

MEMORANDUM

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, 385-266-9001, amy.thompson@slcgov.com

Date: December 9, 2020

Re: Modifications to Design Review approval at approximately 255 S State Street:

Design Review - PLNPCM2019-00926

PROPERTY ADDRESS: 255 S State Street

PARCEL ID: 16-06-157-004-0000

MASTER PLAN: Downtown Community Master Plan

ZONING DISTRICT: D-1 (Downtown Central Business District)

REQUEST: The project received Design Review approval from the Planning Commission on January 22, 2020. The applicant has requested modifications to the approved design. These changes are required by ordinance to be reviewed by the Planning Commission as only minor modifications can be approved administratively.

ACTION REQUIRED: Review the proposed changes to the design of the project. If the Planning Commission denies the changes, the project will be required to comply with the original approval.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the modifications to PLNPCM2019-00926 Design Review at approximately 255 S State Street.

ATTACHMENTS:

- A. Applicant Submittal Information
- **B.** Updated Plans
- C. Original Planning Commission Staff Report, January 22, 2020
- D. Minutes from January 22, 2020

BACKGROUND: Michael Militello, representing KTGY Architecture + Planning, requested Design Review approval for an additional 60 feet of building height at a mid-block location in the D-1 Central Business District. The mixed-use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the site providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a site listed on the National Register of Historic Places, that will be restored and incorporated into the overall project. The applicant requested an additional 60 feet of building height for



the north tower where buildings can be a maximum height of 100 feet in the D-1 Central Business

District where the property is located. Buildings taller than 100 feet buildings may be authorized through the Design Review process.

The south tower met all the applicable zoning requirements, however, because the buildings are connected underground by a parking garage and additional height was requested on the north tower, the project was presented as a whole to the Commission.

The project was reviewed at the January 22, 2020 Planning Commission meeting. The original Planning Commission approval granted the additional 60 feet of building height through the Design Review process with the following conditions:

- 1. A public entrance to the proposed food hall/commercial space shall be added to the west elevation of the north building on State Street facing the public sidewalk to comply with the Design Standards that relate to building orientation as well as the purpose statement of the D-1 zoning district which emphasizes the importance of pedestrian oriented design.
- 2. A public easement will be recorded on the property for the midblock walkway.
- 3. The applicant shall submit more information to Planning Staff for signage, lighting, streetscape details, privately owned public space elements, and landscaping to demonstrate compliance with the *Salt Lake City Lighting Master Plan* and the standards for Design Review.
- 4. The unique midblock walkway paving pattern shall be limited to private property. The State Street paving pattern shall be incorporated along the street frontage of the subject property to comply with Streetscape Improvements Design Review standard as well as the Downtown Master Plan.
- 5. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

The above conditions of approval have been addressed. The applicant has now submitted building plans seeking a permit to construct the project. The new plans show modifications to the structure that deviate from what was previously approved by the commission. The approval process for modifications to approved plans is described in the zoning ordinance:

21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

- A. Minor Modifications: The Planning Director may authorize minor modifications to approved design review applications as listed below.
 - 1. Dimensional requirements that are necessary in order to comply with adopted Building Codes, Fire Codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable Building Code, Fire Codes, or engineering standard.
 - 2. Minor changes to building materials provided the modification is limited to the dimension of the material, color of material, or texture of material. Changes to a different material shall not be considered a minor modification.
- B. Other Modifications: Any other modifications not listed in subsection A of this section shall require a new application.

Some minor changes can be approved administratively by the Planning Director, but those changes are limited. The requested modifications are not considered minor in nature, and therefore, the Commission must review the updated plans.

APPLICANT'S REQUESTED MODIFICATIONS:

The applicant has requested modifications to the approved design, which are required by ordinance to be reviewed by the Planning Commission. The proposed modifications to the approved design are found in the drawings located in Attachment B and are outlined in their submitted narrative found in Attachment A. Specifically, the following design changes have been proposed by the applicant:

Building Height

Approved by the Planning Commission: The commission approved an additional 60 feet of building height through the Design Review process. The original proposal was for a mixed-use building with a height of 160 feet and 13 stories. There were some smaller massing sections on the building on the west and east elevations that were designed to be two stories in height.

Revised Proposal: The revised building design is similar in shape and massing, but the overall building height has been reduced. The modified design is for a building with approximately 141 feet of height and 12 stories. Some of the smaller massing sections of the building on the west and east elevations have been reduced from two stories to one story.









Building Materials & Design of South & East Elevation

Approved by the Planning Commission: Approved building materials include brick veneer, corrugated metal, metal panels and fiber cement board.

The windows were approved with a staggered pattern and portions of the windows on the south and east façade included punched openings ("bump outs") with a depth of approximately 2 feet.

Revised Proposal: The proposed design primarily maintains the pallet of building materials that was approved by the commission; however, the fiber cement board has been replaced with an ACM metal panel. The revised narrative submitted by the applicant indicates the proposed

ACM metal panel will have a texture and pattern to give it a concrete appearance very similar to fiber cement.

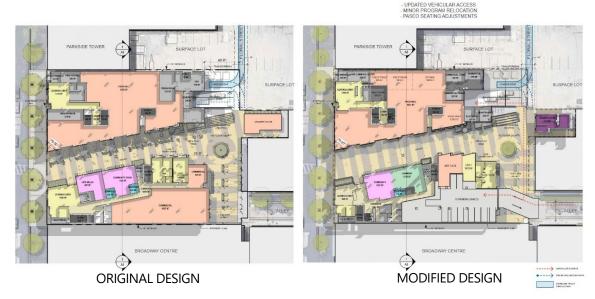
The punched openings ("bump outs") have been removed from the building design, and 50% of the windows are proposed 2 feet wider and the energy rated glazing has been increased. The revised proposal maintains a similar staggering pattern to the original proposal. Windows are inset approximately 3-4 inches to create some shadow lines along the building façade.



Vehicular Access

Approved by the Planning Commission: The original proposal had one vehicular access to the below grade parking area located off of Floral Street. The project was presented with a total of 95 parking stalls. During the public hearing, the Planning Commission expressed some concerns with Floral Street being the only vehicular access and encouraged the applicant to look at other possible options for a second access. Ultimately, the project was approved with only one vehicular access point.

Revised Proposal: The revised design incorporates a second vehicular access to the below grade parking area as well as access to an additional parking area located in the south tower on the ground floor. This parking area includes 10 parking spaces.



STAFF ANALYSIS & DISCUSSION:

The modified design incorporates elements that emphasize the human scale such as stepbacks, building articulation, material changes, architectural elements, and maintains transparency at the ground level. The building massing is broken up into smaller components and is designed to maintain compatibility with surrounding buildings, some of which are smaller in scale. The east elevation (rear) of the proposed building steps down to a height of approximately 21 feet, and the floors above are setback approximately 30 feet making the proposal more compatible with the height of neighboring buildings such as the Cramer House, as well as the one story commercial buildings on Edison Street.

The proposed modifications to the Design Review application must be in substantial conformity to the original request or should be reviewed as a separate application. In this case, staff asserts that the revised overall design is in substantial conformity with the original approval.

NEXT STEPS:

Modification of a Design Review Approval

If the modification is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Modification of a Design Review Denial

If the major modification is denied, the applicant will be required to develop the property as was originally approved by the Planning Commission on January 22, 2020.

Attachment A: Applicant Submittal Information

433 S. Spring St. Suite 750 Los Angeles, CA 90013 310.394.2623 ktgy.com



Memorandum

To: Amy Thompson Date: 12.02.2020

Project Name: 255 S. State Street
Planning Division
Department of Community and
Neighborhoods
Project Name: 255 S. State Street
Project No: 20180664.00

Attn: Amy Thompson Senior Planner

From: Keith McCloskey LEED AP

Salt Lake City Corporation

Associate Principal

KTGY Architecture + Planning
433 S. Spring St., Suite 750
Los Angeles, CA 90013

Re: 255 S. State Streeet - Design Review Modifications

Dear Amy,

As the 255 S. State Street has progressed through Construction Documents, some minor changes and enhancements have been made to the project and we would like to submit these for the Planning Commission's consideration. These changes are reflected in the attached exhibits and side-by-side comparison vignettes that depict the current design as well as the design as approved at Design Review. We feel these changes are in keeping with the quality and spirit of the approved concept, and in some cases such as the enlarged windows and change to an aluminum composite metal system (ACM) is a welcomed upgrade to the previous design. Please note that any of the material changes made to the North tower will also apply to the South tower. Although that building is by-right and not subject to design review, it is important to note as the project will remain cohesive as a singular project despite the two separate structures. Please note the detailed breakdown of the specific changes to the project since our previous Design Review approval below:

- Primary updates to the North Tower
 - North Building height and story reduction to 141'-0" and 12 stories
 - Based on Average Grade of 84.835 along State Street
 - o aterial change from Fiber Cement to ACM
 - ACM is a very durable product that is equal or superior to Fiber Cement
 - The specified ACM material will have a texture/pattern to give a concrete appearance very similar to Fiber Cement
 - o Removal of Fiber Cement (FC) Bump-outs
 - Major material steps and massing composite to remain, but the white FC cladding furred sections to be replaced with flush ACM panels
 - Windows to still provide some shadow per 3-4" inset per ACM material construction detail
 - Redesign of window pattern
 - Similar staggering pattern with approx. 50% of the windows getting 2'-0" wider. Increase of Energy Rated glazing.



- Updated vehicular access
 - Vehicular Access will now be provided via North Floral and the Southeast Alley to both garages
- Other miscellaneous minor updates to project
 - o Footprint of below grade garage has been reduced
 - o Adjusted Paseo seating to provide more flexibility Meets all Planning minimums
 - o Food Hall Awnings have been removed
 - o Footprint shifted, but still within setback requirements
 - Section North property line and loading area reduced from 2-story (31 feet) to 1-story (21 feet)
 - South Tower
 - Fiber Cement Cladding updated to ACM to match North Tower
 - Minor interior program relocations and added parking spaces with new access
 - Large commercial space replaced with parking
 - Small commercial space (Art Café) and 1-Bed Live/Work switched locations to provide more Paseo activity to the commercial space
 - Furr-out removal and window adjustments to match North Tower
 - 3-4" inset windows and similar staggered pattern with more glazing
 - Storefront redesign of South Tower, along Paseo only
 - Parking Reduced from 95 to 81 Meets parking requirements per Zoning Sect. 21a.44.040.B.7 (within 1/4 Mile Of Transit - 50%)

Attachment B: Updated Plans

255 SOUTH STATE STREET SALT LAKE CITY, UTAH

DESIGN REVIEW MODIFICATIONS PLANNING PACKAGE



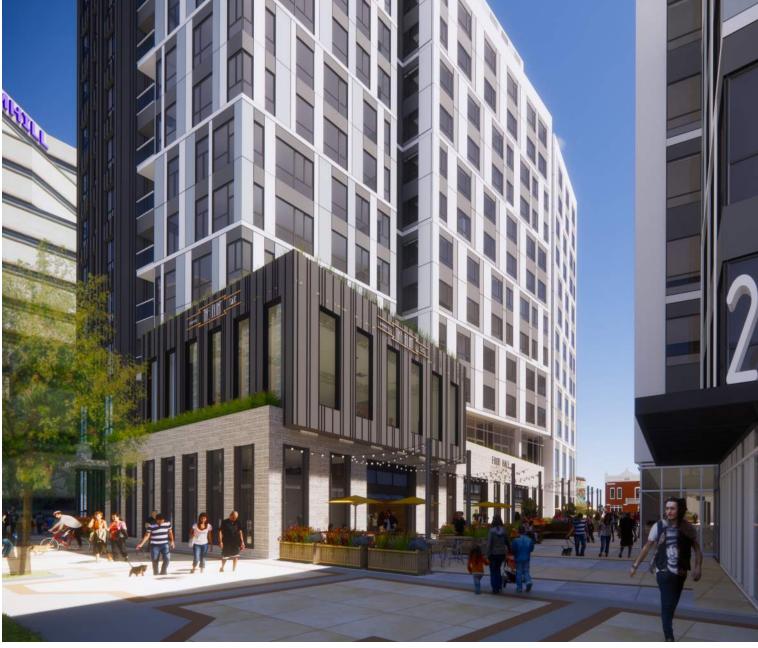
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CURRENT DESIGN

- FIBER CEMENT PANEL SYSTEM WITH "BUMP-OUTS"

- ALUMINUM COMPOSITE METAL PANELS - 2' WIDER WINDOWS (50%)



