



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, eric.daems@slc.gov, 801-535-7236
Date: January 23, 2019
Re: PLNSUB2018-00875 Spy Hop Planned Development

Planned Development

PROPERTY ADDRESS: 208 W 900 S
PARCEL ID: 15-12-253-030-0000
MASTER PLAN: Downtown Master Plan
ZONING DISTRICT: FB-UN2 (Form Based Urban Neighborhood 2)

REQUEST: Peter Corroon, representing Spy Hop Productions, is seeking approval to develop a digital media student center/community event center at 208 W 900 S. The project as proposed would not meet all Zoning Ordinance regulations and is requesting relief from specific regulations through the Planned Development process. The applicant seeks relief from 3rd level setback requirements as well as a reduction to the ground level glass requirements.

RECOMMENDATION: Based on the information in the staff report, Planning staff recommends that the Planning Commission approve the proposal, subject to complying with all applicable regulations and the following conditions:

1. Parking maneuvers to be accommodated on-site by shifting parking stalls to the east (as noted in [Parking Circulation](#)).
2. The drive aisle exiting onto 200 West is to be narrowed to 12' through the use of landscaping and material changes (as noted in [Parking Circulation](#)).

ATTACHMENTS:

- A. [Vicinity and Zoning Map](#)
- B. [Plan Sheets \(Site, Floor, Landscape\)](#)
- C. [Building Elevations and Renderings](#)
- D. [Additional Applicant Information](#)
- E. [Property and Vicinity Photographs](#)
- F. [Master Plan Policies and Zoning Standards](#)
- G. [Analysis of Standards – Planned Development](#)
- H. [Public Process and Comments](#)
- I. [Department Review Comments](#)

PROJECT DESCRIPTION:

This proposal is for a digital media student center/community event center at 208 W 900 S. The facility will be approximately 20,000 square feet and be located on a .4 acre parcel. The building is proposed as three stories total and will include classrooms for youth media programs, a studio, and administrative offices. Approximately 150-200 students are anticipated to be enrolled in the media arts program at any given time. The third floor will have a community event and performance space that includes a rooftop garden patio. The majority of the building which faces a public street will be 30' high, but the tallest portions of the building will be 47' 4". The property is in the FB-UN2 (Form-based Urban Neighborhood) zone and is part of the Central 9th Community in the Downtown Master Plan.



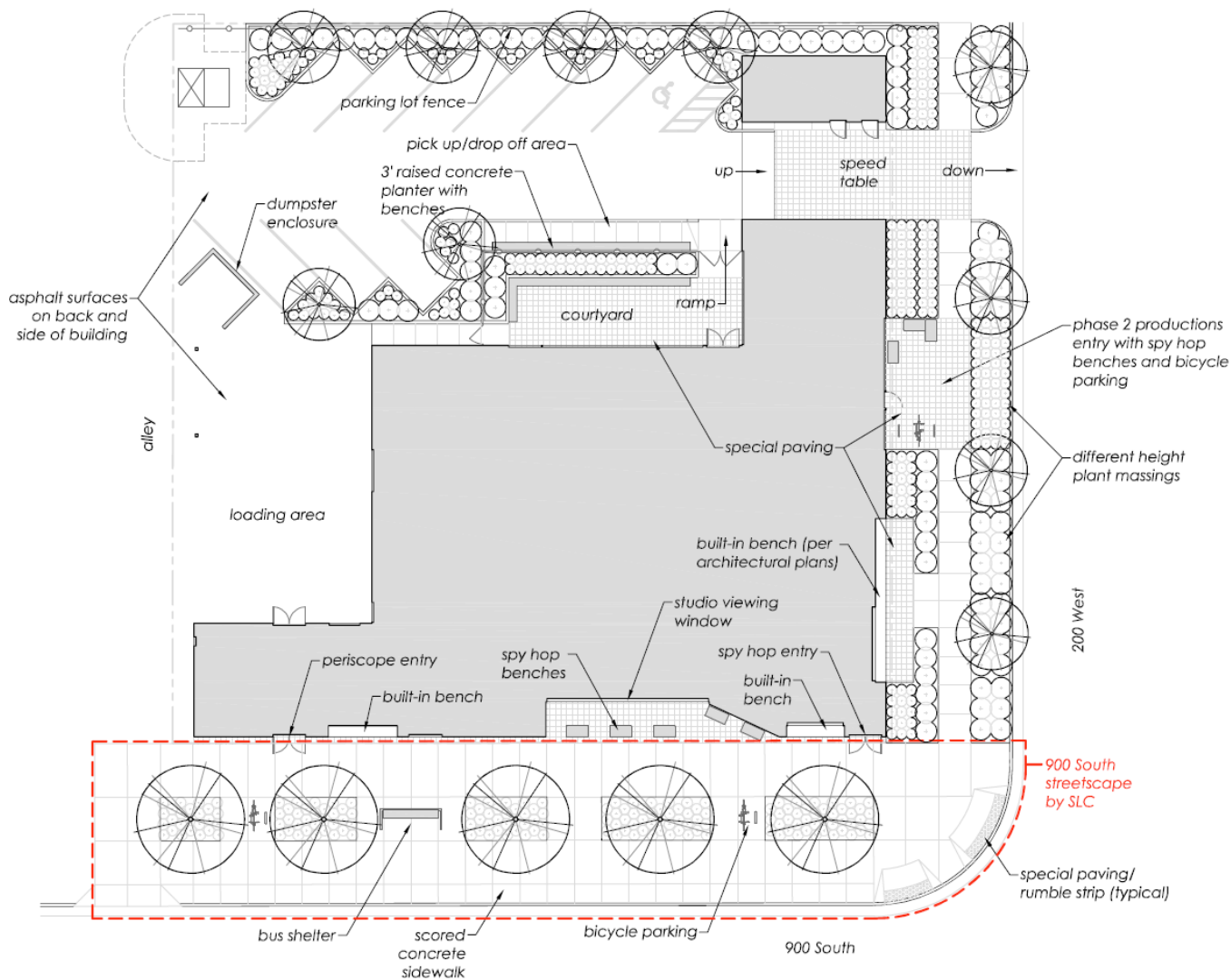
Rendering of the development, showing the view from the intersection at 900 South and 200 West. See [Attachment C](#) for additional renderings.

The façade materials consist of large windows, architectural grade concrete, and perforated and stylized metal panels. The perforated panels will provide a level of transparency for light to enter and exit the building and will add to the overall style of the building. The entry to the building will be located closest to the intersection and will feature 12' windows. The overall design is both inviting at the pedestrian scale and will create an iconic building for the neighborhood.

Important to the design of the building is the inclusion of energy efficient technologies. The rooftop will include a solar array that will both generate electricity for the building and provide shading to reduce heat gain. The third story patio will also include trees and planters which will provide additional shading for the rooftop. The windows of the building will be functional in order to be able to take advantage of outside air flow. The windows on the south of the building are recessed so they can function as passive solar features by capturing sunlight in the winter months while being shaded in the summer months. The HVAC system has been designed with evaporative coolers designed for energy efficiencies that will supplement the natural heating and cooling systems of the building. Where possible, recycled materials will be used in the building.

The building will be set at the property lines on both the east and south sides in order to help frame the public realm. The building will have several areas which will be recessed which not only creates articulation but will allow for the placement of concrete bench seating adjacent to the sidewalk. The site includes nine parking stalls which will be accessed through the alley to the west. Vehicles will

circulate in a one-way direction and exit the property east onto 200 West. The parking is located to the rear of the building and will include landscaped buffers from adjoining properties. As vehicles exit the site, they will pass under a portion of the building. Bicycle parking will be provided on the site as well as in the building, but the final count on number of stalls has not been provided at this time. The public right-of-way adjacent to the site will include raised planters, a bus shelter, and street trees. An analysis of building setbacks and other zoning standards are addressed in [Attachment F](#).



Site plan showing the proposed development the intersection of 900 S and 200 W. For full size plan and additional plans see [Attachment B](#)

The proposed development requires Planned Development approval because the third level does not meet the step back requirements of the FB-UN2 zone, nor the ground level glass percentage requirements. Additional explanation on the request is provided from the applicant in [Attachment D](#).

KEY CONSIDERATIONS:

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

1. 3rd Story Step Back Requirement
2. Ground Floor Glass Requirement
3. Parking Circulation
4. Implementation of City Goals

1. 3rd Story Step Back Requirement

The FB-UN2 zone includes a requirement for all buildings to include a 15' step back for all levels over 30' tall. The intent is to reduce the visual mass of the building to make it more inviting at the pedestrian scale. Additionally, the step back creates visual relief on a large scale. The requirement has been interpreted to exclude stairwells or elevator shafts. In the case of this proposal, the building would include a utility/mechanical room (along 200 West) which would be in line with the front of the building and a portion of the community event space (along 900 South) which would encroach into the step back area by 7'.



Sections of the 3rd story which do not meet the step back requirements of the FB-Un2 zone.

The utility/mechanical room is critical in that it includes the fire-riser for the building as well as equipment associated with the roof top solar panels. Moving it would affect the functionality of these systems. The room is 15' 7" x 17' total.

