MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Senior Planner – 801-535-6107 - david.gellner@slcgov.com

Date: May 25, 2022

Re: Design Review Time Extension Request for the 150 S Main Street Apartments Project – Planning File PLNPCM2021-00024

ACTION REQUIRED: Vote on granting a one-year time extension for the Design Review approval at approximately 136, 144 and 156 South Main Street in the D-1 – Central Business District

RECOMMENDATION: Approve a one-year time extension for the Design Review approval which would change the expiration date to July 15, 2023

BACKGROUND/DISCUSSION:
The 150 S Main Street Apartments received Design Review approval on July 14, 2021. The project was reviewed under Planning File PLNCPM2021-00024 (original Planning Commission Staff Report packet is included in Attachment C). The decision rendered on July 14, 2021 included specific conditions approved by the Planning Commission. Those conditions are outlined in the Record of Decision letter found in Attachment B of this report.

Design Review approvals expire in one year from the date of approval. A time extension is allowed as follows:

> ***21A.59.060: TIME LIMIT ON APPROVED APPLICATIONS FOR DESIGN REVIEW:*** *No design review approval shall be valid for a period longer than one year from the date of approval unless a building permit is issued or a complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the entity that approved the application. Extension requests must be submitted prior to the expiration of the design review approval.*

The applicant has not submitted complete building plans to the Building Services Department at this time. They are requesting a time extension of their approval. Their letter requesting the extension and justification for requesting the extension is included in Attachment A of this report.

The plans have not been modified and the applicant is continuing to work towards obtaining building permits. Demolition permits have been issued for the existing structures and work is proceeding for clearing of the site for this development. There have been no changes in City plans or policies since the approval that would conflict with the proposed use or original approval.

Planning Staff is recommending that the requested one-year time extension for this project be granted.

ATTACHMENTS:

A. Time Extension Request Letter – May 11, 2022

B. Planning Commission (PC) Records of Decision
   - PC Record of Decision Letter – July 15, 2021

C. Original Planning Commission Staff Report Packet for the July 14, 2021 meeting

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

The Applicant's extension request letter dated May 11, 2021 can be found on the following page.

Hines

Wednesday, May 11th, 2022

David Gellner
Senior Planner
Salt Lake City Planning Division
451 S State Street / Suite 406
Salt Lake City, UT, 84114

RE: Design Review Extension for 150 Main Street Apartments

Dear Mr. Gellner,

On July 14th, 2021, a public hearing was held at which the Planning Commission voted to approve Design Review Application #PLNPCM2021-00024 for additional building height for the 150 South Main Street Apartments located at approximately 136, 144 & 156 S Main Street (the "***Project***"). The application was filed by Dwell Design Studio on behalf of Hines Acquisitions LLC (the "***Project Owner***")[1]. The approved design review period was twelve months beginning on the date of the application approval. We believe the approved review period is therefore July 26th, 2021 – July 26th, 2022.

On July 26th, 2021, certain opponents of the Project submitted an appeal of the approval of Design Application #PLNPCM2021-00024.

On October 14th, 2021, an appeals hearing was held in which The Appeals Hearing Officer (Mr. Matthew Wirthlin) determined that none of the appellants had standing and, therefore, there was no jurisdiction to hear this appeal. Due to the ongoing legal action, the Project Owner was unable to proceed with the necessary design processes from July 26th, 2021, until October 14th, 2021. Since that date the Project Owner and/or its predecessors have proceeded in good faith and with commercial diligence to complete the design and other predecessor activities despite being repeatedly delayed and distracted by the Project's opponents.

Given that the design process was delayed 80 days due to the appeal, and the complexity of the Project's design (including seismic reviews), the Project Owner is formally requesting to extend the design period for 150 South Main Street Apartments through July 26th, 2023 (one year from the original expiration date of the Design Review period for Application #PLNPCM2021-00024). Please advise if any further information is needed to approve this request and thank you for your consideration.

Sincerely,

Dustin Harris
136 S. Main Street Suite 850
Salt Lake City, UT, 841001
P 801 236 2000

(1) Since the original application was submitted, the Project was sold to Main Street Tower Owner LLC and subsequently to HCD Main Street Tower Owner LLC. **The current Project Owner is HCD Main Street Tower Owner LLC**.

ATTACHMENT B: PLANNING COMMISSION RECORD OF DECISION LETTER

The Planning Commission Record of Decision letter dated July 15, 2021 can be found on the following page.

ERIN MENDENHALL
Mayor

DEPARTMENT of **COMMUNITY**
and **NEIGHBORHOODS**
PLANNING DIVISION

July 15, 2021

Dusty Harris
Hine Acquisitions
136 South Main Street, Suite 850
Salt Lake City, UT 84101

Evan Haslam
Dwell Design Studio
360 West 300 South, Suite 102
Salt Lake City, UT 84101

RE: **Record of Decision for Petition PLNPCM2021-00024 – Design Review Petition for the 150 S Main Street Apartments for Additional Building Height**
Location: **136, 144 and 156 South Main Street**

Dear Dusty and Evan,

On July 14, 2021, the Salt Lake City Planning Commission granted Approval of your Design Review application PLNPCM2021-00024 for the 150 S Main Street Apartments development located at approximately 136, 144 and 156 South Main Street in the D-1 – Central Business District.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description
The Planning Commission reviewed and approved the following project:

> ***Design Review for the 150 S Main Street Apartments*** *- Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested Design Review approval for the 150 S Main Street Apartments to be located at approximately 144 South Main Street on the site of the currently vacant Utah Theatre, one adjacent parcel at 156 S. Main and a portion of the parcel at 136 S Main Street. The properties at 144 and 156 S Main are owned by the Redevelopment Agency of Salt Lake City while the parcel at 136 S Main is owned by Hines, the developer. All properties are located in the D-1 – Central Business District. The proposed project is for a 400-unit mixed-use residential apartment building that will include a mid-block walkway/plaza and a park amenity on the top of the parking structure in the rear. A total of 8,400 square feet of retail space will be included at the ground floor, fronting on Main Street. The proposed 31-story building will be approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be approximately 392 feet. Mid-block buildings in excess of 100-feet tall in the D-1 zoning district may be approved through the Design Review process with Planning Commission approval. In addition, the Design Review process is also being requested to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum of 5-feet.*

Conditions of Approval
The following conditions were applied to the approval of the proposal and delegated to City staff for verification during the Building Permit review:

1. Compliance with street tree requirements and streetscape improvements consistent with the recommendations of the Salt Lake City Urban Forester.
2. Compliance with sign & lighting requirements that meet the Salt Lake City Lighting Master Plan.
3. Signage must be provided for the mid-block plaza and park space indicating that they are open to the public.
4. Final approval of the mid-block plaza/walkway and park amenities in conformance with the standards for privately owned public spaces.

Please note: 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.

Review Process Standards and Findings of Fact
The Planning Commission made specific findings related to the standards of review for Design Review as stated in Chapter 21A.59 of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information are available online here: https://www.slc.gov/planning/planning-commission-agendas-minutes/

Modifications to the Approved Plans
To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. Except where specifically modified by the Planning Commission as a condition of approval, modifications to the approved plans are limited by the following (see 21A.59.080 of the Zoning Ordinance):

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.*

Other Modifications: Any other modifications not listed above require a new application.

One Year Time Limit on Approval
No design review approval shall be valid for a period longer than **one year** from the date of approval unless a building permit is issued or a complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the entity that approved the application. Extension requests must be submitted in writing prior to the expiration of the design review approval.

10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by close of business on **Monday, July 26, 2021**.

The summary of action for the Planning Commission meeting is located on the Planning Division's website at: https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/

Please feel free to contact me at (385) 226-3860 or by email at david.gellner@slcgov.com in relation to this letter if you have any questions.

Sincerely,

David J. Gellner, MAG, AICP, Senior Planner
Salt Lake City Planning Division

CC File: PLNPCM2021-00024

ATTACHMENT C: ORIGINAL PC STAFF REPORT PACKET

The full Planning Commission Staff Report packet of July 14, 2021 with all attachments starts on the following page.

Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Senior Planner – 385-226-3860 - david.gellner@slcgov.com

Date: July 14, 2021

Re: 150 South Main Street Apartments Design Review
Planning Application PLNPCM2021-00024

Design Review

PROPERTY ADDRESSES: 136, 144 S Main & 158 S Main Street
PARCELS: 15-01-229-055, 15-01-229-068 and 15-01-229-070
MASTER PLAN: Downtown Plan (2016)
ZONING DISTRICT: D-1 – Central Business District

REQUEST: Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested Design Review approval for the 150 S Main Street Apartments to be located at approximately 144 S. Main Street on the site of the currently vacant Utah Theater, as well as the entirety of one adjacent parcel at 156 S. Main Street and a portion of a 3rd parcel located at 136 S. Main Street. Two of the parcels are owned by the Redevelopment Agency of Salt Lake City while the third property located at 136 S Main is owned by Hines. All parcels are located in the D-1 – Central Business District. The proposed project is for a 31-story, 400-unit apartment building that will be approximately 392-feet tall including rooftop mechanical equipment and elevator overruns. Buildings located mid-block in excess of 100-feet tall in the D-1 zoning district are allowed through the Design Review process with Planning Commission approval. In addition, the Design Review process is also being used to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum setback of 5-feet.

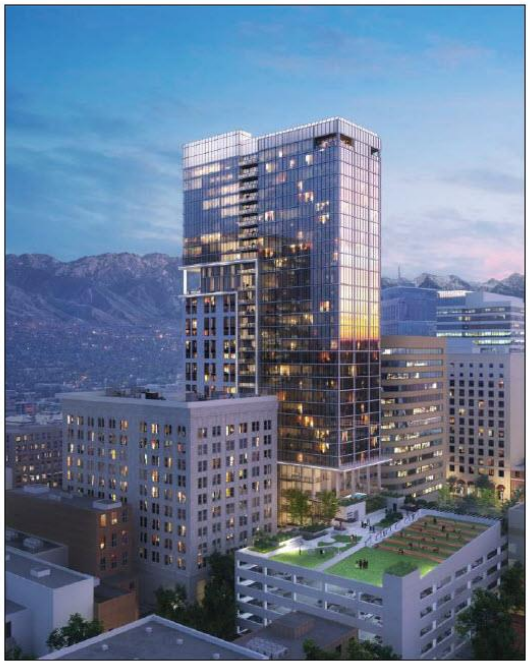
STAFF RECOMMENDATION:
Based on the findings listed in the staff report, it is the Planning Staff's opinion that request for additional height generally meets the applicable Design Review standards and therefore, recommends the Planning Commission approve the request for additional building height with the following conditions delegated to City staff for verification during the Building Permit review:

1. Compliance with street tree requirements and streetscape improvements consistent with the recommendations of the Salt Lake City Urban Forester.
2. Compliance with sign & lighting requirements that meet the Salt Lake City Lighting Master Plan.
3. Signage must be provided for the mid-block plaza and park space indicating that they are open to the public.
4. Final approval of the mid-block plaza/walkway and park amenities in conformance with the standards for privately owned public spaces.

ATTACHMENTS:

- **A.** Vicinity/Zoning Map
- **B.** Site Photographs & Existing Conditions
- **C.** Applicant's Narrative, Plans & Rendering
- **D.** Development Standards
- **E.** Analysis of Standards
- **F.** Public Process and Comments
- **G.** Department Review Comments

PROJECT DESCRIPTION:



Project Quick Facts

Property Size: 0.89 acres
Height: 392' (31stories)
Property Length: 125' (on Main Street)
Ground Floor Uses: 8,400 square feet of commercial space fronting on Main Street
Upper Floor Uses: Residential
Number of Residential Units: 400 – includes 40 affordable, 355 market & 5 penthouse units.
Exterior Materials: Window wall system with glass, metal panels of various colors, exposed concrete shear walls, marble and stone cladding, glass railings, metal wrapped columns and polished concrete.
Public Amenities: Privately owned but publicly accessible mid-block plaza/walkway & park amenity on the parking garage.
Private Amenities: Private pool, fitness center, sky lounge and open two-story terrace, co-working space.
Parking: 262 interior stalls – 185 for residents, 60 for the Kearns Building, 6 ADA & 11 EV spaces

Overview

Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested Design Review approval for the 150 S Main Street Apartments to be located at approximately 156 S. Main Street on the site of the vacant Utah Theatre and adjacent parcels at 156 S Main Street and 136 S. Main Street as described above in the Request section.. The proposed project is for a 400-unit apartment building that will include 40 affordable, 355 market rate and 5 penthouse level housing units. The building will include a mid-block plaza and a park amenity on the separate parking structure in the rear. A total of 8,400 square feet of retail space will be included at the ground floor, fronting on Main Street. The proposed 31-story building will be approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be 392 feet. Buildings located mid-block in excess of 100-feet tall in the D-1 zoning district are allowed through the Design Review process with Planning Commission approval. In addition, the Design Review process is

being used to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum setback of 5-feet.

Site Configuration & General Project Details

The project is proposed on two (2) parcels site owned by the Redevelopment Agency of Salt Lake City and on part of a 3rd contiguous parcel owned by the applicant, Hines, at 136 S Main. The parcel at 144 S. Main Street contains the long vacant Utah Theater and is approximately 0.7055 acres (30,732 SF) in size. The parcel at 156 S. Main Street is approximately 0.1894 acres (8,250 SF) in size. It currently contains retail and restaurant space. The parcel at 136 S Main Street contains the Kearns Building and an existing parking garage that would be demolished. A new parking garage and park space for the project will be located on what is now the adjacent parcel. However, some lot line and parcel boundary adjustments will take place to make that part of the project site. This process is discussed below. The new parking garage which will contain the park space will also provide dedicated parking for the Kearns Building. The two (2) contiguous parcels owned by the RDA total approximately 0.89 acres (39,000 square feet) in size and would be combined along with a portion of the property at 136 S Main that is approximately 0.4 acres (17,000 square feet) in size. The overall development will be approximately 1.3 acres (56,000 square feet) including the new parking structure.

Applications for a parcel consolidation to combine the properties at 144 and 156 S Main Street as well as a lot line adjustment to reconfigure the property with the Kearns Building at 136 S Main Street and include the parking structure as part of the new development will be required. These applications will be reviewed by staff as administrative approvals and don't require review or approval by the Planning Commission. Discussion of this item is being included here for the purpose of process clarification.

The configuration of the site includes a residential tower with ground floor retail space facing Main Street and a parking structure behind the tower and away from Main Street. The residential tower will be accessed from a lobby entrance that faces Main Street. Additional access to the residential tower will be from inside the parking garage. The project also includes a mid-block plaza/walkway coming off of Main Street that flows through the site up to an elevated park on the top of the parking structure. Both the mid-block plaza and the park element will be privately owned but publicly accessible elements. The main point of public access will be the entrance to the mid-block plaza which leads to the park amenity. Staff is recommending a condition of approval that appropriate signage be provided that indicates that the mid-block plaza and park space are open to the public.

The configuration and programming of the building are summarized here and detailed in the applicant's narrative included in Attachment C. The tower includes a podium level with retail space and the lobby, the midrise portion of the building running from floor 2-20, and then a high rise building section that goes from floor 23 to 31. The mid and high rise sections are separated by a 2-story mid-rise amenity that includes a sky lounge and terrace that breaks up the massing of the building. Levels 5 and 6 include a fitness center and club house as well as an outdoor pool on level 5 that overlooks the park element on the parking structure.

The prominent face of the building is oriented toward Main Street. There are existing trees on Main Street which will be preserved and there are specific paving details and elements required around the trees. The applicant has included a tree protection plan but will work with the Urban Forester on the replacement and installation of any trees that are damaged during construction activities.

The exterior of the building is proposed with a variety of materials including a window wall system with glass, metal panels, exposed concrete, marble and stone cladding, metal wrapped columns and polished concrete. The proposed materials and colors are also described in more detail in the applicant's materials which are found in Attachment C.

The mid-block plaza will also interact with the street frontage on Main Street although this will be a privately-owned and maintained public space. The details are unclear as to the number of trees that will be provided in that plaza. Trees, if provided, must be in proportion to the space. While the trees are not subject to requirements from the Urban Forester, staff suggests that the applicant consider how flow and consistency between this pedestrian element and that experienced on Main Street could be maintained when designing the landscaping for the plaza which would further reinforce that the space is open to the public.

Renderings of the proposed building as seen from a north-east elevated view looking south-west.

Rendering of the mid-block plaza/walkway & lobby entrance

Intersection of the mid-block plaza and Main Street showing the elevator to get to the park space in the rear and the public interface of the development with lobby entrance.

Overhead view of the proposed mid-block plaza showing the connection to Main Street and flow-through back the park space on top of the new parking garage.

Rendering of the park element on top of the proposed parking garage structure

Rendering of the park layout on top of the proposed parking garage structure

Building Height & Location Context

The D-1 zoning district allows for a maximum building height of 100-feet by right in any mid-block location. Buildings in excess of 100-feet tall may be approved through the Design Review process. The proposed 31-story building will be approximately 392-feet tall. The building itself will be 368-feet tall with an addition 24-feet added for rooftop mechanical equipment and elevator overruns. The applicant is going through the Design Review process to request the additional building height as well as used to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum of 5-feet.

The Main Street Retail Core includes a variety of buildings of different sizes and configurations that have been built over time. The closest adjacent buildings include the Kearns Building to the north which is 150-feet tall and the US Bank Building to the south which stands 211-feet tall. Other nearby downtown buildings of notable scale include the Wells Fargo Center (422-feet), 111 South Main (387 feet), and the One Utah Center (350-feet). The proposed building height is not out of context with other buildings located within and near the Main Street Retail Core. Moreover, the proposed building height is not out of scale with the anticipated future growth and development in the Central Business District and the Downtown Plan anticipates this district to continue to be defined by the tallest buildings in the City. The applicant's narrative includes a shadow study showing the anticipated impact of shadows cast by the building.

Parking
Parking for the project will be accommodated within a newly proposed parking structure that will be located where the parking structure for the adjacent Kearns Building is currently located. The parking structure will have a building footprint of approximately 22,570 Square feet and will include one level below grade and four (levels) above grade. It will also include an elevated park amenity on the roof level of the garage. The garage that can be accessed via a driveway from either 100 South or West Temple. The garage will include a total 262 parking spaces. There are 185 regular spaces provided for residents as well as 6 ADA compliant spaces and 11 spaces for electric vehicles. Bicycle parking is being provided at the ground level and there is space for 13 bicycles. An additional 60 parking spaces will be reserved for the neighboring Kearns Building, which currently has on-site parking that will be eliminated. The space containing the existing parking structure will become part of the proposed development site through a lot line and parcel adjustment. Per chapter 21A.55.050, off-site parking is a permitted use in the D-1 zoning district. As such, the parking provided for the Kearns Building will be retained but will be moved off-site to a new shared structure that is approximately in the same location as the existing parking structure on the property at 136 S Main Street.

Based on the Chapter 21A.44.030 – Off Street Parking, Mobility and Loading - the D-1 zone requires 0.5 spaces per dwelling unit for residential uses and requires additional parking for commercial uses if the useable floor area for that use exceeds 25,000 square feet. The 400 residential units would require 200 parking spaces. There is not a commercial parking requirement as the commercial space totals 8,400 square feet. Electric vehicle parking requirements are 1 EV space per 25 spaces so 10 EV spaces would be required. Bicycle parking are 5% of the provided parking spaces so parking for 13 bicycles would be required. The proposed parking meets the requirements for the use and zone.

The site is also transit accessible via the Main Street stations along the UTA TRAX line with stations within 700 feet to both the north and south of the development.

KEY CONSIDERATIONS:

Consideration 1: Request for Additional Building Height and Compatibility
The D-1 zoning designation allows for a building height of 100-feet by-right in a mid-block location. Buildings in excess of 100-feet tall are allowed through the Design Review process with Planning Commission approval. The primary question before the Planning Commission is related to the additional height being requested and if the Design Review standards are being met by the proposal, particularly as they relate to the massing and scale of the building.

The impacts of additional building height on the surrounding properties, pedestrian realm and shadowing will be mitigated by the design of the building. The building is broken up into different masses including a residential tower and retail elements on Main Street. This includes large quantities of glass along the street-facing façade and a mid-block plaza/walkway that will help break up the building massing and provided additional street interaction. The tower itself will be broken into different elements including a base with lobby and retail uses, a midrise amenity and a high rise section. These breaks will help reduce the perceived massing of the building and will not present as a monolithic plane along the street-facing elevation. This will help offset additional building shadows on the public realm and neighboring properties and help create wind breaks. Through thoughtful design that addresses the Design Review standards, the proposed building meets the standards related to building height and massing.

Staff asserts that the building height is not out of scale with the anticipated future growth and development in the Central Business District and is the type of development anticipated in the

Downtown Plan. Accordingly, Staff recommends that the additional building height be approved by the Planning Commission.

Consideration 2: Adopted City Plans, Goals and Policies
Downtown Plan (2016)
The proposed project is located within the Central Business District (CBD) which is described in the Downtown Plan. It is envisioned that the CBD will continue to be defined by shopping on Main Street, the tallest buildings in the City and arts and cultural institutions. The Plan recognizes the CBD as a growing residential community in an urban setting that includes dense apartment and condo style living supported by local retail, entertainment and community services within easy walking distance. In addition, the site is transit accessible via the Main Street Trax line with stations within 700 feet to both the north and south of the development.

Supporting Statements in the Downtown Plan
Specific initiatives in the Central Business District section of the plan that support the proposed use include the following:

- *Partner with the Redevelopment Agency (RDA) to establish new mid-block walkways.*
- *Utilize design standards to create a high quality interface between public spaces and private buildings.*
- *Maximize visual transparency into stores and vice versa.*
- *Consider establishing appropriate scaled parks and open space.*
- *Modify height requirements so building heights relate to street widths, shape the skyline and allow sunlight to filter through the space between buildings.*

The proposed building generally contributes to these principles by providing additional housing in a walkable area with easily accessible transit connections. The abundant glass at street level maximizes the visual transparency into the retail spaces as well as the building entrance and private lobby. The design of the building and the materials create a quality interface between the public realm and the building. In addition, this development will provide a mid-block plaza and some park space in the Central Business District. These publicly accessible open spaces are lacking in the downtown area and were identified as a need in the Downtown Plan. Finally, the articulation and modulation in the building design will help to offset the perceived massing while the shape will add to the downtown skyline in a positive way.

Reference to the Utah Theater in the Downtown Plan
The Downtown Plan (Page 93) includes a specific bullet point under "Central Business District Initiatives" under the Arts & Culture section that reads:

- *Repurpose the Utah Theater as a cultural facility and activity generator.*

Several public comments point to this as establishing a prohibition on the theater being torn down due to this language being included in the Downtown Plan. First and foremost, the purpose of the plan is to set out a framework and guidance for establishing the aspirations outlined by the plan. This is done through the establishment of specific visions, principles, goals and initiatives outlined within the Plan. However, the Plan itself is advisory in nature as defined in Chapter 21A.02.040 – Effect of Adopted Master Plans or General Plan. This is a key point as the goals or initiatives outlined in the plan are not intended to be binding or prescriptive.

In regard to the specific statement cited above, this was an aspirational vision or initiative and investigation and analysis conducted by the RDA and the Administration, it was determined that restoration of the theater was not feasible given the deterioration and upgrades that would be needed

to the structure. Through a public process, the City negotiated with the adjacent property owner and entered into a contract to have the property redeveloped. The RDA agreement with the developer requires the provision of defined public benefits to include among others the following:

1. Mid-block Walkway – the project must include a privately-maintained, publicly-accessible, mid-block walkway that extends into the interior of the block from Main Street.
2. Open Space element – the project must include a park element that is privately owned and maintained but publicly accessible.
3. Affordable Housing – Ten-percent (10%) of the housing units in the development must be affordable and available to those between 60% and 80% AMI.
4. Historic Repurposing – The project must include the reclamation and incorporation of historic theater elements.

The executed contracts between Hines and the RDA require the RDA's review and approval of the development plan and final construction documents to ensure that the RDA's requirements are being met. Additionally, a public easement and restrictive covenants will be recorded on the property to ensure the requirements are implemented in the long term.

The inclusion of historic elements in the project can be seen as partially meeting the "repurpose" portion of the statement. The inclusion of the mid-block walkway and open space elements will provide public access to the project and will help to make the site an activity generator in the Central Business District. This item is discussed in more detail in the Discussion Section below.

Plan Salt Lake (2015)

Plan Salt Lake was adopted in 2015 as the citywide vision for Salt Lake City for the next 25 years. The Plan contains Guiding Principles as well as Initiatives in the various chapters that relate to the proposed use including the following:

- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*
- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*
- *Ensure access to affordable housing citywide (including rental and very low income)*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*
- *Promote high density residential in areas served by transit.*
- *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
    - *Having a public transit stop within ¼ mile of all residents.*
- *Reduce automobile dependency and single occupancy trips.*
- *Encourage transit-oriented development (TOD).*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.*
- *Promote increased connectivity through mid-block connections.*

The proposed project supports the initiatives listed above. It would help provide more housing into the CBD and add additional commercial space along Main Street. Additional people moving into the CBD would increase the resident population and help to support existing businesses.

Growing SLC: A Five-Year Housing Plan – 2018-2022 (2017)
Growing SLC: A Five-Year Housing Plan – 2018-2022 (aka – the Salt Lake City Housing Plan) was adopted in late 2017 as the City's first housing plan since 2000. The Housing Plan is intended to advance the vision that Salt Lake City is a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities. The overall intent of the plan is to increase housing opportunities within the City and the various goals and initiatives support that vision.

The proposed use will add to the City's existing housing stock in the CBD which is seen as an evolving area of urban living with an increasing residential population. The use is in concert with the principles and strategies identified in the Salt Lake City Housing Plan.

Consideration 3: Mid-Block Plaza/Walkway and Park Space Details
The proposed development includes certain defined public benefits that must be included in the development per their agreement with the RDA. These elements include the following:

1. *Mid-block Walkway – the project must include a privately-maintained, publicly-accessible, mid-block walkway that extends into the interior of the block from Main Street.*
2. *Open Space element – the project must include a park element that is privately owned and maintained but publicly accessible.*

The proposed development includes a mid-block plaza/walkway element and a park space element. The proposed plaza will intersect with Main Street and will extend through the development between the Kearns Building and the residential tower. This plaza will end at the parking structure in the rear. A walkway with elevator will be attached to the side of the existing Kearns Building in order to provide a connection to the parking structure which will include the public park element on the roof. While privately owned and maintained, both the plaza and park will be publicly accessible elements.

The design details of the mid-block plaza and park elements and park space are included in the applicant's materials found in Attachment C of this report. The plaza/walkway and park are RDA requirements and not strict Planning requirements so they are not identified on the Downtown Plan. However, the plaza is a prominent public-facing aspect of the project that ties into the overall street interaction of the project and pedestrian experience at the ground level. This interaction and consideration are addressed by Design Review Standards B and C. The analysis of how these standards have been met can found in Attachment E of this report.

Standard F of the Design Review Standards specifically addresses the design of any privately owned but publicly available spaces and what elements must be included in those spaces. These details are included in the applicant's materials found in Attachment C and analyzed in the Design Review analysis found in Attachment F of this report.

The proposed privately owned open space elements including the mid-block plaza and walkway comply with the applicable Design Review standards. Staff is recommending a Condition of Approval to allow final verification and approval of these elements to take place during the Building Permit review stage.

DISCUSSION:
The applicant is proposing a use that is allowed within the zoning district, is in concert with the established nature of the area and supported by the pertinent city adopted master plan documents. The applicant's narrative is included in Attachment C of this report.

The primary question before the Planning Commission is related to the additional height being requested and if the Design Review standards as they relate primarily to height are being met by the proposal. The request for additional height is subject to meeting the Design Review standards.

Based on the analysis contained in this report and in the Key Considerations, the project generally meets the Design Review standards, and Staff is recommending that the Design Review application be approved by the Planning Commission for the additional building height. Staff is also recommending a condition to allow final verification of certain elements discussed herein to be delegated to staff for review and approval during the Building Permit review stage.

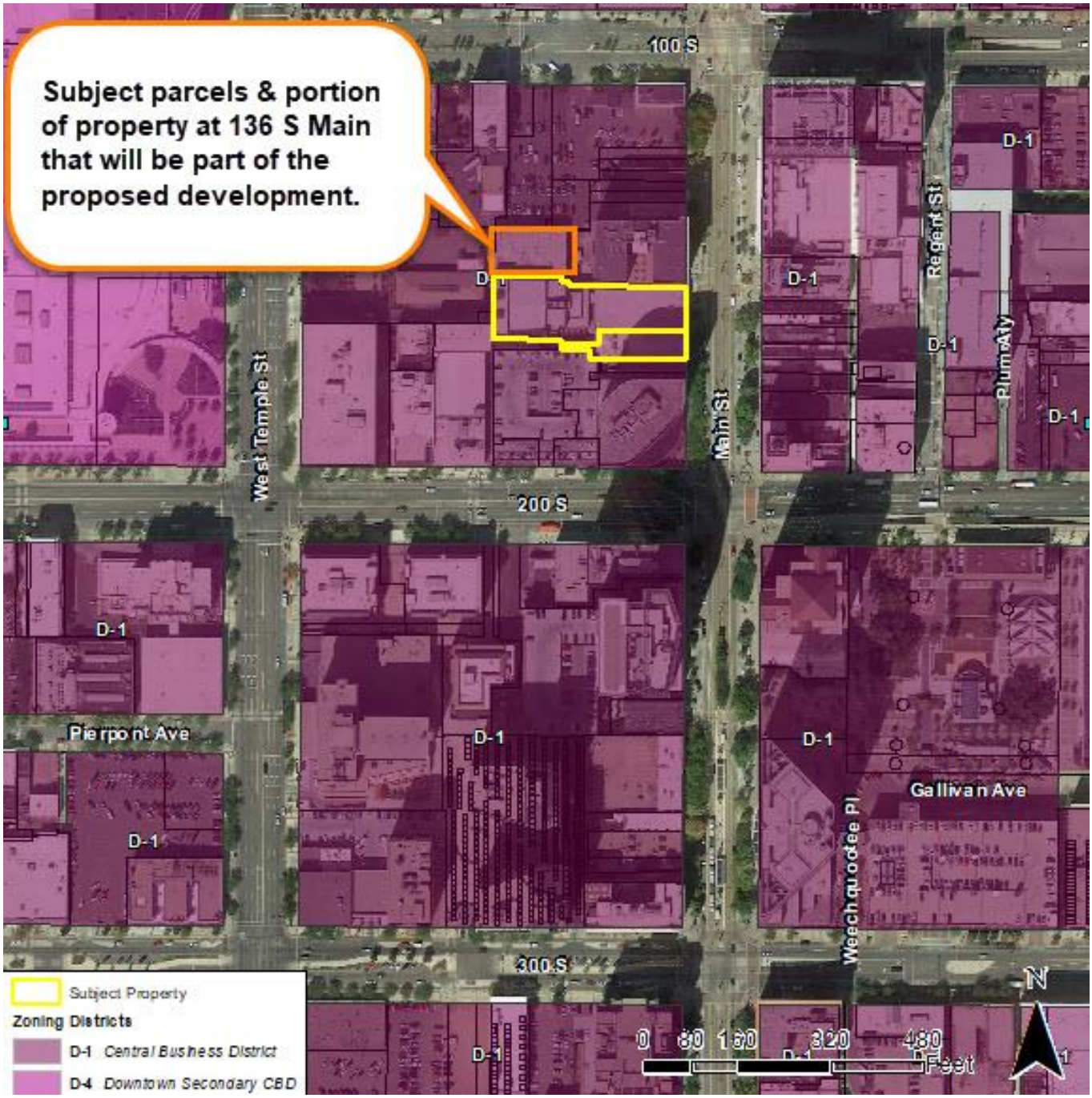
NEXT STEPS:

Design Review Approved
If the Design Review application is approved, the applicant will be authorized to apply for all applicable Building and Demolition permits and to file the required applications for the parcel consolidation and lot line adjustments.