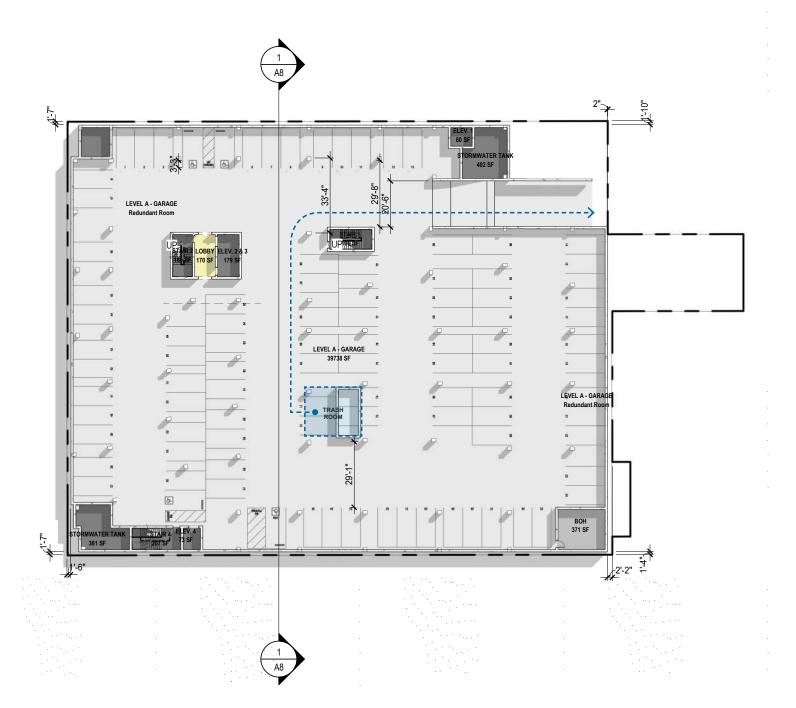


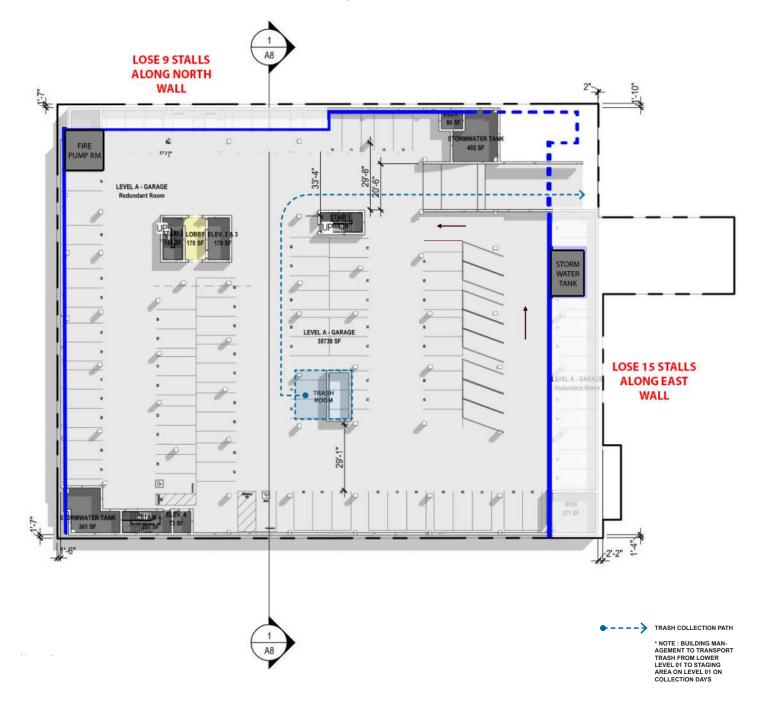


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CURRENT DESIGN

- REDUCED BELOW GRADE GARAGE FOOTPRINT
- PARKING REDUCED FROM 95 TO 81 SPACES







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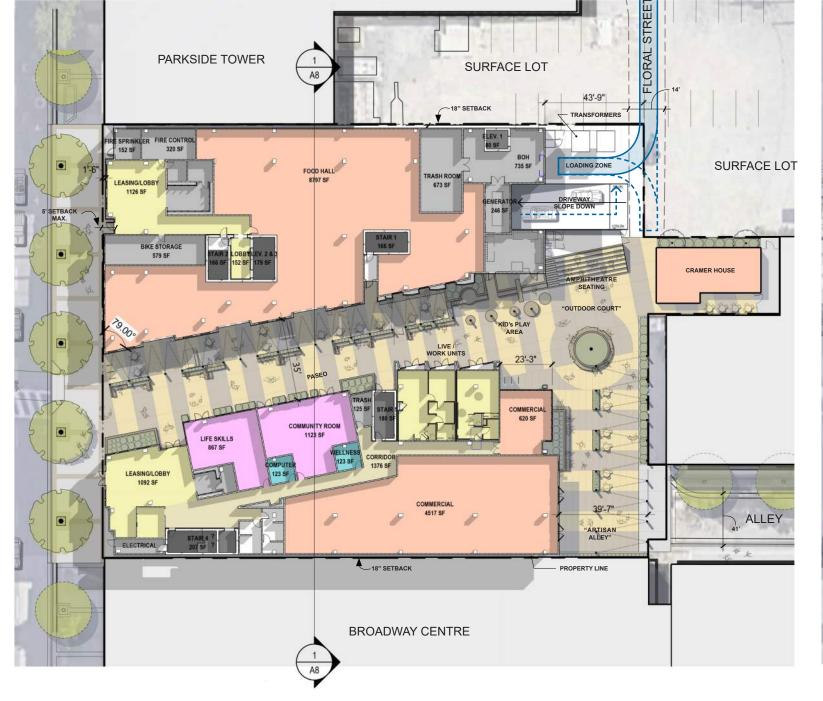
BRINSHORE DEVELOPMENT LLC 666 Dundee Road, Suite 1102 Northbrook, IL 60062

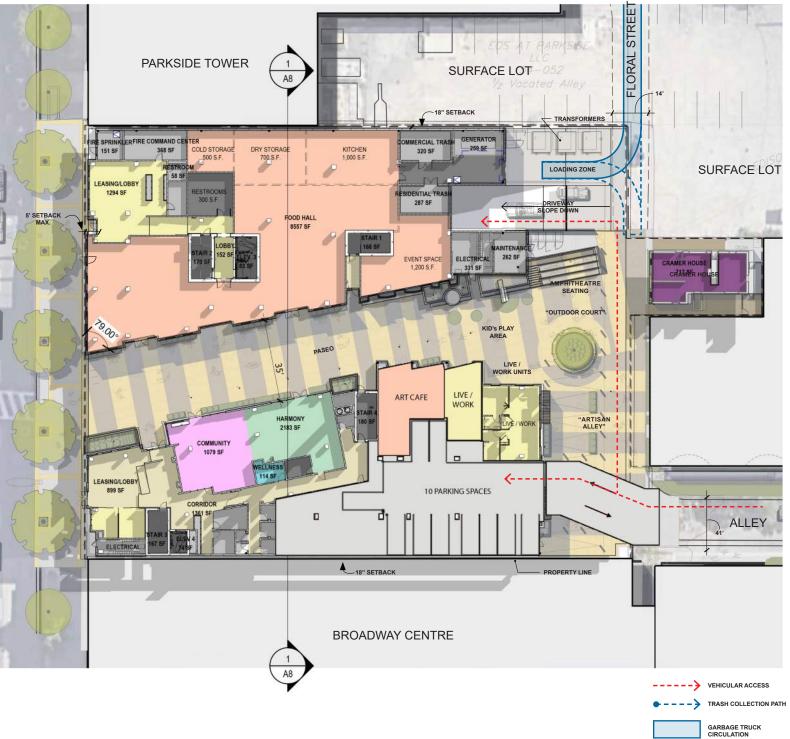


BASEMENT PLAN

CURRENT DESIGN

- UPDATED VEHICULAR ACCESS
- MINOR PROGRAM RELOCATION
- PASEO SEATING ADJUSTMENTS







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255 SOUTH STATE STREET



SITE PLAN

A - 1

CURRENT DESIGN

- NORTH TOWER FLOOR ELIMINATION AND HEIGHT REDUCTION







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- FIBER CEMENT PANEL SYSTEM WITH "BUMP-OUTS"

7 FIBRE CEMENT PANEL - OFF-WHITE COLOR

CURRENT DESIGN

- ALUMINUM COMPOSITE METAL PANELS - 2' WIDER WINDOWS (50%)

1 ALUMINUM COMPOSITE METAL PANEL ("MOON CONCRETE")

2 ALUMINUM COMPOSITE METAL PANEL ("STATELY CONCRETE")







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SCALE: 3/64" = 1'-0"

OVERALL ELEVATIONS

- FIBER CEMENT PANEL SYSTEM WITH "BUMP-OUTS"

7

FIBRE CEMENT PANEL - OFF-WHITE COLOR

(NB) TOP OF PARAPET 160'-0" EVEL 0 1/4" VEL 8 4' - 1" VEL 7 1 3/4" VEL <u>6</u> 2 1/2" VEL <u>5</u> 3 1/4" VEL 4 4' - 4" VEL 3 VEL 2 3' - 8" **EAST ELEVATIONS**



- ALUMINUM COMPOSITE METAL PANELS - 2' WIDER WINDOWS (50%)

1

ALUMINUM COMPOSITE METAL PANEL ("MOON CONCRETE")



ALUMINUM COMPOSITE METAL PANEL ("STATELY CONCRETE")





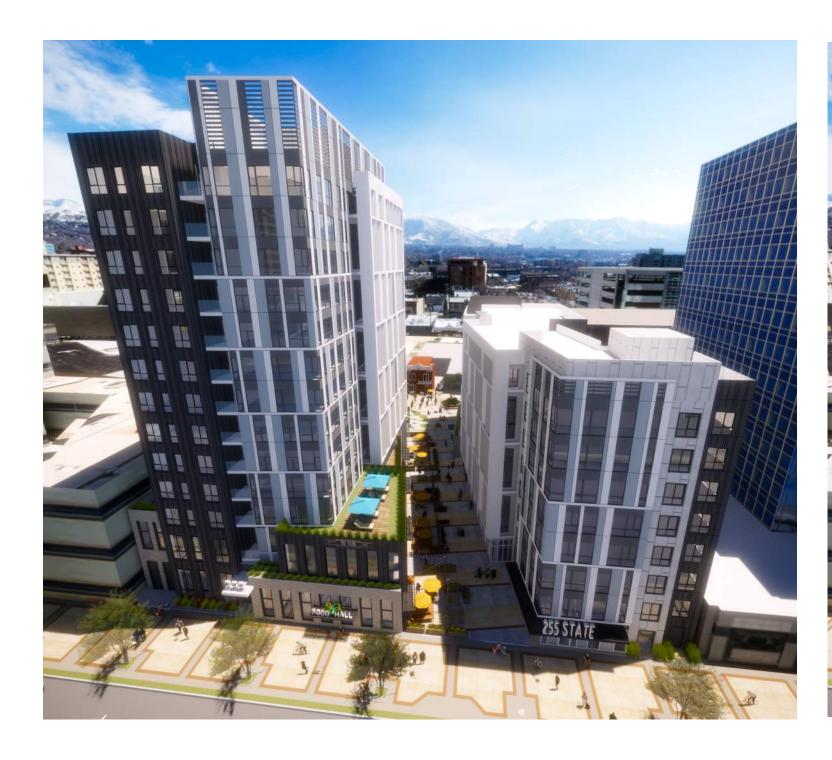
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SCALE: 3/64" = 1'-0"

OVERALL
ELEVATIONS







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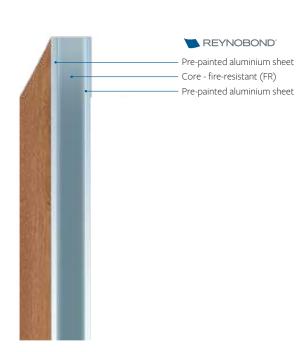
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- Rolling



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- Flexible and short lead times for standard stocking items

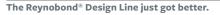












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Color Chart

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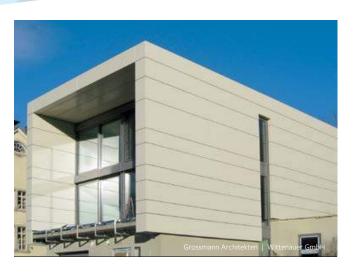
AAMA 2604

Concrete

Premium Finishes











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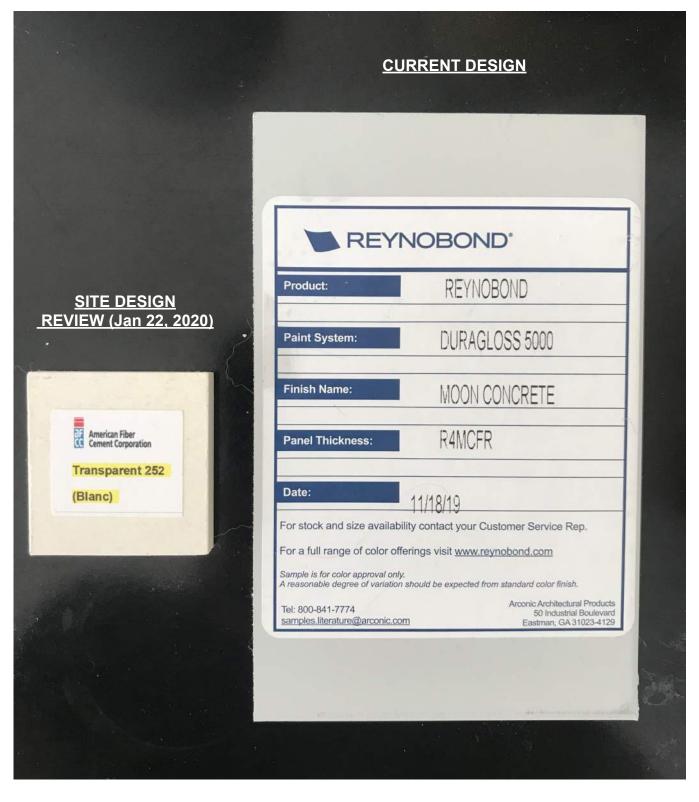
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NTS.

ACM MATERIAL SPEC



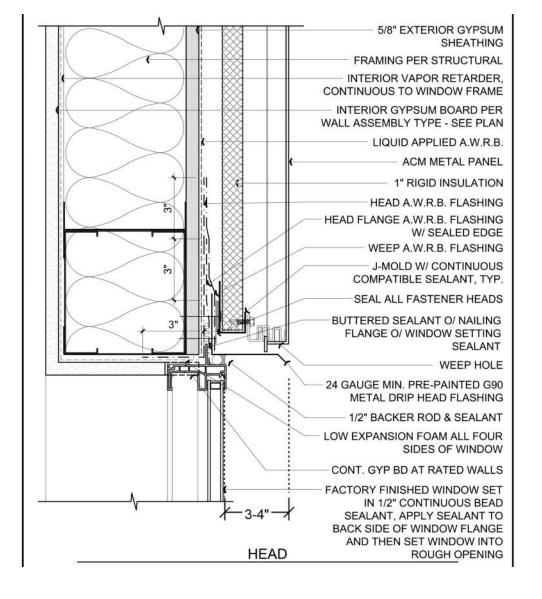


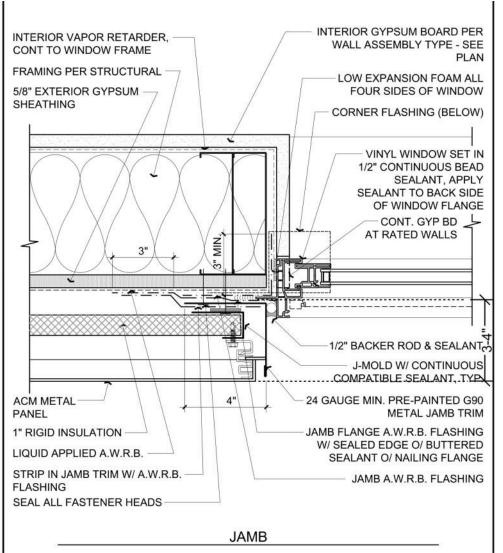


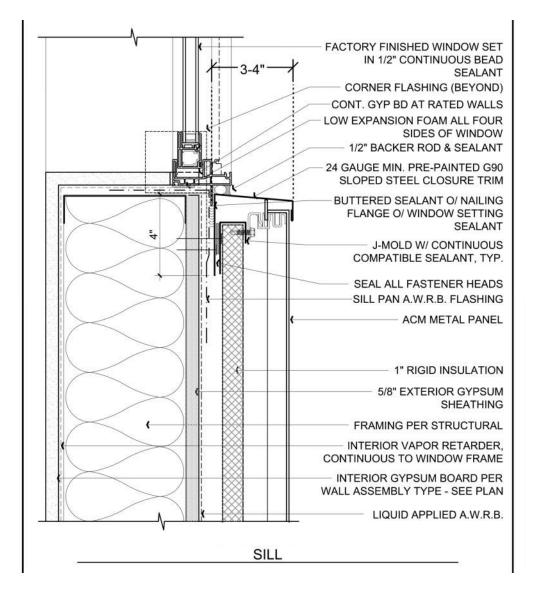
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255 SOUTH STATE STREET