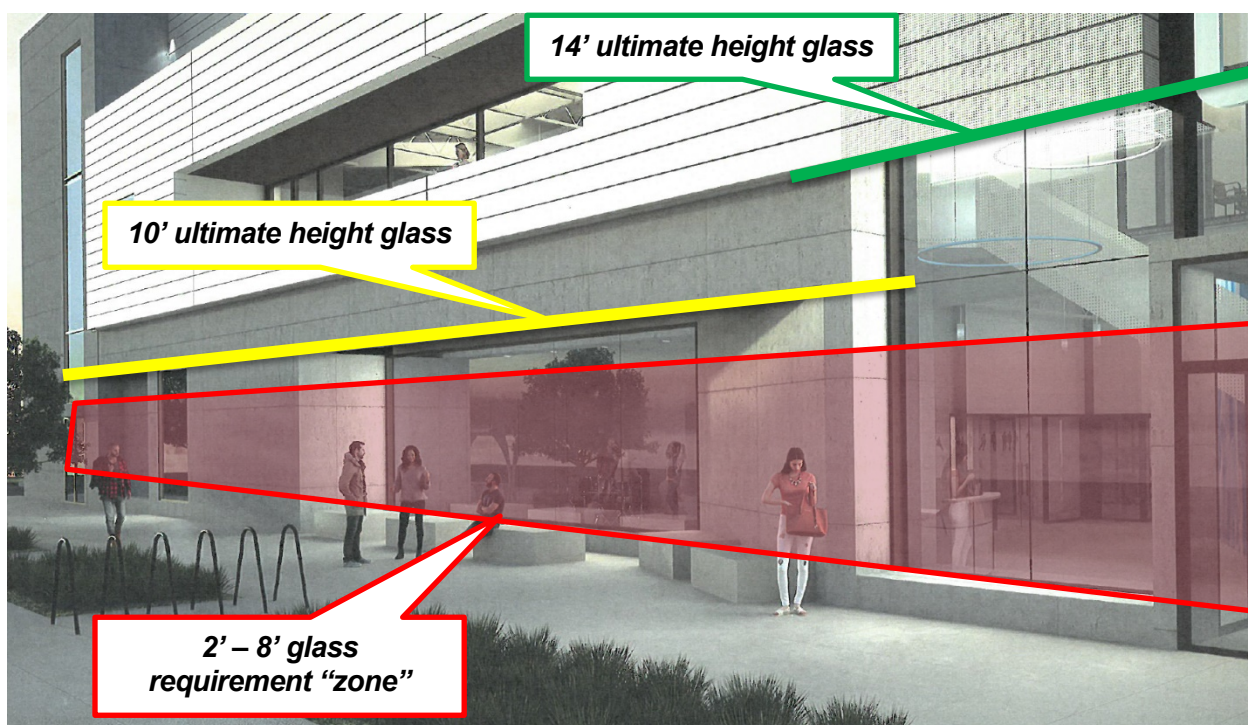
The second portion of the building that encroaches into the step back area is a 20' portion of the community event space. Moving this wall would decrease the overall indoor portion of the event space by 140 square feet. It would also force the relocation of the audio and lighting controls for the space and decrease the size of the overhead door which functions to create a flexible indoor/outdoor space with the rooftop garden patio. Although the two areas encroach into the step back area as defined in the ordinance, the overall effect of the design meets the intent of the zoning code. The rooftop includes a large garden patio that will be used as a community event space. The space creates a deep step back for the majority of the street frontage. The rooftop space is also able to accommodate trees and planter boxes which may not have been possible had it merely met the required 15' step back. Staff feels an exception to this standard would allow for a better overall product that still meets the intent of the zoning code.

2. Ground Floor Glass Requirements

The zoning requirement for the FB-UN2 zone is that any façade facing the street should include 60% glass on the ground floor. This calculation is based off the glass found from 2'-8' from the ground. The intent is to create an inviting pedestrian environment by creating a visual connection between the interior of the building and the public realm. Additionally, the use of glass helps break up potential visual monotony on the building's exterior.

This building is 111 square feet short of that requirement facing 200 West and 44 square feet short facing 900 South. The use of additional glass in the 2'-8' zone would present multiple challenges for this building as it would require the glass to face in on storage space that is immediately adjacent to the sound stage. It would also compromise the acoustic qualities of the ground level recording studio. Glass looking into that space is currently limited as it needs the integrity of the concrete walls to create sound deadening for outside noise including traffic noise associated with TRAX.

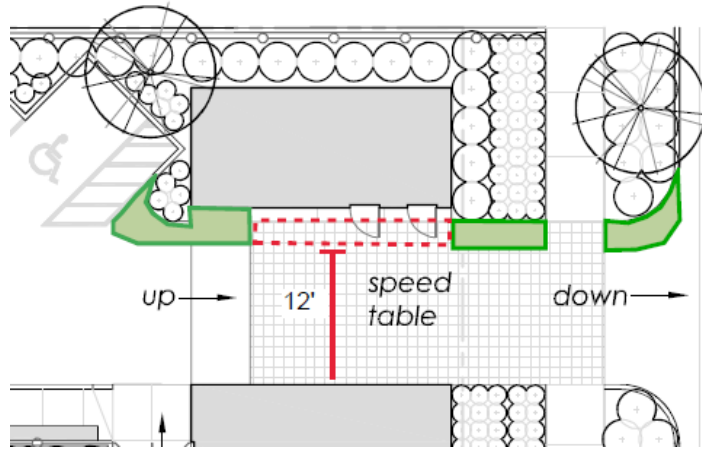
Although the building does not meet the glass requirement in the 2'-8' zone, the applicant is proposing that the glass provided be significantly taller for the first floor. The panes of glass proposed are 8'-12' tall and would have an ultimate height of 10'-14' high. Although this would not affect the overall percentage of glass provided on the ground level, it would increase the amount of glass provided. If calculated as an amount of glass needed per street-facing elevation, this proposal would provide 508 square feet of glass along 200 West where 342 square feet would be required. Along 900 South, 602 square feet of glass would be provided where 369 square feet would be required. Overall, Staff feels the intent of the code has been met, and a better product is achieved.



Rendering showing glass on south side of building.

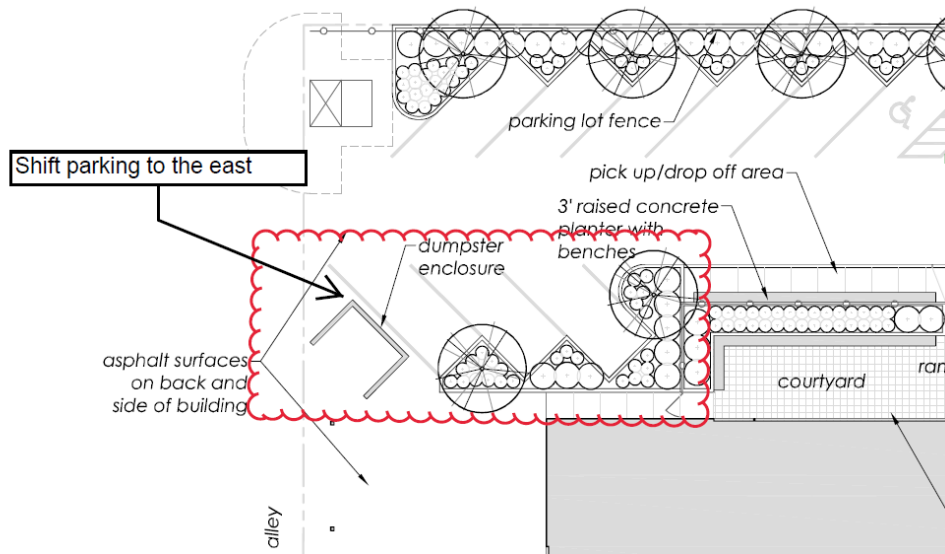
3. Parking Circulation

Parking standards are reviewed and must be met as part of the zoning review. Two outstanding issues will need to be resolved with the parking before this project can be fully approved. The first is that the code requires that all parking maneuvers are to be accommodated on-site and must not create conflict with other traffic or pedestrian movement. The parking for this development is located to the rear of the building and is accessed from an adjacent alley. The overall design of the parking is appropriate however one portion of the parking would require vehicles to complete part of their backing maneuver by entering the alley to the west. The parking should be shifted to the east to allow for all maneuvering to happen on-site. The area to the east is currently shown as a pedestrian plaza. That plaza could be modified without creating other conflicts with the site.



Site plan showing parking stalls which would require backing maneuvers into the alley to the west.

The second issue has to do with the width of the drive aisle as it exits onto 200 West. In order to minimize the impact of vehicles on the pedestrian experience, the drive aisle crossing the public sidewalk is required to be no wider than 12'. This would require the current design to be narrowed by 2.5' as it passes underneath the building. Staff is recommending that this area be defined with both increased landscape islands as well as a demarcation such as a material change beneath the building. This modification would also create an additional buffer between the pedestrian and vehicle travel lane, which would increase safety.



One-way drive-through exiting onto 200 West.

4. Implementation of City Goals

One of the key considerations for private development is how it helps in the implementation of the goals in City Master & Neighborhood Plans. Each development should seek to incorporate elements which will have a positive impact to the community as a whole. This proposal will assist in the implantation of many City goals. The project has been designed to be LEED Silver for energy efficiency which helps with goals to reduce local air pollution and to incorporate efficient technologies. It will be built as an infill project on a former brownfield site, adjacent to multiple modes of public transportation. That will help it conform to the goals to reuse priority infill sites as transit-oriented development. The business itself will be a media-arts after-school program for youth that will include community event space. It will help implement the goals to provide skills training for youth in the

downtown area, support creative industries, and to provide a location for social interaction. The site and building will include elements to enhance the public realm and will be a positive addition to the neighborhood. Additional information on the implementation of City Goals can be found in [Attachment F: Master Plan Policies](#).

