

The Downtown Master Plan (2016) is the most recent plan that includes the subject property. The subject property is located within the Depot District as defined in the plan. The plan recognizes that the area as a dense urban neighborhood with a full range of housing options that are served by all modes of transit. The general growth and development of the area is envisioned to be mid-rise and transit-oriented in nature. The Depot District includes several initiatives that relate to this proposal including Providing Housing Choices, being Walkable, being Connected and Welcoming and Safe.

The Downtown Master Plan includes a section on Livability which outlines best practices for urban residential development. These include the following items:

- Safety and Security
- Choice and Convenience
- Relationship to Street

Master Plan policies are discussed in [Attachment G](#), under standard B and in [Attachment H](#), under standard L.

G-MU – Gateway Mixed Use Zoning District

The subject property is located within the G-MU – Gateway Mixed Use zoning district. The Gateway and G-MU Zoning District is intended to encourage a mix of residential, commercial and assembly uses within an urban neighborhood atmosphere. Development in the district is intended to create an urban neighborhood that provides employment and development opportunities with an emphasis toward pedestrian interaction and

The Gateway Districts include Urban Design Standards that are intended to help create a rich and vibrant urban environment in support of the intent of the district and adopted master plan. Where the proposal is not meeting the Urban Design Standards, modification is being requested through the Conditional Building and Site Design Review process.

Applicable General Zoning Standards:

G-MU Standards

Requirement	Standard	Proposed Development Status
Front/Corner Side Yard	No minimum except that a minimum of 25% of the façade shall be no more than 5 feet from the right-of-way	Building is generally within 5 feet of the sidewalk on the west side of the building. Complies.
Side/ Rear Yard	No Minimum	Not applicable.
Lot Area	No Minimum or Maximum	Not applicable.
Lot Width	No Minimum	Not applicable.
Building Height	Minimum building height is 45 feet.	Complies - Building is approximately 75-feet at its highest point.

	Maximum building height is 75 feet except buildings with non-flat roofs may be 90 feet, Additionally, height may be raised to 120 feet through condition building and site design review	
Step Back Requirements	None	Not applicable.
First Floor/Street Level Requirements	Active residential or commercial uses are required	Complies - Active ground floor uses are proposed.
Architectural character and materials	<p>A differentiated base is required</p> <p>70% of materials are to be brick masonry textured or patterned concrete or cut stone</p> <p>Two dimensional glass curtain wall prohibited</p> <p>Arcades and awnings are permitted</p> <p>Per 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.</p>	<p>The proposed design includes the following items that do not meet the Urban Design standards but are being addressed through the Conditional Building and Site Design Review process:</p> <p>The proposed building shows corrugated metal on all four building elevations, including the street facing 600 West elevation. Per 21A.31.010.P.1.a.2 – corrugated metal is allowed only through the Conditional Building and Site Design Review process.</p> <p>On the public street facing elevation of the building, there is a proposed blank wall section that measures approximately 25 feet long. A public art piece will be used to break up this wall.</p> <p>A Conditional Building and Site Design Review (CBSDR) application has been submitted and is part of this project that will be reviewed concurrently by the Planning Commission.</p>
Windows and fenestration	<p>Buildings with smooth surfaces prohibited</p> <p>All windows (except bay, projecting or balcony) recessed from exterior wall by 3 inches</p> <p>Reflectivity of glass less than 18%</p>	<p>Complies - 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.</p> <p>The surface does however incorporate articulation and changes of material so that is does not present as a smooth surface. Glass has also been incorporated at ground level.</p> <p>The standards largely address pedestrian interaction at the ground level of</p>