NOTE: WINDOWS SHOWN FOR FLASHING SEQUENCE AND EXTERIOR FINISH, REFER TO WALL TYPES FOR SPECIFIC 1-HR AND 2-HR FIRE RATED REQUIREMENTS

WINDOW AT ACM PANEL

9

SCALE: 3" = 1'-0



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WINDOW @ ACM DETAIL A - 1

Attachment C: Original Planning Commission Staff Report, January 22, 2020



Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, amy.thompson@slcgov.com or 801-535-7281

Date: January 16, 2020 (Publishing Date)

Re: PLNPCM2019-00926 Design Review

Design Review

PROPERTY ADDRESS: 255 S State Street

PARCEL ID: 16-20-205-018-0000

MASTER PLAN: Downtown Community Master Plan

ZONING DISTRICT: D-1 (Downtown Central Business District)

REQUEST: A request by Michael Militello, representing KTGY Architecture + Planning, for **Design Review for additional height** at approximately 255 S State Street. The proposed mixed use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the site providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site, that will be restored and incorporated into the overall project. The applicant is requesting an additional 60 feet of building height for the north tower through the Design Review process.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that the request for additional height generally meets the applicable Design Review standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

- 1. A public entrance to the proposed food hall/commercial space shall be added to the west elevation of the north building on State Street facing the public sidewalk to comply with the Design Standards that relate to building orientation as well as the purpose statement of the D-1 zoning district which emphasizes the importance of pedestrian oriented design.
- 2. A public easement will be recorded on the property for the midblock walkway.
- 3. The applicant shall submit more information to Planning Staff for signage, lighting, streetscape details, privately owned public space elements, and landscaping to demonstrate compliance with the *Salt Lake City Lighting Master Plan* and the standards for Design Review.
- 4. The unique midblock walkway paving pattern shall be limited to private property. The State Street paving pattern shall be incorporated along the street frontage of the subject property to comply with Streetscape Improvements Design Review standard as well as the Downtown Master Plan.

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 406
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

5. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

ATTACHMENTS:

- A. Vicinity Map
- B. Plan Set
- C. Property and Vicinity Photos
- D. <u>D-1 Zoning Standards</u>
- E. <u>Design Review Standards</u>
- F. Public Process & Comments
- G. <u>Department Review Comments</u>

PROJECT DESCRIPTION:



The proposed mixed-use project consists of two buildings, a north tower and a south tower, with a pedestrian walkway that runs through the center of the site providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site that will be restored and incorporated into the overall project.

Quick Facts

Height: North Tower – 160 FT (13 stories) South Tower – 99 FT (8 stories)

Ground Floor Uses (State Street):

Commercial (food hall), residential lobby and bike storage

Ground Floor Uses (Midblock

Walkway): Commercial (food hall & community uses), residential leasing lobby, live work units.

Upper Floor Uses: Commercial (food hall) office and residential.

Number of Residential Units: North Tower – 117 units; South Tower – 73 units Exterior Materials: Glass, brick veneer, standing seam metal, ACM metal panel, and fiber cement panel.

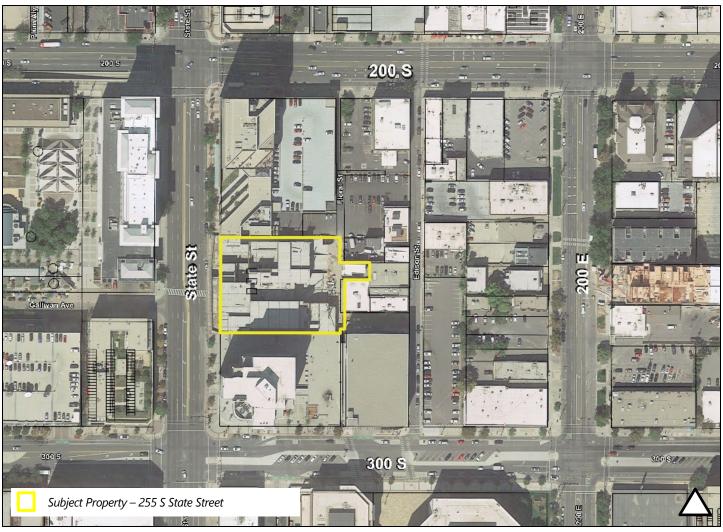
Parking: 95 underground stalls **Review Process & Standards**: Design Review, D-1 zoning standards, and general zoning standards.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review considerations in Attachment B.

DEVELOPMENT DETAILS:

The north tower is a 13-story (160 FT tall) mixed use commercial and residential building. The 11 stories of residential include studios, and 1 & 2 bedrooms totaling 117 units. The south tower is an 8-story (99 FT tall) mixed use commercial and residential building with 73 residential units including studios, and 1, 2, 3- & 4-bedroom units. The north and south tower are connected below grade by an underground parking garage with 95 parking spaces that are accessible from Floral Street. A midblock walkway with outdoor seating and public gathering space is proposed between the buildings and provides pedestrian connections through the block as well as to other nearby public spaces.





PLANNING COMMISISON REQUESTS:

Design Review Request

The applicant is going through the Design Review process to request an additional 60 feet of building height for the north tower. New buildings on land located between corner properties (mid-block areas) can be a maximum height of 100 feet in the D-1 Central Business District zone where the property is located. Builders taller than 100 feet buildings may be authorized through the Design Review process. The proposed building height of the north tower is 160 feet.

The south tower meets all the applicable zoning requirements, however, because the buildings are connected underground by a parking garage and additional height is requested on the north tower, the project is being presented as a whole to the Commission.

For complete analysis and findings in relation to the Design Review standards please refer to Attachment E.

PROJECT BACKGROUND:

During the early review stages of the petition, Planning Staff suggested several revisions to the design of the ground floor state street facing elevation to better comply with the purpose statements and goals of the D-1 zoning district as well as the Design Standards. In response to feedback received during Planning Staff's review of the proposal, the applicant provided updated plans that include the following revisions discussed below.

<u>Maximum Setback on State Street</u>— The initial design included a request to exceed the maximum 5-foot setback along State Street. The north building had setbacks that varied from approximately 8 ½ feet to 14 ½ feet and the south building had setbacks varying from 9 feet 10 inches to 33 ½ feet. The revised proposal complies with the maximum 5-foot setback requirements.

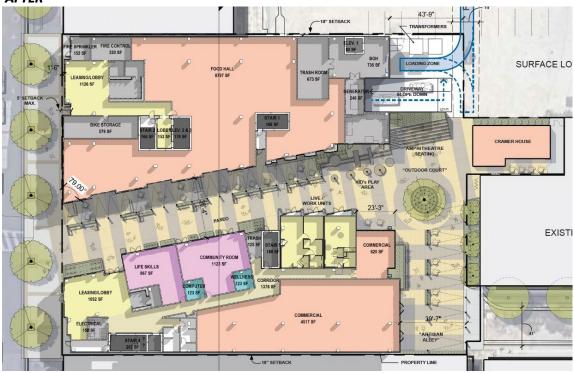




BEFORE



AFTER



<u>Entrances on State Street</u> – The south tower did not have any entrances on State Street in the initial design submitted. The design of the ground floor was revised to be closer to the street frontage and a residential lobby entrance was added on State Street.

The north building's residential leasing lobby is the only public entrance on State Street. Staff is recommending as a condition of approval that an entrance to the food hall be provided on State Street to better meet the Design standards and the purpose statement of the D-1 zone which is to foster a 24-

hour activity environment and intends for buildings that are designed to be oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape.

<u>Ground Floor Uses</u> – In the initial design, the mechanical equipment including transformers and the electrical and generator rooms were accessed from State Street. This resulted in large areas of blank walls and a lack of active uses along the street frontage. Revisions were made to the ground floor of both the north and south tower - the mechanical equipment was moved to the rear of the development and the street facing ground floor of both buildings are now predominantly active uses.

KEY CONSIDERATION:

The key consideration listed below was identified through the analysis of the project, and discussion during the Work Session:

Building Height

The north tower has a proposed height of 160 feet. The D-1 zoning district allows for additional height through the Design Review process. The proposed building height is compatible with heights of adjacent buildings, as well as anticipated building heights in the immediate vicinity of the downtown area.

The intent of the Design Review process as it relates to building height is to encourage design with an emphasis on human scale and mitigate any negative impacts. The proposed design incorporates elements that emphasize the human scale such as stepbacks, building articulation, material changes, architectural elements, and maintains transparency at the ground level. The building massing is broken up into smaller components and is designed with a distinctive base, middle and top section to help reduce the sense of apparent height, and also to maintain compatibility with surrounding smaller scale buildings. To mitigate potential negative impacts from the proposed height, the east elevation (rear) of the proposed building steps down to a height of approximately 31 feet, and the floors above are setback approximately 30 feet making the proposal more compatible with the height of neighboring buildings such as the Historic Landmark, the Cramer House, as well as the one story commercial buildings on Edison Street.

Please refer to Attachment E for Staff's analysis of the Design Review Standards.

NEXT STEPS:

Approval of the Design Review Request

If the requests are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. A new subdivision plat will need to be submitted and recorded on the subject property. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request

If the design review request for additional height is denied, the applicant will still be able to develop the property by right, but at a smaller scale. The north tower could have a maximum height of 100 feet instead of the proposed height of 160 feet. A new subdivision plat will still need to be submitted and recorded on the subject property. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings subject to meeting all applicable zoning requirements and requirements of other divisions.

ATTACHMENT A – VICINITY MAP



ATTACHMENT B – PLAN SET

255 SOUTH STATE STREET

SALT LAKE CITY, UTAH



CONCEPTUAL PERSPECTIVE

PROJECT DESIGN TEAM:

APPLICANT:

Brinshore Development LLC Contact: Whitney Weller 666 Dundee Road, Suite 1102 Northbrook, IL 600062 T: 312.505.0108 whitneyw@brinshore.com

ARCHITECT:

KTGY Architecture + Planning Contact: Michael Militello 12555 W. Jefferson Blvd. Suite 100 1058 East 2100 South Los Angeles, CA 90066 T: 310.439.3928 mmilitello@ktgy.com

LANDSCAPE ARCHITECT:

ArcSitio Design Contact: Richard Gilbert Salt Lake City, UT 84106 T: 801.487.4923 rgilbert@arcsitiodesign.com

CIVIL ENGINEER:

Anderson Wahlen & Associates Contact: Kirk Randall 2010 N. Redwood Rd. Salt Lake City, UT 84116 T: 801.521.8529 kirkr@awaeng.com

Contact: Tyler Hollon 2920 South 925 West Ogden, UT 84401 T: 801.648.9323 thollon@wadman.com

GENERAL CONTRACTOR:

Wadman Corporation

AERIAL VIEW



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	A-1	PROJECT NARRATIVE
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		(GROUND)
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PROJECT SUMMARY

ADDRESS: 255 South State Street 16-06-157-004-000 APN: D-1 CBD ZONE:

(Central Business District) 1.12 AC - 48.787 SF SITE AREA: 190 DU

PROPOSED UNITS
PROPOSED DENSITY 190/1.2 = 170 DU/AC MAX HEIGHT ALLOWED: 100' 160' (per CSBDR) PROPOSED HEIGHT:

NORTH TOWER
MIXED USE COMMERCIAL & RESIDENTIAL BUILDING
TYPE IA CONSTRUCTION - 13 STORIES ABOVE GRADE & 1 STORY BELOW GRADE

11 STORIES OF RESIDENTIAL LEVELS INCLUDE STU-DIOS, 1BR, & 2BR TOTALING 117 DU

TOTAL HEIGHT

SOUTH TOWER
MIXED USE COMMERCIAL & RESIDENTIAL BUILDING
TYPE IIIA CONSTRUCTION - 8 STORIES ABOVE-GRADE & 1 STORY BELOW-GRADE 11 STORIES OF RESIDENTIAL LEVELS INCLUDE STU-

DIOS, 1BR, 2BR, 3BR, & 4BRs TOTALING 73 DU TOTAL HEIGHT

PROPOSED PARKING:

95 SUBTERRANEAN RESI PARKING SPACES



FORMAL PLANNING SUBMITTAL #3

JANUARY 09, 2020 #2018-0664



1. VIEW WEST FROM SITETOWARDS GAVILLAN TRAX STATION



2. VIEW OF SITE FRONTAGE ALONG STATE STREET



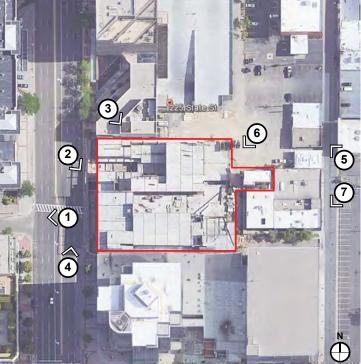
3. AERIAL VIEW OF CURRENT DEMOLISHED SITE