Design Review Tabled/Continued
If the Design Review application is tabled by the Planning Commission, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the application.

Design Review Denial
If the Design Review application is denied, the applicant has the option to submit an alternate design that meets the relevant standards in the Zoning Ordinance. A building up to 100-feet in height could be constructed in this location as a permitted use and if it met all applicable zoning requirments, would not require a public hearing or Planning Commission decision.

ATTACHMENT A: Vicinity & Zoning Map

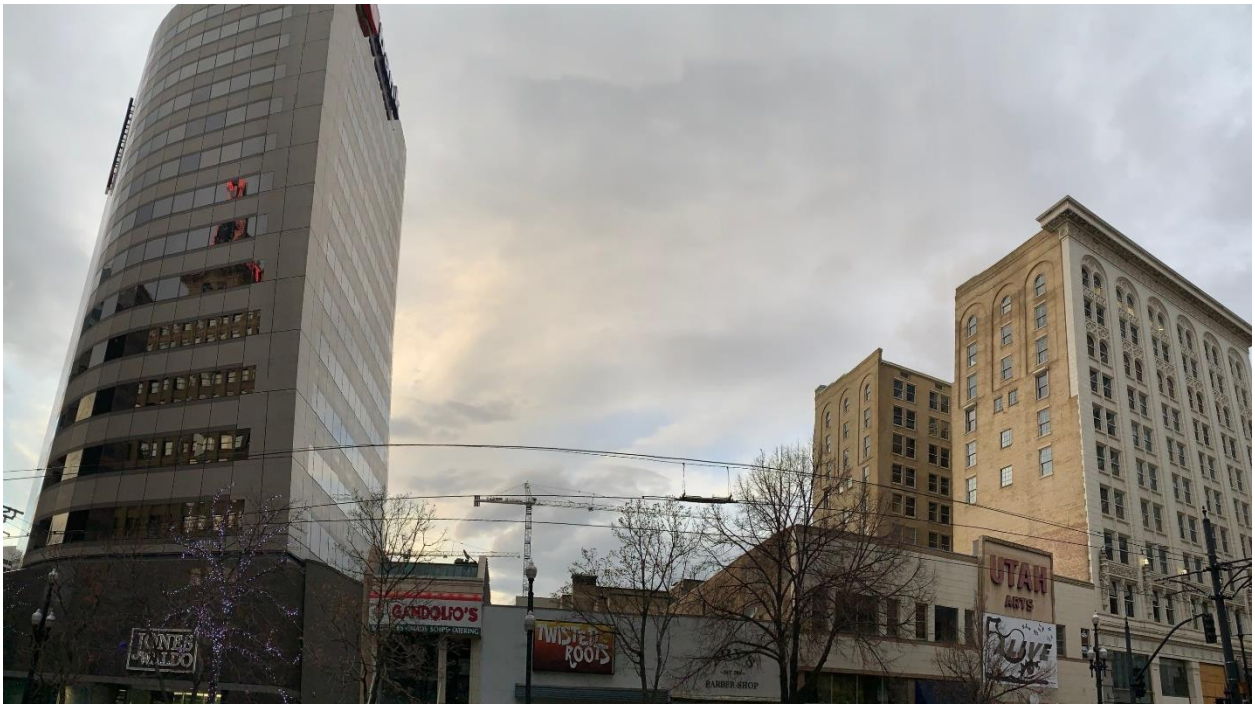


ATTACHMENT B: Site Photographs & Existing Conditions

Existing buildings on Main Street and interface with Kearns Building

Development on Main Street looking north-east

Development on Main Street on south side of combined parcels



Main Street panorama of development site

View from 200 South looking north-east – proposed project will be located between the US Bank Building and Kearns Building

Surrounding Development and Zoning
Surrounding properties in all directions are also zoned D1 – Central Business District. The development of surrounding properties is described as follows:

North – Kearns Building – office space. The building is a listed on the National Register of Historic Places but is not a City Landmark site.

South – Retail and restaurant space.

West – Parking and the rear of uses facing 200 S including the rear of the Capitol Theater.

East - Across Main Street – various retail and commercial uses.

ATTACHMENT C: Applicant's Narrative, Plans & Project Renderings

design

dwell

studio

Design Review

150 S. MAIN

Salt Lake City, UT

PROJECT NARRATIVE 03

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ZONING

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PROJECT NARRATIVE

In coordination and cooperation with Salt Lake City and its Redevelopment Agency (RDA), Hines proposes a new tower to the city's downtown skyline, redeveloping the historic Utah theater site. Fronting prominent Main Street, 150 S. Main is poised to contribute to the city's ever-evolving modernization of the built environment and mass transit infrastructure through the downtown district.

A century and a half ago, streetcars bustled along Main Street, the first mass transit in the intermountain west. At the end of the 20th century, the city advanced its mass transit to Utah's Transit Authority's (UTA) TRAX system currently serving Main Street and connecting downtown activity, history, and commerce to the airport and regional destinations throughout the valley.

The tower design capitalizes on the multimodal streetscape and mid-block connectivity running from the western edge of the proposed redevelopment, east to Regent Street, providing density and connectivity at the heart of downtown and contributing to its vitality.

The Type I tower construction will house 400 rental apartments, including 40 affordable housing units (60%-80% AMI), as well as retail tenants and several building amenities for resident use. Additional privately-managed public amenities are part of the site's program (see Site/Park Design Section)

Redevelopment of the historic theater site aims to significantly contribute to the evolution of Main Street and Salt Lake City's skyline with 21st century design and construction.

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CONTEXT AND CHARACTER

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CONTEXT AND CHARACTER: DISTRICT

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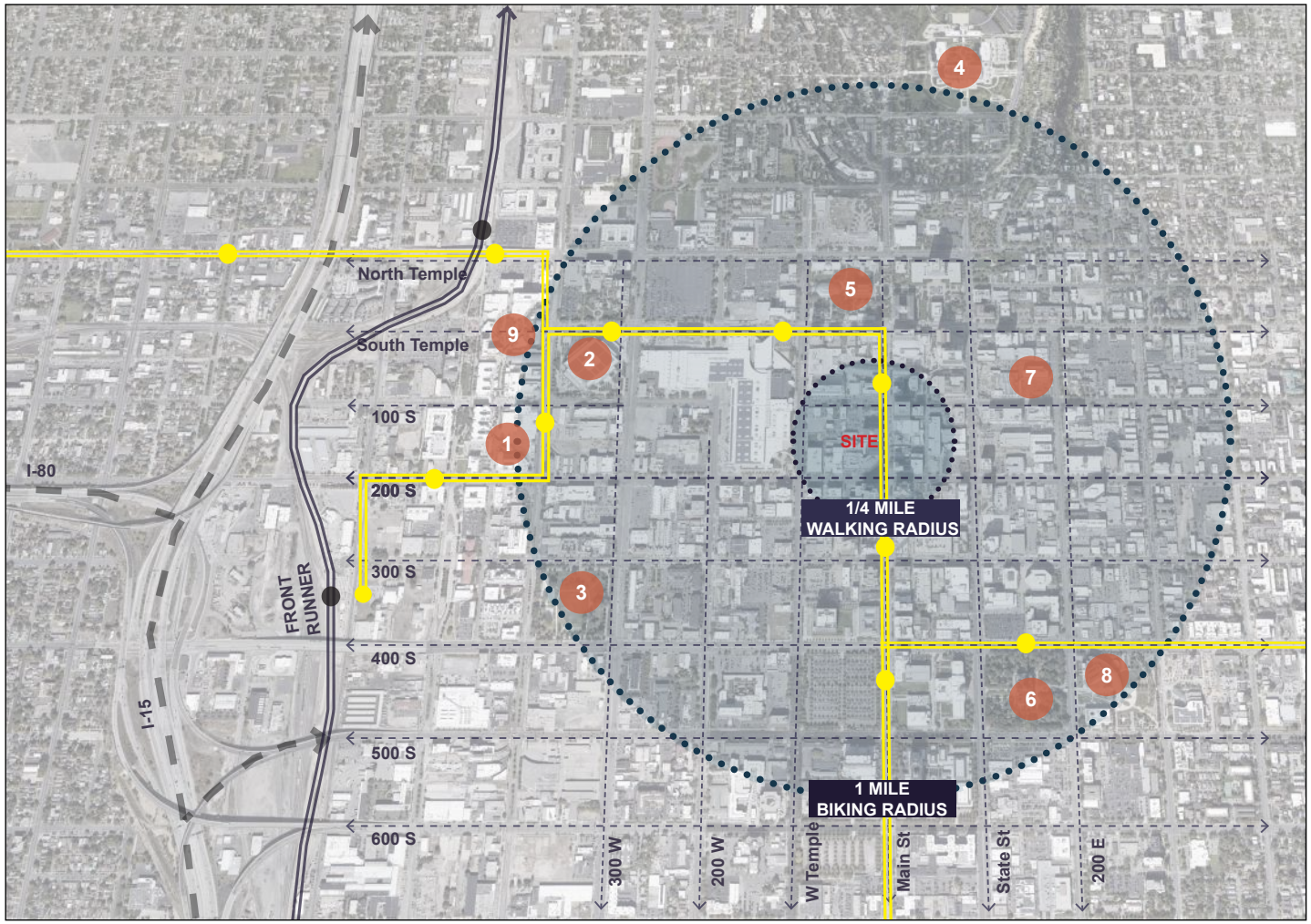

Nodes

1. Clark Planetarium
2. Vivint Arena (Jazz)
3. Pioneer Park
4. Utah State Capital Building
5. Temple Square
6. Washington Square Park
7. Downtown Harmons
8. City Library
9. Rio Grade Depot

CONTEXT AND CHARACTER: DISTRICT

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CONTEXT AND CHARACTER: DISTRICT

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CONTEXT AND CHARACTER: DISTRICT

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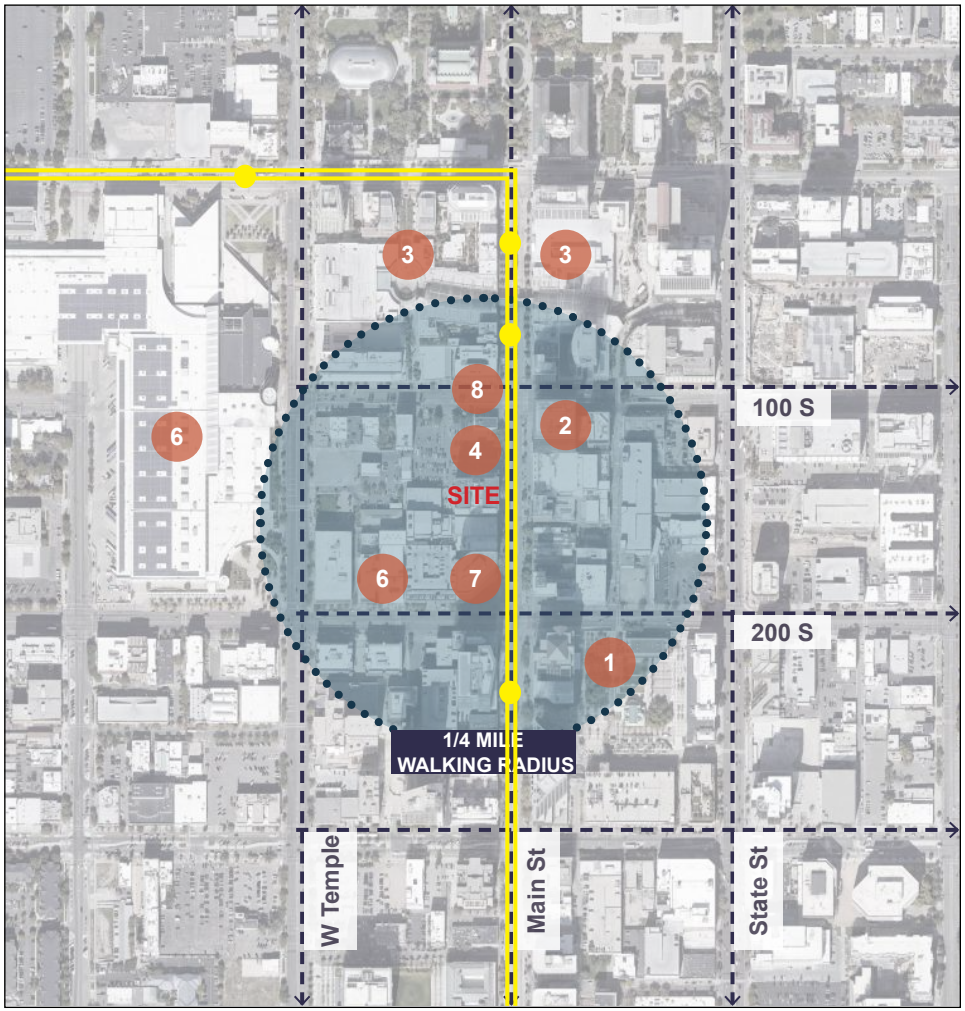

Nodes

1. Gallivan Center
2. Eccles Theater
3. City Creek Center
4. Kearns Building
5. Salt Palace Convention Center
6. Capital Theater
7. US Bank
8. Zions Bank

CONTEXT AND CHARACTER: SITE

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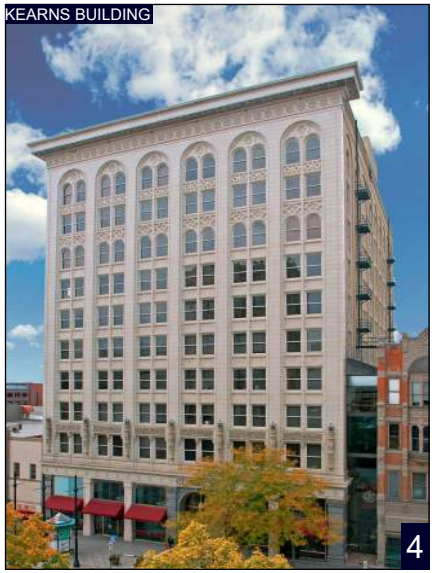
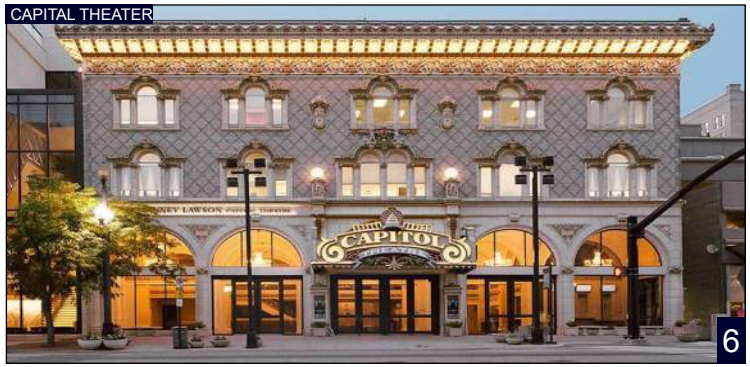
SALT LAKE CITY SKYLINE





CONTEXT AND CHARACTER: SITE

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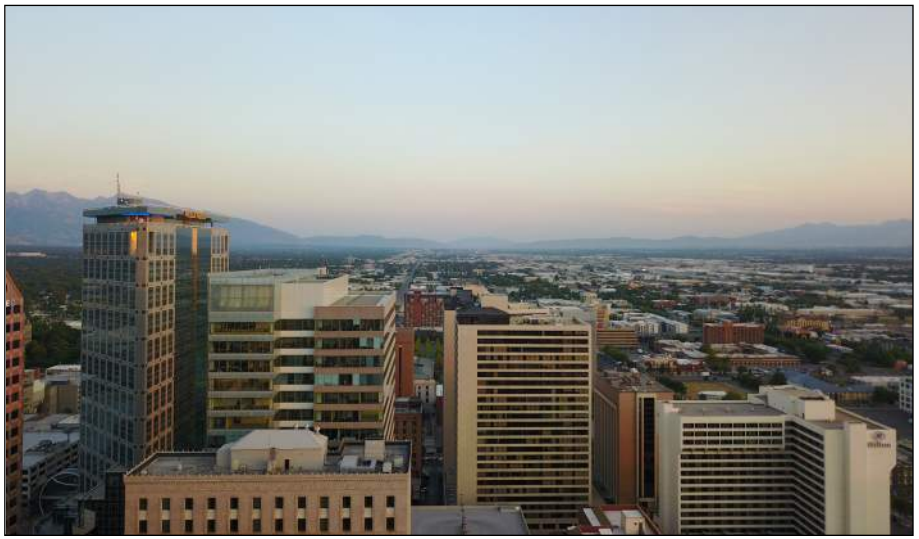
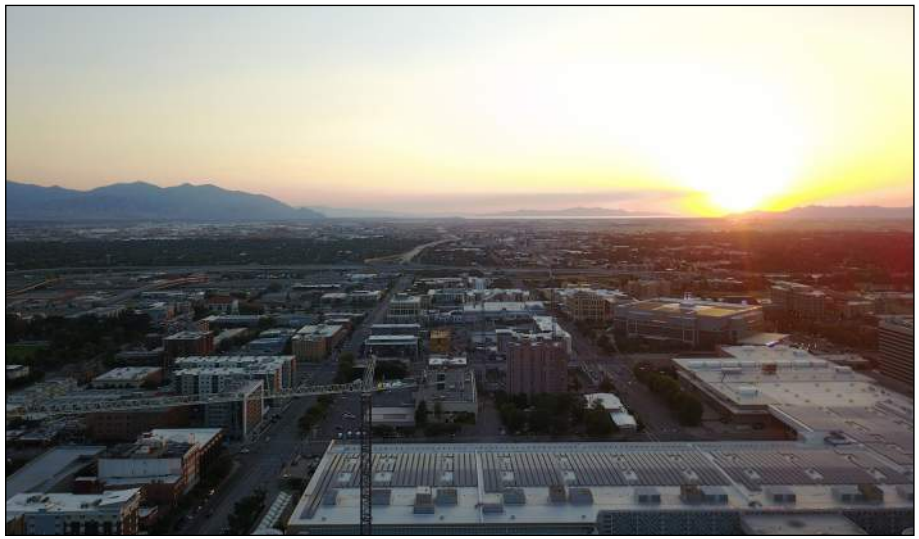
VIEW TO NORTH

VIEW TO EAST



VIEW TO SOUTH



VIEW TO WEST

CONTEXT AND CHARACTER: SITE

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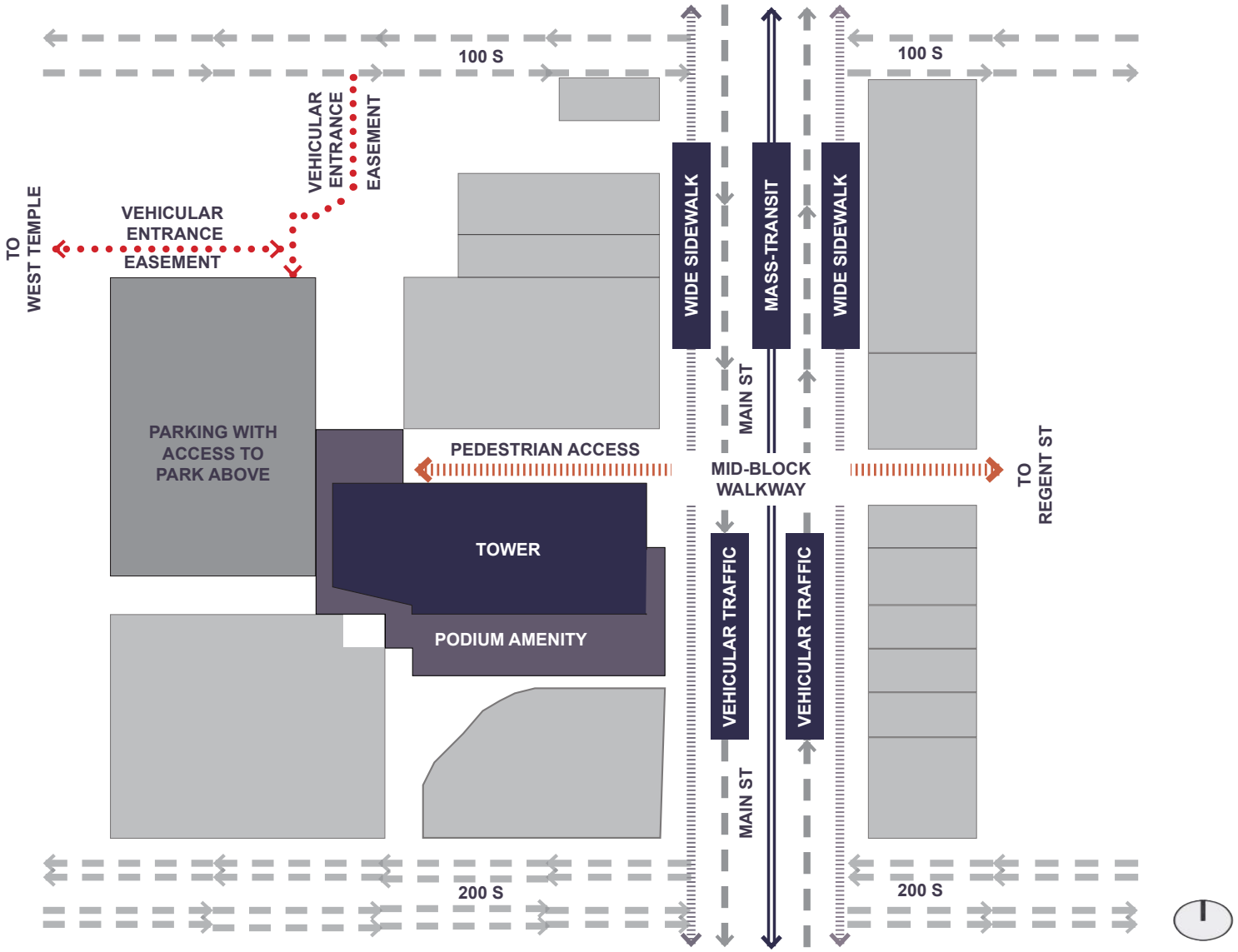

MOBILITY DIAGRAM

CONTEXT AND CHARACTER: SITE

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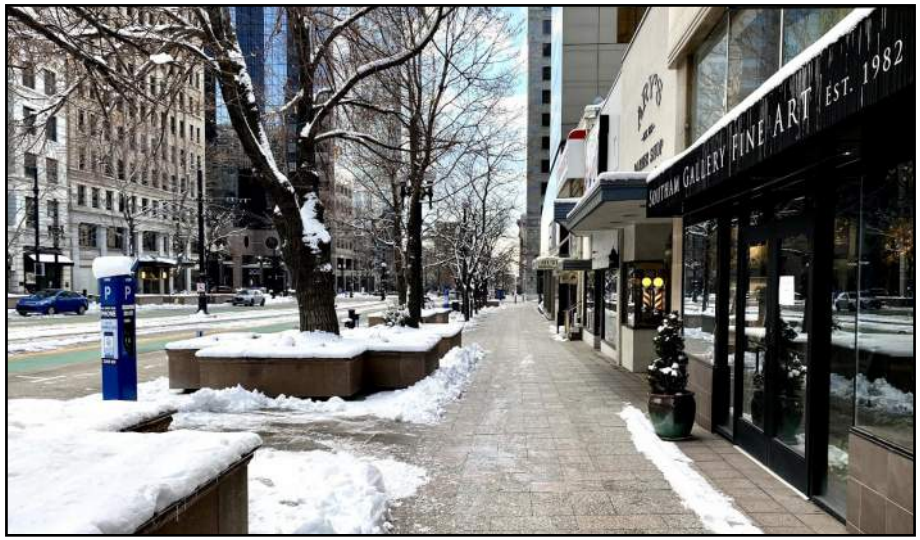
VIEW OF SITE ACROSS MAIN STREET

MAIN STREET LOOKING SOUTH

VIEW OF MID-BLOCK WALKWAY



MAIN STREET STREETSCAPE AT SITE

CONTEXT AND CHARACTER: SITE

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SLC ZONING MAP: **D-1**

ZONING NARRATIVE

The purpose of the D-1 Central Business District (CBD), where the subject property (150 S. Main) is located, is to spur and incentivize commercial and economic development within Salt Lake City's most urban and intense areas. Further, the CBD provides a broad range of uses, including very high-density housing, business, office, and retail, creating a 24-hour entertainment and cultural zone desirable to residents and tourists alike. Development within the CBD is intended to be dense with attractive streetscapes creating a safe and walkable pedestrian environment and preserving the urban nature of the downtown area.

The Downtown Plan designates Salt Lake City's downtown as the premier location for sustainable urban living, commerce, and cultural activity with a variety of housing options to meet the diverse needs of the region, to improve downtown livability, and to attract and retain skilled workers. The City's Master Plan envisions the CBD as a growing residential community for those seeking the ultimate urban experience within walking distance to the financial district, Main Street shopping, and the Downtown Art's District.

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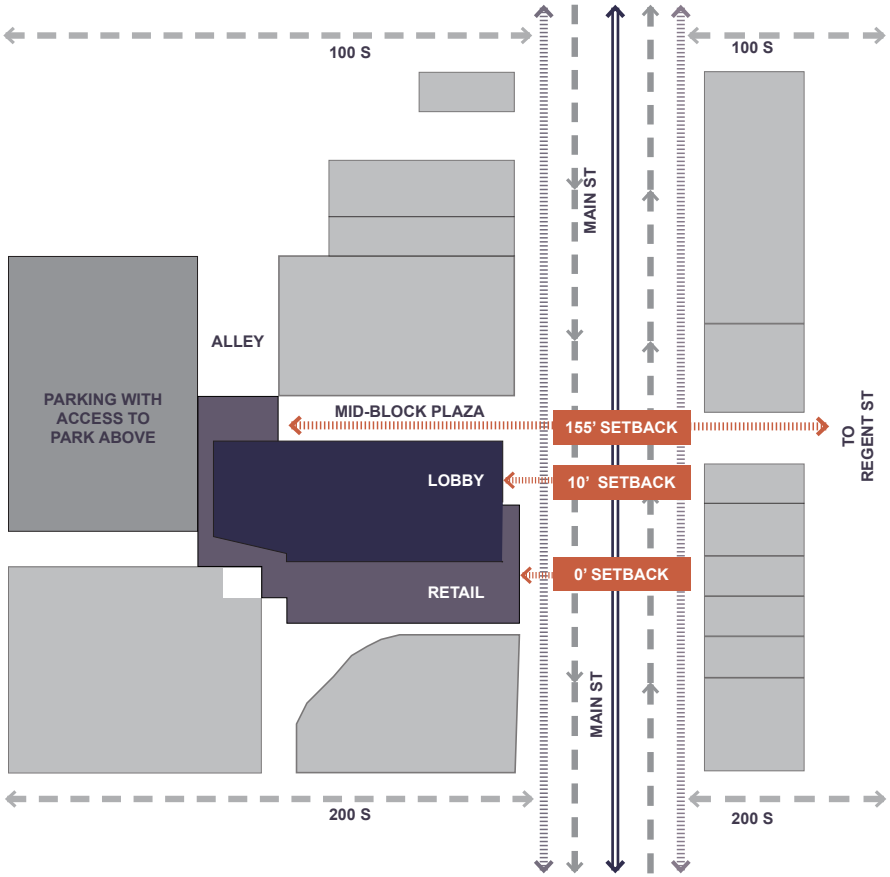

SETBACK DIAGRAM

ZONING NARRATIVE CON'D

The design of 150 S. Main meets all applicable zoning-specific design standards except the mid-block building height and frontage requirements at the residential lobby entrance. Detail and design reasoning for the requested exceptions:

Allowable Zoning Height

The project is located mid-block between the US Bank Tower and Kearns Office Building on the west side of Main Street. As a constrained mid-block site, the project is governed by city zoning ordinance 21A.30.020, which states "buildings at a mid-block shall be no more than one hundred (100) feet in height; provided, that taller buildings may be authorized through the design review process". Additionally, the RDA development criteria require a minimum of 30 stories.

In order to meet high-density and complex programmatic requirements on a constrained site, the project team proposes a 31-story building at 368 feet in height, plus an additional 24 feet for rooftop mechanical units and overrun of the high-speed elevators, topping out at 392 feet.

Zoning Frontage Requirements

Similar to the development pattern along Main Street, the tower's pedestrian-focused entry facade along Main Street provides three prominent points of access, including entry to the retail space fronting Main Street, entry to the residential lobby, and access to the mid-block plaza leading to an elevated park located above the parking structure at the rear of the property (see Site/Park Design Section). There is a hierarchy of the entries: the retail immediately fronts Main Street with no setback; the residential lobby entrance steps back ten feet from the retail face, signifying a slightly less public entrance; the open mid-block plaza serves as an entrance to the elevated park at the rear of the property.

The design's mid-block plaza is an extension of Main Street's mid-block walkway, connecting the tower from the elevated park at the rear of the property to Regent St (to the east) through Main Street's public realm with pedestrian, vehicular, and mass-transit circulation. This public space and design element provides relief (~30 ft setback) from the neighboring Kearns building to the north, reducing the footprint of the tower and minimizing the tower's shadow impact.