		buildings so staff feels this standard has been met.
Entrance and visual interest	40 % minimum first floor glass One operable door per façade Maximum length of blank wall shall be 15 feet All building equipment screened	Complies - The proposal meets the 40% front minimum first floor glass for the street facing elevation of the building. The proposal shows the glass area as being 41%.
Building lines and front area	The majority of ground level façade is parallel , not at an angle, to the street (primarily applies to parking structures)	Complies – the 600 West façade is parallel to the street
Public amenities and art	Street lighting should match the City lighting policy Public art shall be included	Complies or will comply. Any street lighting will be installed in conformity to City policy. Complies - A public art piece will be incorporated into the blank wall space on the ground floor of the west elevation. This will address the maximum length of blank wall allowed and public artwork requirements. These items are also outlined in the Issues section of this report, Issue 2 and Issue 3. The installation of public art is being included as a condition of approval.
Location of service areas	All loading and service be located on block interior away from view form public street	Complies - Service areas are located within the parking structure on the ground floor level.
Parking location	Parking structures shall be located behind principal buildings or provide retail goods/services establishments, offices and or restaurants on the first floor adjacent to the street	Complies – All parking is contained within the building. This includes parking behind the commercial/office space to be located in the north-west corner of the building.

ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENTS

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>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:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The project is intended to achieve objectives A, D, F, G and H of the Planned Development Ordinance.</p> <p>The applicant has stated this project meets objective A because of the incorporation of a combination of architectural styles, building forms and building materials. This theme will also integrate into the future Phase 2 of the project which will create a cohesive development with the future plaza and associated building.</p> <p>The project will meet objective D through the incorporation of design features to include a variety of materials including architectural concrete, sandstone, metal rain-screen cladding, stucco and glass.</p> <p>The applicant has stated that this project is meeting objective F through the redevelopment of the property. The property is contaminated and the owner has been working with the EPA and the Utah Department of Environmental Quality to remediate the property. The EPA and the Wasatch Front Brownfields Coalition have awarded grants to the property owner for remediation.</p> <p>The project will meet objective G by providing both affordable and market rate housing. According to the applicant, forty-three (43) of the sixty-one (61) planned units will be for seniors whose incomes are at, or below 50% of the Area Median Income.</p> <p>The project will meet objective H by utilizing green building techniques and will be constructed using the Enterprise Green Communities Certification process and will meet or exceed Energy Star standards.</p> <p>Staff finds that this project does meet the Planned Development objectives as stated by the applicant.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use</p>	<p>Complies</p>	<p>1. The proposal is located within the Downtown Master Plan area. The proposed use is consistent with the vision and policies outlined in the adopted master plan and other city planning policies. The type of development is appropriate and anticipated for the urban setting and is in conformance with the vision of the master plan and underlying zoning district.</p>

<p>map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>		<p>2. Multi-family uses (apartments) are a Permitted Use in the G-MU zoning district, subject to Planned Development approval.</p>
<p>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:</p> <p>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;</p> <p>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:</p> <p>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;</p> <p>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;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;</p>	<p>Complies</p>	<p>1. The property is located on 600 West. Access to the site and parking garage will be from 600 West. Parking will be provided in an underground garage. Based on the number of units and transit-oriented nature of the site there should be no degradation of service levels on 600 West from additional traffic.</p> <p>2a. The site will be accessed from an entrance on 600 West. The anticipated traffic should not impact the character, safety and purpose of the local street.</p> <p>2b. The GMU district has specific parking requirements per 21A.030.G.2 – which specify 1/2 space per unit in the district for new residential uses. With 61 apartments, 31 parking spaces would generally be required. However, a reduction of by 50% is allowed per 21A.44.040.B.7 for any new multi-family residential, commercial, office or industrial development within one-fourth (1/4) mile of a fixed transit station. Since the property is within 1/4 mile of a fixed transit station, it would qualify for this exemption and would only need 16 spaces. The proposed parking garage will contain 23 spaces. The parking meets the standards and has excess parking spaces available.</p> <p>2c. The development will not have weekday peak traffic that negatively impacts adjacent properties.</p> <p>3. Pedestrian areas throughout the proposed project will be constructed in a safe manner.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the Public Utilities Department and other responsible entities in order to adequately provide service. These upgrades will be addressed through the building permit process.</p> <p>5. The development is located in the Downtown area where a higher level of intensity in development is expected. The development is located near other multi-family residential and commercial uses. None of these is expected to be negatively affected by an apartment on this site so no additional buffering is required.</p> <p>6. The property is zoned for the proposed scale and the Downtown Master Plan anticipates and supports higher scale development. The intensity and residential density of this development is not expected to cause any adverse negative impacts to surrounding properties. The proposal is therefore generally compatible with the adjacent properties.</p>