4. VIEW NORTH UP STATE STREET



5. VIEW NORTH UP EDISON STREET ALLEY



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6. VIEW SOUTH DOWN FLORAL STREET ALLEY TOWARDS SITE



7. VIEW SOUTH DOWN EDISON STREET ALLEY



255 SOUTH STATE STREET

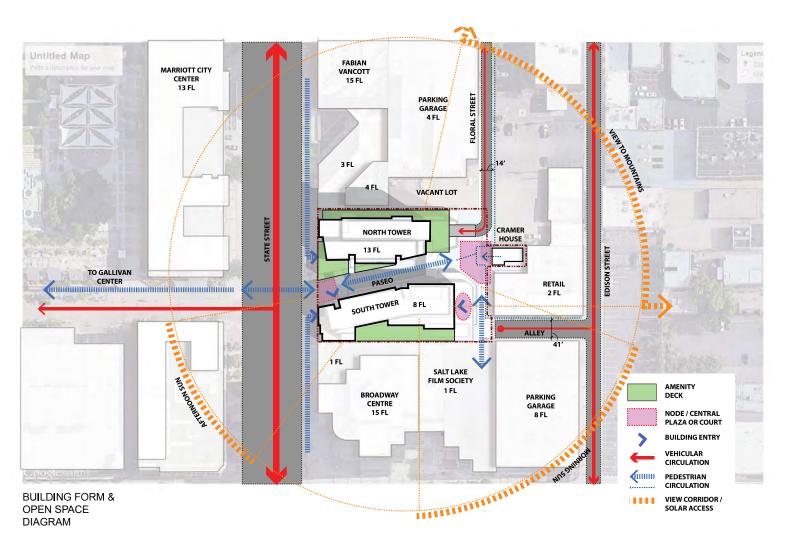
SITE CONTEXT

A0



BRINSHORE DEVELOPMENT LLC 666 Dundee Road, Suite 1102 Northbrook, IL 60062

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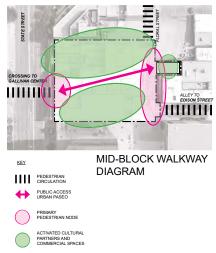
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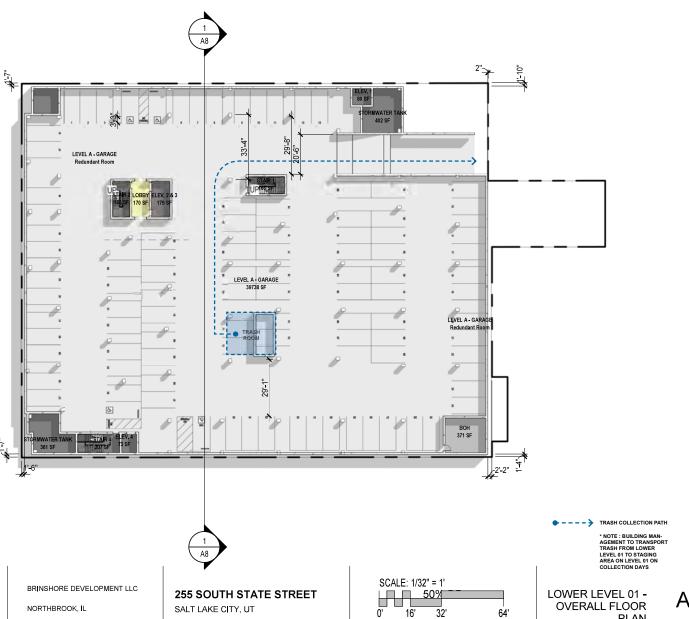
PROJECT NARRATIVE

The concept delivers on the mid-block walkway imagined in the master plan and design guidelines. This version is an activated public access urban paseo that will slice through the site providing access to the housing above and the cultural partners and commercial tenant spaces below. The existing State Street mid-block crossing, which connects directly to existing outdoor civic space at Gallivan Center and ultimately Main Street, will become the paseo entrance and primary pedestrian node along the West side of the site.

As viewed from State Street, the preserved Cramer House will act as a visual terminus to a non-orthogonal paseo and as the northern bounds of a gathering court. This gathering court in the Southeast quadrant of the site connects Floral Street, the alley to Edison Street, Cramer House, and the urban paseo. It is both the Eastern pedestrian node and a flexible space that can host café style eating, a Harmony Project recital, an event at an art gallery that bleads outdoors, or a classic movie night. The concept is to fully connect pedestrians to and through the site via access to aesthetically pleasing, safe and well lit spaces influenced by the arts that make you want to stop and stay for awhile.



PROJECT A1



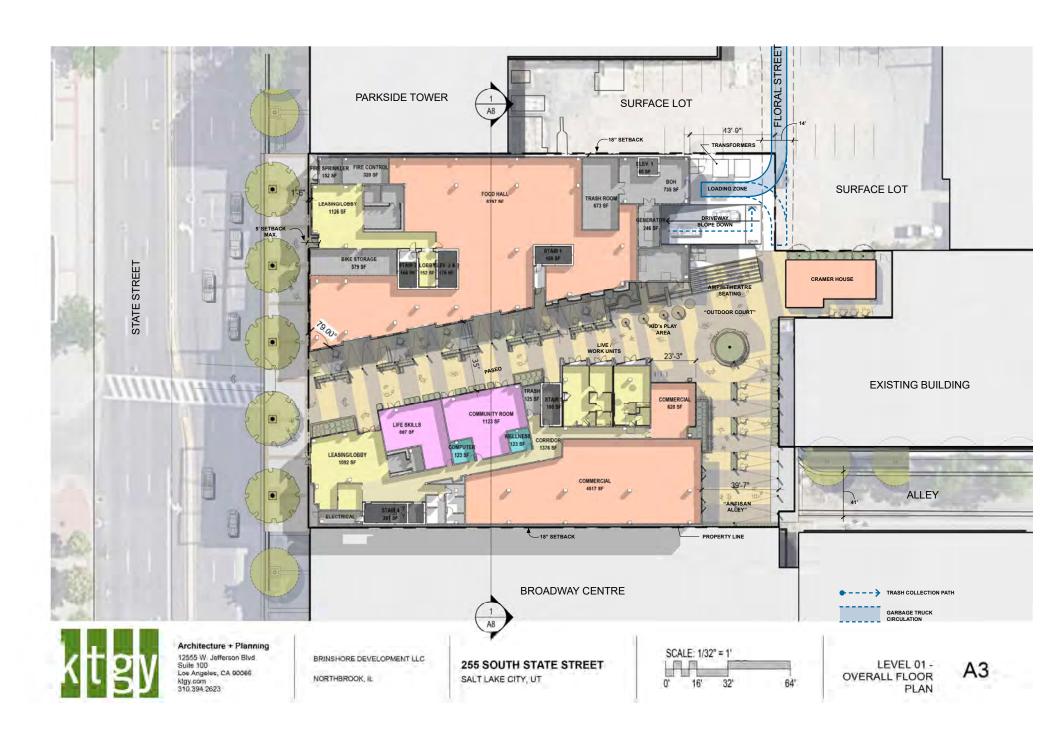


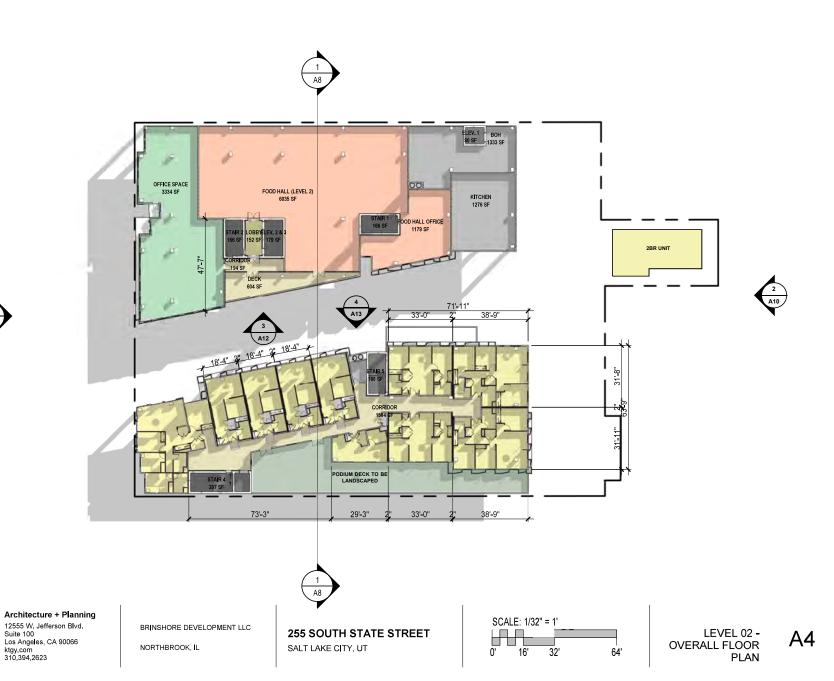
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0' 16'

PLAN

A2

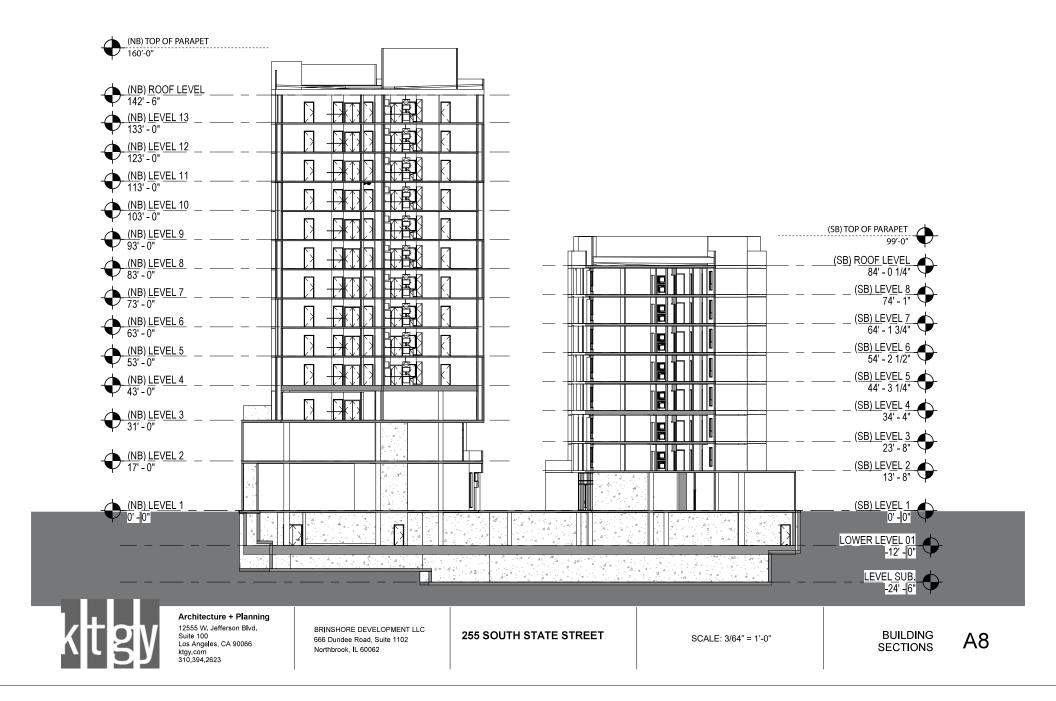












MATERIAL LEGEND



WEST ELEVATIONS



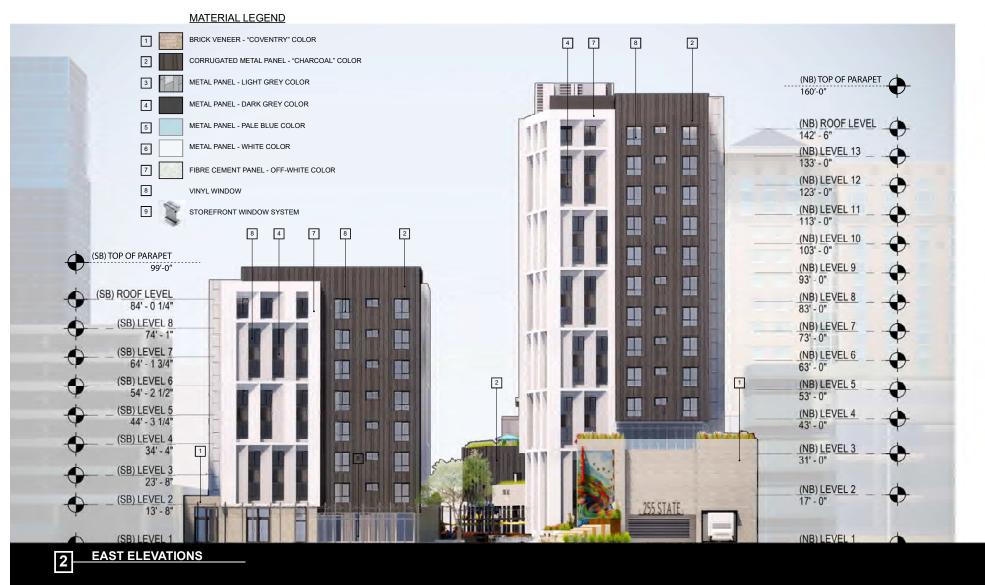
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SCALE: 3/64" = 1'-0"

OVERALL ELEVATIONS





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255 SOUTH STATE STREET

SCALE: 3/64" = 1'-0"

OVERALL ELEVATIONS





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SCALE: 3/64" = 1'-0"

OVERALL ELEVATIONS

MATERIAL LEGEND



4 NORTH ELEVATION - SOUTH BUILDING



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SCALE: 3/64" = 1'-0"

OVERALL ELEVATIONS



NORTH BUILDING:
TOTAL GROUND FLOOR SURFACE AREA (3'-8' HEIGHT): 495 SF
TOTAL GROUND FLOOR GLAZED AREA: 217 SF
TOTAL GROUND FLOOR GLAZED AREA % PROVIDED : (217/495) = 44% (> 40% REQUIRED)

LEGEND
GROUND FLOOR SURFACE AREA (3'-8' HEIGHT)
GLAZING

SOUTH BUILDING:
TOTAL GROUND FLOOR SURFACE AREA (3'-8' HEIGHT): 240 SF
TOTAL GROUND FLOOR GLAZED AREA: 98 SF
TOTAL GROUND FLOOR GLAZED AREA % PROVIDED : (98/240) = 41% (> 40% REQUIRED)



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SCALE: 1/8" = 1'-0"

GROUND FLOOR GLAZING CALCULATION





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255 SOUTH STATE STREET

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PERSPECTIVE VIEW





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255 SOUTH STATE STREET

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PERSPECTIVE VIEW





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PERSPECTIVE VIEW





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PERSPECTIVE VIEW





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PERSPECTIVE VIEW





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PERSPECTIVE VIEW

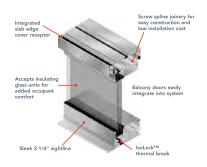
Kawneer Window Wall

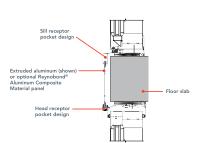
- Combination of :
 - Metal Panel
 - Aluminum Window
- North Tower = 9,576 SF
- South Tower = 4,758 SF

Aesthetics and Versatility

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4* sightline and standard 5* depth makes it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.







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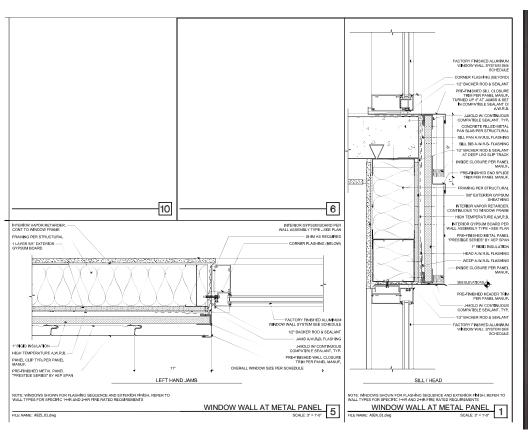


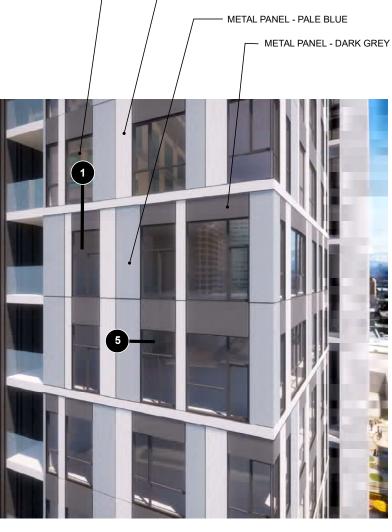


NTS.