DISCUSSION:

The proposal will provide quality and engaging architecture at both the pedestrian and neighborhood scale, while creating educational and community event space that meets the intent of the form-based zone. By providing relief from certain zoning regulations through the Planned Development process, a project that is compatible with the existing zoning and neighborhood, as well as the objectives of the master plan, can be constructed while more efficiently utilizing the property. As discussed above and in [Attachment G](#), the proposal generally meets the standards for a Planned Development in that it incorporates principles of sustainability and energy efficiency, as well as implements major goals and objectives of the community master plan. As such, Staff is recommending approval of the proposed development with the proposed conditions noted on the first page of this report.

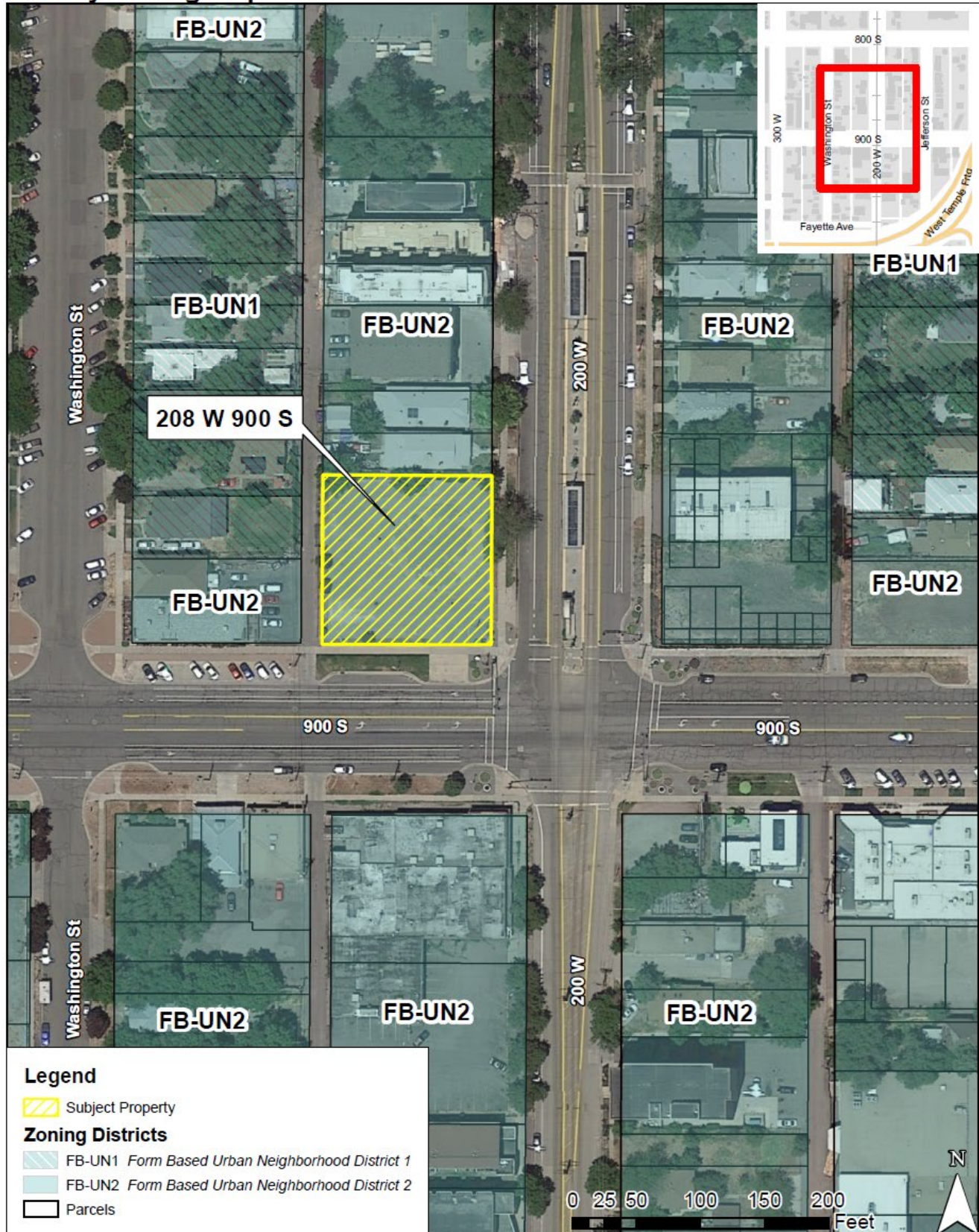
NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary building permits.

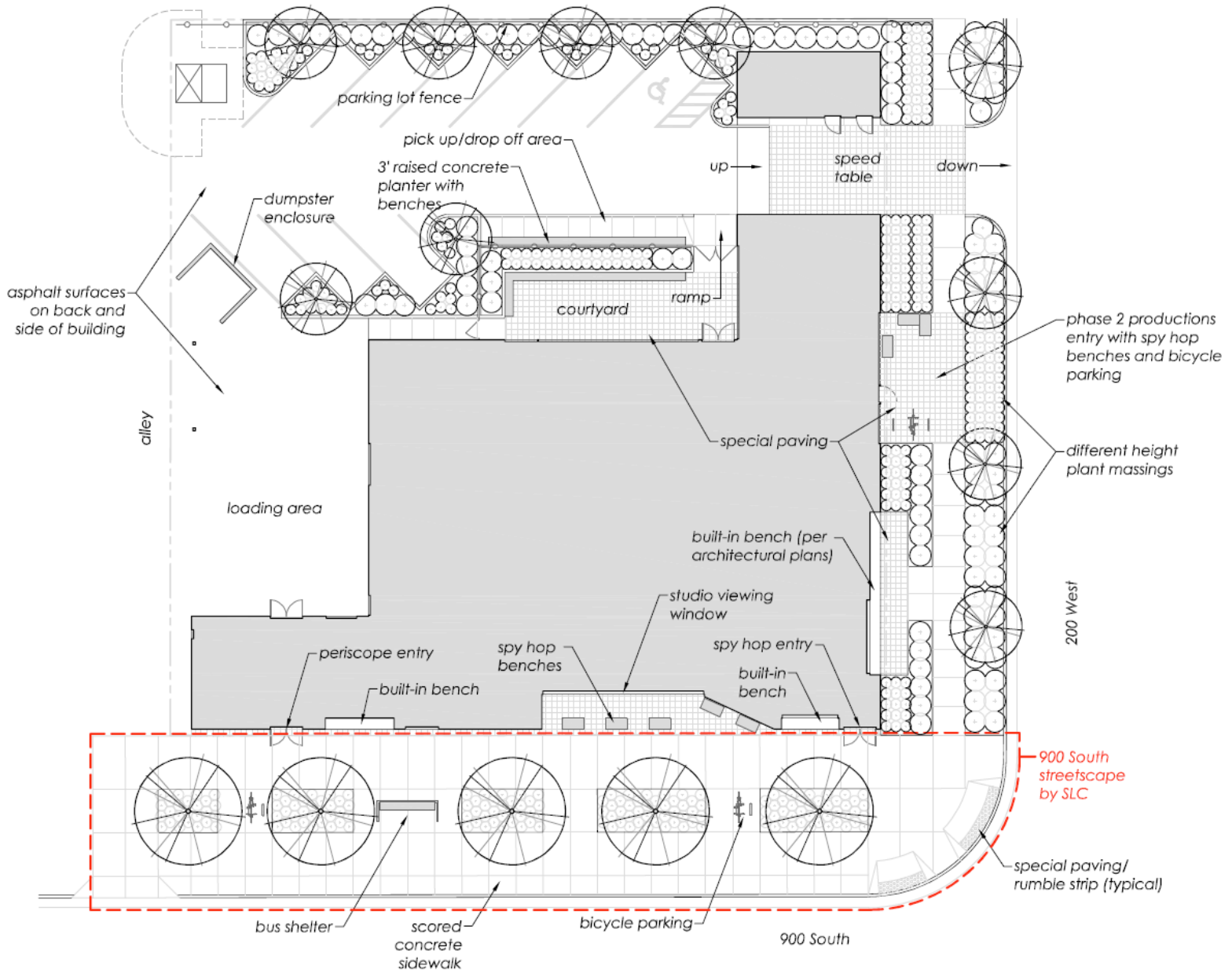
If denied, the applicant would not be able to redevelop the subject parcel with the building as proposed and instead would need to redesign the building with at least a 15 step-back for the entire 3rd floor and with additional glass on the ground floor façade. Such a development would not be required to go through a Planned Development process and wouldn't be subject to Planning Commission approval.