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PROJECT DESIGN

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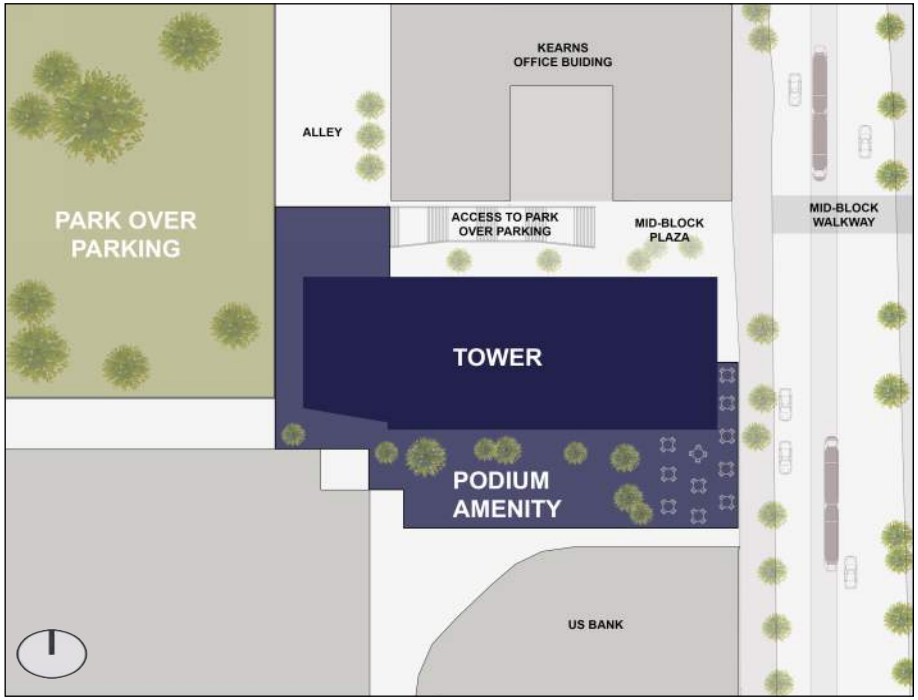
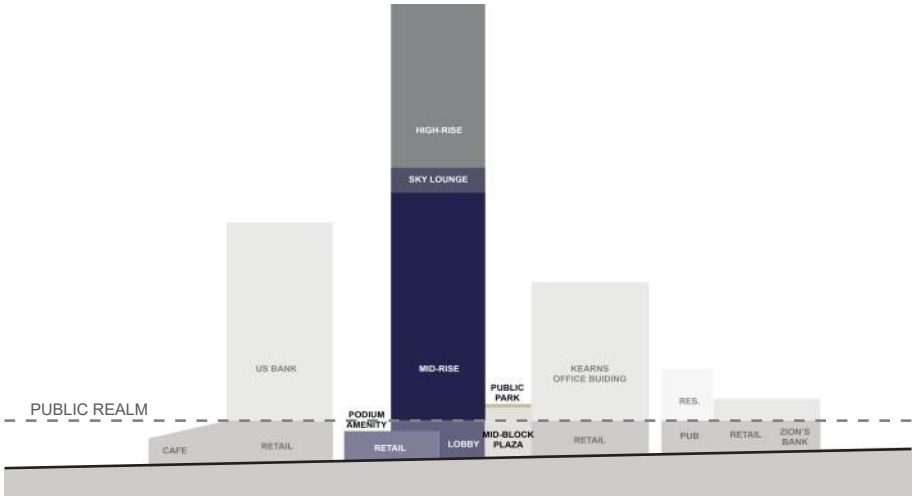


MASTERPLAN



MAIN STREET - STREET SECTION

DESIGN CONCEPT

Early concept design began with an investigation of building proportions of the site's immediate context, as well as the surrounding downtown fabric. Adjacency to the Kearns building to the north and the US Bank building to the south provide massing and siting ques.

The design team wanted to capitalize on the city and mountain views, while also appropriately responding to Main Street. In addition to the site's context, views, and streetscape, structural considerations further developed the building's efficiency and proportions. These considerations informed the following design objectives:

1) Establish a building setback hierarchy for street wall relief and reveal of the tower.

2) Define massing with materials and fenestration to reflect contextual ques.

3) Strategically locate amenity zones (mass vs. void) to take advantage of view corridors.

-Podium-level amenity to visually connect and activate the streetscape, further emphasizing the pedestrian-scale of the urban realm.

-Mid-rise amenity at a structurally desired-location—two-thirds the building height—to create an aesthetic and experiential moment in the building.

4) Prioritize facade features and privacy (for example, fewer residential balconies at locations facing neighboring buildings).

5) Add new feature and prominence to the SLC skyline, while also addressing the pedestrian realm—by creating a unique streetscape experience and identity and connecting to the city's multimodal infrastructure at the ground level.

Collectively the project objectives aim to address the site at both the downtown district level and pedestrian level, as well as define the resident experience and an engaged public experience.

PROJECT DESIGN: CONCEPT

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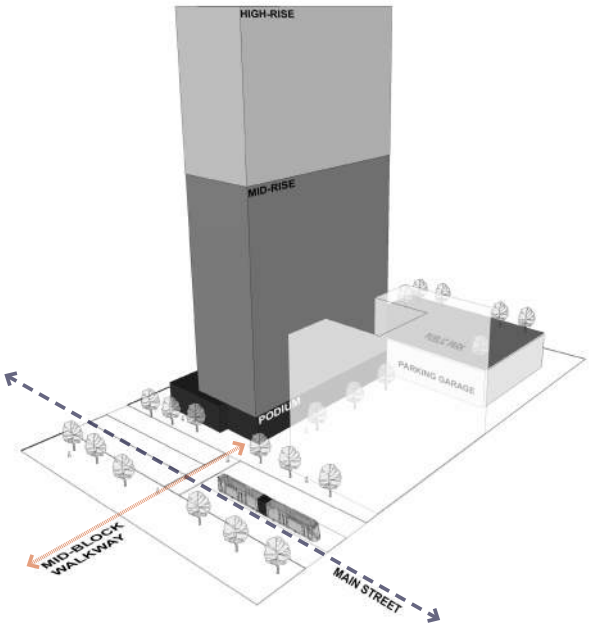
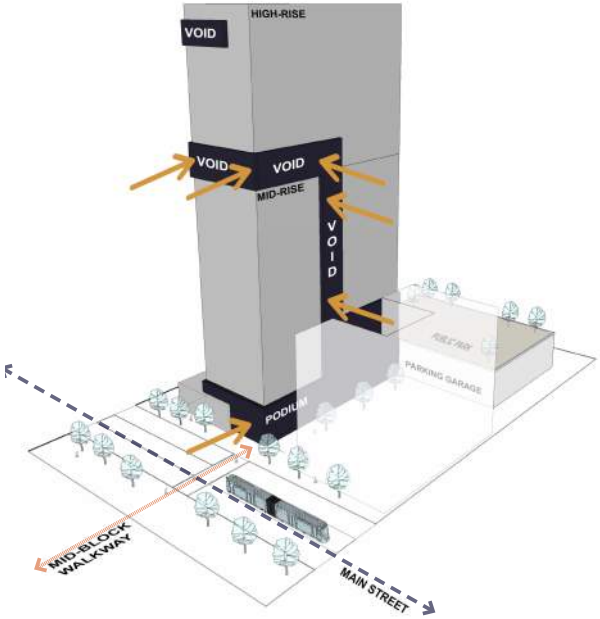
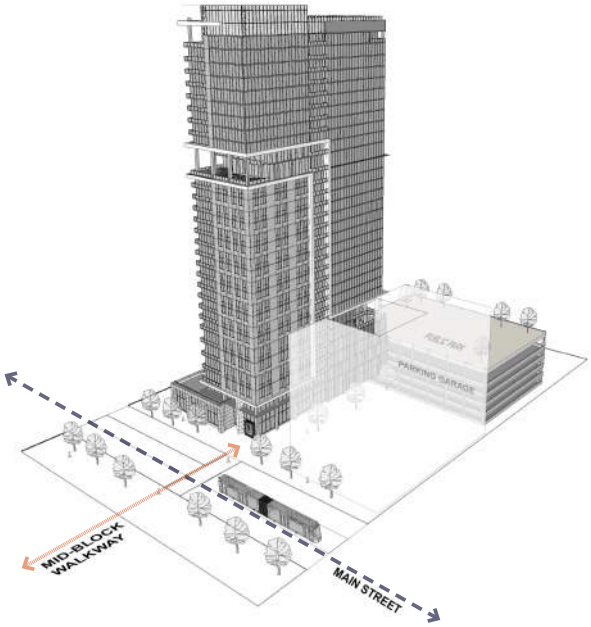


GENERAL MASSING



VERTICAL / HORIZONTAL BREAKS



FACADE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT

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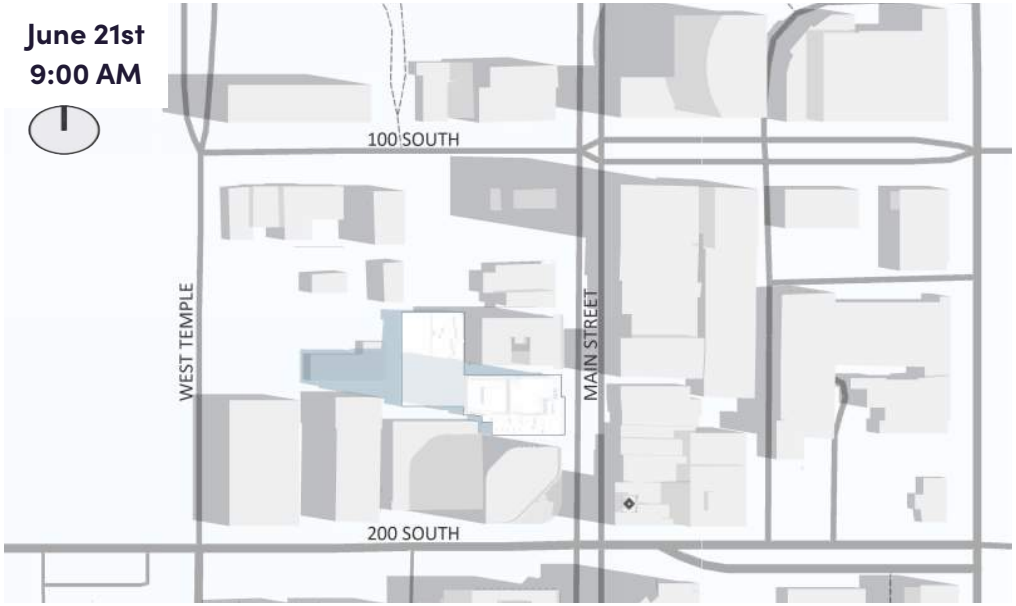

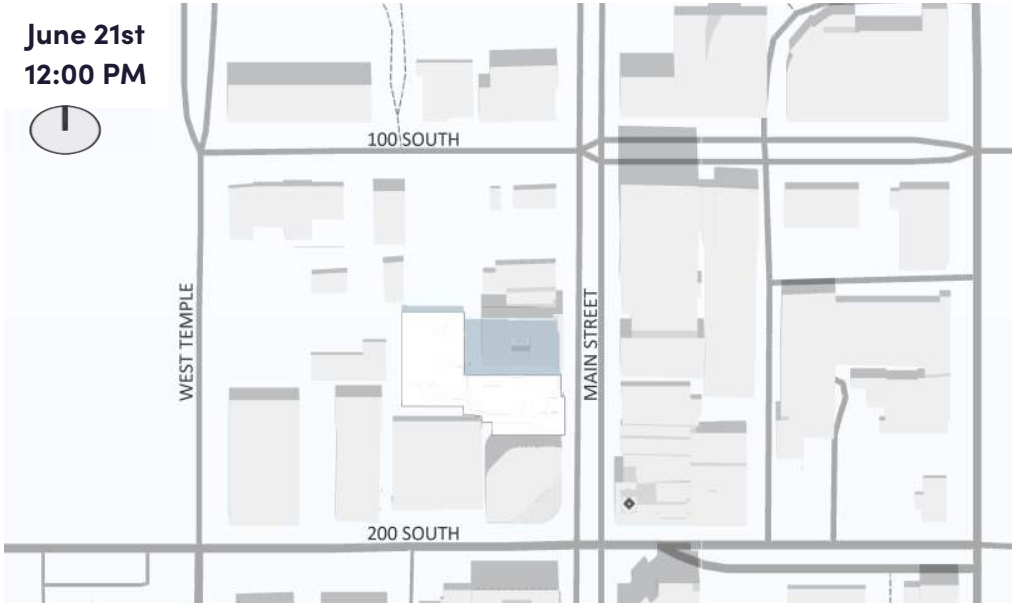

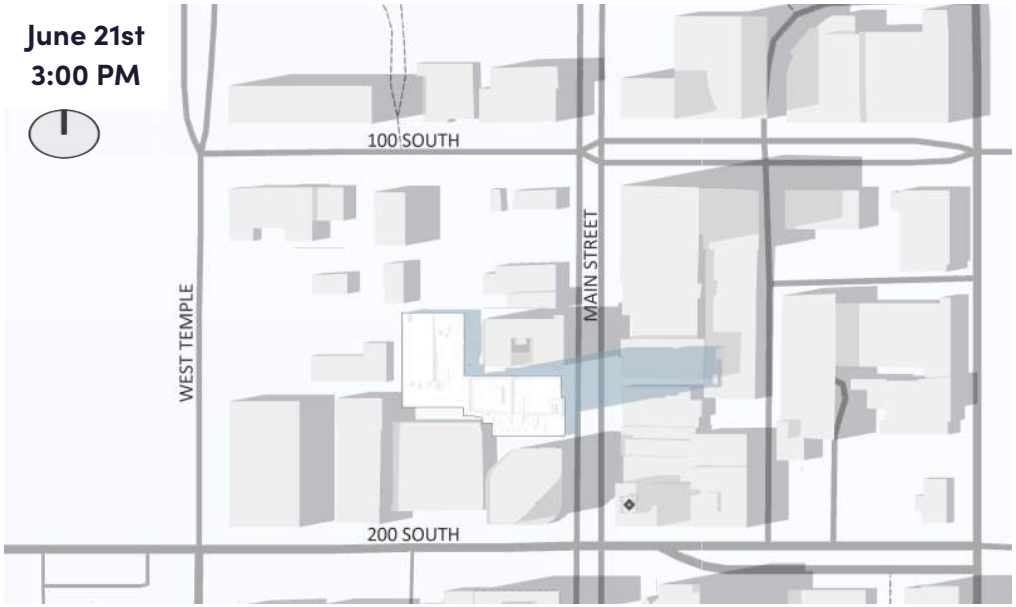

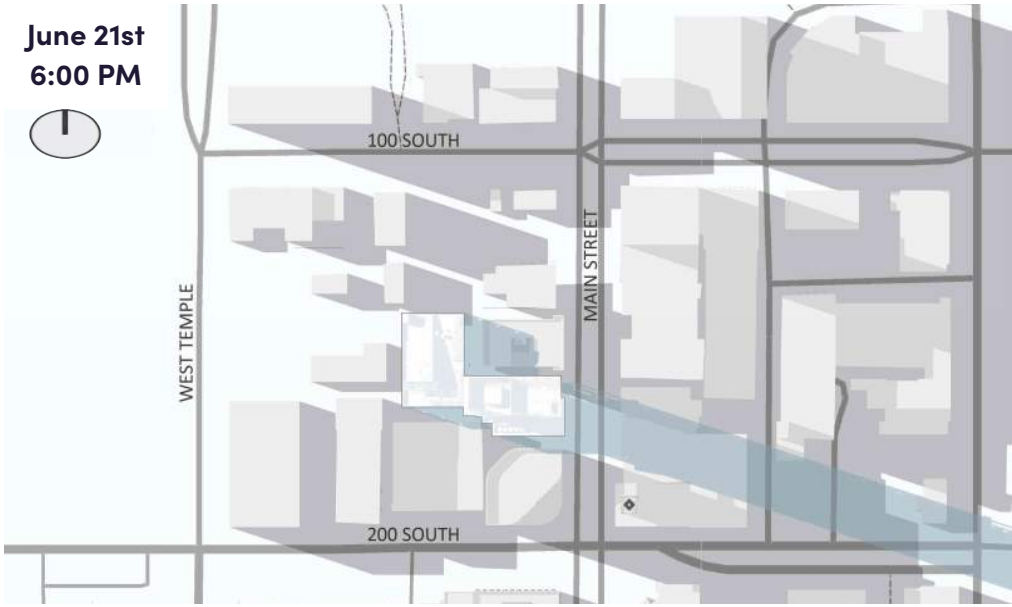

SUN STUDY: SUMMER SOLSTICE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT

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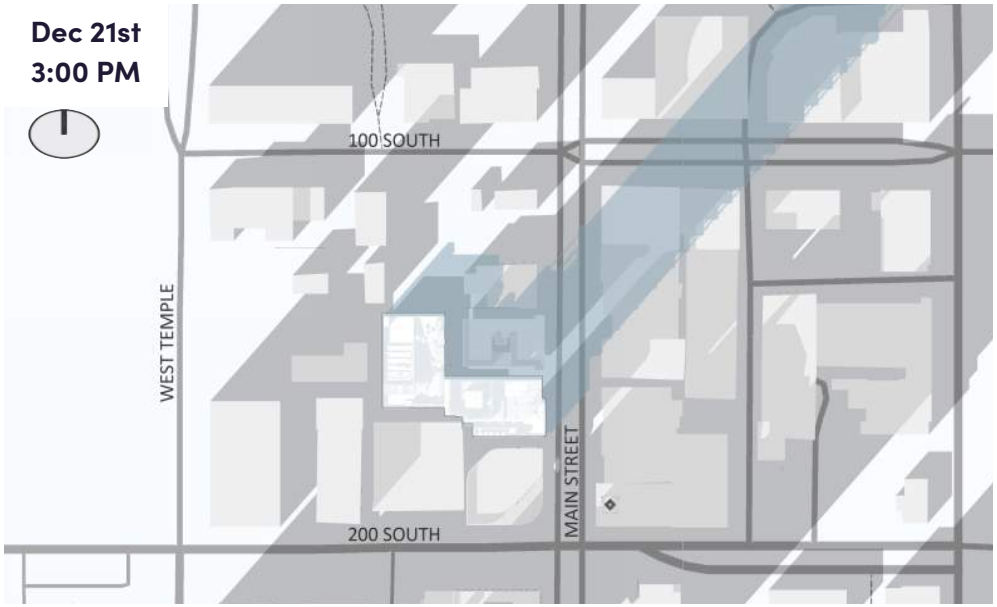

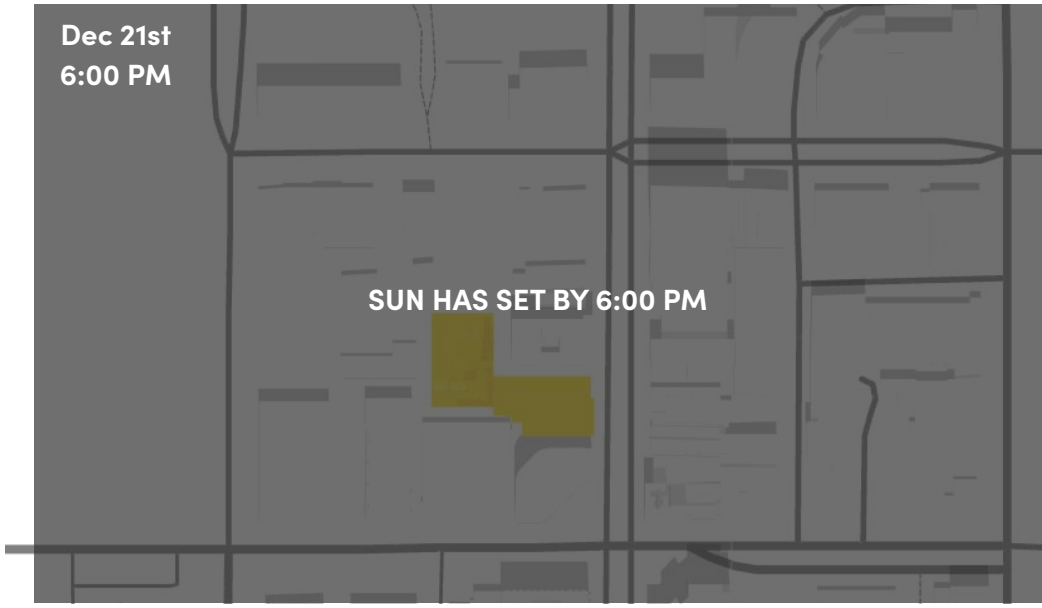

SUN STUDY: WINTER SOLSTICE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT

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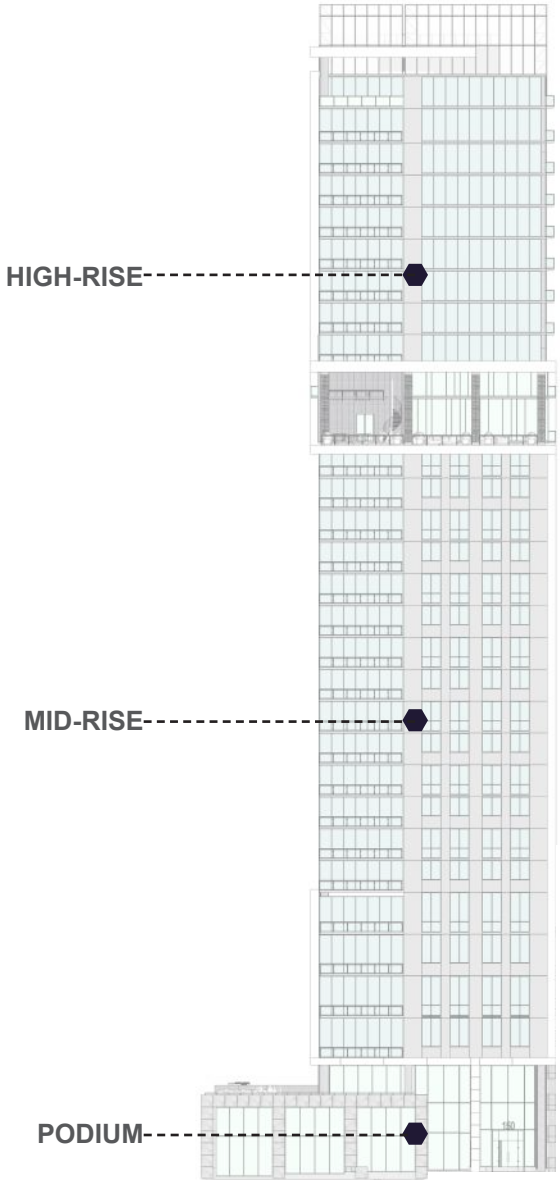
HIGH-RISE

MID-RISE

PODIUM



TYPE I CONSTRUCTION

PROJECT DESIGN: MATERIALS

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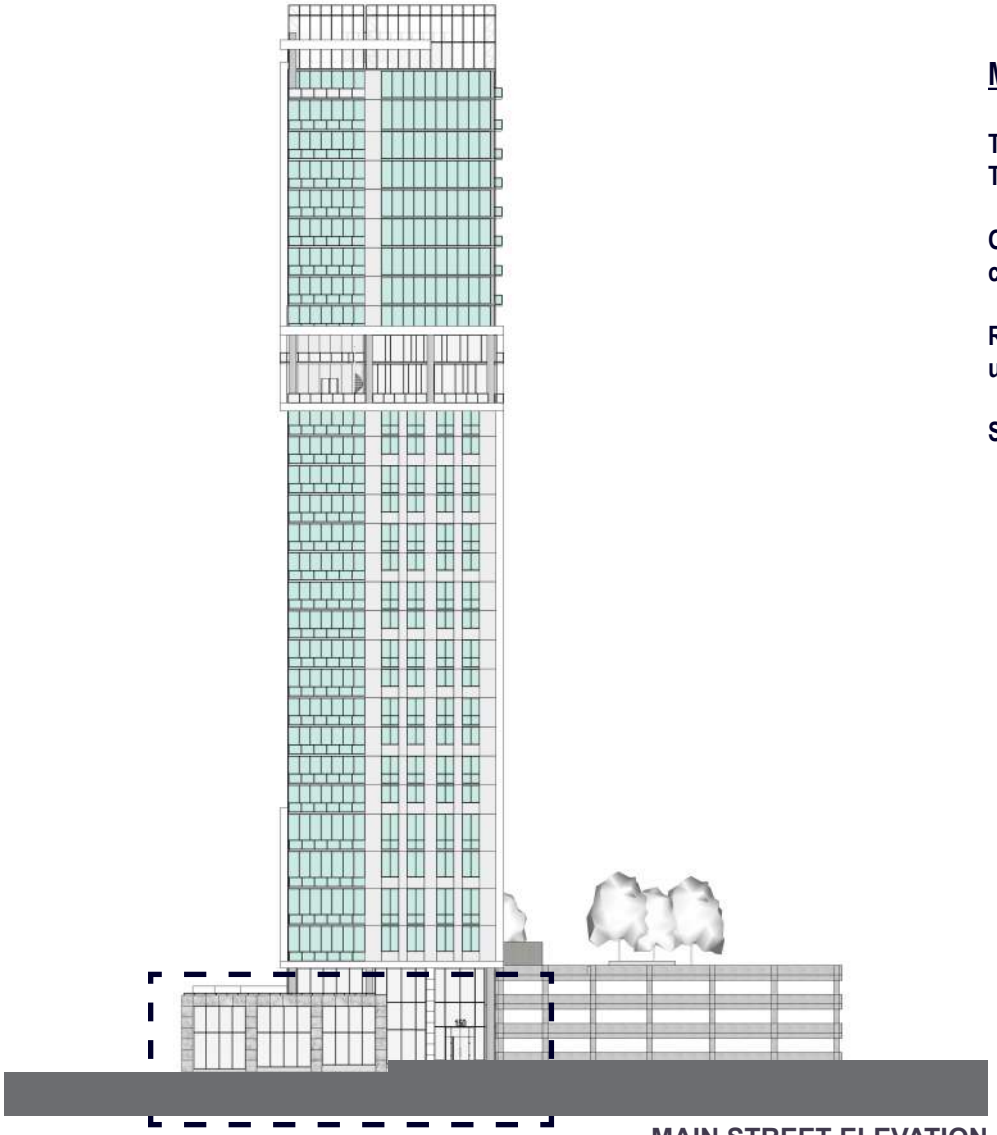


MAIN STREET ELEVATION

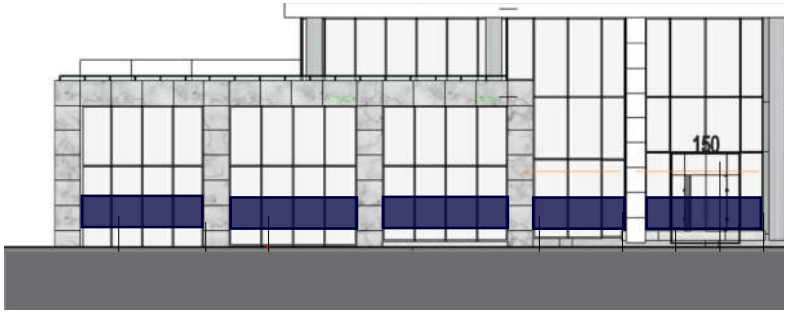
MAIN STREET GLAZING

The zoning transparency calculation requires a minimum of 60%.
The ground floor glazing facing Main Street equals 70%.

Of the 641 SF Main Street frontage allowed to be used in the transparency calculation, 448.5 SF is glazing.

Refer to diagram below. The dark purple band denotes the transparency area used in the calculation, between 3 ft and 8 ft above ground level.

Signage to be placed outside of this band to meet transparency requirement.