SKIN DETAILS

Window Wall Details





ALUMINUM WINDOW

METAL PANEL - WHITE



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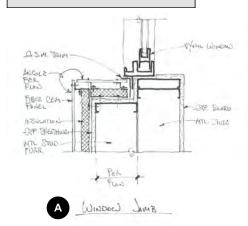
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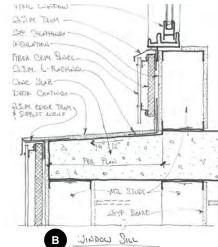
255 SOUTH STATE STREET

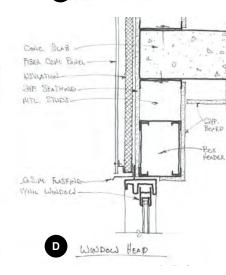
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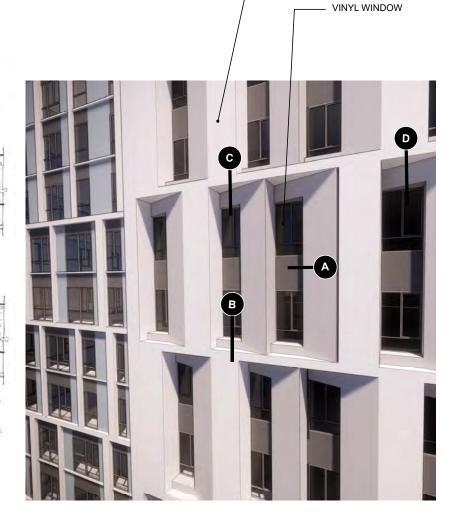
SKIN DETAILS

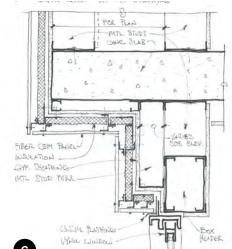
Fiber Cement Details













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SKIN DETAILS

FIBER CEMENT PANEL





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CONTEXT MASSING



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BUILDING LIGHTING

D-1 Central Business District Standards Compliance

Chap 21A.30.020

D. GENERAL REGULATIONS

REQUIREMENT	STANDARD	PROPOSED
2. Minimum Yard Requirements	a. Front and corner side yards: No minimum yards are	Front Yard (State St.): 0'
	required, however no yard shall exceed five feet (5')	Side Yards: 0'
	except as authorized through the CBSDR process.	
	b. Interior Side and Rear Yards : None required	Rear Yard: 0'
3. Restrictions on Parking Lots & Structures	 Within the mid block areas, parking lots and structures 	Parking garage proposed is fully subterranean
	shall only be located behind principal buildings or be at	
	least seventy five feet (75') from front and corner side lot	
	lines or park	
5. Location of Service Areas	All locading docks, refuse disposal areas and other service	Loading dock area is proposed along rear of
	activities shall be located on block interiors away from	property, off Floral St. alley
	view of any public street.	
6. Landscape Requirements	see Landscape Plan	
7. Mid Block Walkways	A Mid Block Walkways is to be provided to facilitate	A 30'+ wide privately-owned public paseo
	pedestrian movement within the area.	bisects the property and acts as a Mid Block
		Walkway

F. SPECIAL CONTROLS OVER MID BLOCK AREAS

REQUIREMENT	STANDARD	PROPOSED
3. Height Regulations	No building shall be more than one hundred feet (100') in	Project is asking for CBSDR exception for
	height; provided, that taller buildings may be authorized	height in excess of 100'. Height of point of
	through the conditional building and site design review	tallest tower is 160'
	pocess	

OFF-STREET PARKING REQUIREMENTS Chap 21A.44

REQUIREMENT	STANDARD	PROPOSED
G2. Minimium Off Street Parking Requirements	Residential: 1/2 space per dwelling unit	Residential spaces : 190 Units x 1/2 = 95
	Nonresidential: No spaces required up to 25,000 sf	Spaces provided in one level of subterranean
	usable floor area. 1 space per 1,000 usable sf over 25,000	parking garage
	sf thereafter	Commercial spaces : None provided
H2. Maximum Off Street Parking Requirements	Residential : Equivalent to minimum	
	Nonresidential: Up to 25 spaces for first 25,000 sf. No	
	more than 1 space per 1,000 sf thereafter	

Standards For Design Review

Chap 21A.59.050

STANDARD	PROPOSED
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design guidelines found within the zoning district in which the project is located	See previous chart for project's proposed compliance to D 1 zoning standards and guidelines
B. Development shall primarily be oriented to the sidewalk, not an interior courtyard or parking lot	A significant portion of the project's commercial frontage and residential lobby entries are oriented off State Street sidewalk. No interior courtyards or parking lots are proposed.
C. Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction	Residential towers include facades with multiple languages offering varied detailing including metal panel and window wall combination, liber cement brise soleil, and a standing seam zinc metal cladding. Podium levels include storefront glass systems as well as brick facades with large punched window openings and roll-up garage door openings which help to encourage pedestrain permeability into the buildings.
D. Large building masses shall be divided into heights and sizes that relate to human scale	The north residential tower's proposed 160 ft height more closely matches the surrounding Parkside Tower to the north and the Broadway Center Tower to the south, creating an even rhythm of vertical masses. The façade is divided into groups of 2 levels using horiztonal banding of ledges, reducing the preception of the overall scale.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200) shall include: 1) changes in vertical plane 2) material changes 3) massing changes	Both buildings contain various vertical breaks and notches to help break up the length of the facades. A variety of materials like metal cladding and fiber cement brise soleil wrap around the residential towers at various points. The podium levels are broken down into various horizontal massing volumes using recessed wall planes, cantilevered extrusions, and angular facades.
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) 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 min. 16" in height and 30" width. 2. A mbture of areas that provide seasonal shade 3. Trees in proportion to the space at a min. of one tree per 800 sf, at least 2" caliper when planted 4. Water features or public at 5. Outdoor dining areas 6. Other amenities not listed above that provide a public benefit	The proposed privately-owned public paseo will include the following elements: 1. Sitting space of approx (100 seats) at 16" high x 30" wide which is greater than the 57 seats required for a 14,300sf public space (see calcs on sheet L101) 2. Outdoor dining areas associated with the Food Hall, Cramer House, and the other food-centric commercial spaces 3. a Kid's Play area with playground-like equipment as well as amphitheater seating benefitting the surrounding community

STANDARD	PROPOSED
G. Building height shall be modified to relate to human	The north residential tower sits on a 2-storey podium
scale and minimize negative impacts.	base, a segment of which steps back at the 3rd level -
1. Human scale:	much like the podium of the Parkside Tower. The tall roo
 a. Utilize stepbacks to design a building that 	parapet not only screens mech. equipment but acts as a
relates to the height and scale of adjacent and nearby	visual "crown" at the top of the tower. There is a 10 ft
buildings	setback between the north tower upper levels and the
b. For buildings more than three (3) stories or	Parkside podium. The resulting sliver of 2-level podium
buildings with vertical mixed use, compose the design	provides a sizeable "gap" between the proposed project
with distinct base, middle and top sections to reduce	and Parkside Tower. While there is a portion of the souti
the sense of apparent height	tower almost completely adjacent to the Broadway
2. Negative impacts:	Centre Tower to the south, the rear of the building angle
a. Modulate taller buildings vertically and	back along the paseo to provide another sizeable "gap"
horizontally so that it steps up or down to its neighbors	between the proposed building and adjacent tower.
b. Minimize shadow impacts of building height on	
the public realm by varying building massing.	The long shadows cast by the proposed project from the
c. Modify tall buildings to minimize wind impacts	rising sun in the east and setting sun in the west will fall
on public and private spaces	either on State Street or the back-alleys and Floral St. The
3. Cornices and rooflines:	noon-day shadows will have minimal impact on the
a. Cohesiveness	Parkside Tower to the north. The proposed south
b. Complement Surrounding Buildings	building of the project was intentionally made shorter so
c. Green Roof & Roof Deck	as to minimize shadow impacts on the proposed Midbloo
	Paseo.
III Deskins and as the singulation shall be a first	Donord control the majorate and the first terms of the second control to the second cont
H. Parking and on site circulation shall be provided	Proposed access to the underground parking is found at
with an emphasis on making safe pedestrian	the rear of the site off Floral St. alley so as to preserve
connections to the sidewalk, transit facilities, or	pedstrian-focused open spaces closer to State Street and
midblock walkway.	Midblock Walkway (Paseo).
I I I I I I I I I I I I I I I I I I I	0.11.01.10
I. Waste and recycling containers, mechanical	Residential and Commercial Trash Rooms are located
equipment, storage areas, and loading docks shall be	inside both buildings. The loading area is approporiately
fully screened from public view and shall incorporate	screened from view on the other side of the parking
building materials and detailing compatible with the	garage ramp entrance off of Floral St.
building being served.	
J. Signage shall emphasize the pedestrian/mass transit	Signage will be appropriately located at Podium and
orientation	Ground Floor at State Street and Paseo frontages.
Orientation	Residential lobby entries and addresses will be
	demarcated with signage above canopies and/or awning
	demareated with signage above complet and/or awning.
 K. Lighting shall support pedestrian comfort and safety, 	All exterior building lighting will be located to accent
neighborhood image, and dark sky goals	special architectural features and provide adequate level
, , , , , , , , , , , , , , , , , , , ,	of illumination for signage and entry. Low-level
	illumination outdoor landscape lighting will be chosen to
	minimize glare and light tresspass on adjacent properties
	as well as direct uplighting to the sky.
	as were as an ear aprignant to the say.
L. Streetscape Improvements	New street trees are proposed along State Street - one for
1. One street tree Shall be placed for each thirty	every 30°. Hardscape paving materials and patterns like
feet (30') of property frontage on a street. Existing	colored concrete and stone pavers are proposed for the
street trees removed as the result of a development	Midblock Walkway Paseo. In some areas, pervious pavin
project shall be replaced by the developer with trees	will be proposed in order to enable infiltration and
approved by the city's urban forester	stormwater runoff. See Landscape Plan / Site Plan for
Hardscape (paving material) shall be utilized to	more information.
differentiate privately-owned public spaces from public	
spaces. Permitted materials shall meet following	
spaces. Permitted materials snall meet following standards:	
a. Use materials that are durable, require min.	
maintenance, and are easily repairable or replaceable	
b. Where practical, use materials that allow	
rainwater to infiltrate into the ground and recharge the	
water table	
c. Limit contribution to heat island effect	



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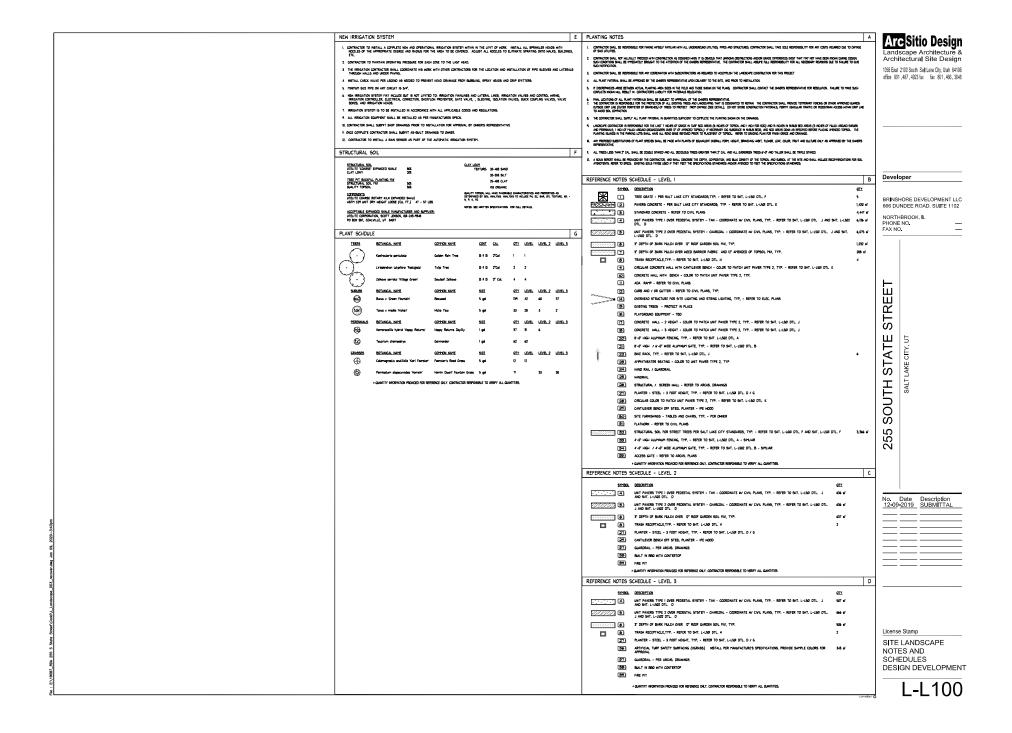
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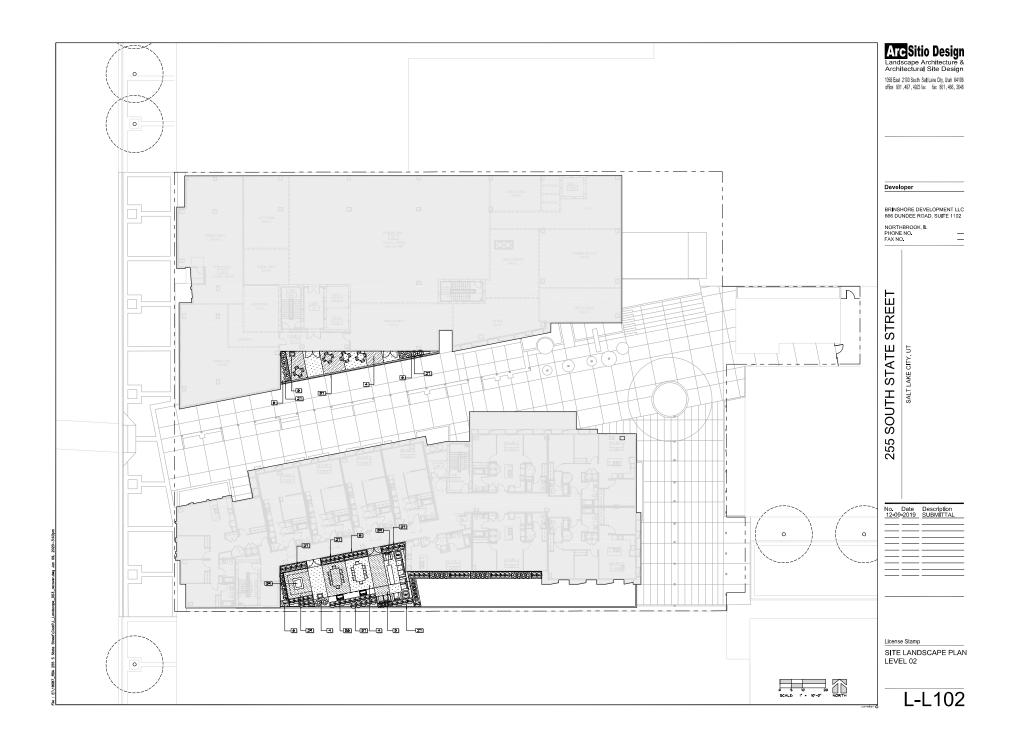
255 SOUTH STATE STREET