ATTACHMENT A: VICINITY AND ZONING MAPS

Vicinity Zoning Map

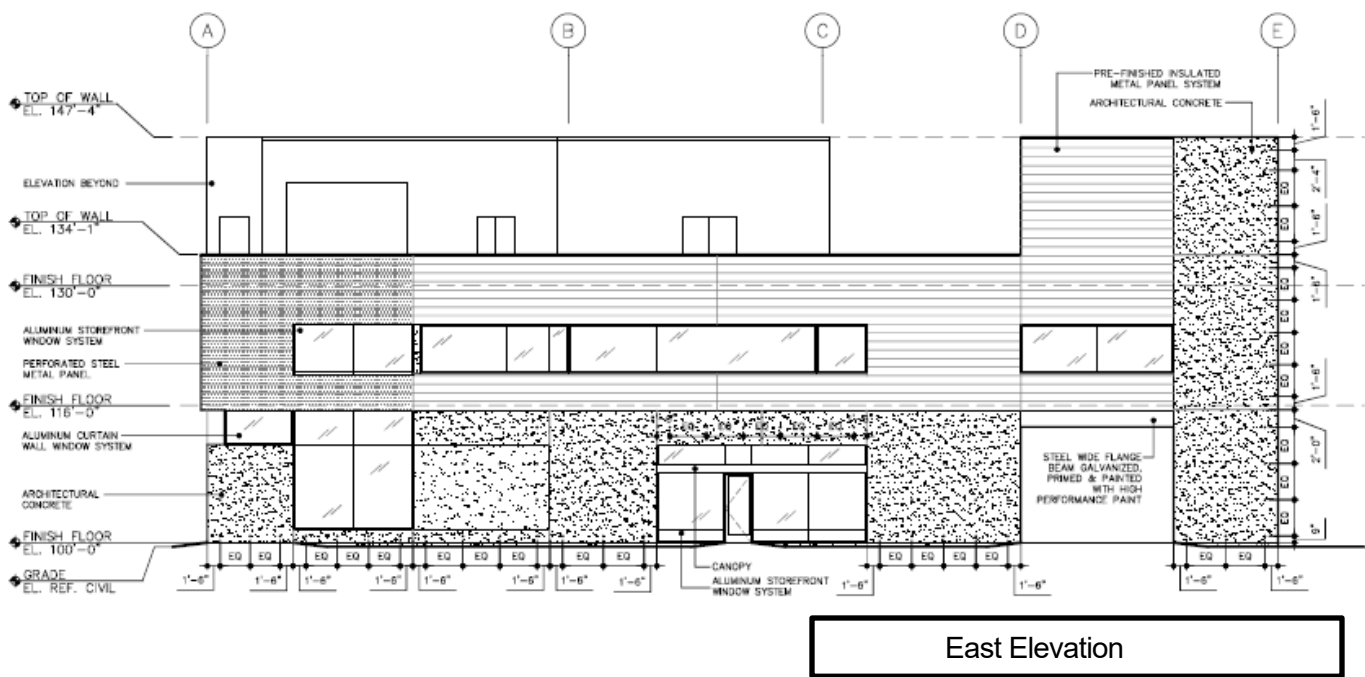
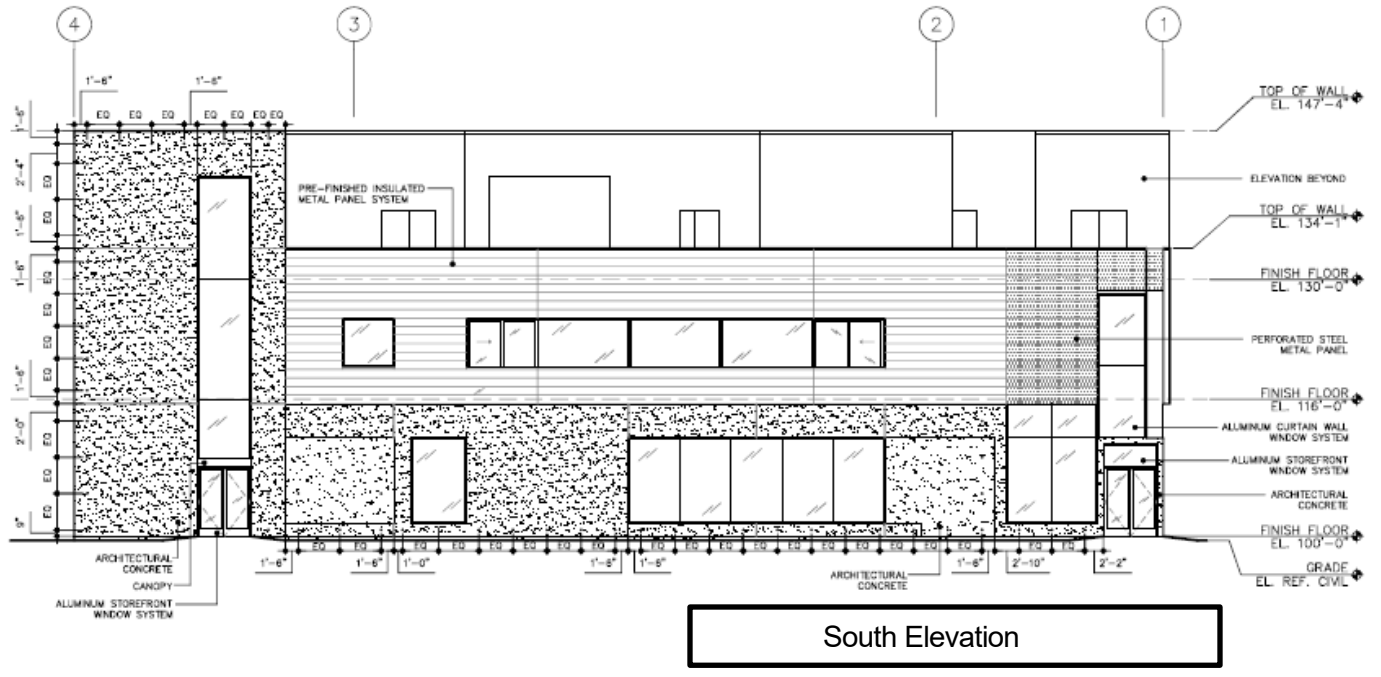


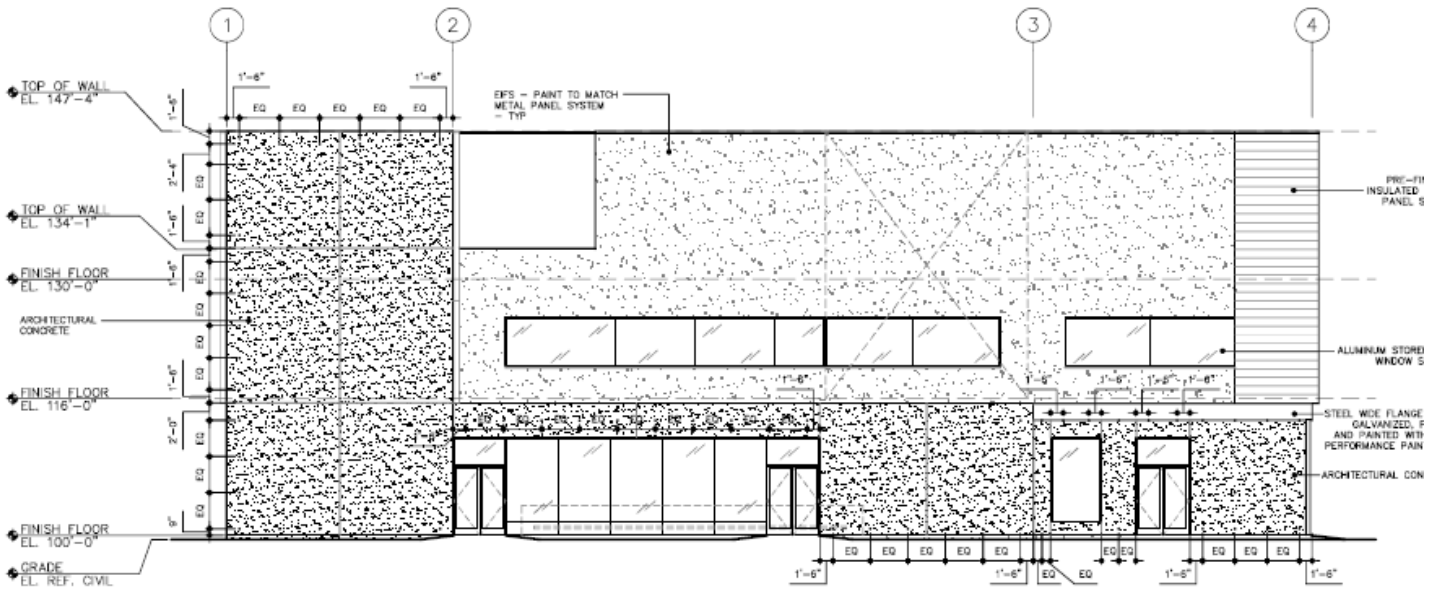
ATTACHMENT B: PLAN SHEETS (SITE, FLOOR, LANDSCAPE)