PROJECT DESIGN: MATERIALS

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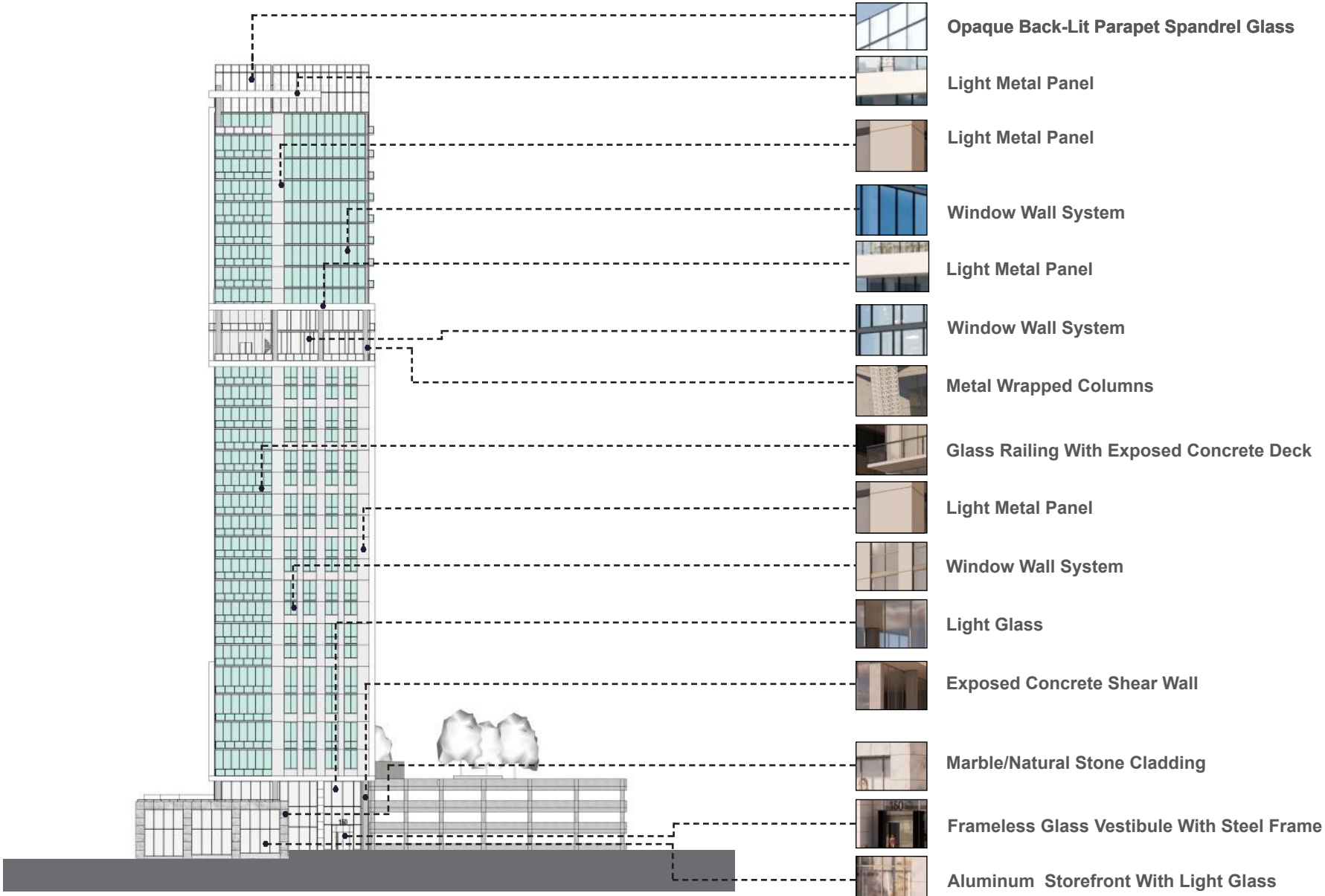

MAIN STREET ELEVATION

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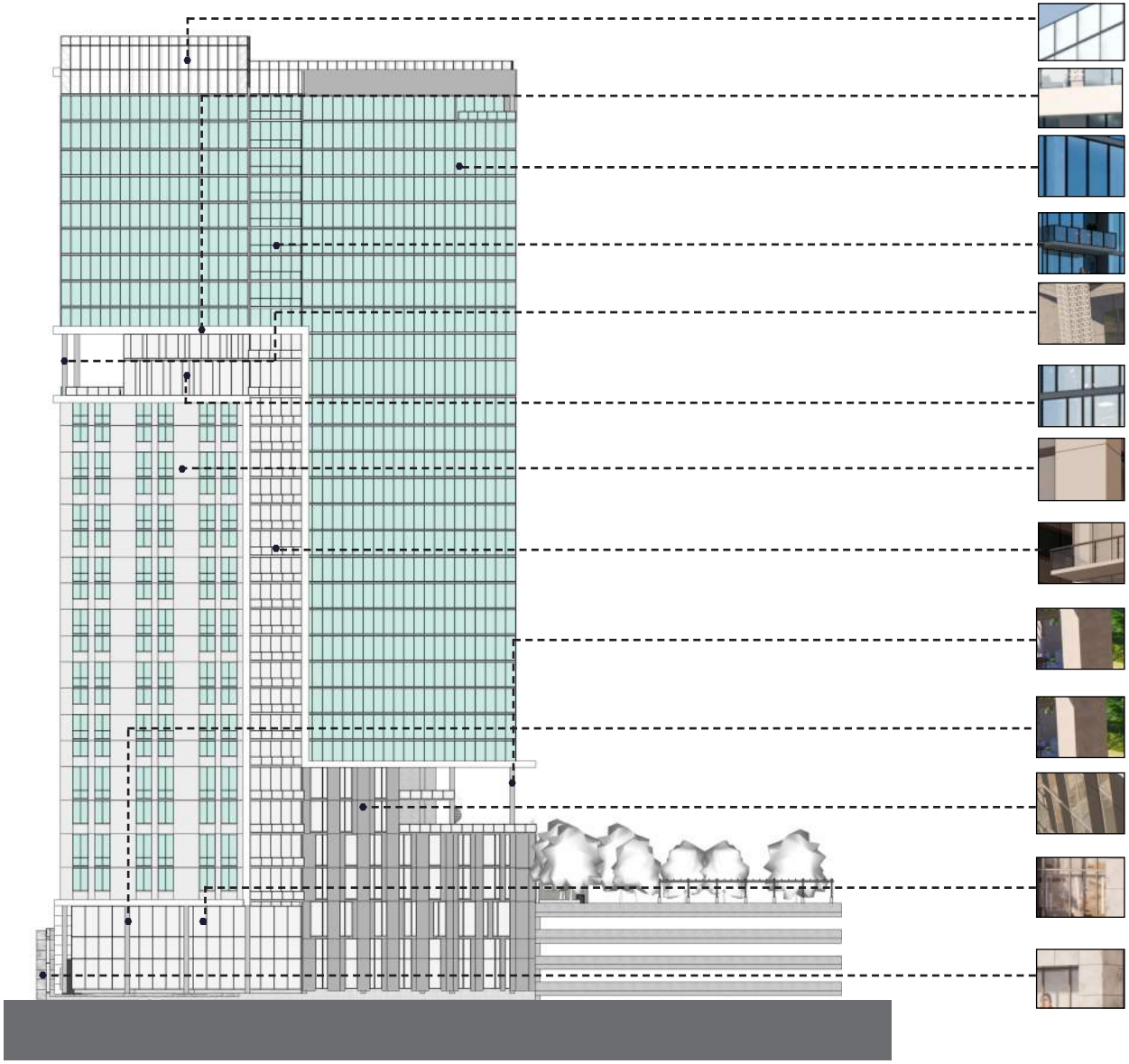

NORTH ELEVATION

- Opaque Back-Lit Parapet Spandrel Glass
- Light Metal Panel
- Window Wall System
- Glass Railing With Exposed Concrete Deck
- Metal Wrapped Columns
- Window Wall System
- Light Metal Panel
- Glass Railing With Exposed Concrete Deck
- Exposed Polished Concrete
- Exposed Polished Concrete
- Dark Metal Panel
- Aluminum Storefront With Light Glass
- Marble/Natural Stone Cladding

PROJECT DESIGN: MATERIALS

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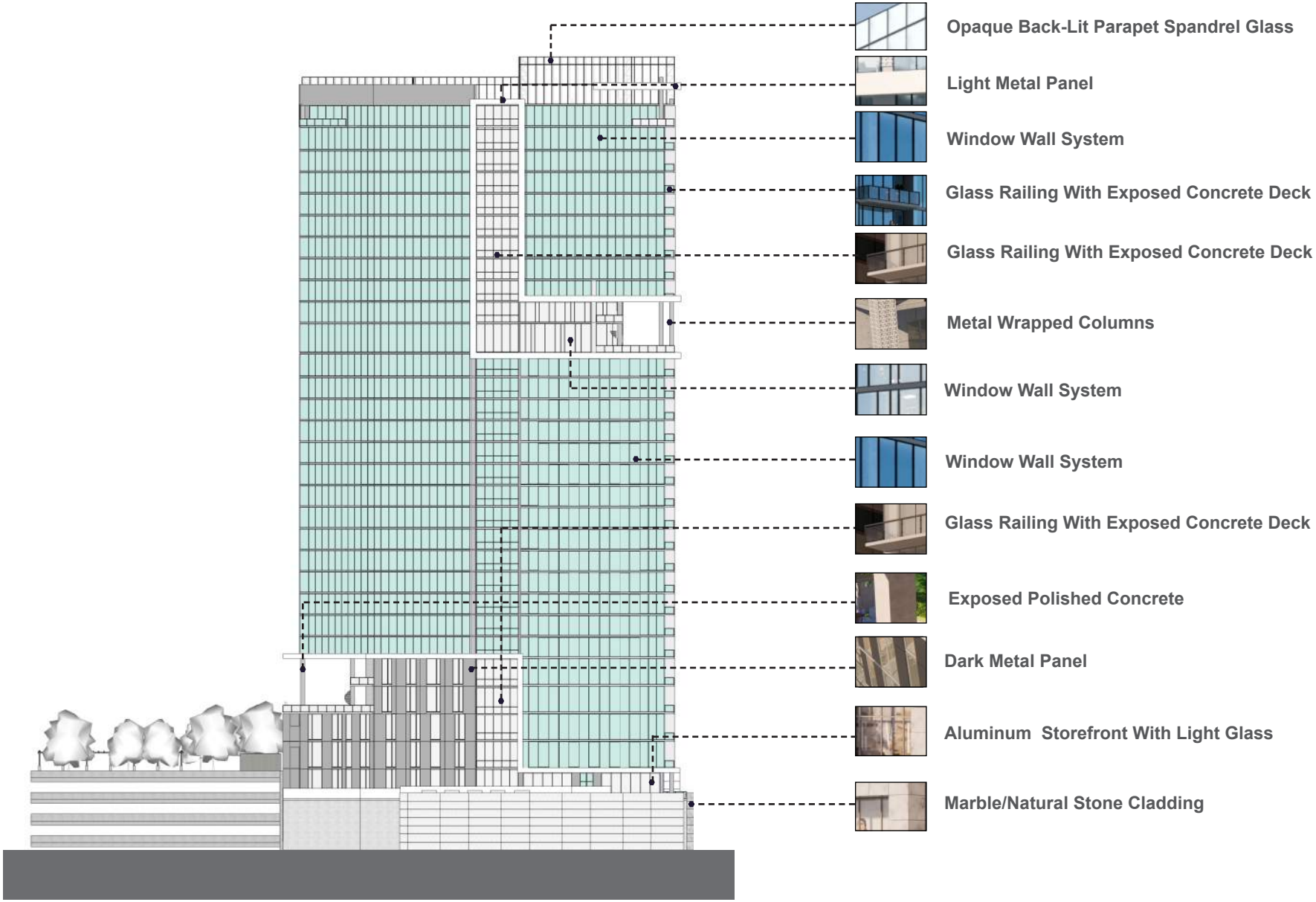

SOUTH ELEVATION

PROJECT DESIGN: MATERIALS

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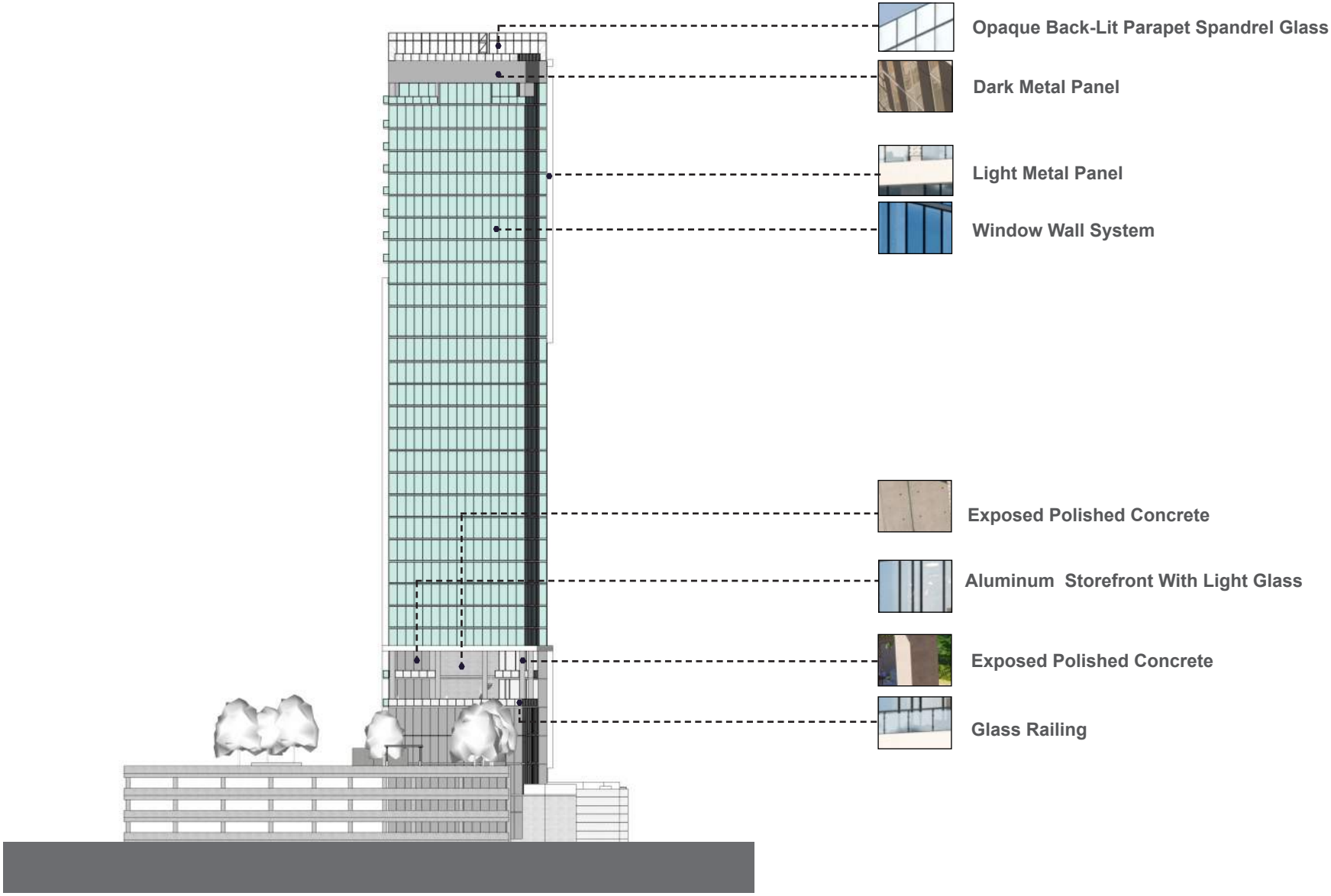

WEST ELEVATION

PROJECT DESIGN: MATERIALS

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PROJECT DATA

RETAIL: 8,400 SF (ground floor)

RESIDENTIAL UNIT MIX:

Affordable - 40 Units / 10%
Studio - 75 Units / 18.75%
1-Bed - 176 Units / 44%
2-Bed - 104 Units / 26%
Penthouse - 5 Units / 1.25%

Total - 400 Units / 100%
Average unit size = 767 SF
Density = 332.5 dwelling units per acre

PARKING DECK:

5 Levels (4 Levels + 1 Basement)
.5 space per dwelling unit required = 200 spaces minimum

Standard Spaces - 185 spaces for Residents and 60 spaces reserved for Kearns building
ADA Spaces: 6 spaces
EV Spaces: 11 spaces (1 EV space required per 25 spaces provided)

Total - 262 Spaces

Bicycle storage located at ground level near parking deck can accommodate more than 13 bikes or the required 5% of the provided parking spaces.

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PROGRAM

The tower's program primarily consists of apartments and accessory spaces (i.e. lobby, pool area, sky lounge and open-air terrace), but also includes 8,400 square feet of retail space at the ground floor fronting Main Street. The total number of units is 400, including 40 affordable, 355 market rate and 5 penthouses. The building facade is a combination of glazed curtain wall and stucco / metal panel on metal stud exterior framing. The construction is Type I.

The proposed parking structure's footprint is approximately 122 feet by 185 feet, with one level below grade and four levels above grade, with capacity for 262 vehicles. The parking structure design includes an elevated park covering the entire parking footprint at its roof level (see Site/Park Design Section)

Level 1 (double height):
24 ft height space encompasses the residential lobby, leasing office, back-of-house, and retail space. Three prominent points of entry provide a grand first-impression of the building, and include access to the retail space, to the residential lobby, and the mid-block plaza connecting to the elevated park (see Site/Park Design Section).

Level 2:
Private patios adjoin the south-facing units above the retail space, as well as a co-working amenity space, with a patio overlooking Main Street, for residents to work remotely.

Levels 3 and 4:
Forty (40) affordable housing units.

Level 5:
A private pool overlooks Pantages Park located on the roof of the connected parking structure. The level also includes restrooms, showers, and a large clubhouse amenity space for resident use.

Level 6:
A fitness center with direct access to the pool deck below via a spiral stair.

Levels 7-20 and Levels 23-30:
Typical residential floorplate is designed at 13,265 square feet with 82.3% efficiency, consisting of fourteen (14) residential units, three elevators, two stair towers, one trash room, and one electrical room.

Levels 21 and 22:
A large amenity sky lounge on the east half of the tower, as well as an open two-story terrace overlooking the city and mountains to the east.

Level 31:
Five penthouse units with unobstructed views of the surrounding city, valley, and mountains.

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GROUND FLOOR

PROJECT DESIGN: PLANS AND SECTIONS

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LEVEL 2: PRIVATE PATIO UNITS

PROJECT DESIGN: PLANS AND SECTIONS

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LEVELS 3 AND 4: AFFORDABLE UNITS

PROJECT DESIGN: PLANS AND SECTIONS

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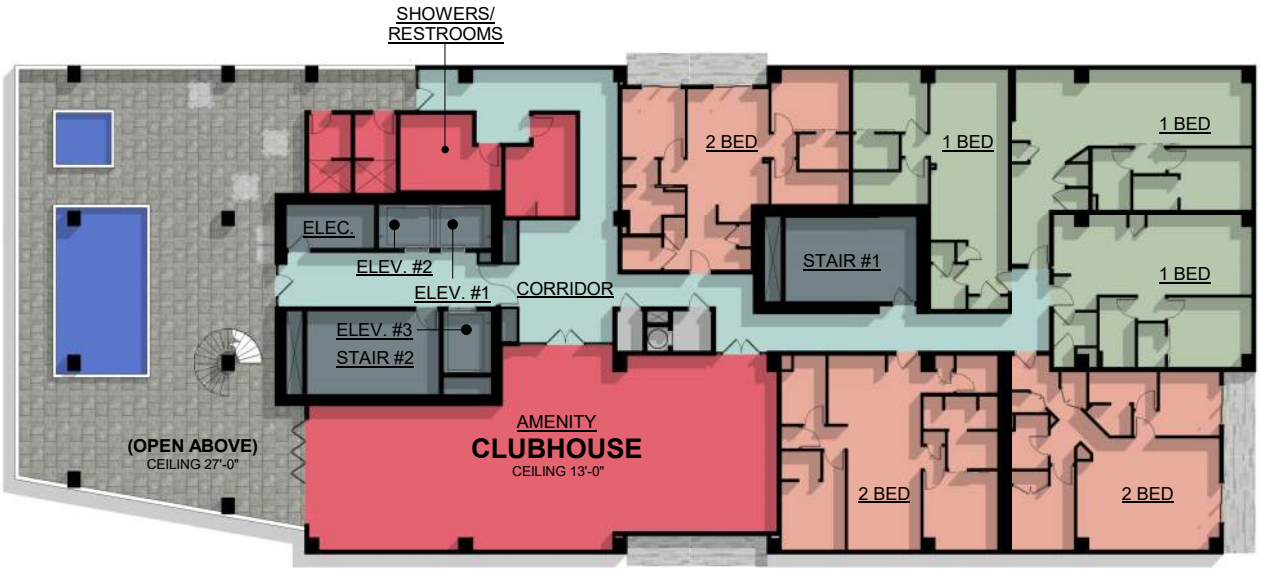
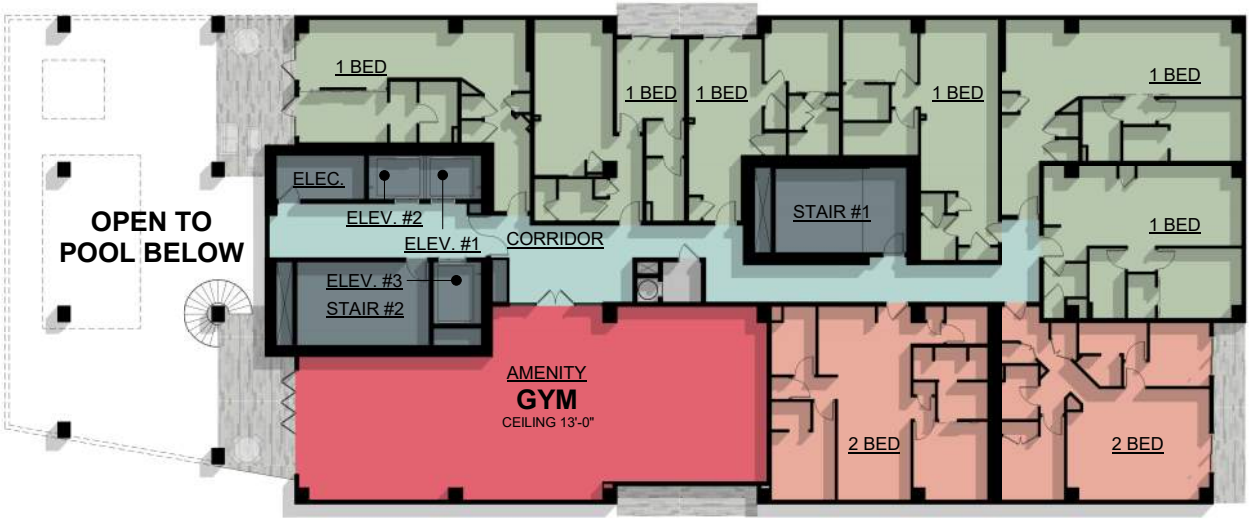


LEVEL 5: AMENITY DECK



LEVEL 6: AMENITY DECK

KEY

- STUDIO
- 1 BED
- 2 BED
- AMENITY
- CORE
- CORRIDOR
- TRASH

0" 8' - 0" 16' - 0" 32' - 0"

PROJECT DESIGN: PLANS AND SECTIONS

dwell design studio | Hines

150 South Main Street Salt Lake City, Utah
June 18, 2021

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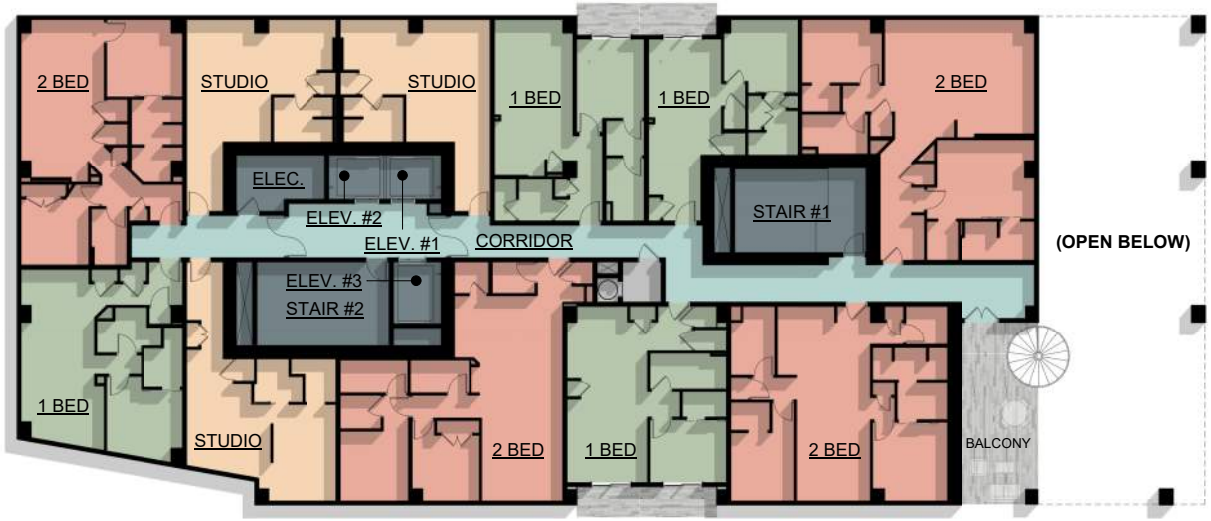
LEVEL 21: MID-RISE AMENITY DECK



LEVEL 22: MID-RISE AMENITY DECK

KEY

- STUDIO
- 1 BED
- 2 BED
- AMENITY
- CORE
- CORRIDOR
- TRASH

0" 8' - 0" 16' - 0" 32' - 0"

PROJECT DESIGN: PLANS AND SECTIONS

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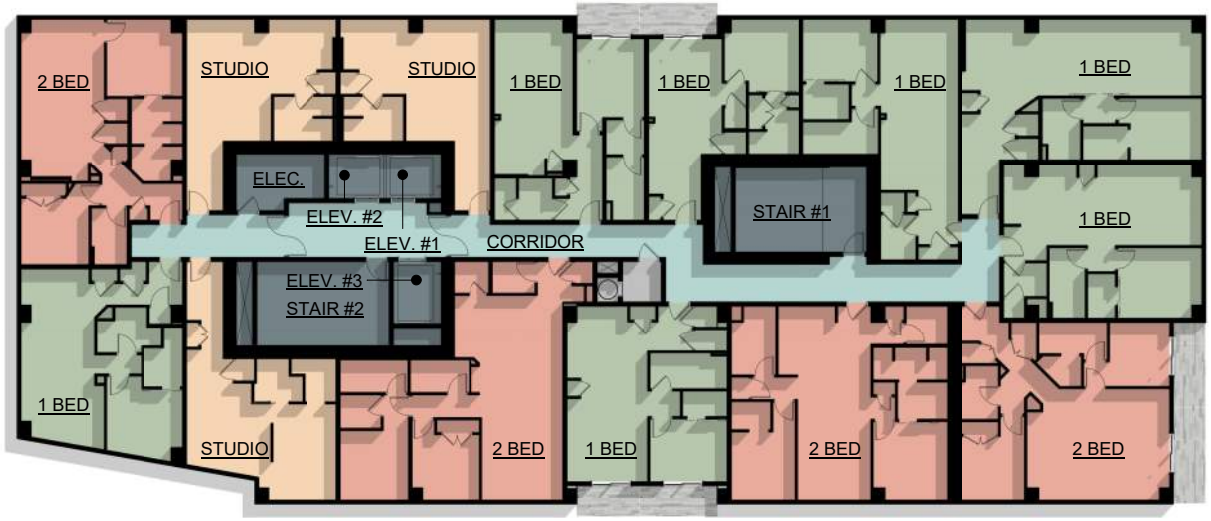
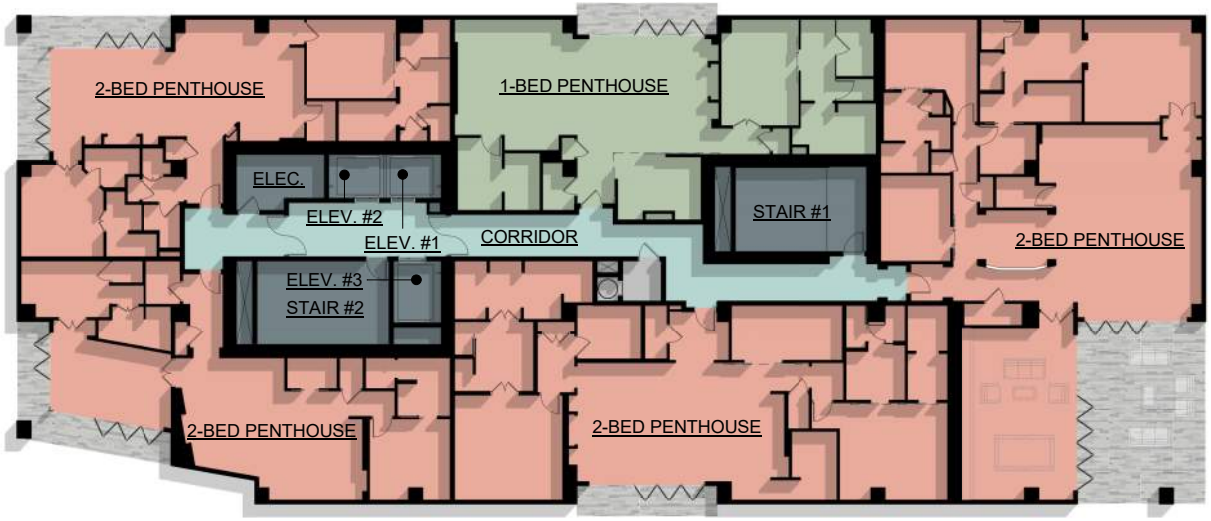


LEVELS 7-20, 23-30: TYPICAL FLOOR PLATE



LEVEL 31: PENTHOUSE SUITES

KEY

- STUDIO
- 1 BED
- 2 BED
- AMENITY
- CORE
- CORRIDOR
- TRASH

0" 8' - 0" 16' - 0" 32' - 0"

PROJECT DESIGN: PLANS AND SECTIONS

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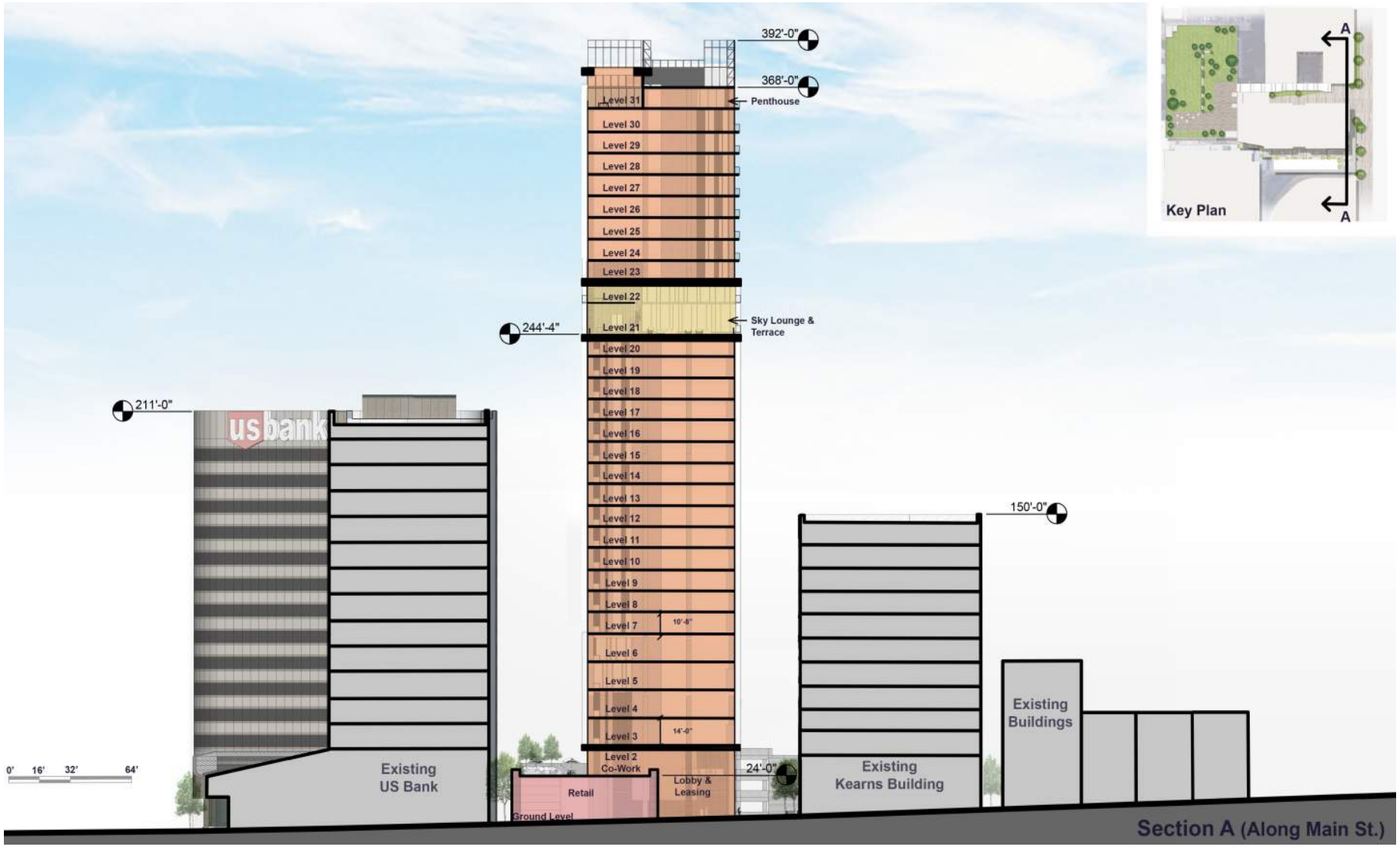