<p>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;</p> <p>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</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>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.</p>		<p>The proposal is also being reviewed for conformance with the Conditional Building and Site Design Review standards</p>
<p>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;</p>	<p>Will Comply</p>	<p>No specific landscaping details were provided with the submission. A landscape plan that meets the requirements of Chapter 21A.48 will be required.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>There are no special features on the property to be preserved. The parcel is currently vacant and used for overflow parking. The property has been identified as a contaminated site and the owner has been working with the EPA and the Utah Department of Environmental Quality to remediate the property.</p>

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	The Planned Development is also being reviewed for compliance with the Conditional Building and Site Design Review standards which is required to address some design aspects of the building. The project appears to comply with all other applicable codes. Further compliance will be ensured during the review process for building permits.
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ATTACHMENT H: ANALYSIS OF STANDARDS – CONDITTONAL BUILDING AND SITE DESIGN REVIEW

21a.59.060: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.	Partially Complies	The proposed development is oriented toward an interior courtyard rather than 600 West. The main orientation is toward what will eventually be other phases of the project to include a central plaza and other buildings. The project will also incorporate commercial space at the street frontage, so there will be a street oriented aspect to the project on 600 West. The development partially complies with this standard.
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	The project lies within ¼ mile of a fixed transit stop. The proposed project includes glass, artwork and lobby entrances on the south and north side of the building to facilitate pedestrian access.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Complies	Glass has been incorporated at ground level to address pedestrian interaction. The first floor glass area is approximately 41% of the façade.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	Architectural detailing on the ground floor includes glass, a main lobby on the south side of the building. The applicant has mentioned the installation of public artwork along 600 West. This is required.
E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.	Complies	All parking is contained within the building so there will be no impact from lighting or vehicles 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.	Complies	The parking is located within the enclosed parking garage. Pedestrians will be able to leave the building and walk to the street via the sidewalk next to the building. This will help provide a safe pedestrian connection. Final review of the site plan by the Transportation Division for compliance with sight distance triangles will be required as part of the building permit process.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies	Service areas are located within the parking structure on the ground floor level.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies	A wall sign with the building name is incorporated into the west elevation. It is an appropriate size to emphasize the pedestrian orientation of the building.
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.	Complies	Any street or exterior lighting will be installed in conformity to City policy.

<p>J. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above. 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street. 5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate. 	<p>Unresolved</p>	<p>The CBSDR narrative included the following items related to landscaping:</p> <ul style="list-style-type: none"> • There are existing street trees in the public strip which will remain. • The landscaping materials shall be selected to assure that 80% ground coverage occurs within three years. • The building is a senior residence with limited public space. Any public space will use the permitted materials. • There are no exterior storage areas. • 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. <p>No specific landscaping was provided with the submission. A landscape plan that meets the requirements of Chapter 21A.48 will be required as a Condition of Approval.</p>
<p>K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:</p>		
<ol style="list-style-type: none"> 1. The orientation and scale of the development shall conform to the following requirements: <ol style="list-style-type: none"> 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 	<p>Partially Complies</p>	<p>The frontage width of the building is approximately 67 feet. The building does not exceed the maximum parameters specified in item b.</p> <p>The building includes some articulation in terms of colors and materials. However, the Planning Commission has suggested the inclusion of varying metal colors, a mural or some other community or project art being incorporated into that elevation to break up the stark character and avoid the appearance of having a “shiny blank wall” along the 600 West elevation. This is also outlined in the Key Issues section of this report.</p>