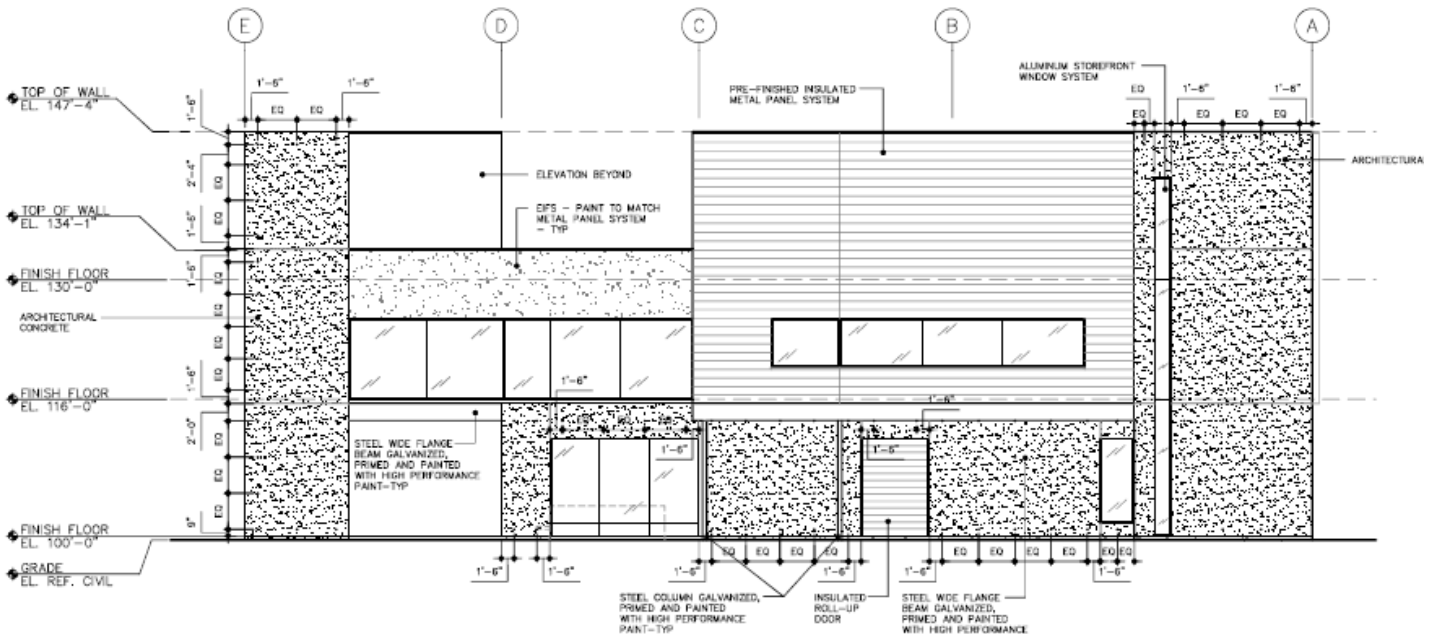
Site Plan

ATTACHMENT C: BUILDING ELEVATIONS AND RENDERINGS





North Elevation



West Elevation



Rendering Looking Northwest (top) Along 900 S (bottom)





Rendering Along 200 W (top) From Rear- Looking Southeast (bottom)



ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

SPY HOP PRODUCTIONS, INC. PLANNED DEVELOPMENT APPLICATION PROJECT DESCRIPTION AND BACKUP INFORMATION 11-2-2018

1. PROJECT DESCRIPTION

Spy Hop's Mission is to mentor young people in the digital media arts to help them find their voice, tell their stories, and be empowered to affect positive change in their lives, their communities, and the world.

Spy Hop is building a new media facility at 208 West 900 South in the Central Ninth neighborhood. The approximately 20,000 square foot facility will house Spy Hop's youth media programs, administrative offices, and a community and performance space. Spy Hop's new facility will be a catalyst to Central Ninth's development as a neighborhood activity center. 150-200 students will be attending classes each week during the school year, and an additional 150 students during the summer.

The building will have two stories, plus a community and performance space and rooftop garden on the third level.

Spy Hop is pursuing the Planned Development process to account for two items that do not conform with the current zoning:

1. Setback Requirements
2. First Level Glazing Requirements

Set Back Requirements

After completion of its initial building design, Spy Hop discovered that Salt Lake City had changed its zoning ordinance to require 15-foot setbacks on the third level of buildings in the FB-UN2 zone. This setback would require Spy Hop to remove a mechanical room on the north-east corner and alter the design of the Community and Performance Space. Both these elements are important components of the building. These changes would negatively affect the overall project design as follows:

- *200 West:*
The location of the mechanical room was placed for its most efficient adjacency for the boiler and solar roof panel controls. The solar controls and sub panel are currently located to be central to three (3) distinct collection areas on the project. By locating the controls for these two functions where they are now shown, both systems can be maintained and monitored without disruption of daytime functions or interactions with the students. Additionally, a direct sightline is required for the secondary emergency egress path from the rooftop deck. Given the geometry needed for the stairs, the mechanical room was positioned to best accommodate the multiple criteria that had to be resolved. In effect, there is no practical way to set this room back and have anything functional left. Relocation of the functions it houses will create inefficiencies for both systems.

- *900 South*

We currently have a 20 foot section of wall on the third level which is set back 8 feet instead of the now required 15 feet. Moving the wall back an additional 7 feet changes the geometry of the indoor rooftop venue to the degree that the functionality of the space is reduced. The additional encroachment into the angled wall would remove the available space for the audio and lighting controls placed between the overhead aviation door and the pair of man-doors also along that wall. This would require reducing the size of the glass aviation door to accommodate that same functionality. The location of the controls was driven by the need to be placed at the back of the space for music/lecture functions during indoor events. This would include setting up a portable control booth for concerts. This position also allows for being able to visually control the outdoor deck area lighting and sound when both spaces are simultaneously operating. The “niche” created behind the south wall allows for ticketing functions to occur without eliminating functional table seating area. This space currently holds the minimum viable event seating to meet Spy Hop’s pro-forma.

Spy Hop is requesting that the mechanical room and third-floor space be allowed to remain as designed. All other elements of the design meet the setback requirement.

First Level Glazing Requirements

The zoning ordinance requires 60% transparency on the ground floor level between 2 feet and 8 feet off the ground. Spy Hop’s project meets the square footage requirements but not within the two-feet to eight-feet range. The amount of glazing is as follows on the two frontage streets:

- *200 West:*
Required: 342 sf (project is short 111 sf between 2’ and 8’)
Provided: 508 sf (exceeds required glazing area by 49%)
- *900 South*
Required: 369 sf (project is short 44 sf between 2’ and 8’)
Provided: 602 sf (exceeds glazing area by 63%)

Spy Hop is providing landscaped and benched seating areas in front of the building on both frontages as an amenity to the students and public. These areas are designed for student and staff use intended as waiting areas for parent pick up and “mental recharging” space. We believe these zones create a more street friendly edge that provide for actual street engagement. In addition to the built-in seating areas, the recesses that occur at the benches provide an additional 340 square feet for student art installations. It should be noted that the programmed space along 200 West where additional glass would be placed, would look directly into a storage space. This equipment storage is located as it is for two reasons; first, the adjacency to the sound stage, recording studio and Phase 2 Productions is important functionally, and second, the sound sensitive areas (recording studio and sound stage) need as much mass between them and the Trax line as possible to reduce potential outside noise

transmission issues. This works in hand with the use of concrete at grade to help further isolate them from audible as well as vibrational interference.

Other Requirements

Spy Hop's project also meets the goals in the West Temple Gateway Project Area 2015-2018 Strategic Plan in the following ways:

- a. The plan calls for a mix of locally-owned businesses and well-designed public spaces. Spy Hop is a local non-profit business that is providing a public gathering space on its rooftop.
- b. The plan calls for developments that implement sustainable development principles, limit carbon emissions and encourage transportation options other than automobiles. Spy Hop is building a facility that will meet LEED Silver standards. Spy Hop also selected the Central Ninth location to take advantage of the adjacent light-rail stop so that employees and students from throughout the Salt Lake Valley can take mass transit to the media center. Many of Spy Hop's students do not have vehicles so mass transportation is critical to their ability to attend Spy Hop programs.

2. PLANNED DEVELOPMENT INFORMATION

The Spy Hop Media Center meets multiple Planned Development criteria as follows:

- a. Combination of Architectural Styles, Forms, Materials:
The design for Spy Hop's new building contains large windows, architectural concrete, metal panels as major systems of the building. Its quality material and design will demonstrate its commitment in the neighborhood and contribute to the development and character of the Central Ninth neighborhood.
- b. Use of Design, Landscape or Architectural Features: Spy Hop's new building has been designed not only to serve its students and staff but also to serve as an urban infill project that works at a large scale and at a human scale to create a sense of place. The building has a prominent corner atrium with landmark signage that serves as a beacon to our students, residents and visitors to Central Ninth. Our design team describes this feature as an urban lantern that brings light into our building during the day and glows brightly at night.

The material palette is deliberately simple; cast in place concrete at sidewalk level, blue tinted glass, white metal panels and iconic art and signage that animate the streetscape. The design also features perforated white metal panels over a glazing system at the corner atrium and second floor collaboration space that allow diffused light to illuminate the interior during the day and glow throughout the night.

The building includes pedestrian features such as concrete seat walls along the foundation and changes in paving pattern and texture that create outdoor spaces for Spy Hop's students and staff as well as the public to congregate. Large glass apertures have been planned to allow views into as well as out of the building at sidewalk level. A large outdoor balcony overlooks 900 South allowing Spy Hop to participate and add to the

activity on 900 South. Front and center of this concept is the student recording studio that allows the public to observe first hand the work being produced by the students.

The design team has considered and implemented all of the RDA's design guidelines. The overall effect of the building design is aspirational and fitting for a place where young people find their voice, tell their stories, and are empowered to affect positive change in their lives, their communities, and the world.