PROJECT DESIGN: PLANS AND SECTIONS

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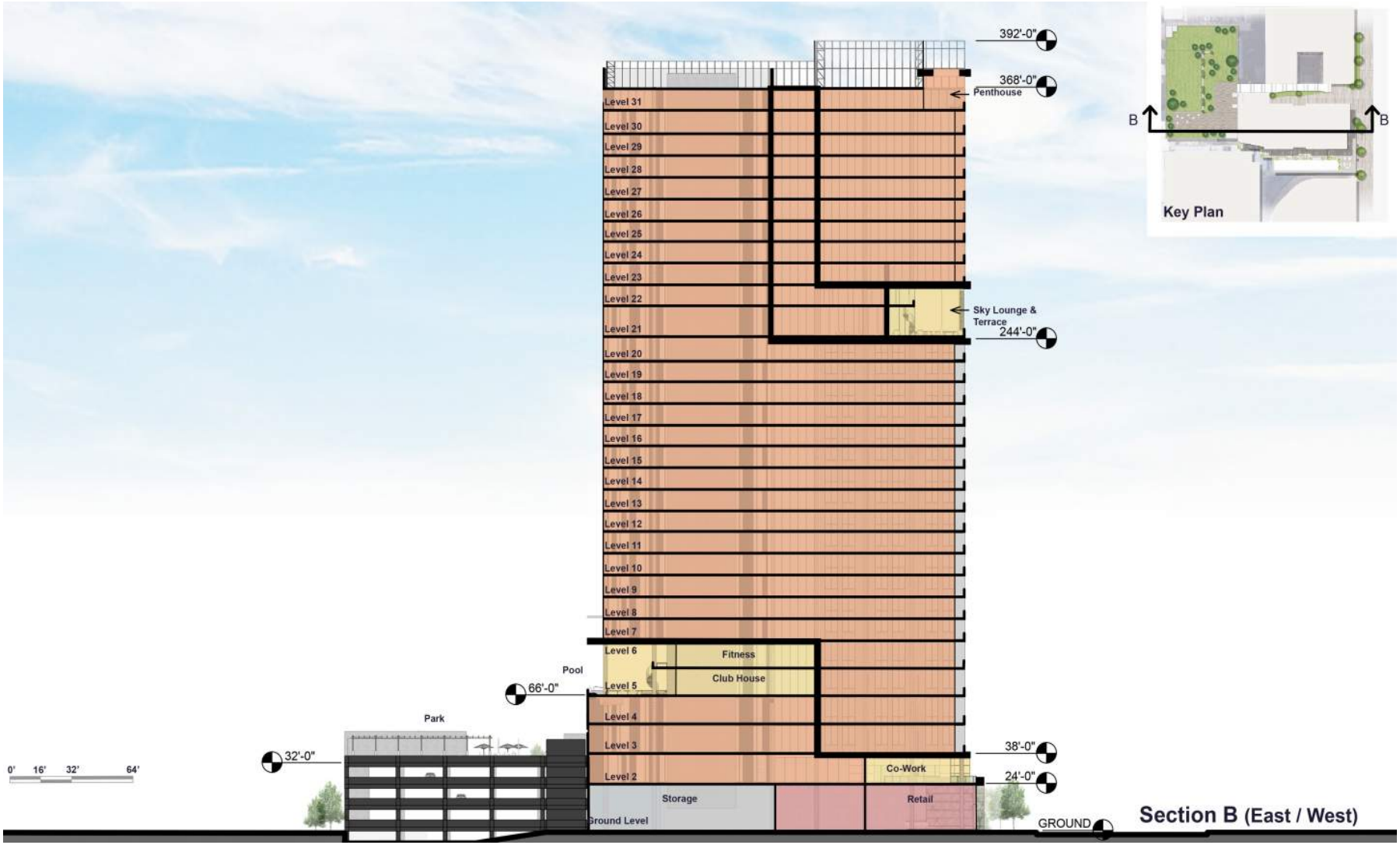

Section B (East / West)

PROJECT DESIGN: PLANS AND SECTIONS

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RENDERINGS

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RENDERING: DUSK

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RENDERING: DAYTIME

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RENDERING: MID-BLOCK WALKWAY

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RENDERING: STREETSCAPE

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RENDERING: POOL AMENITY DECK

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RENDERING: SKY LOUNGE

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RENDERING: SKY LOUNGE

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SITE/PARK DESIGN

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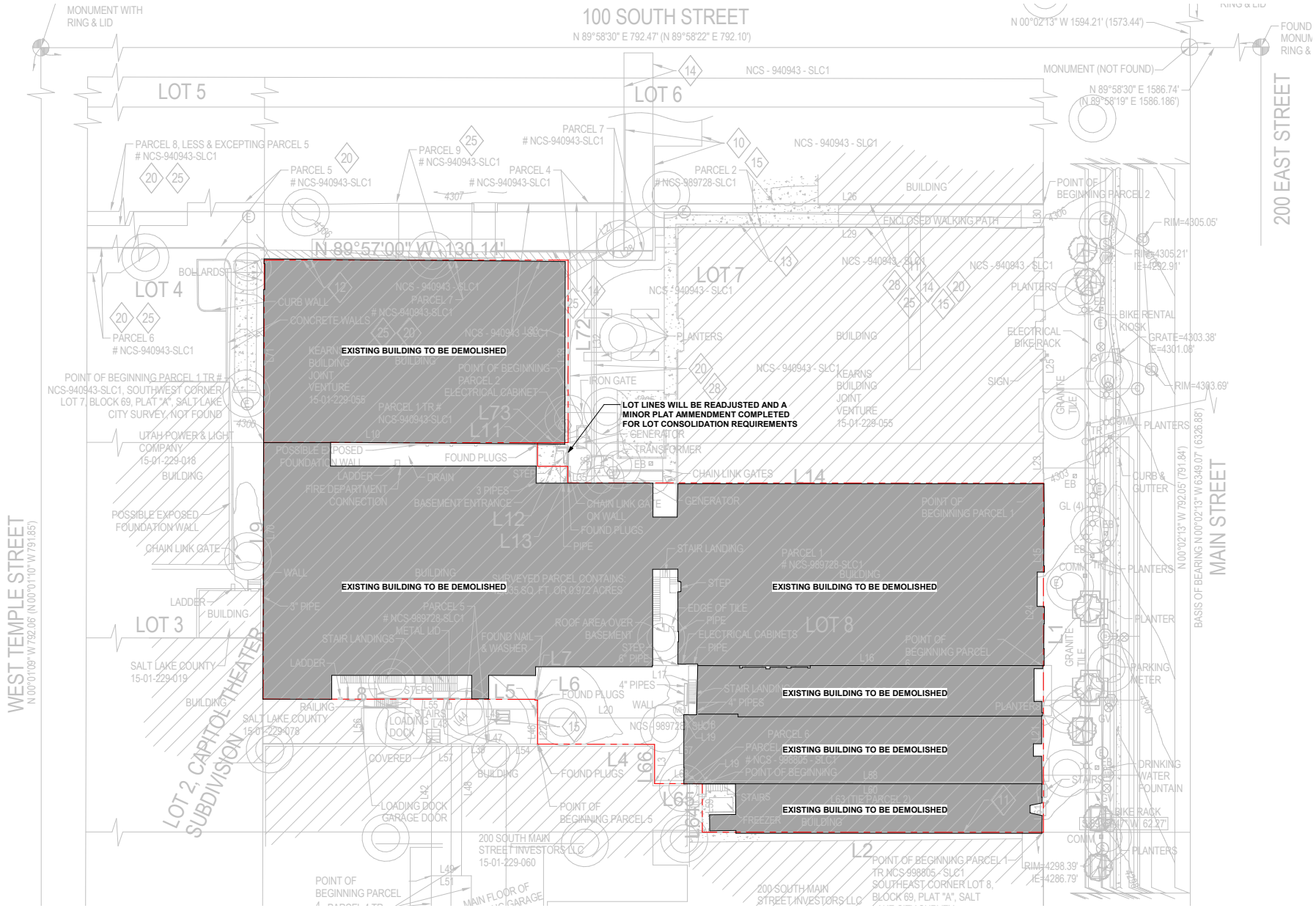

SITE DESIGN: DEMO PLAN

dwell design studio | Hines

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June 18, 2021

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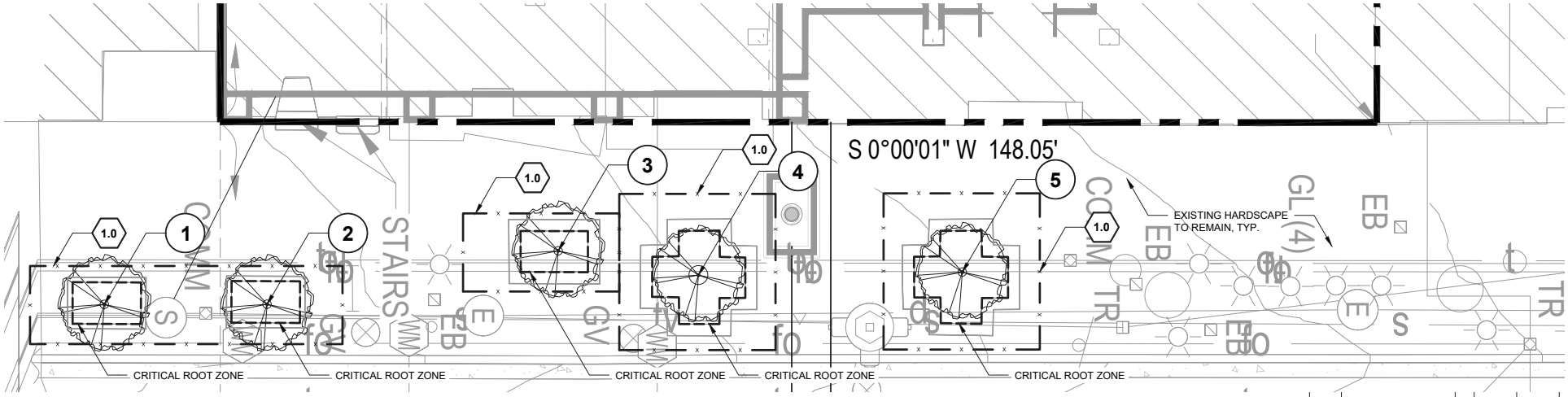

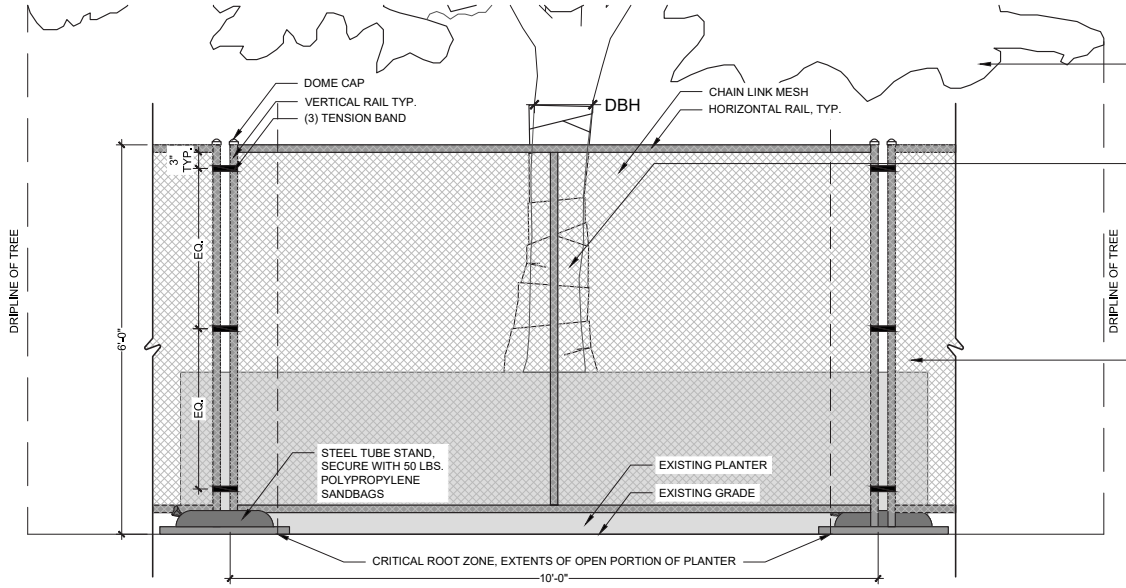

SECTION

NOTES:
* DBH: DIAMETER AT BREAST HEIGHT
* TREE PROTECTION ZONE IS DEFINED AS THE EXTENTS OF THE EXISTING PLANTER

ZONE 3: LOWER CANOPY PROTECTION
CONTACT LANDSCAPE ARCHITECT AND SALT LAKE CITY URBAN FORESTRY DEPARTMENT IF ANY PRUNING IS NEEDED PRIOR TO WORK IF POTENTIAL FOR DAMAGE EXISTS.

ZONE 2: TRUNK PROTECTION
REQUIRED IF CONSTRUCTION EQUIPMENT INVOLVED WITHIN THE CRITICAL ROOT ZONE (PERMITTED INSIDE THE TREE PROTECTION AREA ONLY IF EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE AND NO SOIL COMPACTION TAKES PLACE.) ALL EXCAVATION WITHIN THE CRITICAL ROOT ZONE OF ANY TREE IF APPROVED BY LANDSCAPE ARCHITECT AND SALT LAKE CITY URBAN FORESTRY DEPARTMENT SHALL BE NON MECHANICALLY HAND EXCAVATED.

ZONE 1: ROOT PROTECTION
TREE PROTECTION FENCE, 6' MINIMUM HEIGHT. PLACE AT LIMITS OF TREE PROTECTION ZONE. REMOVE AT END OF CONSTRUCTION, OBTAIN CONSENT OF LANDSCAPE ARCHITECT PRIOR TO REMOVAL. TREE PROTECTION ZONE SIGNAGE (IN ACCORDANCE WITH SALT LAKE CITY URBAN FORESTRY DEPARTMENT SIGNAGE) MUST BE POSTED ON EACH LINEAR SPAN OF FENCING. TREES MUST BE FENCED WITH SEMI-PERMANENT, CHAIN LINK FENCE.

EXISTING TREE INVENTORY

Tree Inventory	Tree Number	Tree Species	Tree Size (DBH)	Location	Condition	Status
	1	Gleditsia triacanthos	8"	Public	Good	Proposed Preserved
	2	Acer platanoudes	12"	Public	Good	Proposed Preserved
	3	Acer platanoudes	12"	Public	Good	Proposed Preserved
	4	Tilia cordata	24"	Public	Good	Proposed Preserved
	5	Tilia cordata	10"	Public	Good	Proposed Preserved
Total Tree Count:	5					
Total Tree DBH (in.) to be Preserved	66"					
Total Tree DBH (in.) to be Removed	0"					

SITE DESIGN: R.O.W. LANDSCAPE

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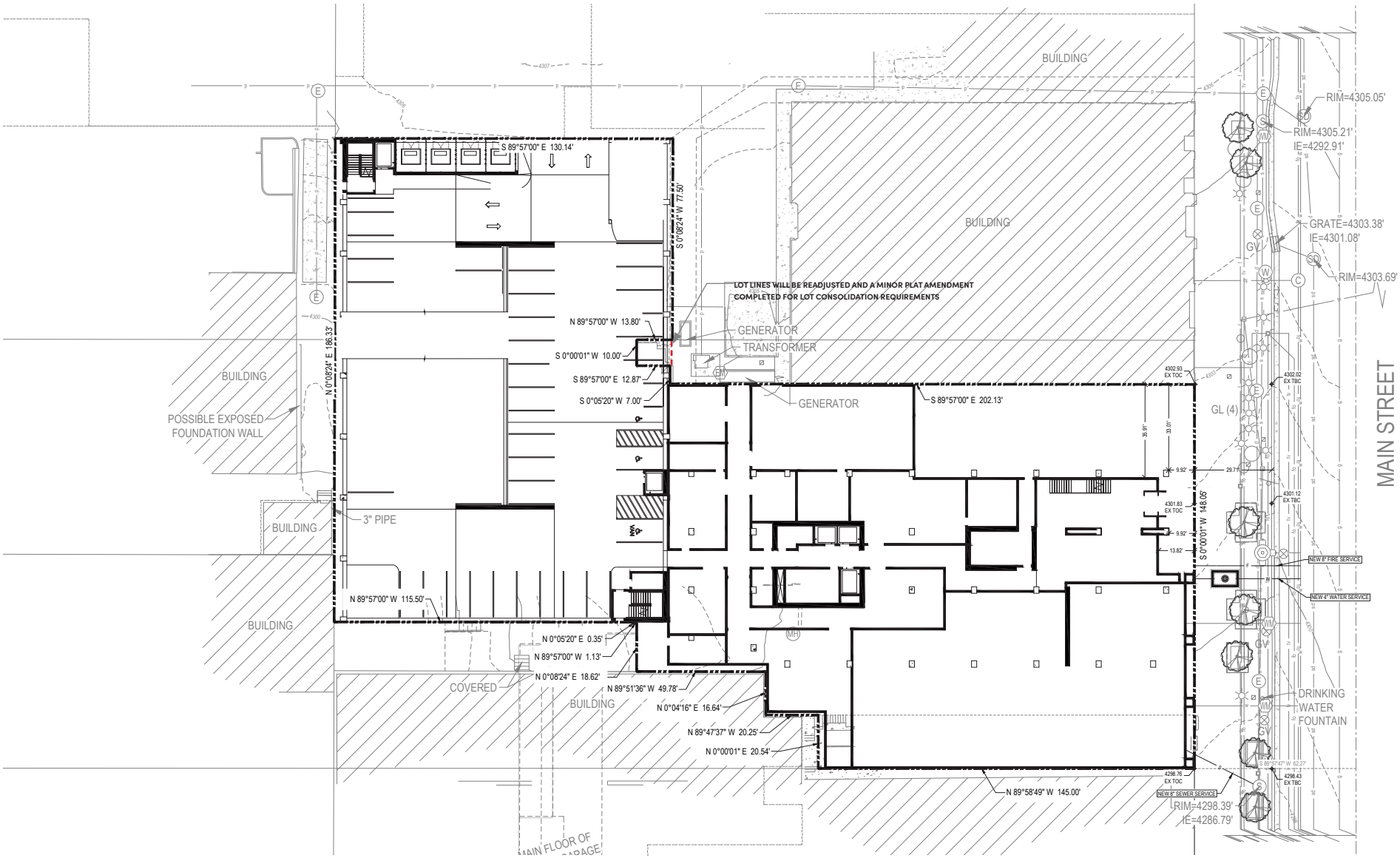

SITE DESIGN: UTILITIES

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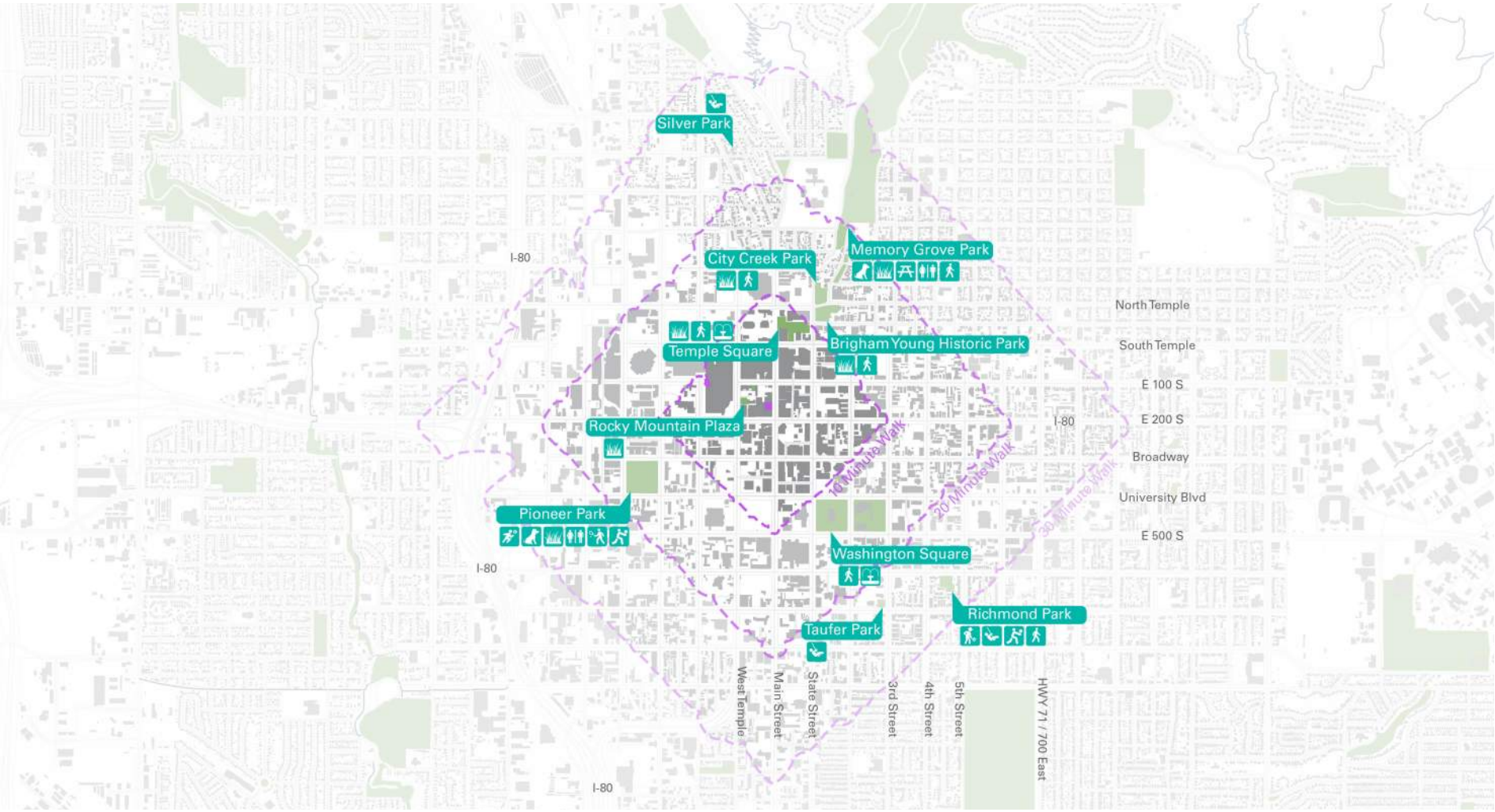
PARK GAPS

PARKS DESERT

A LACK OF PROGRAMMING IN THE DOWNTOWN CORE



PARK DESIGN: CONCEPT

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PARK GAPS

PARKS DESERT

A LACK OF PROGRAMMING IN THE DOWNTOWN CORE

PARK DESIGN: CONCEPT

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USER PROFILES

SITE USERS

HOW DO WE DESIGN FOR ENERGY AND VIBRANCY

EVENT //

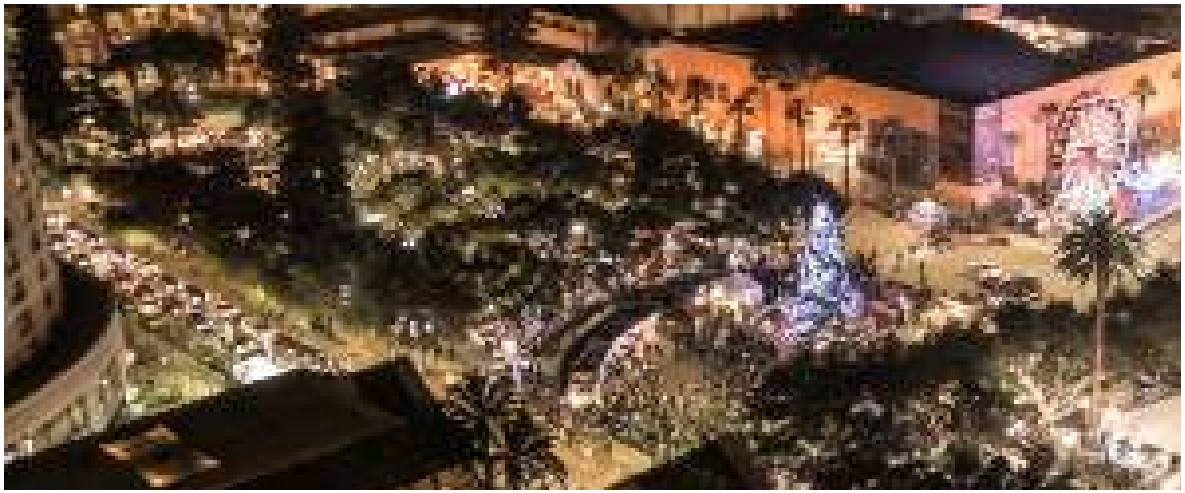
Big event, heavy logistics, brings people year after year to experience something they know or have heard about

ACTIVE //

Something people, "in the know", know about…sense of spectacle, heavy rotation to encourage repeat visitation.

EVERYDAY //

Most challenging, has to rely heavily on creating a "great" place. (Great=Comfortable). Need shade, solar access, views, good lighting, art, wide/ safe sidewalks, ped dominated, good music, food, comfortable seating, multi scale spaces, places to hang for multiple hours and people watch



PARK DESIGN: CONCEPT

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USER PROFILES

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Soaking up SUN and SOUNDS

BY ELLIS ARNOLD
LONE TREE CREEK COMMUNITY NEWSPAPER

Couples swayed to the music, kids hula-hooped and firefighters livened up the scene at the Summer Kickoff Concert at Centennial Center Park.

Denver-based band Groove a Licious, a funk-soul group, opened up the concert before Chris Daniels and the Kings, a Denver-based blues band, performed during the event's second half. More than 200 people attended the event, which ran in the late afternoon and evening June 9 at 13050 E. Peakview Ave.

Fire trucks parked in the lot, where kids donned miniature firefighter uniforms and helmets to participate in safety drills.

Becky Dvorak, a 36-year-old Centennial resident, brought her 6-year-old son, Thomas, who took part in the exercise led by South Metro Fire Rescue personnel.

"He always enjoys when they come out here," Dvorak said.

Kim Spuhler, community risk-reduction specialist for South Metro Fire, led kids through an activity course that involved spraying water and crawling low to practice avoiding smoke.

"We're planting the seed for the next generation of firefighters," said Spuhler, who said the exercise aimed to teach safety and passion for the fire service.

More than a dozen kids also took part in a hula-hooping contest that included challenging tricks.

"I think this is great for the city," said Steve Valdez, 60, sitting near the rows of vendors in the parking lot. His wife runs the Devil Dog Grill, which served food at the event.

"Next year, I'm going to invite all my friends and family," Valdez said.

Members of Chris Daniels and the Kings, a Denver-based blues band, perform at the Summer Kickoff Concert on June 9 at Centennial Center Park. The band performed a rendition of "What a Wonderful World" by Louis Armstrong.

PHOTOS BY ELLIS ARNOLD

Couples sway to the music at the Summer Kickoff Concert at Centennial Center Park. More than 200 people attended the event.

Kim Spuhler, community risk-reduction specialist for South Metro Fire Rescue, leads kids dressed in firefighters' gear through a fire-safety exercise. Kids sprayed water, crawled low under a piece of fabric that simulated smoke and rescued a large stuffed animal during their drill.