<p>combined contiguous building length of three hundred feet (300').</p>		
<p>2. Public spaces shall be provided as follows:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (1) Sitting space of at least one 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. 	<p>Complies</p>	<p>2. No additional public spaces are proposed for this project.</p> <p>The reason that the project would have to go through the CBSDR process is one of material choice rather than additional height or massing. The material choice does not have an impact or a tie-in to a lack or need for additional open space.</p> <p>The senior housing apartment will be a private residential development and as such provide very little true "public space" to be utilized by people that will not be living there. Amenities such as the fitness center and lobby generally provide sufficient space for residents to congregate and socialize if they desire. While the project site is not close to established parks, the park blocks on 500 West adjacent to the Gateway were intended to address the issues of additional open space for an urban environment such as this.</p> <p>One other issue to consider is that this development is only Phase 1 of a larger mixed use project for this site. The vision for the larger overall project includes cultural, athletic and civic spaces. Although no specific development proposal has been submitted for the larger site at this time, the larger site is under singular ownership and consideration should be given to the phased project approach and that additional open space will eventually be available to residents who reside at the senior housing complex.</p> <p>For these reasons, Planning Staff feels that the proposal meets the ordinance intent in relation to this public open space standard.</p>
<p>L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where</p>	<p>Complies</p>	<p>The proposal is located within the Downtown Master Plan area. The proposed use is consistent with the vision and policies outlined in the adopted master plan and other city planning policies. The type and scale of development is appropriate for the urban setting and in conformance with the vision of the master plan and underlying zoning district.</p>

there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.		Further compliance will be ensured during the review process for building permits.
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ATTACHMENT I: 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 the project and request for comments sent to the Chairs of the Downtown Community Council and Downtown Alliance on May 30, 2017.
- Both organizations chose to not have the applicant or staff attend a regular meeting to explain the proposal.
- Staff held a public open house in at the City and County Building on July 20, 2017 to solicit comments in relation to the proposal. No comments were submitted by the public.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: August 9, 2017
- Public hearing notice sign posted on property: August 10, 2017
- Public notice posted on City and State websites and Planning Division list serve: August 9, 2017

Public Input:

Neither Recognized Organization submitted a formal letter in relation to the proposed project. The Chair of the Downtown Alliance indicated to staff via email the following: “We are VERY supportive and look forward to helping play a role in its success.”

No other public comments either in support of the project or opposed to it were received by Planning Staff as of the date of this report.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Engineering:

Curb, gutter and sidewalk exist along this frontage but the curb & gutter is in poor condition and its condition will not likely be improved unless done so as part of this development. If the existing sidewalk poses tripping hazards, it is recommended that those hazards be remedied as part of this development. If an existing drive approach is not used, it should be removed as part of this development.

Zoning:

- Any public way encroachments for power transformers, footings or eaves, stairs and handrails, etc. will need to be discussed with the SLC Real Property Division
- This proposal will need to comply with the appropriate provisions of 21A.31 for the Gateway zoning district and 21A.34 for any applicable overlay requirements. The urban design requirements of 21A.31.020 P. shall be adhered to.
- This proposal will need to comply with the appropriate provisions of 21A.36 for general zoning provisions, and including a permanent recycling collection station and a waste management plan.
- If applicable, the provisions of 21A.40 pertaining to accessory structures, including ground mounted utility boxes shall be met,
- The provisions of 21A.44 for parking and maneuvering, including parking calculations shall be provided that addresses 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 and buffering shall be met.

Transportation:

The Transportation Division isn't opposed to the proposed planned development however it is difficult for us to provide much comment until more detailed designs are provided showing information that was indicated in the DRT. For example on the architectural site plan without more dimensions it is impossible to tell if they are providing adequate space for vehicular circulation, it appears a vehicle parked in the ADA space has no turn around area, and it appears a 10'x10' sight triangle is not provided where the driveway and sidewalk intersection.

Staff Note: A revised circulation was routed to Transportation for review on August 7, 2017. As of the date of this report, no additional comments in regard to the revised circulation plan have been received by Planning Staff.