- c. Elimination of Blight: Spy Hop will be constructing its building on a parcel that contained leaking underground fuel storage tanks from prior automotive uses.
- d. Special Development Amenities: Spy Hop will have two special development amenities. First, Spy Hop's music studio will be located on the ground level with a large window so that passers-by can see students performing in the studio. Second, Spy Hop will host a community and performance space on the third level of the building. This space will be used for not only Spy Hop's musical events but also for community events.
- e. Green Building Techniques: Spy Hop's new facility has been designed from the outset with sustainability as a primary goal and will meet LEED Silver standards. The following are some ways in which sustainability has been designed into the project. The building's physical size has been minimized from initial projections by 30%. Its spatial efficiency has been maximized by thoughtful planning and design. The building's windows and glazed walls have been designed with integral shading devices or are shaded by deep building insets to reduce heat gain in Summer but allow solar access in Winter, and the building's color reduces heat gain. The rooftop terrace and gardens further temper the building and provide passive cooling. Operable windows will be used wherever possible to passively take advantage of cool outside air and ventilation. The project's mechanical engineers and architects have proposed an HVAC system that uses cool outside air when available to provide free cooling and will be augmented by an integral evaporative system that provides additional low-cost cooling and will be powered by the projects integral solar P.V. panels that do double duty as a protective canopy on the roof top. In a building of this type the two largest energy uses are for lighting and cooling. Through daylighting strategies that share daylight across the entire floor plate the building will need very little if any lighting during the day and the high efficiency HVAC units will only need to use refrigerated air conditioning during the hottest days of Summer. In addition, the architects will be specifying high recycled content building materials and low VOC building materials to protect indoor air quality. The facility includes minimal vehicle parking, which will encourage walking, biking and use of public transportation speaking to sustainability and air quality issues on a larger scale.

ATTACHMENT E: PROPERTY AND VICINITY PHOTOS



View of the current vacant property from the sidewalk (looking northwest).



View of the development property (looking east towards 200 West)



View of the subject property (foreground) and adjacent properties from 200 West (looking southwest)



View of the properties across 900 South from the subject property (looking southeast)



Bird's eye view of subject property looking northwest

ATTACHMENT F: MASTER PLAN POLICIES AND ZONING STANDARDS

Master Plan Policies

Downtown Plan

The Downtown Plan lays forth the vision for Downtown to be the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West. To accomplish that vision, principles and initiatives have been developed as follows:

Principles & Initiatives:

- ***Developing a downtown that is prosperous***
 - *Grow and support an educated workforce downtown by introducing more student housing, community, and educational spaces downtown to instill a commitment to urban living at a young age.*
 - *Grow and support creative industries downtown.*
- ***Fosters equity and opportunity***
 - *Help locate after school programs, recreation centers, and skills training programs for youth downtown.*
 - *Support the location of education-based businesses and non-profits downtown.*
- ***Is walkable***
 - *Foster an urban pedestrian experience that is dynamic and stimulating*
- ***Unites City and nature***
 - *Reduce local contribution to poor air quality.*
- ***Is beautiful***
 - *Encourage quality architecture and construction practices.*

Staff Discussion: Spy Hop's after school programs mentor youth in digital media arts including film, audio, music, and design. The project will provide a space for students to learn and express creativity through their projects. The facility is ideal for youth in the downtown area but is expected to have a regional draw as it is located adjacent to the UTA TRAX station at 9th South. That station is serviced by trains for the Red, Blue, and Green Line. The site will include minimal automobile parking to further encourage staff and students to utilize public transportation.

The building will be designed to include energy efficient technologies and with both active and passive solar features. The materials and design of the façade includes features intended to relate to the human scale, while creating a sense of place within the neighborhood. The project will include features such as concrete seating walls and exterior gathering areas to enhance the pedestrian experience.

Central 9th District

The subject property is located within the Central Ninth District of the Downtown Plan (Adopted May 2016). That plan acknowledges the targeted use of this area for low-rise transit-oriented development.

Initiatives:

- *Support transit-oriented development*

Staff Discussion: The proposed development is targeted to a student population that includes a large portion that would not be of age for a driver's license. The location adjacent to the 9th South TRAX Station has been strategically chosen so that the students and staff will have options to ride TRAX on a day to day basis. There are also several bus routes that stop in front of the proposed site. Parking for the site has purposefully been kept to a minimum. Overall, public transit should be the primary choice for accessing the development.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to sustainable growth and development. The plan includes policies related to placemaking, compatibility, and green building in Salt Lake City:

Neighborhoods:

- *Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.*
- *Provide opportunities for and promotion of social interaction.*

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*

Air Quality:

- *Reduce individual and citywide energy consumption.*
- *Increase mode-share for public transit, cycling, walking, and carpooling.*
- *Support and promote renewable energy sources.*
- *Encourage energy efficiency citywide.*

Beautiful City:

- *Support and encourage architecture, development, and infrastructure that:*
 - *Is people focused;*
 - *Responds to its surrounding context and enhances the public realm;*
 - *Reflects our diverse cultural, ethnic, and religious heritage; and*
 - *Is sustainable, using high quality materials and building standards.*

Arts & Culture:

- *Seek partnerships to enhance the arts.*

Economy:

- *Support the growth of small businesses, entrepreneurship and neighborhood business nodes.*

Staff Discussion: The proposed development will serve as a school for digital media arts. It will also include a community event and performance space. It will be located on an underutilized parking lot that was recently a brownfield site. It is located adjacent to a TRAX stop as well as multiple bus routes. Vehicle parking for the site has been minimized and located at the rear and bike parking has been provided inside and out in order to further encourage walking, biking, or the use of mass transit to the site.

The building will be built to LEED Silver standards and include passive and active solar technologies. The rooftop patio will include elements that provide natural shading to the building and the windows will also be functional to take advantage of cool outside air.

The development demonstrates that it is people focused by giving consideration to its interaction with the public space on both 900 South and 200 West. The building will feature large amounts of glass, fixed seating, raised landscaping, and art installations. The overall form will help frame the intersection and will enhance the identity of the neighborhood. The rooftop community space will provide an opportunity for cultural, ethnic, and religious events that add vibrancy to the City. The building will use architectural grade concrete and stylized metal that are both sustainability and will have a rich appearance.

Spy Hop supports the spirit of entrepreneurship and professional growth by providing youth with the opportunity to develop digital media skills. It will also provide them with a location to demonstrate their skills through art installments, media recording, and in the community event space.

Zoning Standards

FB-UN2 District Purpose Statement

Purpose Statement: The purpose of the form-based districts is to create urban neighborhoods that provide the following:

- 1. People oriented places;**
- 2. Options for housing types;**
- 3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;**
- 4. Transportation options;**
- 5. Access to employment opportunities within walking distance or close to mass transit;**
- 6. Appropriately scaled buildings that respect the existing character of the neighborhood;**
- 7. Safe, accessible, and interconnected networks for people to move around in; and**
- 8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.**

Staff Discussion: The proposed development is an allowed use in the zone and will meet the purpose of the zone. The project is creating a gathering space for students as well as community space that will be available for events and performances. The center is immediately adjacent to the TRAX station and has stops from several bus routes. Most of the students and faculty are anticipated to access the site by public transportation. The scale of the building is within keeping of the residential buildings to the north and east as well as several commercial businesses within the neighborhood. The building will help to frame the intersection and create a sense of place. The architecture, materials, and rooftop terrace will all add to the character of the area and add to the development mix within the Central 9th area.

FB-UN2 Zoning District Development Standards

The following table includes applicable general development standards and notes where standards are being modified through the Planned Development process. The two modifications to the zoning regulations requested by this development are for a reduction in the 3rd story step back requirements and the ground level glazing requirements. The building still seeks to meet the intent of the standards by providing a large rooftop garden on the third floor and by providing large panes of glass on the ground level. Because the proposal does meet the standards as written, the Planned Development process is required for approval.

Zoning Standards for Storefront Buildings in FB-UN2 Zone	Development Compliance Status	Development Details
Minimum Lot Size: 4,000 Square Feet	Complies	Total square footage of the development site is approximately 17,500 square feet
Minimum Lot Width: 30 feet	Complies	The overall development lot is approximately 132' in width on each side.
Maximum Building Height: Five stories and 65 feet	Complies	47' 4" maximum height