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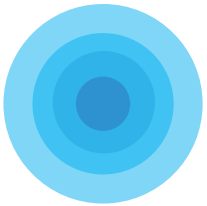
USER PROFILES

SITE USERS

HOW DO WE DESIGN FOR ENERGY AND VIBRANCY



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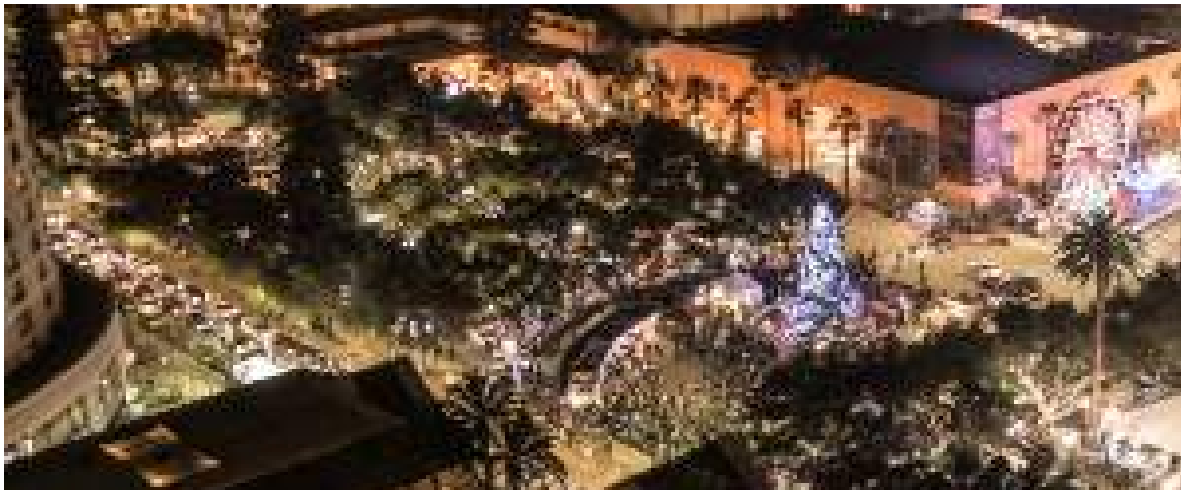

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USER PROFILES

SITE USERS

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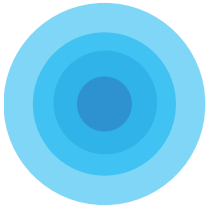


EVENT //

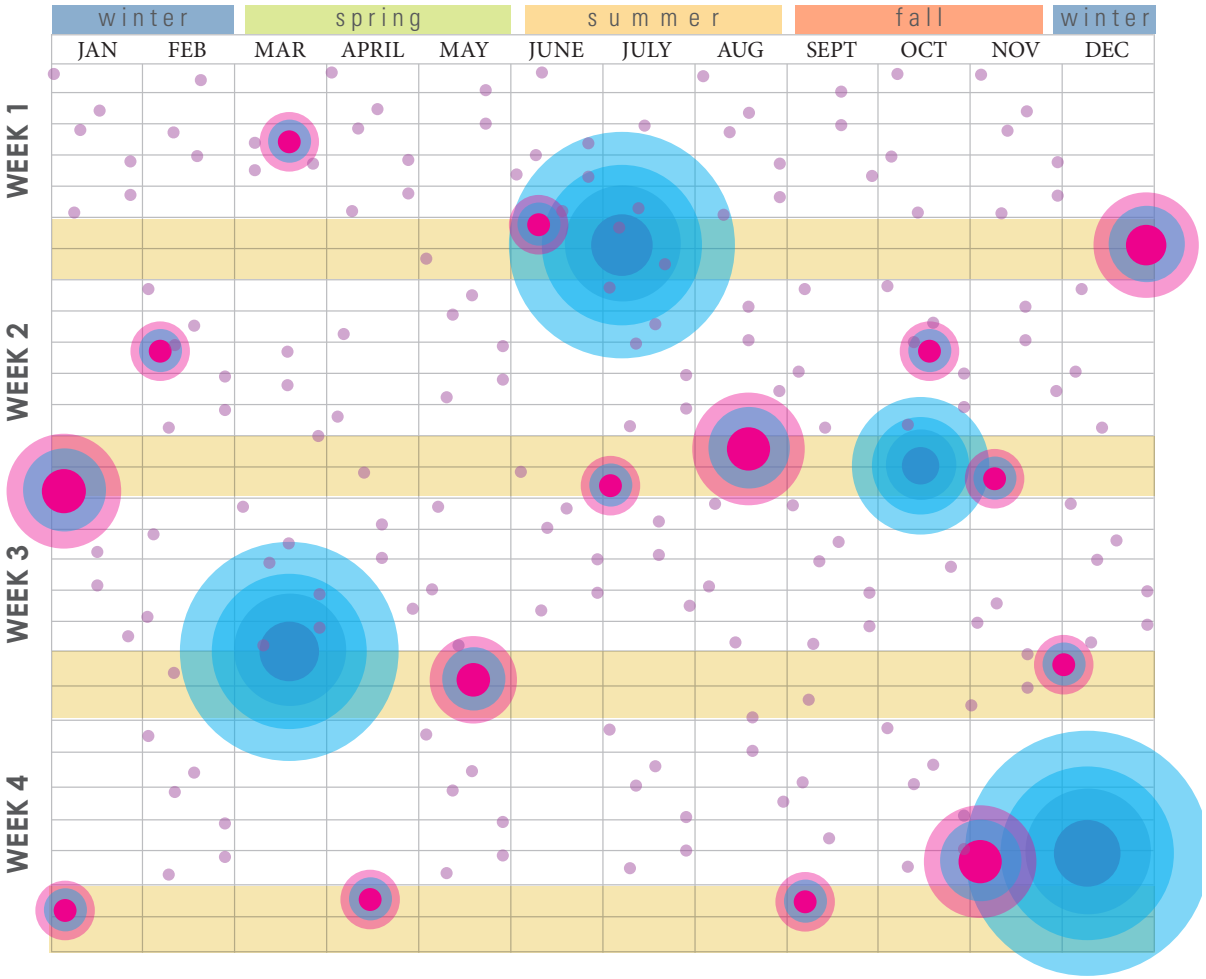
- Santa in the Park (Nov 29-Dec.24)
- Thanksgiving Day Turkey Burn
- Under the Stars Light and Laser Show

ACTIVE //

- Chalk Arts Festival
- Great American Tailgate
- Blues, Brew & Que Festival

EVERYDAY //

- Comfortable seating at all times
- Casual places for groups to make their own
- Active tenants that program outdoor space



PARK DESIGN: CONCEPT

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PANTAGES PASSAGE

150 MAIN STREET

PLAN

MID-BLOCK DESIGN: CONCEPT

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MID-BLOCK DESIGN: CONCEPT

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PANTAGES PARK

150 MAIN STREET

PLAN

PARK DESIGN: CONCEPT

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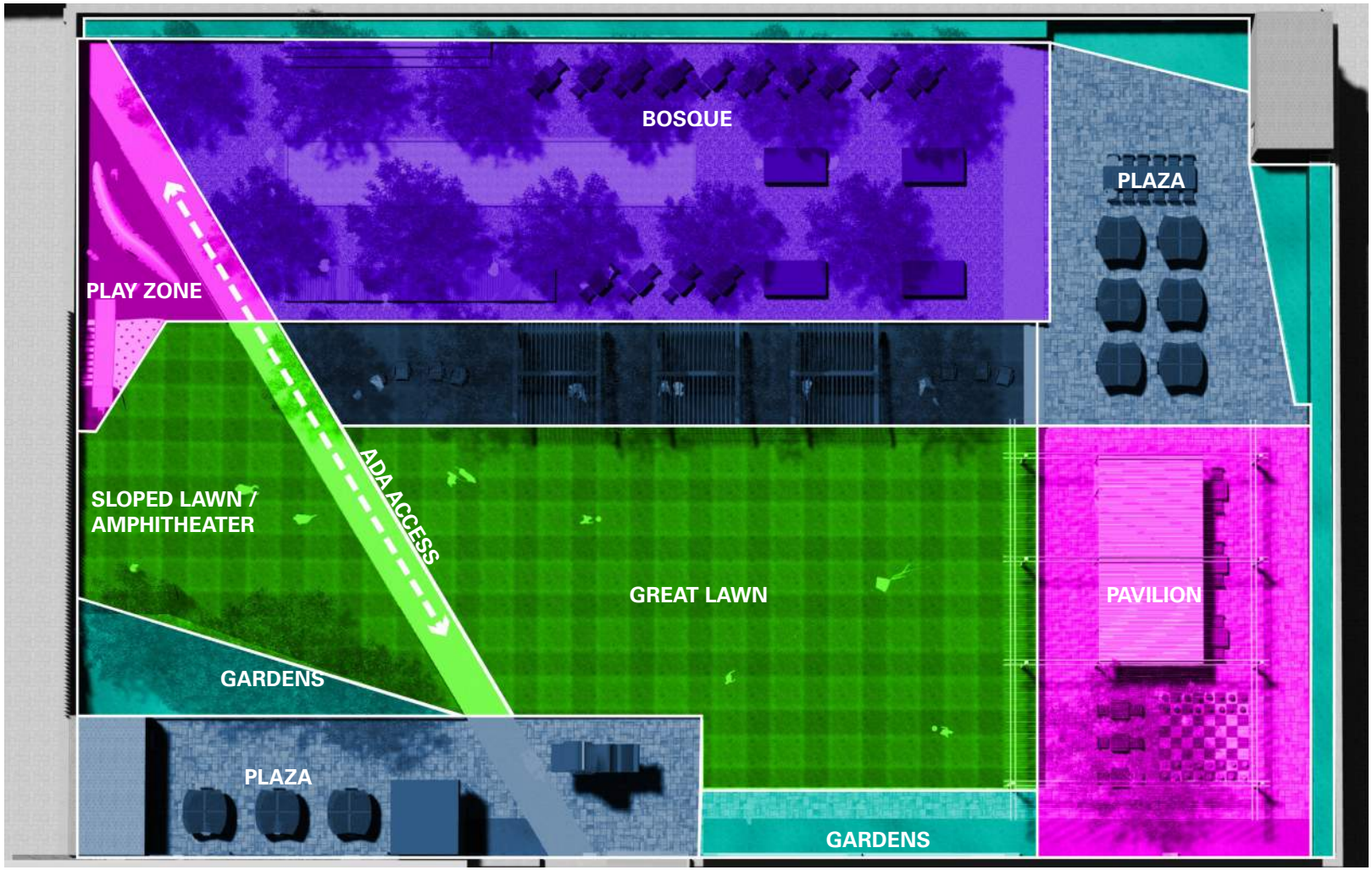
PANTAGES PARK

150 MAIN STREET

PROGRAMMING PLAN



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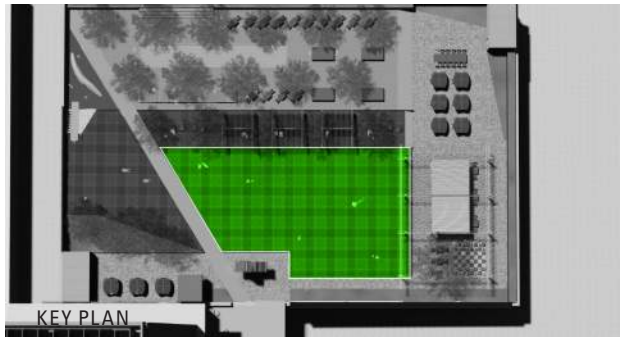
PARK PRECEDENTS

FLEXIBLE LAWN

PICNICS, PICK-UP GAMES, GROUP FITNESS



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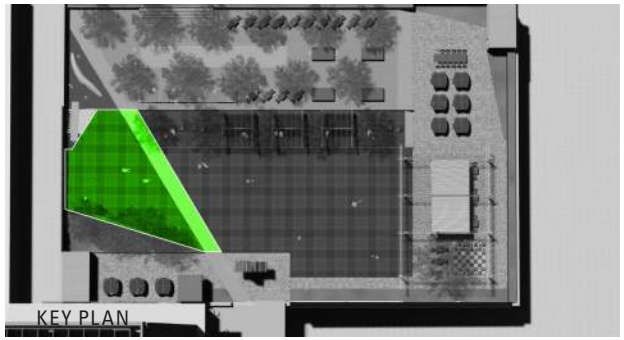
PARK PRECEDENTS

SLOPED AMPHITHEATER AND GARDENS

URBAN RESPITE, GARDENS, MOVIES IN THE PARK, PERFORMANCES



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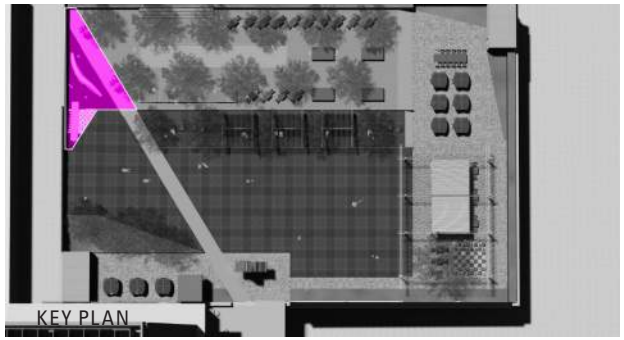
PARK PRECEDENTS

PLAY ZONE

ACTIVE, ENGAGING, FUN



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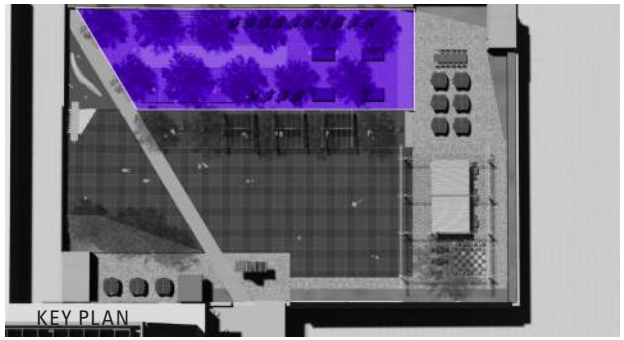
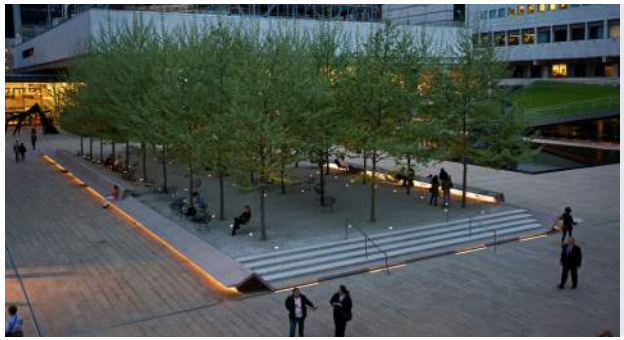
PARK PRECEDENTS

BOSQUE

GAMES, URBAN PLAY, SEATING, ART, SHADE





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PARK PRECEDENTS

SWINGS

REST, PLAY,SHADE, ICON

PARK DESIGN: CONCEPT

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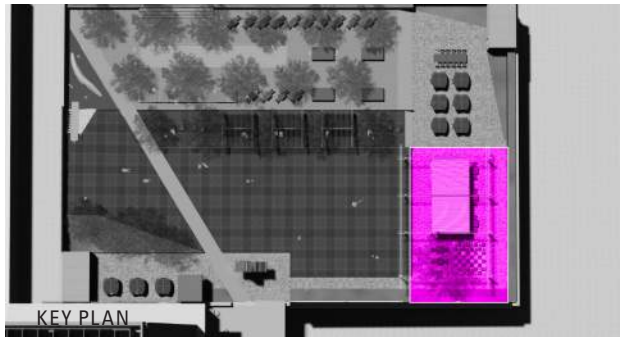
PARK PRECEDENTS

PAVILION

FOOD AND BEVERAGE, PERFORMANCE SPACE, RENTALS, RESTROOMS, SHADE



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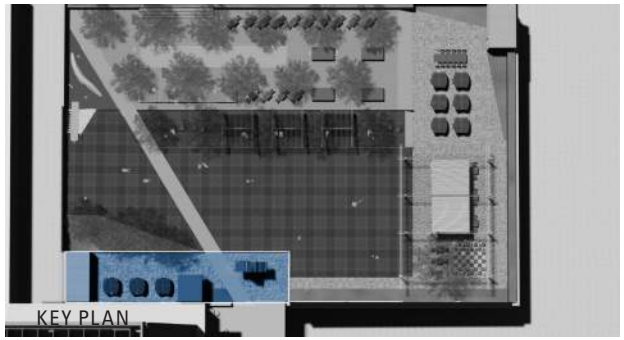
PARK PRECEDENTS

SCULPTURAL SIGN

SPECTACLE, ICON, IDENTITY, PLACEMAKING



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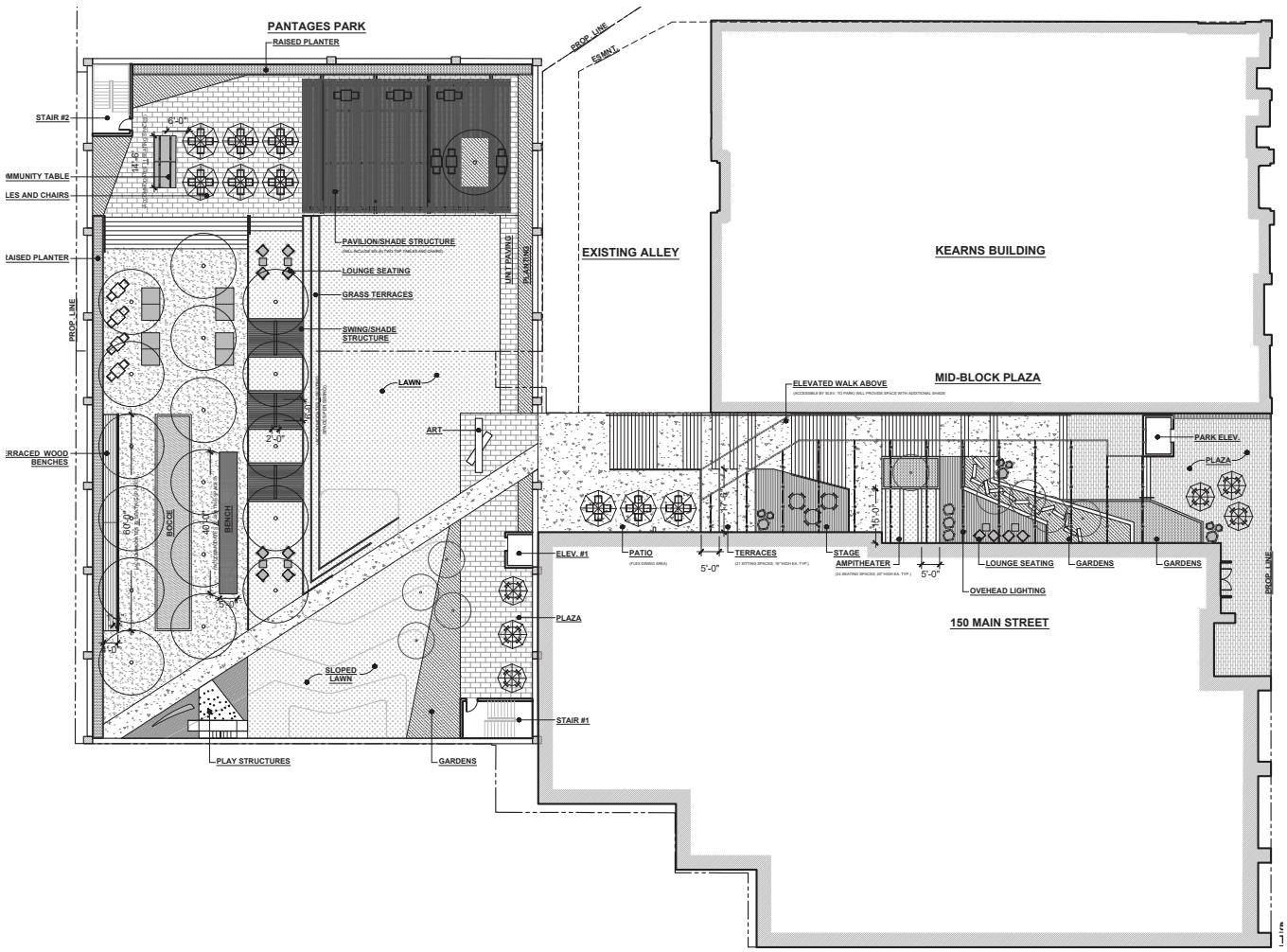

SITE AREAS:

- PANTAGES PARK AREA = 22,814 SF
- MID-BLOCK PEDESTRIAN PLAZA 7,075 SF

MID-BLOCK DESIGN STANDARD REQUIREMENTS:

1. *SITTING SPACE OF AT LEAST ONE SITTING SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET SHALL BE INCLUDED.*

   MID-BLOCK PLAZA:
   - REQUIRES: 28 SEATING AREAS
   - DESIGN MEETS CRITERIA:
     - 36 MOVEABLE/LOUNGE CHAIRS
     - 45 SEATWALL SEATING LOCATIONS ON TERRACES/AMPHITHEATER (ASSUMES A MIN. OF 30" PER LINEAR FOOT OF SEATWALL FOR EACH SITTING SPACE)

   PARK:
   - REQUIRES: 91 SEATING AREAS
   - DESIGN MEETS CRITERIA:
     - 64 MOVEABLE/LOUNGE CHAIRS
     - 11 SPOTS AT COMMUNITY TABLE
     - 104 SEATING LOCATIONS ON BENCHES (ASSUMES A MIN. OF 30" PER LINEAR FOOT OF BENCH EACH SITTING SPACE)
     - 6 SEATING LOCATIONS AT SWING/SHADE STRUCTURES

2. *A MIXTURE OF SHADED AREAS THAT PROVIDE SEASONAL SHADE.*
   - DESIGN MEETS THIS CRITERIA:
   - REFER TO SUN/SHADOW STUDY OF THE SITE AS THE PROPOSED BUILDING WILL PROVIDE REGULAR SHADE
   - PROPOSED OVERHEAD WALKWAY WILL PROVIDE ADDITIONAL SHADE
   - 10,000 SF, OR NEARLY HALF OF THE PARK, WILL BE IN SHADE VIA THE PAVILION AND TREES

3. *TREES IN PROPORTION TO THE SPACE (MINIMUM OF (1) ONE 2" CALIPER TREE PER 800 SF).*
   - REQUIRES: 37 TREES
   - DESIGN DOES NOT MEET THIS CRITERIA. THIS IS NOT ONE OF THE REQUIREMENTS THE PROJECT IS PURSUING GIVEN THAT THE MID-BLOCK SPACE IS IN SHADE NEARLY ALL DAY, YEAR-ROUND. ADDITIONALLY THE SCALE OF THE PARK/MID-BLOCK SPACE, AND THEIR LOCATION BEING PREDOMINANTLY ON STRUCTURE IS NOT CONDUCIVE TO HIGH CANOPY COVERAGE.

4. *WATER FEATURES OR PUBLIC ART.*
   - REQUIRES: ONE (1) WATER FEATURE OR ONE (1) PUBLIC ART COMPONENT
   - DESIGN MEETS CRITERIA:
     - ART IS PROVIDED AT THE TERMINUS OF THE MID-BLOCK PLAZA
     ~THERE WILL BE ART ON THE UNDERSIDE OF THE OVERHEAD WALK IN THE MID-BLOCK PLAZA

5. *OUTDOOR DINING AREAS*
   - DESIGN MEETS CRITERIA: THERE ARE A VARIETY OF AREAS SHOWN ON THE PLAN THAT COULD PROVIDE OUTDOOR DINING.

6. *OTHER AMENITIES NOT LISTED ABOVE THAT PROVIDE A PUBLIC BENEFIT.*
   - DESIGN MEETS CRITERIA: ADDITIONAL AMENITIES THAT PROVIDE PUBLIC BENEFIT INCLUDE:
     ~OVERHEAD LIGHTING AS AN EXTENSION OF THE REGENT STREET PLAZA THAT WILL CONNECT THE PUBLIC TO THE SPACE AND DRAW THEM IN TO THE PLAZA AND UP TO THE PARK.
     ~A PUBLICLY ACCESSIBLE ELEVATOR TO PROVIDE EQUITABLE ACCESS TO THE PARK. THIS HAS HIGH VISIBILITY AT THE ENTRY TO THE MID-BLOCK PLAZA AND WILL BECOME AN ICONIC ELEMENT OF THE SPACE.
     ~ A PLAY ZONE IN THE PARK THAT ENSURES A MORE DIVERSE CROSS-SECTION OF THE DEMOGRAPHIC BENEFITS FROM PUBLICLY-OWNED PRIVATE SPACE THAT IS NOT OUTLINED IN THE REQUIREMENTS.

5 OUT OF THE 6 DESIGN CRITERIA ARE MET PER THE PLAN

PARK DESIGN: SITE CRITERIA

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DESIGN REVIEW STANDARDS

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SLC Design Review Standard - 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.

Compliance of Standard - B

1-2. The main entry of the proposed tower, referred to here as 150 S. Main, is oriented towards the Main Street sidewalk. Similar to the development pattern along Main Street, the tower's pedestrian-focused entry facade along Main Street provides three prominent points of access, including entry to the retail space fronting Main Street, entry to the residential lobby, and access to the elevated park (see Site/Park Design Section) located above the parking structure at the rear of the property. There is a hierarchy of the entries: the retail immediately fronts Main Street with no setback; the residential lobby entrance steps back about ten feet from the retail face, signifying a slightly less public entrance; the elevated park is accessed from Main Street via an open, activated, and landscaped mid-block plaza.

3. Parking is located at the rear of the tower with vehicular access via an access easement from 100 South and West Temple. Pedestrians access the parking structure via the tower and the mid-block plaza.

SLC Design Review Standard - 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.

Compliance of Standard - C

1. Active ground-floor uses at / near the public sidewalk include retail frontage, main residential lobby, and a landscaped mid-block plaza with access to an elevated park (see Site/Park Design Section).

2. Glazing at the retail frontage is 2-stories in height, and 3-stories at the residential lobby entry. The glazing also wraps the corner of the residential lobby extending the transparency for pedestrians walking along the mid-block plaza.

3. The retail facade is delineated with pilasters breaking up the retail glazing into typical storefront spacing and coordinating with main street rhythm.

4. The mid-block plaza to provide outdoor gathering and connection to the elevated park; the plaza physically and visually connects the Main Street public realm to the elevated park at the rear of the property. Note: The mid-block plaza and park design are under review with the SLC RDA. (See Site/Park Design Section)

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SLC Design Review Standard - 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.

Compliance of Standard - D

1. The retail massing relates to the ground-level band massing of the building (170 S. Main Street) immediately south of the project site. The retail massing also relates to the typical storefront rhythm and scale experienced along Main Street, including along the front facade to the Kearns building immediately north of the property.

The mid-rise massing portion of the building relates to several existing buildings in the Central Business District (CBD), including 170 S. Main Street to the south and mid-rises located to the north at City Creek Center.

The proposed building relates in overall height to several buildings in the CBD, including 222 S. Main Street, however many towers within the CBD typically have a wider footprint, and associated mass, fronting the street. The project design proposes a more slender base and frontage towards Main Street, maximizing pedestrian permeability and connectivity.

2. Multiple amenity zones provide horizontal breaks and massing relief referenced from contextual building forms. The front facade materials and massing are also vertically organized: a more solid form with punched openings at the north end of the mid-rise portion of the tower, a more light and transparent form floating above in the high-rise portion of the tower, and a slender stack of balconies at the southeast corner emphasizing building program and scale (particularly floor-to-floor heights).

3. In addition to the larger amenity zones, secondary elements (balconies, vertical bays, fenestration, and window reveals) have been incorporated into the design of each facade, emphasizing the residential use of the tower.

4. The scale and ratio of doors at the ground level relate to the typical street frontage along Main Street (storefront scale and rhythm of transparency and entry).

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SLC Design Review Standard - E

Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);

2. Material changes; and

3. Massing changes.

Compliance of Standard - E

The lot frontage for the proposed building is less than 150 feet in width. The proposed building width at the ground floor along Main Street is about 115 feet; the mid-block plaza is approximately 33 feet wide and 193 feet long.

1-3. Vertical breaks in the Main Street facade occur over the retail space at the second level, matching the facade break in the adjacent building south of the subject property, and at a recessed area over the residential lobby space at the third level, providing another break and relief in the front facade experienced at the pedestrian level. Materials and massing likewise change at these facade breaks to further delineate the change in building program.

SLC Design Review 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 provide seasonal shade;

3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;

4. Water features or public art;

5. Outdoor dining areas; and

6. Other amenities not listed above that provide a public benefit.

Compliance of Standard - F

SLC Design Review Standard is noted by the design team, and the design of the privately-owned and managed public spaces (activated mid-block plaza and elevated park) to meet three of the above six elements. The team anticipates complying with elements 2, 4, and 5 at a minimum. (See Site/Park Design Section)

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SLC Design Review Standard - 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 setbacks 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 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 subject to the request for additional height.
   c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

3. Cornices and rooflines:
   a. Shape and define rooflines to be cohesive with the building's overall form and composition.
   b. Include roof forms that complement the rooflines of surrounding buildings.
   c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

Compliance of Standard - G

1. The building's height and mass are broken into three groups: the podium level, emphasizing pedestrian activity along Main Street; the mid-rise level, responding to several contextual buildings within the CBD; and the high-rise level, relating to other towers of the SLC skyline. Amenity zones provide vertical relief through massing setbacks.

2. The design's activated and landscaped mid-block plaza is an extension of Main Street's mid-block walkway, connecting the tower from the elevated park at the rear of the property to Regent St (to the east) through Main Street's public realm. As a result, this public space and design element provides relief (~30 ft setback) from the neighboring Kearns building to the north, reducing the footprint of the tower and minimizing the tower's shadow impact. The tower is also setback from Main Street (~10 ft), aiding in massing relief to the street wall. The amenity zones provide further massing relief.

3. Similar to several commercial buildings within the CBD, the design proposes flat roofs with glazed parapets terminating the high-rise curtain-wall form. The project design includes a substantial green roof in the form of an elevated park above the parking structure at the rear of the building (see Site/Park Design Section).

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SLC Design Review Standard - H

Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.

Compliance of Standard - H

Parking is located at the rear of the tower property with vehicular access via an access easement from 100 South and West Temple. Pedestrians access the parking structure via the tower or the mid-block plaza that serves as an extension of Main Street's mid-block walkway, connecting the tower from the elevated park at the rear of the property to Regent Street (to the east) through Main Street's public realm with pedestrian, vehicular, and mass-transit circulation.

SLC Design Review Standard - 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 the building or located within the structure.

Compliance of Standard - I

Service-use areas are not visible to the public and are located at the rear of the building, or within the parking structure. The rooftop mechanical units above the retail area are screened from view with landscaping at the third-level resident patios and at the large, community-use patio adjacent to the co-working space. Transformers are located at the rear alley, near the parking structure, away from the public access.

SLC Design Review Standards - 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

Compliance of Standard - J

SLC Design Review Standard noted by the design team. Signage to be reviewed by deferred submittal.

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SLC Design Review Standards - K

Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up-lighting directly to the sky.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety

Compliance of Standard - K

SLC Design Review Standard noted by the design team. The hardscape and landscape design of the exterior amenities and circulation to comply with the City's lighting requirements. (See Site/Park Design Section)

SLC Design Review Standard - 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) shall be utilized to differentiate privately-owned 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.

Compliance of Standard - L

SLC Design Review Standard is noted by the design team, and the design of the public spaces (including those privately owned and managed) to meet the criteria of the standards listed.

1. Requirement is noted; project team to protect existing street trees during construction.

2. Hardscape along Main Street within the R.O.W. to be preserved and protected during construction. Team anticipates coordination with City engineer(s) if hardscape is determined to be removed during construction (with reinstallation following construction). Hardscape in privately-owned public spaces to comply with the design review standard requirements.