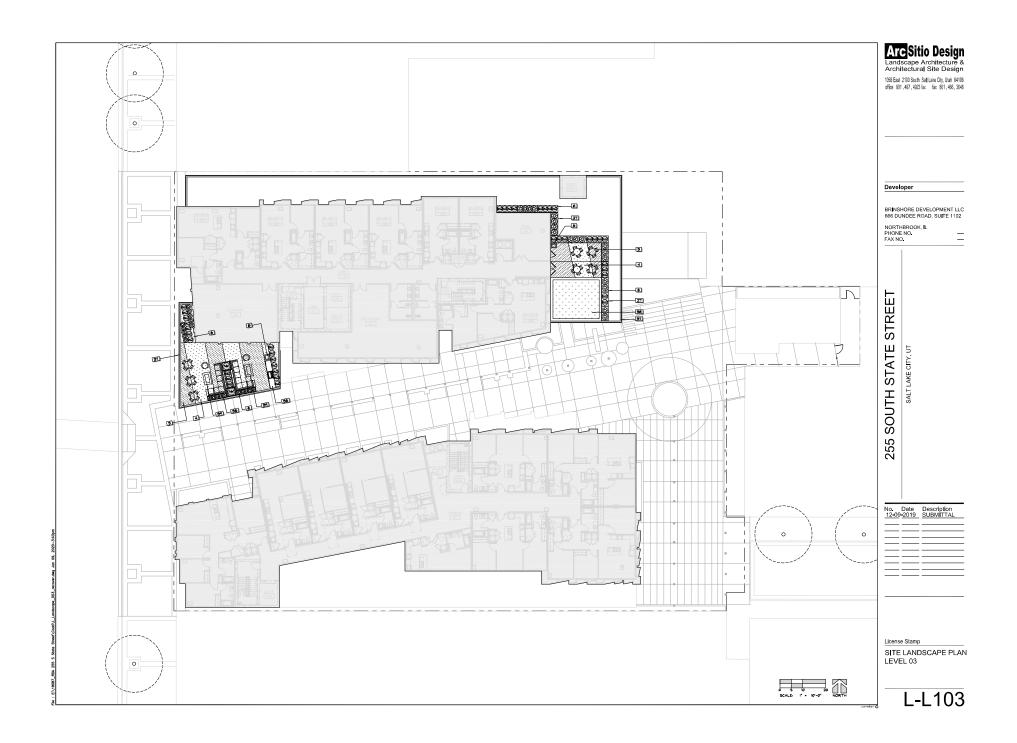
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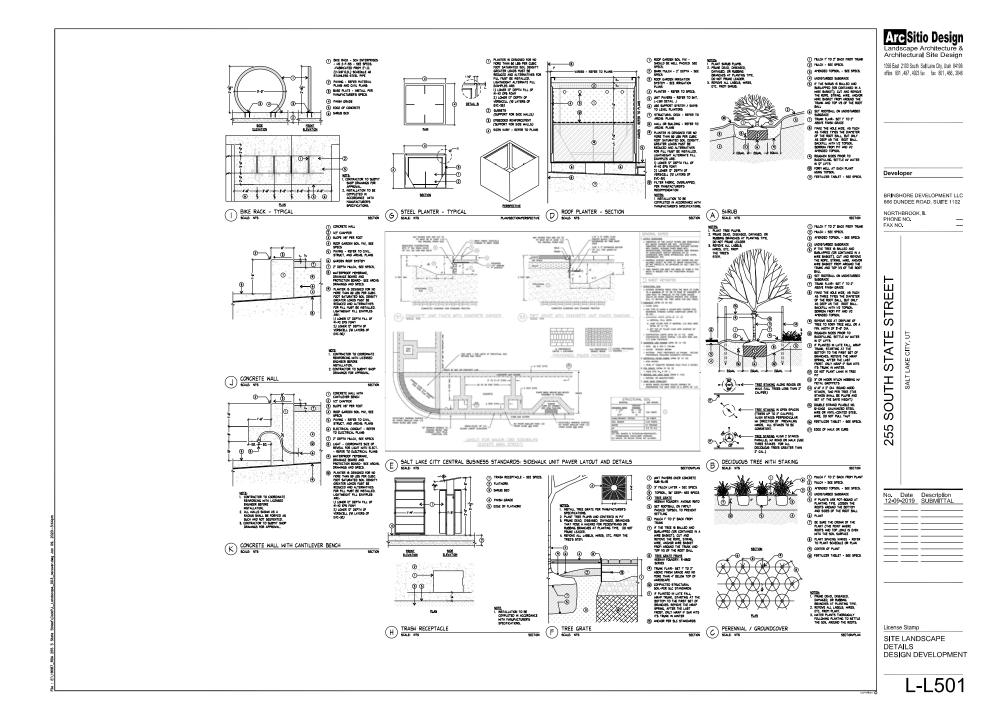
ZONING COMPLIANCE

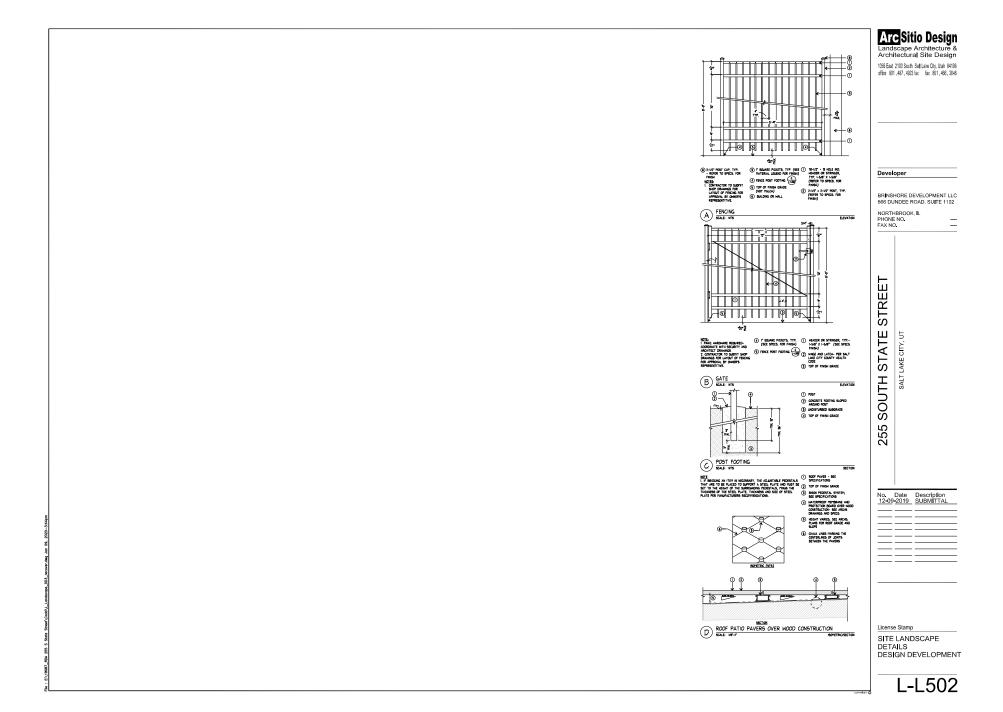




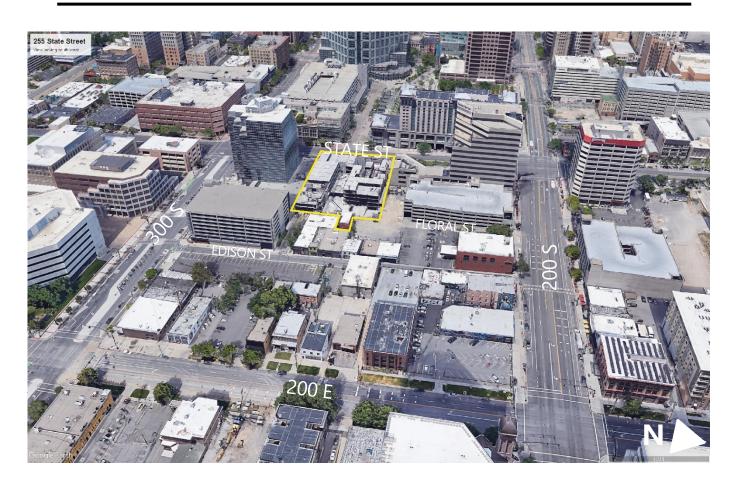








ATTACHMENT C – PROPERTY AND VICINITY PHOTOS





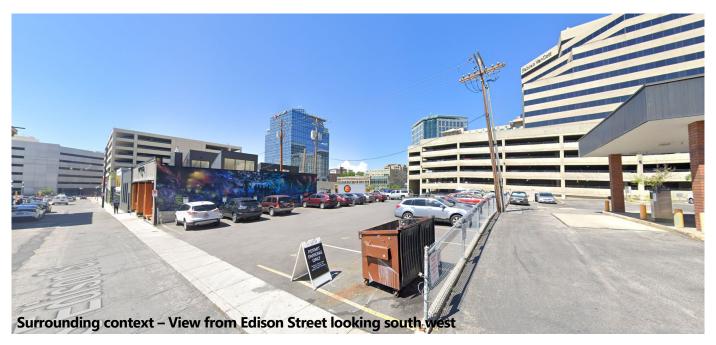






View of Floral Street looking north from rear of subject property









ATTACHMENT D – D-1 ZONING STANDARDS

D-1 Development & Design Standards

B 1 Developmen	t & Design Standards		
Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	No minimum	Lot Area – 1.12 acres Lot Width – 195 FT	Complies
Front/Corner Side Yard - 400 S	No Minimum Setback 5 FT Maximum Setback	- IT May Cathook	Complies
	5 FT Maximum Setback	5 FT Max Setback	
Side/ Rear Yard	No Minimum		Complies
Maximum Height	New buildings on land located between corner properties (mid-block areas) can be a maximum height of 100 FT in the D-1 zone. Taller buildings may be authorized through the design review process.	North tower - 160 FT	Additional height requested through Design Review process
Restrictions on Parking Lots & Structures	No special restrictions shall apply to belowground parking facilities.	Proposed parking is all below grade.	Complies
Location of Service Areas	All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street.	Loading, refuse and service areas are located to the rear of the development.	Complies
Mid-Block Walkways	As part of the City's plan for the downtown area, it is intended that mid-block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed after the effective date hereof within the D-1 Central Business District shall conform to this officially adopted plan for mid-block walkways	Midblock walkway is proposed between the north and the south tower connecting pedestrians from state street to Floral and Edison street. The proposed location is consistent with the midblock walkway network as shown in the Downtown Community Master Plan.	Complies

Ground Floor	40% - The ground floor	Proposed glazing	Complies
Glass	building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least 5 FT, excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title.	between 3 and 8 FT is 44%.	
Minimum Off-Street	Residential – ½ space per dwelling unit	190 residential units proposed – 95	More Information
Parking Paguiroments	Nonresidential – No spaces	residential stalls	Needed
Requirements	required up to 25,000 SF of usable floor area. 1 space per 1,000 SF of usable floor area over 25,000 SF thereafter	Plans indicate that no nonresidential parking is provided. Calculations are needed to show any nonresidential square footage over 25,000 SF and 1 parking space per 1,000 SF above the 25,000 SF will be required for the development. If reductions to parking are sought through TDM, applicant will need to submit information to show compliance. Required off street parking will be verified during building permit review process.	Compliance will be verified during building permit review process

ATTACHMENT E – DESIGN REVIEW STANDARDS

21A.59.050: 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. 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 the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	Complies	The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control. The proposal is consistent with the purpose statement of the zoning district as it provides a building with active uses and the proposed development is sited to encourage pedestrian activity along State Street as well as provide pedestrian connections through the block and to other nearby outdoor public spaces. The project meets several goals of the Downtown Master Plan including increasing the residential population downtown and providing a mix of housing types and sizes in the Central Business District, creating a unique place that attracts different age groups and interests and activates the public realm with the public plaza/midblock

		walkway and proposed uses along the walkway.
 B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	If Recommended Conditions are Imposed - Project Complies Recommended Condition – Add pedestrian entrance on State Street	 The residential lobby is the only public entrance along State Street. To comply with this standard, Staff is recommending as a condition of approval that a public entrance to the food hall/commercial space be added on the State Street elevation facing the public sidewalk. The setbacks are close to the public sidewalk, and still provide for some articulation of the building and do not exceed the required maximum 5 FT setback. The parking is located within the building (underground) and is accessed from Floral Street which is at the rear of the proposed development.
 C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	Complies	 The proposed building has sufficient glass and detailing at the ground level to facilitate pedestrian interest. Active uses including a commercial element (a food hall) and lobby space will be located on the ground floor and will be readily visible and inviting to pedestrians on the sidewalk. The proposed project maximizes the transparency of the ground floor street-facing facades by including large vertical commercial windows on the ground floor which has a ceiling height of approximately 17 feet. The glass surfaces of both street facades vary in size and window type and broken up by articulation and material variations. Outdoor dining areas are located along the midblock walkway. The midblock walkway is public space that includes landscaped areas and various seating options. As viewed from State Street, the Cramer House, a Salt Lake City Historic Landmark Site, acts as a visual terminus for the midblock walkway also provides direct access to the Gallivan Center/Gallivan Avenue which connects through to Main Street, as well as Floral Street and

		Edison Street. The outdoor landscaped podium deck located on level 3 also provides a visual connection to State Street.
 D. Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	If Recommended Conditions are Imposed - Project Complies Recommended Condition – Add pedestrian entrance on State Street	1. The existing development pattern to the north and south of the subject parcels reflects building heights allowed in the D-1 zone as well as the goals of providing a diverse commercial area with buildings adjacent to one another with a strong pedestrian emphasis in the design. The overall proposed height of 160 FT will closely match the surrounding Parkside Tower to the north and the Broadway Centre Tower to the south, creating an even rhythm of vertical masses. The proposed development is designed to be compatible with taller buildings throughout the zone while the variation of height and massing relates well to the older, and much shorter, buildings directly to the east on Edison Street. 2. The proposed structure modulates well to relate to both the human scale of pedestrians as well as to the abutting one-story buildings to the east, and others within the vicinity. The building steps back at the second story level helping to create a human centric space and also interacts well with the smaller scale surrounding buildings as the ground floor articulation is of similar height. 3. The thoughtful inclusion of secondary elements in the design of the structure serves to modulate the tower and orient it toward other buildings in the area. For example: - The landscaped podium deck on level 3 creates a strong articulation across the mass of the entire building and corresponds well to more historic buildings along State Street. - The building is articulated at the ground level with varying setbacks (a maximum of 5 FT), material changes and entrance awnings creating a horizontal visual change along the State Street frontage.