Front/Corner Yard: No minimum, 10' maximum	Complies	The development is built to property lines in both the front and corner yards and complies with this setback.
Interior Side Yard: No minimum	Complies	West Yard: 3' 6"
Rear Yard: No minimum	Complies	North Yard: 4' 6"
Number of Building Forms per Lot: One per 4,000 square feet of lot area.	Complies	This project consists of a single building.
Surface Parking: Not allowed in front and corner side yards	Complies	All parking is located to the rear of the property.
Vehicle Access: Must be provided from an alley if present	Complies	One-way traffic will enter from the alley on the west of the property and exit onto 200 W.
Façade Length: Maximum 200' facing street	Complies	South Elevation: 127' 2" East Elevation: 125'
Step back Requirement: 15' for any floor over 30' and facing public street	Does not Comply. Planned Development Approval Required.	<p>This standard is intended to create a break in the massing of larger buildings. The step back helps the building to not feel so imposing for pedestrians, but still allows for taller buildings. The step back requirement has been interpreted to not include areas of the building for stairwells or elevators. In the case of this building there are two areas which would encroach into the step back area in addition to the stairwells on both the southwest and northeast corners of the building.</p> <p>The first area is for a mechanical room which is adjacent to the northeast stairwell. The mechanical room includes equipment for the rooftop solar panels, the fire riser, and other equipment. The room is in-line with the front of the building and the adjacent interior stairwell. It is important that the room be located on the 3rd level of the building. Any other location would require an addition to the building footprint (which would change the site layout) or would reduce the community event space. The mechanical room is 15' 7" x 17'.</p> <p>The second area is a portion of the community event space which is set back 8' from the front of the building. A portion of that wall includes a large overhead door leading to the rooftop garden which allows the space to function as a single indoor-outdoor event space. The section of wall that encroaches into the step back is just over 20'. If this wall were to be stepped back to the full 15' over 140 square feet of event space would be lost and a stairwell would need to be relocated, which would likely have a chain reaction of impacts on other spaces.</p> <p>The consideration for allowing the reduced</p>

		step backs is that the development will be able to provide a much larger community event space and rooftop garden as well as solar panels. Staff feels this is appropriate as the proposed rooftop garden provides a much larger and deeper step back for the majority of the 3 rd floor.
Glass: Minimum 15% for all street-facing facades above ground floor.	Complies	Glass will exceed 50% of street-facing facades above the ground floor.
Ground Floor Uses: A use other than parking must occupy at least 75% of ground floor street-facing façade	Complies	Parking for the project is located to the rear and will not occupy any of the ground floor façade apart from a 12' driveway exiting to 200 West. That driveway will represent less than 10% of that façade.
Pedestrian Connection: Pedestrian connections shall provide direct access from the building entry to the sidewalk and meet ADA standards	Complies	All street-facing pedestrian doors will lead directly to the public sidewalk with minimal slope as required by ADA code.
Ground Floor Transparency: a. Minimum of 60% of street-facing façade between 2' and 8' shall be transparent glass. b. Visual clearance behind the glass to be maintained for at least 6'. c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation, or detailing or similar treatment.	Does not Comply. Planned Development Approval Required.	a. The zoning ordinance requires 60% glass for the first floor. The intent behind this code is to help activate the street and to create a better connection between the interior of the building and the public realm. Glass creates a more inviting pedestrian experience. Beyond the total percentage of glass required, the code further specifies that the glass is to be counted only between 2' – 8' of the façade. When counted in that manner the glass is short 111 square feet along 200 West and 44 square feet along 900 South. Meeting the requirement as written is difficult for this building and use for several reasons. The first floor includes a sound recording studio. Although there is considerable glass looking into that space, it is imperative that thicker walls be used where possible in order to reduce any noise infiltration that could come from TRAX or outside traffic. The building also seeks to maximize solar efficiency and natural lighting and has therefore included taller panes of glass (12') along the south and east facades. The code does not reward these taller, more inviting sections of glass. Although the percentage of glass required per façade will not be met, the total amount of glass provided on the ground floor will exceed the amount of glass required. The current requirement would require 342 square feet of glass along 200 West, yet this proposal will provide 508 square feet. Along 900 South, 369 square feet would be required where 602 square feet will be provided.

		<p>b. Visual clearance behind the glass will be provided for at least 6' behind all ground floor glass.</p> <p>c. In addition to the glass being provided at the ground level, the 2nd level glass will include a perforated architectural metal covering that will be illuminated at night and add an additional element of visual interest to the building. The ground floor will also include fixed bench seating for students adjacent to the building and a 340 square feet area for student art installations.</p>
Building Materials: Minimum 70% of any street facing façade shall be clad in high-quality, durable, building materials.	Complies	100% of street facing facades will be clad with high-quality materials. Facades to include glass, perforated architectural metal panels, and architectural grade concrete.
Open Space: Minimum 10% of lot, which may include landscaped yards, patios, and rooftop gardens.	Complies	Approximately 20% of total site: Ground-level plaza- 731 square feet, Rooftop patio- approx. 2,722 square feet
Building Fenestration: Street-facing wall planes shall not exceed 30' without being interrupted by windows, doors, or change of wall plane of at least 12" depth.	Complies	The longest un-interrupted wall plane facing the street is 18' long.
Landscaping: Standards found in 21A.48	Will comply as part of building permit process	The landscape plan provided includes plant placement and design. It did not include plant species or size. A final plan will need to include these items.
Signs: Must comply with regulations of 21A.46	Will comply as part of building permit process	Signage is not officially proposed at this time but will need to comply with the standards as part of the building permit process.
Parking: No spaces required	Complies	9 stalls proposed as part of development, where none are required.
Parking Circulation: All off street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with automobile, bicycle and pedestrian traffic movement.	Will comply as part of building permit process	The proposed layout of the parking would circulate in a one-way direction by entering from the alley to the west and exiting onto 200 West. The parking stalls are set at a 45-degree angle from the drive aisle. That configuration is appropriate for the site, however the current design includes a few stalls that would require backing maneuvers to encroach into the alley. Staff is recommending that the stalls be shifted to the east so that all backing maneuvers could be accommodated on-site and would not rely on the alley.
Bike Parking: Educational uses are to provide 1 ½ bike parking spaces for every 20 students and at least 1 stall per 10 employees.	Will comply as part of building permit process	These may be provided inside the building or out. The plans submitted include areas for bike parking but do not give sufficient details on number of stalls being provided or the design of the bike racks. Bike racks needed to be designed according to 21A.44.050.B.5
Permitted Land Use: Professional or Vocational School	Complies	Listed as a permitted use in the FB-UN2 zone

ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

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 <u>21A.55.010</u> of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:</p> <p>1. Energy Use and Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.</p> <p>2. Reuse of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.</p> <p>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</p> <p>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</p>	<p>Complies</p>	<p>The purpose statement for Planned Developments is below:</p> <p>A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.</p> <p>E.</p> <p>1. The building will be designed to meet LEED Silver standards. Passive and active solar systems will be incorporated into the design of the building. The rooftop terrace serves to temper the building and provide passive cooling. The building has also been designed with operable windows to take advantage of cool outside air. The HVAC system uses low energy consuming evaporative cooling.</p> <p>2. The site is a former brownfield site and has been identified in the downtown master plan as a priority for a student center or community gathering spot. This facility will be both.</p> <p>F. The master plan for this area envisions the possibility of a development which utilizes energy efficient systems, is built at a pedestrian scale, encourages use of public transit, creates a community gathering space, and creates educational opportunities for youth. This proposal meets all these objectives. A more specific breakdown of Master Plan objectives is provided in attachment F of this report.</p> <p>1. The project is within keeping of the height and size of the building as anticipated in the master plan and zoning code. The building does well to</p>

		<p>help further frame the intersection at 200 W and 900 South. The layout and design of the building puts an emphasis on the pedestrian experience, rather than the automobile. The building is anticipated to be iconic within the Central 9th neighborhood.</p>
<p>B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>1. As discussed in <u>Attachment F</u>, Staff finds that the proposal is generally consistent with a number of different adopted overall City policies related to: creating a prosperous and creative downtown which includes school programs and skills training centers for youth in the downtown, a dynamic and stimulating urban pedestrian experience, and through the use of quality and energy efficient building design.</p>
<p>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</p> <p>1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;</p> <p>2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;</p> <p>3. Whether building setbacks along the perimeter of the development:</p> <p>a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.</p> <p>b. Provide sufficient space for private amenities.</p>	<p>Complies, with Planned Development approval</p>	<p>1. The proposed 3 story building is similar in scale and mass with the residential building under construction on the east side of 200 W, as well as several properties to the north. The area includes many commercial buildings and the intensity of this building as a student center and community event space will be consistent with surrounding uses. The scale and use of the building is consistent with the uses anticipated in the area master plan.</p> <p>2. The building will be oriented towards the intersection at 200 W. and 900 S. and feature a prominent corner atrium which is appropriate for the site. The building is built to property lines facing the street which is consistent with others in the neighborhood and the goals of the master plan. The exterior of the building includes architectural concrete, perforated metal panels, and large panes of glass. The combination of materials and textures are intended to be inviting at a pedestrian scale while creating a sense of place in the Central 9th neighborhood.</p> <p>3.</p> <p>a. The building is set at the property lines along 200 W and 900 South. This is appropriate as it serves to frame the intersection and to the define the pedestrian space. The building is in keeping with the visual character of the neighborhood, which is transforming to a more pedestrian friendly environment. Several commercial buildings in the area as well as the new residential building across the street are also built to property lines.</p> <p>b. The setbacks allow for sufficient space for private amenities. The majority of the private open space is provided on the rooftop garden.</p> <p>c. The site includes a ground level parking area which is buffered from neighboring properties with landscaping. The adjacent alley creates further separation between properties to the west.</p> <p>d. The building will allow for adequate sight lines to the streets and sidewalks. The only area of</p>