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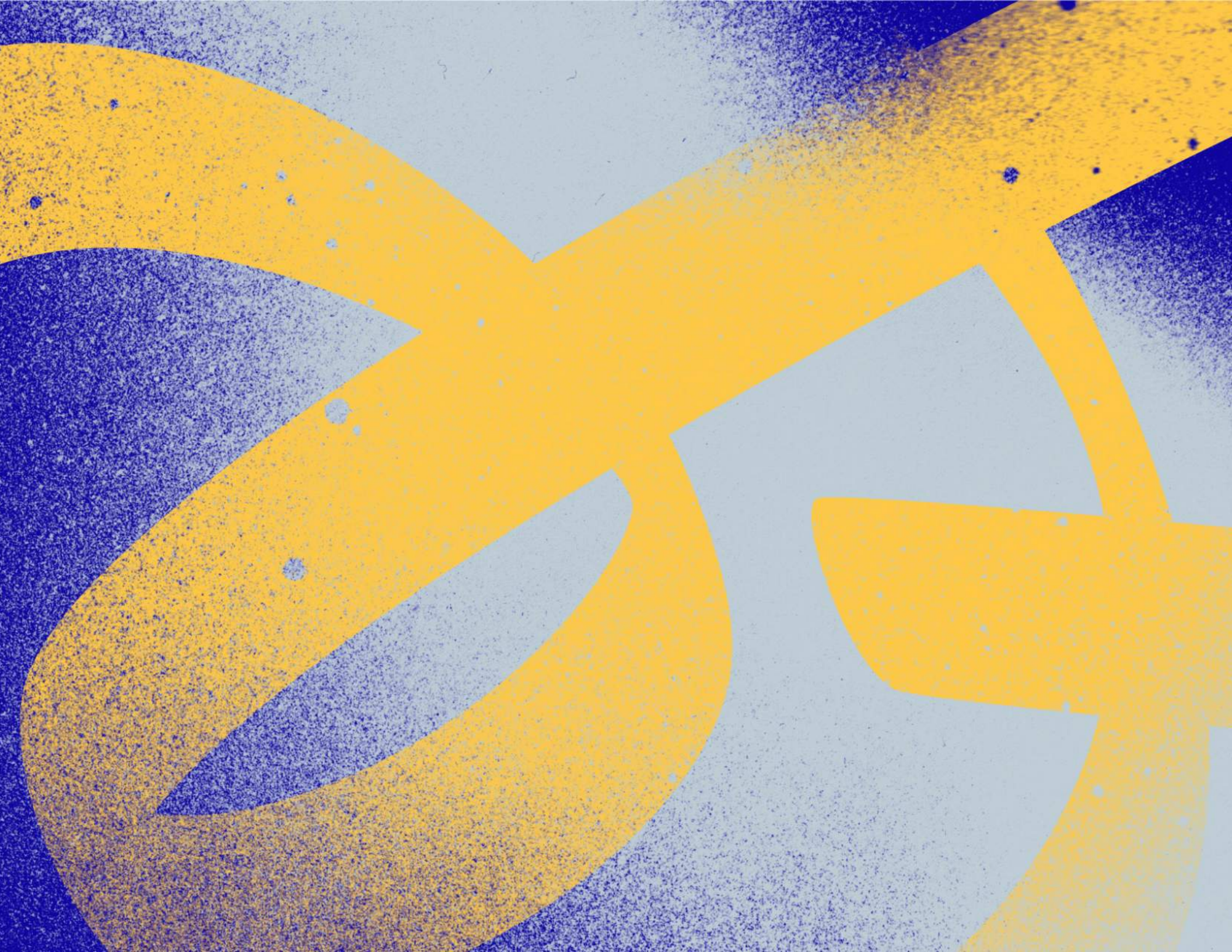

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Original Narrative submitted 01-01-2021

SLC Design Review Standard

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.

Compliance of Standard

Yes

Project Explanation

1-2. The main entry of the proposed tower, referred to here as the Main St Apartments, is oriented towards the Main St sidewalk. Similar to the development pattern along Main St, the tower's pedestrian-focused entry facade along Main St provides three prominent points of access, including entry to the retail space fronting Main St, entry to the residential lobby, and access to the activated grand stair leading to the elevated park located above the parking structure at the rear of the property. There is a hierarchy of the entries: the retail immediately fronts Main St with no setback; the residential lobby entrance steps back about ten feet from the retail face, signifying a slightly less public entrance; the public stair to the elevated park is accessed from Main St via an open, activated, and landscaped corridor plaza.

3. Parking is located at the rear of the tower property with vehicular access via 100 South and West Temple. Pedestrians access the parking structure via the activated and landscaped corridor plaza.

SLC Design Review Standard

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.

Compliance of Standard

Yes

Project Explanation

1. Active ground-floor uses at / near the public sidewalk include retail frontage, main residential lobby, and a landscaped corridor plaza with access to an elevated park.
2. Glazing at the retail frontage is 2-stories in height, and 3-stories at the residential lobby entry. The glazing also wraps the corner of the residential lobby extending the transparency for pedestrians walking along the corridor plaza.
3. The retail facade is delineated with pilasters breaking up the retail glazing into typical storefront spacing and coordinating with main street rhythm.
4. The activated corridor public plaza provides outdoor gathering and connection to a habitable park; the plaza physically and visually connects the Main St public realm to the elevated park at the rear of the property.

SLC Design Review Standard

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.

Compliance of Standard

Yes

Project Explanation

1. The retail massing relates to the ground-level band massing of the building (170 S. Main St) immediately south of the project site. The retail massing also relates to the typical storefront rhythm and scale experienced along Main St, including along the front facade of the Kearns building immediately north of the property.
The mid-rise massing portion of the building relates to several existing buildings in the Central Business District (CBD), including 170 S. Main St to the south and mid-rises located to the north at City Creek Center.
The proposed building relates in overall height to several buildings in the CBD, including 222 S. Main St., however many towers within the CBD typically have a wider footprint, and associated mass, fronting the street. The project design proposes a more slender base and frontage towards Main St, maximizing pedestrian permeability and connectivity.
2. Three street-facing amenity zones provide horizontal breaks and massing relief referenced from contextual building form. The front facade materials and massing are also vertically organized: a more solid form with punched openings at the north end of the mid-rise portion of the tower, a more light and transparent form floating above it in the high-rise portion of the tower, and a slender stack of balconies at the southeast corner emphasizing building program and scale (particularly floor-to-floor heights).
3. In addition to the larger amenity terraces, secondary elements (balconies, vertical bays, fenestration and window reveals) have been incorporated into the design of each facade, emphasizing the residential use of the tower.
4. The scale and ratio of doors at the ground level relate to the typical street frontage along Main St (storefront scale and rhythm of transparency and entry).

SLC Design Review Standard

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.

Compliance of Standard

Yes

Project Explanation

The lot frontage for the proposed building is less than 150 feet in width. The building width at the ground floor along Main St is ~115 feet; the corridor plaza is ~33 feet wide.

1-3. Vertical breaks in the Main St facade occur over the retail space at the second level, matching the facade break in the adjacent building south of the subject property, and at a recessed area over the residential lobby space at the third level, providing another break and relief in the front facade experienced at the pedestrian level. Materials and massing likewise change at these facade breaks to further delineate the change in building program.

SLC Design Review Standard

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 provide seasonal shade;

3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two-inch (2") caliper when planted;

4. Water features or public art;

5. Outdoor dining areas; and

6. Other amenities not listed above that provide a public benefit.

Compliance of Standard

Design to comply with standard

Project Explanation

SLC Design Review Standard is noted by the design team, and the design of the privately-owned and managed public spaces (activated corridor plaza and elevated park) to meet three of the above six elements. The team anticipates complying with elements 2, 4, and 5 at a minimum.

SLC Design Review Standard

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 setbacks 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 subject to the request for additional height.

c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

3. Cornices and rooflines:

a. Shape and define rooflines to be cohesive with the building's overall form and composition.

b. Include roof forms that complement the rooflines of surrounding buildings.

c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

Compliance of Standard

Yes

Project Explanation

1. The building's height and mass are broken into three groups: the podium level, emphasizing pedestrian activity along Main St; the mid-rise level, responding to several contextual buildings within the CBD; and the high-rise level, relating to the tallest towers of the SLC skyline. Amenity zones provide vertical relief through massing setbacks, and define each group of levels, creating a base, middle, and top for the building.

2. The design's activated and landscaped corridor plaza is an extension of Main Street's midblock, connecting the tower from the elevated park at the rear of the property to Regent St (to the east) through Main St's public realm with pedestrian, vehicular, and mass-transit circulation. As a result, this public space and design element provides relief (~30 ft offset) from the neighboring Kearns building to the north, reducing the footprint of the tower and minimizing the tower's shadow impact. The tower is also setback from Main St (~10 ft), aiding in massing relief to the street wall. The amenity zones described above provide further massing relief.

3. Similar to several commercial buildings within the CBD, the design proposes flat roofs with glazed parapets terminating the high-rise curtain wall form. The project design includes a substantial green roof in the form of an elevated park above the parking structure at the rear of the building.

SLC Design Review Standard

Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

Compliance of Standard

Yes

Project Explanation

Parking is located at the rear of the tower property with vehicular access via 100 South and West Temple. Pedestrians access the parking structure via the landscaped, corridor plaza that serves as an extension of Main Street's midblock, connecting the tower from the elevated park at the rear of the property to Regent St (to the east) through Main St's public realm with pedestrian, vehicular, and mass-transit circulation.

SLC Design Review Standard

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. (Subsection 21A.37.050.K.)

Compliance of Standard

Yes

Project Explanation

Service-use areas are not visible to the public and are located at rear of building, within the building, or within the parking structure. The rooftop mechanical units above the retail area are screened from view with landscaping at the third-level resident patios and at the large, community-use patio adjacent to the workshare space. Transformers at the parking structure are gated from public access.

SLC Design Review Standard

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.

Compliance of Standard

Yes

Project Explanation

1-3. Vertical and horizontal banding is incorporated into the retail facade design, providing signage opportunity for retail tenants. Signage to be coordinated with other design disciplines for design cohesion and to avoid conflicts with other design elements.

SLC Design Review Standard

Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up-lighting directly to the sky.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

Compliance of Standard

Design to comply with standard

Project Explanation

SLC Design Review Standard is noted by the design team. The hardscape and landscape design of the exterior amenities and circulation to comply with the City's lighting requirements.

SLC Design Review Standard

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 development project shall be replaced by the developer with trees approved by the city's urban forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned 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.

Compliance of Standard

Yes

Project Explanation

SLC Design Review Standard is noted by the design team, and the landscape design of the public spaces (including those privately owned and managed) to meet the criteria of the standard above.

1. Requirement is noted, and the design team will plan for five (5) street trees approved by the city's urban forester.

2. The design proposes hardscape for the privately-owned and managed public spaces that is different in size, material, and color than the existing pavers along Main St, distinguishing the project from the publicly-managed streetscape.

ATTACHMENT D: Development Standards

D-1 – Central Business District

The subject property is located within the D-1 – Central Business District. The purpose of the D-1 district from Chapter 21A.30.020 follows:

> *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 modification for additional building height is being requested through the Design Review process.

Applicable General Zoning Standards:

D-1 Development Standards – Summarized from Chapter 21A.030.020

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	No minimum specified	Lot Area – 21,800 square feet Lot Width – 114 feet (north) and 125 feet (south)	**Complies**
Front & Corner Side Yards	No minimum yard required; however, no yard shall exceed 5-feet except as authorized through the Design Review process.	Front setback proposed at 10 feet for lobby entry	**Does not comply**. May be approved by Planning Commission through Design Review
Interior Side/ Rear Yard	None required	NA	NA
Maximum Height	Mid-block areas – maximum of 100 feet in height unless additional height is authorized through the Design Review process.	Approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be	**Does not comply**. May be approved by Planning Commission for additional height through the Design

		approximately 392 feet.	Review process
–Right of Way Landscaping	Landscaping along sidewalks required. Must be set back a minimum of 2-feet from back of street curb and located in conformance with any adopted beautification plan.	Street trees to be retained and additional provided in conjunction with Urban Forester	**Complies**
Design Standards	The D-1 zone requires that the following design standards found in Chapter 21A.37 be met. Ground floor glass – 60% required when the project is within the Main Street retail core. Glass is measured from 3 to 8 feet above grade and must provide unhampered and unobstructed visibility into the building for a depth of at least 5 feet (21A.37.050.C)	The details provided by the applicant show that the ground floor glass included in this range is approximately 70%.	**Complies**
Off-Street Parking Requirements	Parking requirements in the D-1 zoning district are as follows: Residential: ½ parking space per dwelling unit Commercial: No spaces required up to 25,000 square feet usable floor area. The commercial use would be exempt from additional parking as it is approximately 8,400 square feet in size. The 400 residential units would require 200 parking spaces total. EV parking requirements are 1 EV space per 25 spaces so 10 EV spaces would be required. Bicycle parking are 5% of the provided parking spaces so parking for 13 bicycles would be required.	The proposed parking garage includes a total 262 parking spaces. There are 185 regular spaces provided for residents as well as 6 ADA compliant spaces and 11 spaces for electric vehicles. Bicycle parking is being provided at the ground level and there is space for 13 bicycles. An additional 60 parking spaces are reserved for the neighboring Kearns Building. The current parking garage which is being replaced currently provides parking for that building.	**Complies**

ATTACHMENT E: Analysis of Design Review Standards

DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard 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 intent of the D-1 – Central Business District found in Chapter 21A.30.020 speaks to a broad range of uses being allowed and desired in the zoning district with an emphasis on the pedestrian experience and the commercial aspects of the zone. The zone recognizes that development will potentially be intense and include large buildings with high lot coverage in a densely developed area. Multi-family residential uses are allowed and commercial uses are required in the Main Street retail core at the first floor level. Commercial uses could include retail goods establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters or performing arts facilities. The proposed multi-family housing is a permitted use in the D-1 zone. The height and scale of the proposed development is appropriate and reasonable given the context of the site. The project also includes approximately 8,400 square feet of commercial space along Main Street.

		The tenants are not yet defined but there are a number of uses that could take place within the commercial space. The proposed use complies with the applicable master plans and City policies as discussed in the Key Considerations section of this report.
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.	**Complies**	The project is oriented toward Main Street is sited close to the sidewalk as required within the D-1 zone. This includes the retail space along Main Street which is set back 5 feet from the sidewalk. The main residential lobby entrance is set back 10 feet from the sidewalk which helps to separate and delineate the public vs private spaces in the project. The mid-block plaza faces Main Street and allows pedestrians to access the elevated park in the rear of the development. The entrances do not face a parking lot. The parking is located within a parking garage that will be located in the rear of the building as required. This standard has been met.
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 – Verification during Building Permit Review**	The building has been designed with considerable street level glass and a connection to Main Street as required in the D-1 zone and Main Street Retail Core. This includes the required commercial and retail space along Main Street. The front façade of the retail portion of the project includes 70% glazing at a height of 3 and 8 feet above grade. The glazing is approximately 2 stories in height. At the lobby entrance, the glazing is 3 stories in height. The lobby include additional transparency in order to extent the transparency. The retail space is intended to continue the established pattern and rhythm along Main Street and includes typical storefront elements.

		Details on the mid-block plaza and private park elements provided by the applicant can be found in Attachment C of this report. Based on their location, they achieve item 4 of this standard and will provide a direct visual connection to Main Street. Final review of Standard 4 will be delegated to staff for verification during the building permit review in conjunction with the details required in Standard F.
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.	**Complies**	The applicant's narrative found in Attachment C further articulates how this standard is being met. 1. The retail elements of the proposed building will be in harmony with the existing retail spaces along Main Street and will continue the established rhythm. The residential tower itself will be taller than immediately adjacent buildings such as the Kearns but will relate to the size and scale of other buildings in the CBD. The applicant points out that other tall buildings typically have a wider base and mass along the street while this tower is a thinner or slender in design. 2.The building is well modulated and uses different amenity zones to create breaks in the building and the perceived massing. This includes the mid-rise amenity deck as well as a variety of openings including balconies that help to create solids and voids in the design which helps to reduce the perceived massing. 3. The building includes large amenity terraces, balconies and windows on all sides that help break up solid surfaces and to create visual interest. 4. The ground-level façade facing Main Street is intended to integrate into the rhythm and flow of the existing retail space along the street.

		Staff feels that these standards have been met.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes.	**Not Applicable**	Does not apply. The total length of the property frontage along Main Street is approximately 125-feet so the façade does not exceed the 200-feet dimension.
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 provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit.	**Complies – Verification during Building Permit Review**	The privately-owned public spaces include both a mid-block plaza and roof-top park amenity on the parking garage. The "Design Review Responses" narrative included a notation that the design will meet three of the required six elements with elements 2, 4 and 5 met at minimum. Additional details on the design of the mid-block plaza and park element can be found in the applicant's materials in Attachment C. This item is also discussed in the Key Considerations section of this report in Consideration 3 - Mid-Block Walkway (Plaza) and Park Space. The proposed plaza and park spaces comply with these standards as proposed. Final review will be delegated to staff for verification during the building permit review stage of the project.
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 step backs 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 (3) 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:	**Complies**	The applicant's narrative included in Attachment C outlines how they feel this standard is being met. The building is broken into 3 distinct sections to help minimize the perceived building massing to minimize negative impacts. The design includes a podium level with retail and common space functions, a midrise level and a high rise level. The high rise level is intended to relate to other tall buildings in the CBD and contribute to the City's skyline. The net effect of the design also creates a building with a distinct base, middle and top and creates natural steps within the building. The building includes horizontal step backs through the mid-block plaza

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 subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.		element, thereby eliminating a massive single plane along the street-facing elevation. The residential lobby will be set back 10 feet as requested through the design review process. This will also help reduce the massing along the front. In combination with the setback residential lobby, the plaza will provide a break between this building and the Kearns Building to the north which will help alleviate the shadowing on neighboring buildings. The applicant has included a shadow study in their application materials found in Attachment C. Shadowing will be substantial but not unexpected given the height of the building. This is a common and expected condition in the CBD with any tall building. The building terminates at a flat roof and includes glazed parapets at the top which is similar to other designs in the CBD. As such, the building relates to others in the CBD. The development includes a park element on the parking garage roof so will meet the green roof/roof deck standards. Staff finds that these standards have been met.
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.	**Complies**	The project incorporates parking in a garage in the rear with vehicular access from both 100 South and West Temple. The public sidewalk will run along the front of the project on Main Street and mid-block plaza will connect through the project to parking garage and park feature. Safe circulation into and through the site and to nearby transit connection will be accommodated. This standard has been met.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate	**Complies**	Building service areas will be located either in the rear of the building, in the building or in the parking structure. Landscaping will

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. (See subsection 21A.37.050K of this title.)		be used to screen mechanical units in some areas and transformers will be located in the parking garage and will be gated to prevent public access. This standard has been met.
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.	**Conditional of Approval Verification during Building Permit Review**	Primary building signage will be provided under a separate application. Compliance with signage approval is delegated to staff and will be verified at the building permit stage. The retail façade design will be configured in a way with banding that will allow for signs for retail tenants. The tenants are not yet defined. Staff is recommending as a condition of approval that signage must be provided that states the mid-block plaza and park space are open to the public.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	**Condition of Approval Verification during Building Permit Review**	The Design Standards in Chapter 21A.37 specify that lighting must not trespass onto adjacent properties. This standard includes provision for exterior building lighting and parking lots. Neither would apply in this case as the exterior provision does not apply to the D-1 zone and the parking is contained within a structure. However, the applicant has indicated that their lighting would support the standards found in this section and has asserted that "The hardscape and design of the exterior amenities to comply with the City's lighting requirements". This will be included as a condition of approval. Compliance with this standard will be verified at the building permit stage.

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) shall be utilized to differentiate privately-owned 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.	**Condition of Approval** **Verification during Building Permit Review**	There are currently existing street trees located along Main Street. Plans show a tree protection plan to retain these trees. The applicant's narrative indicates that a total of five (5) street trees will be included along Main Street with approval from the City's Urban Forester. Existing trees that are removed will be subject to replacement. Hardscape details for the privately owned and managed public areas will be distinguished from those that exist along Main Street in order to differentiate the project's private spaces from the public streetscape. The mid-block plaza details are unclear as to the number of trees that will be provided. As this will be privately owned public space, the trees are not subject to requirements from the Urban Forester. However, staff suggests that the applicant consider how flow and consistency between this pedestrian element and that experienced on Main Street could be maintained when designing the landscaping for the plaza. Staff is including meeting this standard as a condition of approval in order to allow the applicant to work with Urban Forestry at the Building Permit stage to ensure compliance with the number of required street trees and the process for any removal and replacement permits.

ATTACHMENT F: Public Process and Comments

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

Public Notices:

- Notice of the project and a formal letter requesting comments was sent to the Chair of the Downtown Community Council and Downtown Alliance on March 8, 2021.
- Staff sent an early notification announcement postcard about the project to all residents and property owners located within 300 feet of the project site on March 8, 2021. The mailed notice included project details, that recognized community organizations were aware of the proposal and included information on how to access the online open house and give public input on the project.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on March 8, 2021 and ended on April 26, 2021.
- Staff and the applicant attended an online meeting of the Downtown Alliance Development Committee held on April 7, 2021.
- The 45-day recognized organization comment period expired on April 26, 2021.

Public Hearing Notice:

- Public hearing notice mailed: July 1, 2021
- Public hearing notice sign posted on property: July 1, 2021
- Public notice posted on City and State websites & Planning Division list serve: July 1, 2021

Public and Recognized Organization Comments:
The Downtown Alliance submitted a formal letter dated April 15, 2021 recommending approval of the project. A copy of that letter is included on the following page of this report.

To date approximately 90 public comments have been submitted to staff via email in relation to the proposal. The majority of comments received were in opposition to the project based on the removal of the historic Utah Theater and the redevelopment of the site for apartments. The combined redacted public comments received via email can be found on the following pages of this report.

Many of the comments received by staff cite opposition to previous actions taken by the RDA, Administration and City Council in relation to the disposition of the Utah Theater property. Staff's response is that these issues are outside of the scope and purview of the Planning Division and Planning Commission and do not relate to the application for Design Review being considered by the Planning Commission. The Planning Commission and Staff are charged with reviewing and applying the Planning standards applicable to the project under consideration.

April 15, 2021

Salt Lake City Planning Division
ATTN: David Gellner
451 South State Street, Room 406
Salt Lake City, Utah 84111

RE: File PLNPCM2021-00024 | 150 Main Street Apartments - Design Review Comments

Planning Division,

Per the request from David Gellner, we offer the comments below regarding the design review for the 150 South Main Street Apartment project.

We support the proposed design for 150 Main Street Apartments as proposed in file PLNPCM2021-00024. We sought input from over 50 downtown stakeholders. We shared the design proposal with the Downtown Alliance board and relevant committees. None objected to the proposed plans. Some lauded the quality of the design and the positive impact on Main Street and the neighborhood. Below is a summary of relevant Alliance comments.

Height: We support the proposed plan for a 296-foot building. We believe the design contributes positively to the city skyline and that the housing density is a positive addition to downtown. The outdoor common area on floors 21 and 22 are a dramatic amenity that will attract residents and workforce talent to live downtown.

Lobby entrance setback: We support the proposed lobby entrance setback and believe that it appropriately prioritizes public access to the planned retail entrance, which has no setback.

Affordable housing: We understand that the proposed 40 units of affordable housing meets the requirements set forth in the sales agreement. We applaud all additions to affordable housing stock.

Pantages Park: We understand that a design for the Pantages Park feature on top of the parking deck is not being reviewed at this time and that a separate petition will be submitted later. Downtown does not currently have adequate park and greenspace. We welcome the addition of publicly accessible greenspace.

The Downtown Alliance acknowledges community members' sentiment for the Pantages Theater that once operated at this location and shares their affection for the history of this site. We appreciate the project developers' plans for incorporating some of the remnants of the theater in the project design.

We commend Dwell and Hines for their attention to the surroundings and their solutions for a very challenging development site. We believe the project contributes positively to downtown and the capital city.

Best regards,

Dee Brewer
Executive Director, Downtown Alliance

Gellner, David

From: Casey McDonough <[redacted]>
Sent: Monday, April 19, 2021 1:28 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]; Casey McDonough
Subject: (EXTERNAL) Re: Public Comment - 150 S Main Street Apartments...

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

David,

The following are my public comments about the proposed 150 S Main Street Apartments Design Review application currently in the Open House phase:

1. When weighing this proposed development against what is being lost for it, I believe it is a bad decision for our City. The loss of the Utah Pantages Theater, a theater with arguable more historic relevance than the Capital Theater and on every measure, which in itself is saying something. I believe the Planning Commission has the authority and powers to stop this development because they are tasked with ensuring applications but to them conform with general plan conformity. The Plan Salt Lake Master Plan, adopted in December 2015, the result of 81 events and 3,3035 comments received after 43 public meetings held at 43 locations held across the City, was not small feet to understand where the citizens of Salt Lake wanted our City to go moving into the future. That plan has a list of guiding principles. Principal 2 calls for growing responsibly. Is it responsible growth to lose irreplaceable historic buildings with more than 100 years of social, cultural, and historical context, connected not only to our City but to the State, Intermountain West, our Nation, and even the world? Principle 4 calls for a mobility network that is safe providing real choices and connecting people with places. The RDA and developer's assertion that this project will provide a mid-block walkway is not true and what is being proposed which is flights of stairs and elevators to a in affect land locked open space on a parking garage, does not meet the intent of this principal. Principal 5 and 6 and 7 call for air that is healthy, to minimize our impact on the environment and protecting the natural environment. It is a long understood, but not often talked about fact, that historic preservation and keeping, reusing, and restoring buildings, historic or not, reduces our impact on the environment on all fronts. Principal 8 calls for a beautiful city that is people focused. Can a retail and residential tower that would replace a building that could be used like the Capital and Eccles Theaters are used, bringing people together from every race, religion, and economic class together to have a shared experience together? Principal 9 calling for maintaining places that provide a foundation for the City to affirm its past is an easy continuation of the last principal. Saving and restoring the Utah Pantages Theater maintains a more than 100-year-old theater that connects people to out past, a past of shared experience through multiple generations, a past connected to our City, State, Nation, and beyond. Principal 10 wants vibrant, diverse, and accessible artistic and cultural resources that showcase the communities long standing commitment to a strong creative culture. The proposed development falls short on every front in this regard, a saved and restored theater can only meet this goal. Principal 13 calls for a local movement that is responsive and transparent. The current deal, created and negotiated mostly behind closed doors, in conflict with not only the RDA's own strategic goals, but the specific call to save and repurpose the Utah Pantages Theater called for in the Downtown Master Plan adopted in 2016, the same year our wonderful Eccles Theater opened. As I research and read City plans, I find more and more evidence that the proposed development is measured as less of what the residents of Salt Lake City want, and saving and restoring the Utah Pantages Theater is more of what they

want. You have the authority and power to stop what too many cities now can only lament for their lack of wherewithal and foresight, the loss of irreplaceable historic buildings like the Utah Pantages Theater. You now consider a decision like those in City government weighed when they considered the fate of our City & County Building. I are fortunate I don't have to look back and wonder why they concluded the City & County Building wasn't worth it, didn't have any parking, was too expensive to save and restore, that it's history on so many fronts was just not that important, and that I would get so much more if I just tore it down and replaced it. Please don't make the mistake of believing this is anything less and do not approve this application for all these reasons, and all the reasons I outline as follows.

2. The public information sheet outlines that the proposed project will include 40 affordable housing units but gives not details about what type of units are being provided and what "affordable" exactly means. The simplest meaning of "affordable" is "inexpensive or reasonably priced." Without a true understanding about what this means, how can the City expect the public to make any meaningful comments about it.

3. The public information sheet states that the building will include a mid-block walkway. However, the drawings don't show a mid-block walkway as defined by City code. The Park & Mid-Block Exhibit look to show six flights of stairs leading from Main Street to the top of the parking garage, then parking garage stairs and elevators at the parking garage corners leading to points unknow. The Planning Commissions own mid-block walkway design guidelines call for connectivity with "physical connections through city blocks." Multiple flights of stairs leading up to a space where you then go down flights of stairs in a parking garage or a parking garage elevator is not a mid-block walkway. The developers Design Review materials don't even call the access a mid-block walkway and use the term mid-block plaza. This is not what the developers and City have been telling the public was going to be provided. The developers and City have been telling the public they are getting a mid-block walkway. What these plans show seems to be a bait and switch on the park off the developers and the City telling the public they will be getting a mid-block walkway when they actually are not.

4. The public information sheet states that the building will include a park amenity on the separate parking structure. The Park & Mid-Block Exhibit show a green space on top of a parking garage, but what is shown has not real detail and looks much more sparce than anything the developers or the City has shown the public. The City code requires certain information for site plan review when it is deemed complete. One of those requirements is landscape plans subject to other standards in the code that include numerous and detailed information that is missing from the information presented to the public. One can only assume the City deemed this Design Review application complete which is why it reached the public comment phase, because if that were true, there would be the code required landscaping plan and information included here so the public could comment on it. Furthermore, what is being provided is not a park. It will be a limited access publicly accessible space, with time and place restrictions. That means even if I concluded what is not a mid-block walkway was used as one, I will only be able to use it during limited hours. This realization is another bait and switch to the public by the City and the developers.

5. This project and its proposal to demolish the historic Utah Pantages Theater is in direct conflict with the 2016 City adopted Downtown Master Plan. That plan specifically calls to "Repurpose the Utah Theater as a cultural facility and activity generator." That same master plan makes no such mention of any other building as it does for saving the Utah Pantages Theater. That mandate made by the people of Salt Lake City after widespread public input affirms that I must save and restore the theater. This is further evidenced by the code requirement that this development have general plan conformity, meeting the objectives and policies of the adopted plans, which this proposal does not meet.

6. Saving and restoring the theater meets the most basic terms of the site plan review purpose statement items. A. calls for a project's compatibility with its environment and with other land uses and buildings existing in the surrounding area. The historic Capital Theater, Kearns Building, Daft Block, Walker Center, Continental Bank Building, Bamberger Building, and Eagle Emporium area all nearby. The Capital Theater and Kearns Building are adjacent to the Utah Pantages Theater. The context of this new tower is misplaced and more out of

context from its environment than in-line with it. The Capital Theater and Eccles Theater make the location of the Utah Pantages Theater much more compatible with its environment than a retail and residential tower. Purpose statement C. calls for the quantity, quality, utility, size, and type of a project's required open space area and proposed landscaping improvements. But there is little specific information in the application to determine if that is being met or not. Purpose statement D. calling for the quantity, quality, utility, and type of a project's required community facilities fails for all those same reasons.

7. There seems to be nothing in the Design Review application materials addressing the code required standards for site plan review that require the police and fire departments review of the site plan to determine adequate access or other aspects of public access. The space on the parking garage looks to be a dead-end space, and even if lighted would create a possible dangerous space. The public wants to know how those concerns would be mitigated but the application doesn't seem to address it at all, even with it is a requirement of the applicant in the code.

8. The application seems to be missing any real information about the changes to the property lines, to easements with the Capitol Theater and their loading dock access, etc. The code required the application to include the boundaries of the subject property, all existing property lines, setback lines, etc. but seems to include a convoluted representation of what existing or proposed property lines are and will be.