		Windows are inset approximately 2 inches adding dimension and creating shadow lines on the façade. The façade is divided into groups of 2 levels using horizontal banding of ledges, reducing the perception of the overall scale. 4. The large storefront windows provide transparency at the ground level and are consistent with the character of the neighborhood. Staff is recommending as a condition of approval that an additional pedestrian entrance is added on State Street (to the proposed Food Hall) to comply with this standard as well as master plan policies that related to pedestrian oriented design and encouraging activity at the ground level of the building.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes.	Complies	The north tower building façade is approximately 101 feet in length and the building façade length of the south tower is approximately 45 feet. The north and south towers are separated by the midblock walkway that is approximately 45 feet wide along the State Street frontage. This standard is not applicable because the building lengths do not exceed 200 feet, but the development does include changes in vertical plane, material and massing changes as explained in the previous standard.
F. If provided, privately- owned public spaces shall include at least three (3) of the six (6) 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	Complies Recommended Condition – Final details regarding these elements be delegated to Planning Staff.	The proposal includes a midblock walkway with the following elements: 1. The privately owned public midblock walkway/plaza space is approximately 14,300 SF which requires 57 sitting spaces. 100 seats have been provided. 5. Outdoor dining areas associated with the food hall, Cramer House, and other food-centric spaces is included. 6. A children's play area with playground-like equipment as well as amphitheater seating benefitting the surrounding community is proposed.

- provide seasonal shade;
- 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;
- 5. Outdoor dining areas; and
- 6. Other amenities not listed above that provide a public benefit.

More information is needed regarding these elements including the seating design/measurements and the children's play area. Staff is recommending final details regarding these elements be delegated to Planning Staff.

G. Building height shall be modified to relate to human scale and minimize negative impacts.

In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.

- 1. Human scale:
 - a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
 - b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.
- 2. Negative impacts:
 - a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
 - b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are

Complies

- 1. Human Scale
 - a. Please see Standard D of this section. The varying massing components of the structure, as well as the open landscaped podium deck effectively function as stepbacks.
 - b. The building has distinct base, middle, and top elements as illustrated by the podium deck, stepbacks of floors above the ground floor level, and architectural elements.

 Additionally, the design incorporates a distinct roof top design which reduces the visual weight of the structure and provides visual interest.
- 2. Negative Impacts
 - a. The building is modulated horizontally by the various elements described in Design Standard D. The vertical modulation is broken up into sections with various setbacks and horizontal banding reducing the overall visual appearance of the height of the building along State Street. The north residential tower sits on a 2-storey podium base, a segment of which steps back at the 3rd level - much like the podium of the Parkside Tower. The tall roof parapet not only screens mech. equipment but acts as a visual "crown" at the top of the tower. There is a 10 ft setback between the north tower upper levels and the Parkside podium. The resulting sliver of 2-level podium provides a sizeable "gap"

subject to the request for between the proposed project and Parkside Tower. While there is a additional height. c. Modify tall buildings to portion of the south tower almost minimize wind impacts completely adjacent to the Broadway Centre Tower to the on public and private spaces, such as the south, the rear of the building inclusion of a wind break angles back along the paseo to above the first level of the provide another sizeable "gap" building. between the proposed building 3. Cornices and rooflines: and adjacent tower. The building a. Shape and define massing has been broken up into three distinct elements as rooflines to be cohesive with the building's overall discussed in 2a. form and composition. b. The long shadows cast by the b. Include roof forms that proposed project from the rising complement the rooflines sun in the east and setting sun in of surrounding buildings. the west will fall either on State c. Green roof and roof deck: Street or the back-alleys and Floral St. The noon-day shadows Include a green roof and/or accessible roof will have minimal impact on the deck to support a more Parkside Tower to the north. The proposed south building of the visually compelling roof landscape and reduce project was intentionally made solar gain, air pollution, shorter to minimize shadow and the amount of water impacts on the proposed midblock walkway/plaza area. entering the stormwater system. The horizontal reveals that define the low-rise, mid-rise, and highrise massing will provide wind breaks above the ground level. 3. Cornices and Rooflines a. The roof is shape is designed to act as a visual crown to the top of the tower. It complements the design and provides, and elegant treatment of the extra height required by elevator and mechanical equipment. b. The roof form of the proposed building is complimentary to others within the vicinity. There is a podium deck on the second level accessible to patrons of the food hall and overlooking the midblock walkway. The third floor podium deck provides an amenity to residents including landscaping, and seating areas. The landscaped deck provides a visual feature on State Street adding to the building design. H. Parking and on-site **Complies** Structured underground parking is

proposed for the tenant parking for the

circulation shall be

provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.		development. Vehicular access to the parking as well as service and loading areas are located off Floral Street which is accessed from 200 south. The on-site circulation is largely separated from the midblock walkway and by utilizes and existing street (Floral Street) eliminating additional driveway cuts over the public sidewalk. The proposed design provides for safe interactions with pedestrians and other vehicles.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure.	Complies	The fire sprinkler and control room are required as proposed along the State Street frontage, however these areas are setback from the building façade and architectural detailing is provided on the building walls screening fire rooms. Trash service, mechanical equipment, storage and service areas are located to the rear of the development on the interior of the first floor of the building. They will be fully screened by the garage doors.
 J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts. 	Complies	 The building includes signage on the ground level located above the windows that are a featured design element on the street facades. Signs are oriented toward the pedestrian. Signs are designed to be integrated into the building design and are located above awnings. There should be no conflicts with proposed sign locations and landscaping.
 K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 	Complies Recommended Condition – Final details regarding these elements be delegated to Planning Staff.	1. The street lighting will be provided in accordance with the Salt Lake City Lighting Master Plan as indicated on the civil site plan. The light poles on State Street are required to match the existing fixtures as indicated in the Lighting Master Plan. See

- 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.
- Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

- department comments in <u>Attachment</u> <u>G</u> for more information on required street lighting on State Street.
- 2. The building base will be adequately illuminated to provide pedestrian safety and comfort while maintaining the allowable lighting levels. Low-level illumination outdoor landscaping lighting will be provided to minimize glare, light trespassing and night sky pollution. Lastly, the exterior lighting will maintain the overall intensity and character of the immediate neighborhood and Salt Lake Downtown.
- 3. All exterior lighting will be located to accent special architectural features and provide adequate levels of illumination for signage and entry. The exterior lighting will complement the architectural design and highlight its massing, articulation and key features. It will illuminate building's communal amenity levels and exterior terraces that define the overall building massing. The exterior lighting will be coordinated with the location of major signs and landscaping.

More information is needed regarding proposed architectural lighting as well as lighting in the midblock walkway area. Staff is recommending final details regarding lighting be delegated to Planning Staff.

L. Streetscape improvements shall be provided as follows:

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

2. Hardscape (paving material)

If Recommended Conditions are Imposed -Project Complies

Recommended Conditions –

- 1. Midblock paving pattern be limited to private property
- 2. State Street paving pattern be incorporated along the State Street
- 1. New street trees will be planted every 30 FT along State Street. Tree species will be consistent with the street tree list and urban forestry guidelines. A soil cell pavement support system will be required to provide suitable conditions that promote healthy tree growth.
- 2. Hardscaping on the public sidewalk on State Street shall follow the City Engineers standards and incorporate State Street's iconic paving pattern which utilizes approximately 80% concreate and 20% red concrete paver design. As noted in the Downtown Master Plan, privately owned

shall be utilized to differentiate privatelyowned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

- a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles.

frontage of the development

walkways, such as the midblock walkway, should not extend unique paving patterns across public right of ways. As a condition of approval, Staff is recommending the unique midblock walkway paving pattern be limited to private property, and not extend beyond the public sidewalk and the State Street paving pattern be incorporated along the street frontage of the subject property to comply with this standard. In some areas along the midblock walkway, pervious paving is proposed to enable infiltration and stormwater runoff. Staff is recommending that final details regarding paving materials be delegated to Planning Staff.

ATTACHMENT F – PUBLIC PROCESS & 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 since the applications were submitted:

- November 12, 2019 The Central City Community Council, the Downtown Community Council and the Downtown Alliance were sent the 45-day required notice for recognized community organizations.
- <u>November 19, 2019</u> Property owners and residents within 300 FT of the development were provided early notification of the proposal.
- <u>November 20, 2019</u> The Downtown Alliance discussed the proposal at their monthly Downtown Development Committee meeting.
- <u>December 12, 2019</u> A City Open House was held on the project and four members of the public attended the open house.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on January 9, 2020
- Public notice posted on City and State websites and Planning Division list serve on January 9,
- Public hearing notice sign posted on the property January 13, 2020

Public Input:

As of the publication of this Staff Report, Staff has received two public comments on the proposal. The public comments received are included on the next page of this Staff Report. If Staff receives any future comments on the proposal, they will be included in the public record.

PUBLIC COMMENT FORM

Design Review: 255 S State Street



Planning Division
Department of Community and
Neighborhoods

Name:	Jargaret Holloway 1412 West 1100 North
Address:	1412 West 1100 North
	<u>SLE</u> <u>Zip Code</u> <u>84/1/6</u>
Phone:	E-mail
Comments:	The design looks interesting and walkable

You may submit this sheet before the end of the open house, or you can provide your comments via e-mail at amy.thompson@slcgov.com or via mail at the following address: Amy Thompson, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

PUBLIC COMMENT FORM

Design Review: 255 S State Street



Planning Division
Department of Community and
Neighborhoods

Name: S	wan Vaugnn
	215 S State Street, SUL, UT 84111
	Zip Code
Phone:	E-mailE
	: As a resident of a neighboring building, concerned about increased traffic on 200 south,
Edison	street, and Florai street to add 290 additionen
	raffic study has been done, I would like to be
provided	that study. Also, I have concerns about height ons. A lot of time and effort gives into zoning
requirem buildingl sure the	ents. By lifting these requirements building by rather than a zoning change) wa how can we be proper safety heasures are being taken. For manging zoning requirements often requires my years
You may sub	mit this sheet before the end of the open house or you can provide your comments

via e-mail at amy.thompson@slcgov.com or via mail at the following address: Amy Thompson,

Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

Traffic sordy

of work up to ensure streets are capable of nandling increased traffic, fire fighters can properly access the increased amount of residents, adequate public Otilities such as water and sewage and reports by Certified public engineers.

By Short outling this process, the citizens are not sure, and have no way of knowing, that all proper steps are being taken.

The growth of the city is not going to slow down. Instead of granting timited exceptions to well-established building codes and regulations, the city show property address this issue and uniformly change zoning, assuming it is even feasing.

ATTACHMENT G – DEPARTMENT REVIEW COMMENTS

Engineering: (Scott Weiler at <u>scott.weiler@slcgov.com</u> or 801-535-6159) Engineering does not object to the increased height of the proposed building.

There was a 2011 development at this site, called State Street Plaza, construction for which was started but not completed. Since the 2011 subdivider platted condo units, and the new developer wishes to vary from that design, I anticipate that the new subdivider will need to record a new plat, if for no other reason than to "erase" the condos that were platted in 2011. If so, the new subdivider will need to execute a Subdivision Improvement Construction Agreement. The SICA requires the subdivider to post a security for the estimated value of the public improvements, including utilities, sidewalk, trees, etc. that are within the city's public way jurisdiction (between curb and front property line on State Street). This will not need to be done immediately, but it will need to precede the recording of a new plat.

Transportation: (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

Transportation does not have any issues with the request for additional height. The proposed plans do not appear to comply with the minimum off street parking requirements for nonresidential uses in the D-1 zoning district. For every 1,000 SF of usable floor area above 25,000 SF, 1 parking space is required. Additional nonresidential parking spaces may be required for compliance. Reductions to the required parking may be authorized under section 21A.44.050 of the zoning ordinance if applicant provides information showing that the required number of transportation demand strategies are met. Parking calculations per 21A.44 including minimum passenger vehicle parking, ADA parking, EV parking and bicycle parking requirements will need to be submitted for compliance during the building permit review.

Urban Forestry: (Cory Davis at cory.davis2@slcgov.com or 801-972-7839)

Silva Cells or another similar soil cell product is recommended to provide suitable conditions to support maximum street tree growth. Tree species should be consistent with the street tree list and urban forestry guidelines. A public right of way tree planting permit is required for trees in the public right of way.

Public Utilities: (Jason Draper at jason.draper@slcgov.com)

Future review during the building permit review process will address concerns with utility services, separation of utilities, shared utility maintenance and any easements required.

Street Lighting (David Pearson at david.pearson@slcgov.com or 801-483-6738)

Installation of "Tear Drop" along State Street will be required (see attached spec sheet). Spacing should be about 100' to 110' but keeping with the spacing of the existing lights. If new lights are places somewhere near where the old ones were that spacing would likely be appropriate.

Zoning Review: (Greg Mikolash at gred.mikolash@slcgov.com)

No zoning related issues associated with this proposal. Future comments may be a part of the zoning review for the building permit.

Building Code: (Todd Christopher at todd.christopher@slcgov.com)

Building Code has no issues with the proposed height increase.