<p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p> <p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p> <p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p> <p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p> <p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>		<p>concern is where vehicles will exit the parking area to 200 W. Landscaping has been placed in order to create a buffer and to improve sight lines for pedestrians and motorists. Vehicles will also traverse a speed table which will slow them and make them more aware of pedestrians which may be present.</p> <p>e. Maintenance for the building will primarily be conducted from the rear of the building and be accessible from the alley or parking area.</p> <p>4. The proposed building will include a high level of ground floor transparency with windows reaching up to 14' in height. Along the south wall, an area of the building will be slightly recessed and will include benches in front of large windows that will provide a viewing area into the studio area. The main entrance will be closest to the intersection at 200 W and 900 S, but there will be three entrances total provided from the public sidewalk. With the glass, the building will feature architectural concrete at the ground level as the primary building material. The material will help relate the building to the various benches and planter boxes provided to create pedestrian interest. A perforated metal system will allow light exiting from the 2nd floor windows to create a unique illumination that will further enhance the pedestrian experience.</p> <p>5. The proposed lighting will be downlit with the exception of the Spy Hop logo at the southeast corner of the building which is intended to add an artistic signature to the building.</p> <p>6. The dumpster and loading area is located behind a portion of the building at the rear of the property. It is also separated from the property to the west by the 16' alley.</p> <p>7. The proposed parking areas are to be located to the rear of the property and are include a 5' landscape buffer with shrubs and trees, which create a separation from adjacent properties. The parking lot is also separated from the property to the west by the a 16' alley.</p>
<p>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p> <p>1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p> <p>2. Whether existing landscaping that provides additional buffering to the</p>	<p>Complies</p>	<p>The lot does not include any trees or vegetation that should be preserved. The proposed landscape will include drought tolerant shrubs and trees. Most of the landscaping will be toward the interior of the site, which is appropriate as it will soften the view from the existing buildings to the north and west. Park strip landscaping will be used in a manner consistent with the urban location and will enhance the public right-of-way.</p>

<p>abutting properties is maintained and preserved;</p> <p>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p> <p>4. Whether proposed landscaping is appropriate for the scale of the development.</p>		
<p>E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p> <p>1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</p> <p>2. Whether the site design considers safe circulation for a range of transportation options including:</p> <p>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</p> <p>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</p> <p>c. Minimizing conflicts between different transportation modes;</p> <p>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p> <p>4. Whether the proposed design provides adequate emergency vehicle access; and</p> <p>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>	<p>Complies</p>	<p>Vehicular movement on the property will limited to one-way traffic. Vehicles will enter the property from the alley to the west and will exit onto 200 W. The driveway will pass under a porte-cochere before approaching the sidewalk. In an effort to avoid vehicular/pedestrian conflicts, a speed table to slow vehicles is proposed, as is landscaping, which will create physical separation between the driveway and sidewalk. Bicycle parking will be provided both on site and inside of the building. Due to limited parking and the sites location adjacent to a TRAX and bus stops, as well as the target age group for its students, it is anticipated that most of the students and facility will use public transit to access the site.</p>
<p>F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</p>	<p>Complies</p>	<p>The project is to be built on a vacant lot with no notable natural or built features.</p>
<p>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>	<p>Complies</p>	<p>Utility lines in both 200 W and 900 S will provide adequate service for this project.</p>

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice to the Recognized Community Council:

A notice was emailed to both the Ballpark and Central 9th Community Councils on November 7, 2018. The Community Councils were given 45 days to respond with any concerns and to request that the applicant attend a meeting.

Neither the Ballpark or Central 9th Community Councils requested additional actions from staff or the applicant for this project.

Open House

The Planning Division held an Open House for the project on December 20th, 2018 and mailed notices to residents and property owners within 300 feet of the proposal. The open house also included other development proposals.

Three members of the public attended the open house to inquire about the project. This included two nearby property owners. All three individuals expressed support for the project and felt it would be a positive addition to the neighborhood. One of the individual mentioned that her children had participated in Spy Hop programs and that it was a great experience.

Notice of Public Hearing for Planning Commission

Public hearing notice mailed on January 10, 2019

Public hearing notice posted on January 10, 2019

Public notice posted on City and State Websites and Planning Division list serve: January 10, 2019

Public hearing sign posted on January 4, 2019

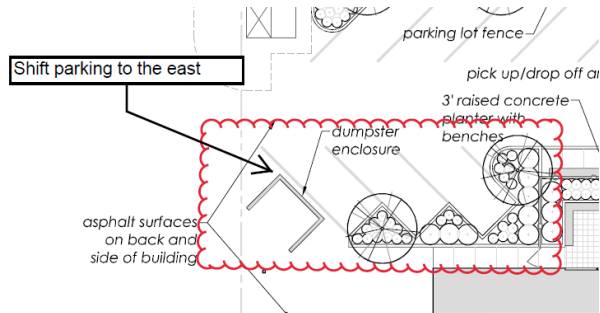
Other Public Comments and Inquiries

Staff did not receive any phone calls or correspondence from the public regarding this application.

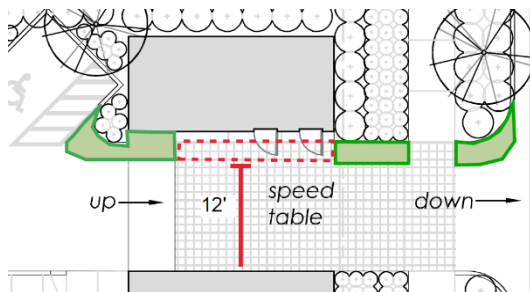
ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

Planning (Eric Daems)

1. Parking maneuvers, including backing should not occur in the alley. Shift especially the south row of parking to the east to allow for backing maneuvers to occur within the parking lot, rather than in the alley.



2. Final plans will need to include a lighting plan showing down-lit lighting that does not cast onto neighboring properties.
3. Educational uses are to provide 1 1/2 bike parking spaces for every 20 students and at least 1 stall per 10 employees. These may be provided inside the building or out. Revised plans need to show required bike parking. Bike racks needed to be designed according to 21A.44.050.B.5
4. Revised plans will need to include a full landscape plan including drought tolerant plant species, sizes, quantities, and ground covers. See 21A.48.030.B for specific plan requirements
5. Where ground floor glass coverage is below required percentages, the code requires consideration be given to provide additional ways to activate the sidewalk with public art, architectural detailing, active lighting, or similar. The provided outdoor seating areas and tall glass panels will count towards this standard.
6. The drive aisle onto 2nd West is allowed to be 12' maximum. Additionally, there is a potential safety conflict between outward swinging doors opening towards the speed table. Please narrow drive aisle to 12' with combination of larger landscape islands at each end and either a raised curb, material change, or safety paint to demarcate the drive aisle under the breezeway.



Zoning (Patricia Anika Stonick)

PLNSUB2018-00875, Spy Hop project, at 208 W. 900 South, zoned FB-UN2- request for development proposal to modify requirements for upper level step back and glazing. Applicant does not relate the code reference that requires "15-foot setbacks on the third level of buildings in the FB-UN2 zone." The requirement of 21A.27.030.C.4.b is that a 15 foot upper level step-back be provided when adjacent to public street, public trail or public open space, which features the 15 foot figure but this project is not adjacent to a public feature as described in that section of zoning code. Section 21A.27.050.C Table relates a similar requirement, that "Buildings shall be stepped back 1 additional foot for every foot of

building height above 30' along a side or rear property line adjacent to FB-UN1” which would require a 17 foot setback (47' 4" structure height is proposed). It seems this is the code section that the applicant must mean to request a modification of. However, there is an allowance that a property that is adjacent to an alley may use the alley width as part of their step back. So, it would seem that the step back that is described in the narrative, of 8 feet, is more than sufficient to meet the then remaining requirement to step back by 2 feet. As proposed, no zoning issues arise regarding the step back portion of the design and could be permitted (even without a modification granted through planned development application, per information provided by applicant).

Regarding request to modify glazing, where is required to be provided to the portion of street facing façade that is between 2 and 8 feet above grade, that one façade would be shy of required glazing by 24.5% and that the other would be shy by 10.7% but that both façade will provide additional glazing elsewhere could be seen as an acceptable modification and this reviewer has no issues with granting requested modification.

Planning Staff Note: The standard for a 15' step back for portions of the building over 30' as well as for first floor glazing are approvable per the Planned Development process and would not building code. The step back requirement adjacent the FB-UN1 zone has been resolved through the issuance of an administrative interpretation which determined that the presence of the alley creates the separation required form the FB-UN1 zone.

Transportation (Mike Barry)

No comments received.

Fire (Edward Itchon)

Having an A-3 occupancy on a floor other than the floor of exit discharge requires the building to have automatic fire sprinkler system. due to the number of occupants it may also require voice over alarm system. the typical fire department access within 150 feet of all exterior walls of the first floor and if the structure is over 30 ft. then Aerial apparatus access maybe required also. this requirement has a road width of 26 ft. clear and be measured from the building a minimum of 15 ft. and maximum of 30 ft. No utility lines shall be placed between the building and the aerial apparatus access road, or over.

Planning Staff Note: In response to the above Fire review concerns, the existing layout of the park strip allows for the development to meet the aerial apparatus access. There has been discussion that park strip area may be reconfigured as part of an effort to improve the pedestrian experience in the district. If the park strip is to change in the future, the aerial apparatus access standard will need to be maintained. The other comments refer to fire systems which can easily be added to the building without affecting the overall site or building design.

Public Utilities (Jason Draper)

Planned Development review does not provide building or utility development permit. The following comments provide guidance for the proposed project and requirements for utilities development permit:

- The water main in 200 West will require reimbursement for cost improvements.
- Green Infrastructure is required for 900 South Street Frontage.
- Utilities cannot cross property lines without appropriate easements and agreements.
- 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.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- All utilities must be separated by a minimum of 3ft horizontally and 18” vertically. Water and sewer lines require 10ft minimum horizontal separation.

Engineering (Scott Weiler)

No objections.