Fire: (Ted Itchon 801-535-6636 or ted.itchon@slcgov.com) See Attached Fire Building Permit

Review Comments

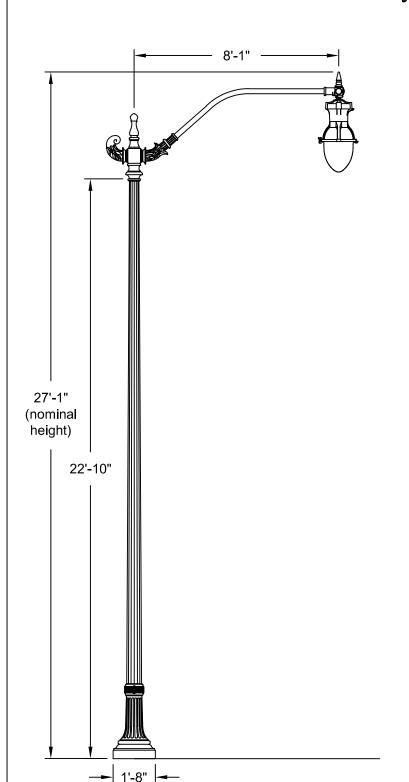
No Issues

Police: (Scott Teerlink <u>scott.teerlink@slcgov.com</u>)

This looks pretty good from a CPTED perspective, but there are a few suggestions -

- For the parking garage it is great that all of the stairwells are contained in the buildings. I would just recommend that the driveway to the garage have controlled access with a roll door. This will help prevent transients from going into the garage and setting up camp or gaining access to the rest of the buildings through the stairwells.
- The area labeled 'paseo' and 'outdoor court' is a great public space, with a lot of public seating. It would be recommended that the benches and seats either have raised partitions or are textured to prevent people from sleeping or sitting on them for extended periods of time.
- In the public spaces there are a lot of raised garden spaces. It would be recommended that the planter boxes in the middle of the space be lower to provide an unbroken line of sight and prevent people from using the boxes as ambush points or areas to hide. It would also be recommended that the larger garden areas are landscaped with hostile vegetation (rose bushes, pyracantha, ect.). This will help prevent transients from sleeping in these areas or storing their bags in these areas.
- For the public spaces between and around the buildings, it would be recommended that even consistent LED lighting be used to illuminate these areas. However, it would be recommended that the lighting not exceed 4 lumens, but above 1 lumen.

Salt Lake City



Specifications

POST DESCRIPTION

The lighting post shall be cast iron and steel construction, massively tapered with a deep, 16-flute steel shaft and a classic 16-flute cast iron base. The shaft and base shall be joined together at the factory and shipped as one piece. Slipover, clamshell, or other multiple piece post designs are not acceptable. The post shall be Holophanes' catalog number NY23/20-CIS/BK.

For complete post specifications, see US-1807.

ARM DESCRIPTION

The West Liberty Decorative Crossarms shall be all aluminum construction with a decorative design of leaves and arched arms.

For complete arm specifications, see US-2071.

FITTER DESCRIPTION

The fitter body, top cover, and threaded male connector shall be heavy wall copper free cast aluminum, 356 alloy. All mounting and locking hardware shall be stainless steel.

For complete fitter specifications, see US-1483.

LUMINAIRE DESCRIPTION

The teardrop luminaire utilizes a borosilicate prismatic glass lens to provide an I.E.S. type 3 cut off distribution. The refractor assembly hinges from the electrical/reflector assembly and is latched by a stainless steel, captive wing nut assembly. The teardrop meets Salt Lake City requirements for a prismatic glass lens only.

For complete luminaire specifications, see US-1255.

Catalog #:

ESL2P40S40KASBKTG3SP5 NY23/20CIS BK WLC96/1-CA BK

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DRAWING NO: US-3610r1

SCALE: N/A DRAWN: BHH APP'D:

DATE: 02-14-03

Attachment D: Minutes from January 22, 2020

SALT LAKE CITY PLANNING COMMISSION MEETING City & County Building 451 South State Street, Room 326, Salt Lake City, Utah Wednesday, January 22, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at <u>5:33:22 PM</u>. Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell; Vice Chairperson Brenda Scheer; Commissioners Maurine Bachman, Amy Barry, Jon Lee, Matt Lyon, and Sara Urquhart. Commissioners Carolynn Hoskins and Andres Paredes were excused.

Planning Staff members present at the meeting were John Anderson, Planning Manager; Paul Nielson, Attorney; Linda Mitchell, Principal Planner; Amy Thompson, Senior Planner; Chris Earl, Associate Planner; Daniel Echeverria, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were; Maurine Bachman, Adrienne Bell, Brenda Scheer and Sara Urquhart. Staff members in attendance were John Anderson, Linda Mitchell, Chris Earl, and Daniel Echeverria.

- <u>1002 and 1008 South 1100 East</u> Staff summarized the proposal. The following was discussed:
 - Public input
 - Prior proposal on site and differences
 - Garages, and what will happen to them
 - How many units in new and existing building
- 905, 911 and 915 W Euclid Ave Staff summarized the proposal.
 - Public input
 - Setbacks between buildings
 - Maximum building height
- Rosewood Park Staff summarized the proposal.
 - Zoning of property
 - Impact of property lines and setbacks
 - Future development on site

APPROVAL OF THE JANUARY 8, 2020, MEETING MINUTES. $\underline{5:33:34\ PM}$

MOTION <u>5:33</u>:39 PM

Commissioner Bachman moved to approve the January 8, 2020, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Lyon, Urquhart, Bachman, Scheer and Barry voted "Aye". Commissioner Lee abstained from voting. The motion passed 5-1.

REPORT OF THE CHAIR AND VICE CHAIR 5:34:01 PM

Chairperson Bell informed the commissioners that Darin Mano is no longer on the commission.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR 5:34:15 PM

John Anderson, Planning Manager, confirmed former Commissioner Darin Mano's appointment to the City Council.

5:34:58 PM

<u>East Liberty Commons Planned Development</u> – Merry Warner, architect representing the property owner, is requesting planned development approval to develop six (6) new lots with frontage on a 20-foot wide private street located at approximately 1002 and 1008 South 1100 East. The applicant plans to sell each lot individually for the construction of single-family residences with the design of each building to be decided by future buyers. The proposed development is subject to the following applications:

- a. Planned Development: A planned development approval is required for the Preliminary Subdivision to create lots that do not front a public street. Case number PLNSUB2019-00904
- b. Preliminary Subdivision: A preliminary subdivision approval is required to consolidate the existing lots and create six (6) new lots. The applicant is seeking to demolish the existing multi-unit housing and construct six (6) new single-family residences. The properties are zoned R-1/5,000 (Single-Family Residential). Case number PLNSUB2019-00987

The properties are located in Council District 5, currently vacant. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com)

Linda Mitchell, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition with the conditions listed in the staff report.

Phil Winston and Merry Warner, applicants, provided further design details.

PUBLIC HEARING 5:45:34 PM

Chairperson Bell opened the Public Hearing;

Jason Stevenson, Co-Chairperson of East Liberty Park Community Organization – Stated the East Liberty Park Community organization is in support of the project, it does add to the community, and it does fit in with the type of housing and density they're looking for.

Judi Short – Stated her support in the project.

Zachary Dussault – Stated his support in the project. He raised concern with the loss of the two units but believes it's the best use of the space.

Brian Belnap – Stated his support in the project.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Staff, and Applicant discussed the following:

- Design of individual units
- How applicant controls exterior building materials after the property is sold

MOTION 5:55:31 PM

Commissioner Urquhart stated, based on the findings listed in the staff report, the information presented and the input received during the public hearing, I move that the Planning Commission approve the Planned Development and Preliminary Subdivision requests PLNSUB2019-00904 and PLNSUB2019-00987 as proposed subject to complying with all applicable conditions and regulations.

Commissioner Lee seconded the motion. Commissioners Barry, Scheer, Lee, Bachman, Urquhart and Lyon voted "Aye". The motion passed unanimously.

5:56:40 PM

<u>255 South State Street Design Review</u> — A request by Michael Militello, representing KTGY Architecture + Planning, for Design Review for additional height at approximately 255 S State Street. The proposed mixed-use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the towers providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site that will be restored and incorporated into the overall project. The proposed height of the north tower is 160 feet. Buildings located between corner properties can have a permitted height of 100 feet in the D-1 zone. Buildings taller than 100 feet may be authorized through the Design Review process. The property is zoned D-1 (Downtown Central Business District) and is located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) Case number PLNPCM2019-00926

Amy Thompson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated that staff is recommending approval with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on required off street parking requirements and Transportation Department comments
- Design review clarification

Michael Militello, applicant, provided a presentation and further design details.

The Commission and Applicant discussed the following:

 Clarification on whether the applicant was comfortable with the conditions listed in the staff report

PUBLIC HEARING 6:13:19 PM

Chairperson Bell opened the Public Hearing;

Scott Sabey – Stated his opposition and feels the project makes the area unfriendly and unusable.

Zachary Dussault – Stated this is a very pedestrian oriented development and would bring much needed density to the area.

David Murrell – Stated his support in the development.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Clarification on access to the entrances of the building
- Whether Floral Street is wide enough for traffic in both directions
- Whether the transportation department has reviewed the access area on Floral Street
- Clarification on whether there is access to the building from the private alley/ Edison Street
- Clarification on reasoning for not having parking off of State St. or the alley
- Clarification on decision for making access to building on Floral St.
- Whether the applicant can look at other options for a second vehicular entrance

MOTION 6:32:30 PM

Commissioner Lyon stated, based on the analysis and finding listed in the staff report, information presented, and input received during the public hearing, I move that the Planning Commission approve the Design Review request for additional height PLNSUB2019-00926 for the project located at approximately 255 S State Street. This recommendation is based on the conditions listed in the staff report. Final details regarding these conditions of approval are delegated to planning staff.

Commissioner Bachman seconded the motion. Commissioners Lyon, Urquhart, Bachman, Lee, and Barry voted "Aye". Commissioner Scheer voted "Nay". The motion passed 5-1.

6:33:40 PM

Rosewood Park Street Closure and Alley Vacation – A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. (Staff Contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

- c. Street Closure A street closure is required in order to remove the existing platted streets within Rosewood Park to prepare for lot consolidation. Case number PLNPCM2019-01036
- d. Alley Vacation An alley vacation is required in order to remove the existing platted alleys within Rosewood Park to prepare for lot consolidation. Case number PLNPCM2019-01037

The property is located in OS Open Space and is located in Council District 1, represented by James Rogers. (Staff Contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

Chris Earl, Associate Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council with the condition listed in the staff report.

PUBLIC HEARING 6:41:49 PM

Chairperson Bell opened the Public Hearing; seeing no one wished to speak; Chairperson Bell closed the Public Hearing.

MOTION <u>6:42:07 PM</u>

Commissioner Barry stated, based on the findings and analysis in the staff report, the policy considerations for street closure and alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for

the street closure and alley vacation proposed in PLNPCM2019-01036 and PLNPCM2019-01037 with the condition listed in the staff report.

Commissioner Lyon seconded the motion. Commissioners Barry, Scheer, Lee, Bachman, Urquhart and Lyon voted "Aye". The motion passed unanimously.

6:43:28 PM

Axioms Townhomes - Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 905, 911, and 915 W Euclid Avenue. The development includes ten townhomes in two separate buildings. The townhomes are approximately 35' in height and are two stories tall with a roof top deck. The development includes ten parking spaces that are accessed from the adjacent alley. The development involves three different applications:

- a. Design Review: The development requires Design Review approval as the development did not receive enough points through the Transit Station Area development review process for administrative (staff level) approval. Design standards related to building materials and entries are being requested to be modified through this process. Case number PLNPCM2019-00953
- b. Planned Development: The development requires Planned Development approval as eight of the individual townhome lots will not have public street frontage. Case number PLNSUB2019-00954
- **c. Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. **Case number PLNSUB2019-00995**

The properties are zoned Transit Station Area - Urban Neighborhood - Transition (TSA-UN-T) and are currently occupied by two single-family homes. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com)

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petitions.

The Commission and Staff discussed the following:

Front façade setback

Jarod Hall, architect representing the owners, provided a presentation and further design details.

The Commission and Applicant discussed the following:

- Distance between the buildings
- Clarification on whether the front doors and windows face each other.

PUBLIC HEARING 7:00:32 PM

Chairperson Bell opened the Public Hearing:

Michael Fife – Stated his support of the project.

Zachary Dussault – Stated his support of the project. Thinks it's good density for the environment it's in.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Whether it is a possibility to reverse the plans on one side of the building
- Planned Development standards related to pedestrian access, walkways
- Widths of walkway between the buildings and applicable standards
- What aspects of development the Design Review standards generally cover

MOTION 7:09:47 PM

Commissioner Bachman stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve PLNPCM2019-00953, PLNSUB2019-00954/00955, Axioms Townhomes Design Review, Planned Development and Preliminary Subdivision with the conditions listed in the staff report.

Commissioner Lyon seconded the motion. Commissioners Lyon, Urquhart, Bachman, Lee, Scheer, and Barry voted "Aye". The motion passed unanimously.

7:11:01 PM

City Property Disposition at approximately 1085 E Simpson Ave - The City Administration is proposing to sell City properties located at approximately 1085 E Simpson Ave. 1095 E Simpson Ave, and 1104 E Sugarmont Drive. The properties total approximately 0.73 acres. The properties are proposed to be sold to the Redevelopment Agency (RDA) and are intended to be assembled with the adjacent RDA owned property and used for a future development. There are no specific development plans at this time. The City intends to sell the land to the RDA for a value exchange, utilizing the RDA's contribution to the City's homeless services programs in the RDA's fiscal year 2018-19 as consideration. The value of the property has been determined through an appraisal. Before selling significant properties, City Code 2.58 requires that a public hearing be held before the Planning Commission to receive formal public input regarding the proposed sale. No other action is required by the Planning Commission. The Planning Commission is not a decision maker on the sale of the property. The City Council may request an additional public hearing be held before them following this hearing. Following these hearing(s), the Mayor may finalize the transaction. The property is currently occupied by a former City fire station building and a maintenance facility building used by the City's Public Services department. The property is zoned Public Lands (PL) and is located in Council District 7, represented by Amy Fowler. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) Case number PLNPCM2019-01107

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file) and explained the public hearing requirement for City property dispositions. He also stated that representatives from Real Estate Services and the Redevelopment Agency (RDA) were also available if the commission had any questions.

PUBLIC HEARING 7:14:50 PM

Chairperson Bell opened the Public Hearing;

Judi Short, Sugar House Community Council – Stated she queried the trustees of the Sugar House Community Council and the Land Use Committee and no one had a problem with the project. She also stated the community council would like affordable housing and maybe affordable retailing on the main floor.

Lynn Schwarz, Sugar House Community Council – Stated she hopes the City uses the fact that the land has so increased in value to leverage a considerable affordable housing commitment by a developer by selling it at a reduced price. She also stated there is a dire need for affordable housing in the area.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and RDA discussed the following:

- Requested that the RDA to pay special attention to this property regarding those parts of the Sugar House Master Plan that private development won't accomplish, specifically affordable housing
- Concern that there might be a conflict between the RDA's mission and providing affordable housing
- The RDA provided information about their intent to include an affordable housing component and the need for future community involvement with the development of the site

The meeting adjourned at 7:24:45 PM