9. The understanding is that this application is being phased, but there is not real information in the open house or application letting the public know what that means. There also seems to be not code specific information about the City's authorizing a phased application and only text about what constitutes a complete application. How can the public give meaningful comment on an application that seems incomplete on many fronts, possible others the public hasn't highlighted? How can the public trust their government when multi-billion-dollar developers look to have an advantage that other don't when submitting applications like this one? How can the Planning Commission make informed decisions when they are making those decisions with what someone at the City has deemed a complete application, but to the public obviously is incomplete? If only for the fact that this application is being phased in some unknows or unclear way, which means any decision at any phase will never be a truly informed one, not for the Planning Commission, but most importantly for the public.

10. This application is the result of a purchase and sale agreement made by the RDA with the developers. That purchase and sale agreement includes numerous public amenities that this application lacks some or any meaningful details about. A bait and switch that the City and the public would get a mid-block walkway when that is not what is being provided. So little information about a limited access and restricted public space on the parking garage, that to believe the public could give any relevant comment on would be laughable if it were not alarming. No mention of theater artifacts that are to be salvaged and repurposed as part of that purchase and sale agreement, and the RDA's promise to the public. No easily understood information about what public housing is being provided and what affordable means. To understand even the types and number of each type of units one has to know to look at certain floor plans and calculate that for themselves. Without these details, can the public give their input under the spirit of the code? Without these details, can the planning staff and the Planning Commission even know if they have a complete application. Without all that and everything else outlined in these comments, is an y conclusion really a valid one without significant legal liability for the City at large? Doesn't the Planning Commission have a responsibility to ensure the application includes everything the developers are required to give the city as part of the purchase and sale agreement? There are far too many questions and not nearly enough answers.

For all the reasons I have commented on, this application should not proceed until a complete application is received, also addressing any phasing, also addressing all waivers or exceptions being given to the applicant and the reasons why. Even if a complete application is received with all the details I've made comments about, it should simply be deemed unacceptable and not approvable for its clear, obvious, and specific conflict with the requirement of the

Downtown Community Master Plan that in affect prohibits the demolition of the Utah Theater and requires it be saved to be repurposed and used as an activity generator.

Casey O'Brien McDonough
[redacted]
Salt Lake City, Utah 84102
[redacted]

Gellner, David

From: Save The SLC Pantages Theater [redacted] >
Sent: Sunday, April 25, 2021 2:01 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]; Casey McDonough
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Dear Mr. Gellner,

We don't know each other and we've never met, but you strike me as a very reasonable man. You and the rest of the Planning Commission currently have an awesome responsibility and opportunity before you. It is the role of the Planning Commission to exist outside of politics, outside the mayor, outside the city council. Your role is to the people, the community, and the future of what is best for Salt Lake City. Your role is to follow the City Master Plan as put forth by the voters and fulfill the grand vision for the betterment of Salt Lake and create the reality we are all dreaming of building. I'm very certain that you personally don't take this responsibility lightly and I thank you for your thoughtful and very serious dedication to your position. It is an honor to message you today about our treasured Utah Pantages Theater.

No matter how you slice it, this current proposal from Hines/LaSalle to destroy the theater and replace it with luxury apartments is a colossal failure for our community and the people of Salt Lake City. Everyone loves our theater and in the last two years, I have heard from hundreds of people directly not only about their personal stories with the theater, but how excited they are to see it saved and reopened for the enjoyment of the entire state of Utah. Not only does this deal destroy our theater, but it was a deal put together behind closed doors where a company that manages nearly $150 billion in real estate holdings steals a theater that is a historical and national treasure for $0. You and the Planning Commission have a direct responsibility to stop this deal, deny their zoning and height variance, and protect an irreplaceable artistic and cultural treasure. Their project can be built a dozen different places downtown instead but we only have one theater which is really unparalleled across all of America. It can never be replaced It is one of the oldest and most grand movie palaces ever built and if lost would be something Utah and Salt Lake City would never recover from. It's hard to describe how massive of a failure that would be for all of us.

On top of that, this current deal also displaces beloved local businesses and cannot be allowed to go through. Twisted Roots is a black-owned, African business that has spent the last decade building up their customers and clientele. They are well-loved and forcing them to move from their location in the heart of downtown for the greed of one billionaire corporation is inhumane and outrageous. The same goes for the other shops there: Ary's Barbershop, Southam Gallery Fine Art, and Beckett & Robb. Save our theater but also save our beloved shops, by halting this terrible destruction from proceeding any further.

Our Utah Pantages Theater is 103-year-old this year. It has survived WWI, the Spanish flu, the great depression, WWI, the cold war, the civil rights movement, changing technology and economies. And the entire time it has been a place of pure beauty, art, culture, and creativity. It is a treasure of our Utah community in every sense of the word and that continues to be shown by how well-loved it is by our people, even though it has been closed for over 30 years. Ask anyone over 50 about seeing a film there and they can still tell you of a treasured memory in a mesmerizing movie house.

Everything gets old, everything breaks and is in need of repair, but that doesn't mean those things become worthless, it makes them even more special because you put love back into them to fix them back up to the point of being brand new again. We humans ourselves follow the same pattern and will get old and break too.

With this current disaster of a deal finally stopped, the theater becomes safe and finally allowed to follow the path of full restoration that it should have seen a long time ago. There are currently very real strategic, and economical plans to see our theater restored and reopened as soon as possible. These plans will make the Pantages the crown jewel of the Sundance Film Festival in the heart of downtown Salt Lake. They will rebuild the theater into an international cinematic paradise that people will come to see from every corner of the globe. It will be an investment into the future of Utah Film, Utah Arts, and creativity that will pay returns for decades to come.

So again, you and the Planning Commission hold not only the creativity of 1.2 million people currently living n the greater Salt Lake region in your hands, but also the artistic enjoyment of millions of people to come from future generations in the coming decades, including your children, grandchildren, and their children. I urge you to recognize the gravity of the situation and make the right choice.

Thank you for your time,

Michael Valentine

Gellner, David

From: Aaron <[redacted]>
Sent: Sunday, April 25, 2021 2:09 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

The Pantages Theatre is a place of history and culture, that is basically a museum which truly represents our state of Utah. People will still have a chance to learn from and to appreciate the craftsmanship, dedication and future presentations it will have to offer. It needs to be kept!

Gellner, David

From: Adam Allred [redacted]
Sent: Sunday, April 25, 2021 9:09 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

To whom it may concern,

As you are aware, the Utah Pantages Theater is a Utah treasure and 103 years old. To destroy such a treasure would be like the destruction of the Abravanell Hall.
The Pantages is a Utah icon and a beloved figure of our culture. Many people have expressed their desire that the theater be preserved. Please do not let the desire for money be the reason something so critical to our culture and the future of the Sundance Film Festival be destroyed.
You've heard the voice of the people. Please heed it.

Adam Allred

Gellner, David

From: Alyssa Russell [redacted] >
Sent: Monday, April 26, 2021 8:58 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

We don't need any more apartments that no one can afford. What we need is inspiration. Don't tear down a beautiful landmark to put up some lame glass skyscraper that will look like a million boring skyscrapers. Let this piece of history stand.

Sent from my iPhone

Gellner, David

From: Amanda Wiggins [redacted]
Sent: Sunday, April 25, 2021 3:13 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I am at a loss why Salt Lake City would ever consider razing such an incredible building let alone a prestigious theatre that there are only so many of in the United States. I am disgusted that we have to persuade you to keep this historic building.

I spent most of my life growing up overseas. As a child I didn't think my day was ever complete without exploring a caste, an abbey and a cathedral. Thankfully Europe is very aware of their history and retains the buildings to allow all to come visit. Imagine if the continent continued to build and build without anything historic; Europe would be a much different place and for the worse.

I'm not sure why especially Utah thinks they can't keep certain buildings. A gorgeous church that I loved when I first moved to Murray was destroyed a few months ago. I was horrified when I learned about it's fate when it was fascinating and had quite the history.

Please keep this building. Allow us the citizens of Utah along with others to come view this remarkable piece of history for ourselves. It is important to save places as it provides a window into that time period and allows visitors to experience the area instead of just reading about it.

Please do the right thing. I would love to visit this theatre with my family. I have been telling others to do their bit to save this cultural arena. Now it's your turn grant this request and Salt Lake City can keep this 103 year old masterpiece.

Thank you,

Amanda Wiggins

Gellner, David

From: Anna Coltrin <[redacted]>
Sent: Wednesday, April 21, 2021 2:17 PM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; daniel.dugan@slcgov.con; Valdemoros, Ana; SLCAttorney; [redacted]; s[redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

To put it simply The Pantages Theater has been around for 103 years and must be saved. To demolish this historic building to make room for even more stylish apartments/condos that very few people will be able to afford is just wrong. I have lived in Salt Lake City my entire life and seeing all these beautiful historic buildings constantly being torn down is absolutely heart breaking. This theater has so much potential! It would be a perfect place to house Sundance premiers, allowing for even more money than usual during Sundance to circulating into our City's economy. A theater like this would no doubt put Salt Lake City on the map for housing a historic theater, something most cities don't have anymore. More unaffordable apartments will do the exact opposite. It will make our city generic and unimportant. Imagine how people will be talking about this theater for decades to come just as we're are talking about it's history now. Parents will take their children to see movies there creating lasting memories. Those kids will see a picture of The Pantages from the 60's and be able to tell people they just saw a movie at that theater! Saving this historic building will create even more history than it already holds. Please, do not destroy this piece of Salt Lake City history. We can't afford to keep losing what makes our great city unique. Thank you for listening. I hope you truly take what I've said to heart. The Pantages Theater must be saved.

-Anna Coltrin, Salt Lake City Resident

Gellner, David

From: Anne Charles <[redacted]>
Sent: Monday, April 26, 2021 7:25 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I do not agree with tearing down the Pantages theater and giving it away to a multi-billion dollar company. This does not help out community. The majority of the units are unaffordable, and even for those that are - we need to adjust our scale because it is not affordable for the average person. Listen to your community and keep a historic piece of the city!

Thank you,

Anne Charles

Gellner, David

From: Anthony Godfrey <[redacted]>
Sent: Sunday, April 25, 2021 8:44 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I believe that this project is a failure to the people of Salt Lake City. A new, bland apartment complex that hasn't released its affordable housing numbers can't help the city more than the employment of the businesses on that block. This isn't even including the theater, which once restored to its former glory will create not just jobs, but enjoyment for the entire city. It is one thing to ignore the housing crisis, it's another to take away opportunities for the people of this to escape and enjoy life.

Gellner, David

From: Ashleigh Albrechtsen [redacted] >
Sent: Sunday, April 25, 2021 1:07 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

The Utah Pantages is a century old historic building that adds an invaluable amount to the city. These historic buildings, unique and important, are being demolished for yet another high rise that contributes to gentrification, pollution, and homogenization. Salt Lake City is becoming just another metropolitan, devoid of its character and history, and it's pushing out people, buildings, and businesses that have made this city what it is. We, long time residents of SLC, don't want to lose our beloved city. But that's what's happening. The Pantages theater is one chance to save it, to take a stand against the modernization and gentrification of our city, to stand up for what your constituents truly want our city to be. To be clear--we do not want these new luxury apartments. Please, if not for us, for the city itself.

Salt Lake City is known for the arts, specifically film as it hosts Sundance Film Festival, one of the most renowned festivals in the world. This theater will be successful if refurbished, hosting special film events and further making Salt Lake City a place on the map. It would be more than beneficial to put funds where they are actually desired.

Thank you for reading this urgent message.

Cordially,
Ashleigh Albrechtsen

Gellner, David

From: A Tanner <[redacted]>
Sent: Wednesday, April 21, 2021 4:38 PM
To: Gellner, David
Subject: (EXTERNAL) Pantages theater

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to comment on the proposed construction plans. To re-develop the area would not only displace local businesses that have worked very hard to get to where they are, but would also be poor stewardship over priceless historic properties. The Pantages Theater may be in a declining state, but there are individuals willing to restore and operate this gem of architecture and historical significance. To hand it over to a dime-a-dozen corporation that already has billions and billions in their hands when there are many places across the city to build would be shameful. Having a restored and operating theater would not be detrimental to the city, but would add considerable value to it. To replace it with high end apartments out of the reach of most of the population would not only lead to the eventual displacement of locals by the upper class but would detract from the local character and charm that such a valuable theater does and can provide. Are you working for the city? Is the city and its inhabitants your top priority? Or is it a multi-billion dollar corporation based out of state that you align yourself with? To destroy this theater would destroy a public gathering place that is accessible by all, and to build apartments in place of it would restrict the area to the comparatively small number that can afford it. The city will suffer the consequences of poor leadership. Please don't let these construction plans be put to use- think of your city and the stewardship you possess over it.

Please reconsider the proposal,
A Tanner

Gellner, David

From: Austin Wood <[redacted]>
Sent: Saturday, April 24, 2021 4:45 PM
To: Gellner, David
Subject: (EXTERNAL) Plans for apartments at 150 S Main

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi there,

I'm writing about the potential new apartments on Main Street in place of the Utah Pantages Theater. I would like to voice my thoughts on choosing a different spot for this apartment tower. There are ample desolate parking lots in downtown and there is only one Historic Utah Pantages Theater. I would love to see the theater preserved and these apartments in any other place Downtown. I also worry about the tower being too tall downtown.

I think the economic, historical, and cultural value of the theater is incredibly important to the future of this city. Preserving history and pushing into the future with that space is very important and I hope we are able to save the theater from becoming another apartment complex.

Thank you,
Austin Wood
Slc resident
--
Founder, Red Creek Films
Writer/director, Bad Kids

Gellner, David

From: [redacted]
Sent: Sunday, April 25, 2021 8:28 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I am truly disheartened to hear of yet another historic building in Salt Lake slated for demolition only to be replaced by more bland, expensive architecture. Living in Salt Lake is a joy, but it constantly feels like iconic and memorable places that are important parts of our collective history and culture are being erased. Please consider a different course of action and explore more creative ways of preserving the one of a kind Utah theatre.

Concerned citizen,

Bonnie Cooper

Gellner, David

From: Brad Thompson [redacted]
Sent: Sunday, April 25, 2021 9:49 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

(Post your personal comments below, speak from the heart, add our argument points if you like, and then delete this sentence)

Please save this magnificent movie palace! It's something you will never see again if demolished, as a US citizen I feel robbed of such beautiful architecture that has been lost across America. Very few of these Gems have survived...look at what you have and plan the new development in another location! Historic Preservation, the ultimate recycling!
Sincerely,
B. Thompson, Historic Caldwell House, Robeson County NC

Gellner, David

From: Brad Williams <[redacted]>
Sent: Thursday, April 22, 2021 7:21 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Dugan, Dan; Johnston, Andrew; Mano, Darin; Valdemoros, Ana; SLCAttorney
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

The theatre is a national and state treasure. We have so many places to build apartments and condo's and if it were a commercial building I'd be all for the RDA but this is an art house and we need to protect these unique historical buildings. I also find it offensive that the spot was sold for zero dollars! Do you not have any idea what utah real estate is worth? Please let those that care about the arts in Utah proceed with restoration!

Sincerely,

Brad Williams
[redacted]

Gellner, David

From: Macintosh <[redacted]>
Sent: Monday, April 26, 2021 8:30 AM
To: Gellner, David
Subject: (EXTERNAL) Pantages Theatre Main Street

David,
Greetings,
I used to visit the Pantages as a child and young adult. I have been following the thread of its salvation. It's starry ceiling and exquisite post modern Greek and Romanesque design are unparalleled as classic United States interiors in the turn of our last century.
My biggest question in the regard of downtowns placement of another tower is, Why here?
And why destroy yet another historical building in SLC when it seems to have less standing than even downtown Ogden's, CBD. A city three times its junior.

The folks involved to save its beauty and artistic integrity seem to have more passion than meets other city employees or council's considerations regarding this character and jewel to be tossed onto a sea of thoughtless salt, yet again.
Our China town was erased for the salt palace. Our other communities were erased by blight of the 80's and 90's mall rat suburbia.
And now this rare and lasting jewel is about to be wasted and freely given away to pirates of no artistic concerns.
Please help stop this travesty and let it be saved for other generations to see experience and enjoy.
Brett Colvin
Downtown Citizen 40 years ...

Sent from my iPhone

Gellner, David

From: Cameron Bailey <c[redacted]>
Sent: Monday, April 26, 2021 8:59 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I would like to add my voice of support to saving the historically important Pantages Theater in Salt Lake City. I feel it would help keep the character of our city to add a cultural center back onto Main Street.

Thank you,
Cameron Bailey

Gellner, David

From: Christina Benson <[redacted]>
Sent: Wednesday, April 21, 2021 2:13 PM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; s[redacted]
Subject: (EXTERNAL) Utah Pantages

To the Planning Commission and all concerned,

Since I understand this is open for public comment, please do give serious consideration to NOT destroying the Utah Pantages Theatre. I fully understand our need for housing, the value of density and walkability, and certainly see the appeal of a small park as proposed by the presumed development plan. However, allowing the theatre to be restored has greater overall value and benefit to SLC.

In the pursuit of increased housing, the choices about where and how are still absolutely critical. Natural beauty, cultural riches, and local history can't be destroyed in the name of housing above all... For a region to grow successfully, there has to be abundant reason to WANT to live there, not just adequate shelter for all the bodies. Preservation can and should coexist with development.

The Utah Pantages Theatre's location is not arbitrary. There is history here. There is synergy with the nearby theatrical venues that allow a creative district to strengthen, expand, blossom. It will enhance the region's creative industries, reputation, touristic appeal, and add to the attraction of living in any of the newly created housing around Salt Lake. There are other places to put this building. The Utah Pantages Theatre belongs here.

Thank you for your time and consideration.
Sincerely,
Christina Benson
SLC, UT

Gellner, David

From: Christy bills <[redacted]>
Sent: Wednesday, April 21, 2021 11:43 AM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Johnston, Andrew; Rogers, James; SLCAttorney; Mano, Darin; Dugan, Dan; s[redacted]; Valdemoros, Ana; y[redacted]
Subject: (EXTERNAL) 150 S Main Street planning

Follow Up Flag: Follow up
Flag Status: Completed

Mr Gellner, and other city officials,
I'm writing as a long-time Salt Lake City resident who cares deeply about the history of our city. I'm not against change and am appreciative of all the challenges we're up against to manage a growing population.
I understand that 150 S Main Street is being considered for a development project.
I argue that we have so much to lose if we allow that to be built.

I had an opportunity to see a production of Hamilton in the Los Angeles Pantages theater a few years ago. It was breathtaking. The only reason that theater stands is people believed in the exquisite historical architecture and the importance of holding on to the majesty of its past. Utah is a part of that international tapestry of majestic theaters (in the US and Canada). It would be a travesty, and a crime against future generations, to not preserve it. I understand that we can't save everything - but we should try to save what is irreplaceable, what connects us to the larger art community and what future generations can cherish. I fully support tax dollars being used to save this treasure.

Let the condo high rise be built elsewhere and not at the expense of this very exquisite treasure.

Thank you.

Christy Bills
[redacted]
SLC

Gellner, David

From: Courtni Doxey <[redacted]>
Sent: Sunday, April 25, 2021 8:14 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

This project has brought out the historic preservationist in all of us. High rise apartments have their place and it is not in the graveyard of historic architecture. It is a sign of respect to the people who came before us, who envisioned and created a work of art that would be shared for decades.

The marketing and awareness Michael Valentine and his team with Save the Utah Pantages Theater have given our glorious theater is already incredibly helpful and they have created and inspired a team of supporters across the country.

Consider the research they've done with contacting architects and restoration experts who have worked on the Pantages Theater's sister buildings, some of which have been in similar needs of restoration.

Overall, they've taken the time to prove it can be done and we're here to support that it should be done.

This is our chance to add richness and continue history in Salt Lake City, and to bring our community together over their love of history, architecture, and film. It is absolutely breathtaking to imagine the role that the Utah Pantages Theater would have with the Sundance Film Festival.

What do we want for the legacy of Salt Lake? I believe it starts with historic preservation. It continues with the restoration of the Utah Pantages Theater.

Thank you for your time,
Courtni Norman
Roy, UT

Gellner, David

From: Cindy S [redacted] >
Sent: Thursday, April 22, 2021 10:19 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I am writing to express my dismay at losing this piece of history and community to yet another housing apartment development. It is particularly upsetting to see it given away for such a paltry return to the citizens. I know you are all tired of hearing this and want to wash your hands of doing the harder, but right thing, in supporting the theatre's restoration. Please have the courage to build a legacy we can all be proud of.

Thanks for listening,

Cynthia Spigle
[redacted]
Salt Lake City UT 84105
[redacted]

Gellner, David

From: Daniel Teed [redacted]
Sent: Monday, April 26, 2021 9:45 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I've lived in downtown SLC ever since attending the University of Utah 11 years ago. This is the first place in the world that I've really felt at home. Several years ago I purchased an historic, dilapidated brick Victorian on 300 south and have spent an incredible amount of time and money restoring the building to a beautiful home that now contributes greatly to the character of the neighborhood.

I understand that the amount of effort, care, and resources needed to restore an old building is more than just starting from scratch, but there are elements of an old home that cannot be obtained in a new 2021 house. The amazing natural light, wood details, antique pocket doors, cozy room definition, high ceilings, hand craftsmanship, and full brick exterior with custom wood accents give this house a charm that absolutely cannot be replicated. Once the house is gone, it can never be rebuilt. Something else more practical, more efficient, and more modern can take its place, but the history is lost.

Saving the dilapidated theater on Main Street is similar, but on a grand scale. It is a house for the whole community, state, and region. If one can imagine two futures for the city - one where the dilapidated theater is demolished to make way for modern (and very needed) housing - and a second future where the theater is fully restored to a vibrant, amazing, historic center of culture, architecture and art - which will have a greater impact on the city in 20, 50, or 100 years?

Housing is very needed. But removing an irreplaceable and historic structure is not the only solution to provide housing. Salt Lake has so few historic buildings downtown. If we don't take action and start preserving them, who will? If not now, when? Who can draw this line besides us? We will not regret saving and restoring a cultural gem in the heart of our state. We will always regret demolition.

Thank you for your consideration,

Dan Teed

Gellner, David

From: Darby Bailey <[redacted]>
Sent: Thursday, April 22, 2021 10:23 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for Utah Theatre - 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello All,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I am writing to request a formal RFP through standard channels and rules to find appropriate and publicly disclosed and transparent development and restoration of the Utah Theatre.

According to the 2016 Master Plan, the Utah Theatre was to be saved. If this has changed, I then request formal public statements of how that change has happened. If those changes were not done at the benefit of the public, I then request public process to redo the master plan, to include public input to be taken into consideration.

I also request a formal and public RFP process so that residents of Salt Lake City can be involved and made aware of developments of a historical architectural landmark.

I could list other elements of the current situation that I think need review, but the above would predicate any additional items I could mention, in my opinion.

I appreciate your consideration and efforts to manage Salt Lake City at a time of considerable risk and growth, and look forward to a technologically diverse downtown that maintains within it, elements of historical architecture, to balance out the future.

Sincerely,

Darby Bailey McDonough, Salt Lake City resident.

Gellner, David

From: Dawn Borchardt <[redacted]
Sent: Monday, April 26, 2021 1:15 AM
To: Gellner, David
Cc: Fowler, Amy; Valdemoros, Ana; Johnston, Andrew; Wharton, Chris; Dugan, Dan; Walz, Danny; Mano, Darin; Rogers, James; Mayor; s[redacted]; SLCAttorney; [redacted]
Subject: (EXTERNAL) Let's honor our past & build a more rich future

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Please save the Pantages theatre!! I spoke at an RDA meeting over a year ago about my experience working for various film festivals at amazing historic theatres across the country. New bland multiplex cinemas have nothing on historic grand theatres, which provide such an amazing experience for everyone. I have worked at the Chinese Mann theatre in Hollywood, and it is the crown jewel of the city for a reason! It's historic significance and integrity. We can have the same thing in Salt Lake City! Let's honor our past and build a more rich future by investing in the arts and this incredible historic building.

-Dawn
--
[redacted]

Gellner, David

From: Dennis Fuller <[redacted]>
Sent: Monday, April 26, 2021 12:47 AM
To: Gellner, David
Subject: (EXTERNAL) You Must Save the Utah Pantages Theatre! Think of deleting "Abbey Road" or "Beethoven's 5th Symphony" from history!

Follow Up Flag: Follow up
Flag Status: Completed

Salt Lake City Council,

Imagine deleting your favorite works of art from the history books, from your life's memories, from our communities ((large & small)). This is what you are doing by allowing a developer to demolish this beloved theatre! Could you imagine a world without the Sistine Chapel, Abbey Road by The Beatles, or Citizen Kane? I can't either. We must prevent this theatre from being destroyed. You cannot un-do this decision. Can you imagine bulldozing the State Capitol, Abravanel Hall, The Capitol Theatre, or the Salt Lake Temple? Hard to think about right?

We do not need more high-end condos in our town right now. We do not need another parking garage. We do not need a park on top of said parking garage. What we need is to preserve our rich history & the little culture we have left. We, the people, have been kept in the dark about this deal the past few years, & now that it is coming to light, we have spoken. What we want is to restore this theatre to full use, so our diverse community here in Salt Lake can come together & share our creativity & arts & life experience with each other.

I know you all know this is the right thing to do. This theatre will be saved, & not given away to greedy multi-billionaires for free! Listen to the people who voted for you folks, & do what is right for our arts community, or it will die a slow death.

"**Without art, the crudeness of reality would make the world unbearable.**" -George Bernard Shaw

Thank you for listening to your citizens,

-Dennis R. Fuller
Composer, Producer, Father, Husband, Friend, SLC Citizen.

--
Dennis R. Fuller
[redacted]

Gellner, David

From: Ross, Elizabeth J. [redacted] >
Sent: Monday, April 26, 2021 2:25 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Speaking as an architecture student, I can't believe that the city would consider building high-rise apartments more important than restoring what could be a gorgeous center of public life. I attend the University of Oklahoma, and in downtown Norman we have a place called Sooner Theatre. It is a beautiful historic theater where many events are held throughout the year, anywhere from move screenings to showcasing the actors studios that work right across the street. As part of our downtown life, the Sooner Theatre is absolutely irreplaceable. That is what the Pantages Theatre could be for SLC, if you keep an open mind instead of thinking only with your wallets. Tearing down historic buildings for the sake of profit and development is a recipe for the slow destruction of what could otherwise be a vibrant, thriving downtown. In terms of generating interest, high rise apartment buildings are a dime a dozen these days, but historic theaters can inspire awe and capture the heart of public life in an otherwise monolithic and repetitive downtown.

Please consider these comments before allowing the destruction of such a beautiful theatre. Thank you.

Gellner, David

From: Emily Bourne <[redacted]m>
Sent: Sunday, April 25, 2021 10:30 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

We are writing on behalf of our family, representing about 35 people, as well as numerous co workers, creatives, and artists all working in and around Salt Lake City that have expressed their disapproval to us of this project.

A historical theater that can be restored and serve as a place of cultural enrichment and economic stimulus is much more valuable to the city of Salt Lake and Utah than a high rise apartment building that will only enrich a wealthy developer based in Texas. That building could literally be built anywhere.

The Pantages Utah Theater is a one- of-a-kind, historic building with a standing offer on the table to purchase it, restore it, and open it to the benefit and stimulus of the community. The proposed restoration is much more attractive and not as tall as the high rise proposal- which will alter the Salt Lake skyline in exchange for destroying one of the few truly magnificent historical buildings left in Utah. We need to preserve and protect our heritage, not allow someone with no interest in the community to destroy it.

Don't approve the 150 S Main apartments design. Give us, as a community, the chance to restore a historic property that belongs to the people of Salt Lake and use it to benefit the entire community. We won't let our community down.

Travis and Emily Bourne
The Spendlove Family
The Thompson Family
The Young Family
The Fowles Family
The Spendlove Family
The Wilson Family
The Smith Family
The Carter Family
The Keele Family

Sent from my iPhone

Gellner, David

From: Emily Bourne <[redacted]>
Sent: Thursday, April 22, 2021 8:50 AM
To: Gellner, David
Subject: (EXTERNAL) 150 S Main st apartments

Mr. Gellner,

My name is Emily Bourne and I am a former resident of Salt Lake City (now residing in Utah County) and patron of the arts.

Although I am no longer a resident, I spend a great deal of time and money in downtown SLC as it is the cultural epicenter of the region.

It is incredibly short sighted to tear down a historical theater and replace it with an exorbitant high rise apartment building that could be built in an number of places in the valley that wouldn't destroy a piece of history. And to give the property to the developer for free when there is an offer to purchase the theater and restore it on the table is lunacy.

Not to mention the businesses that will be displaced. A grand movie house in a historic theater district will bring patrons from up and down the wasatch front, not to mention tourism from all over the country. We should be learning from our neighbors across the pond in preserving our past instead of destroying what little history we have.

Please don't approve the apartment plan- our cultural heritage is more important than high rise apartments for the elite that could be built anywhere.

Thank you for your time and service!
--
Emily Bourne
[redacted]

Gellner, David

From: Hannah Hales [redacted] >
Sent: Monday, April 26, 2021 12:09 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Too many individuals believe that society only progresses as soon as new infrastructure is jammed into a city. This is a dangerously false belief. Destroying important historic landmarks, such as the 103-year-old Utah Pantages Theatre is a slap in the face to our ancestors and founding leaders of Utah Valley.

To replace this monumentally important theatre with factory high-rise apartments that only the top percent of the population can afford is a moronic, greedy move that only those who cater to the destructive and aloof developers make. These impatient, grabby developers only care to make money and do not actually care about how their designs impact a community for the better, nor do they do their homework and actually find out what is important to the community they are pillaging. And in this case, they are making the disgusting play to demolish the beloved Pantages Theatre to make way for their boorish, short-term high-rises.

The colorful past of the Utah Pantages Theatre has defined the Salt Lake Valley for decades and made history with the vaudeville shows performed on its stage. Being the first building in America to use air conditioning and being widely regarded for its gorgeous, intricately detailed interior that thousands have admired and loved throughout the years are just bonuses in the landmark history of the Pantages Theater.

To give up the priceless history of the Utah Pantages Theater by erasing it off the streets of downtown Salt Lake is something only a foolish person who caters to big money would do. I implore you to not disrespect the critically important history of the Pantages Theatre by replacing it with an unimportant, terribly researched, and exorbitantly priced high-rise.

I call on you all to do better for the people of Utah Valley. Show that you actually care by restoring the theater and for once saying "NO!" to the big developers.

Thank you,

Hannah Hales

Gellner, David

From: [redacted]
Sent: Friday, April 23, 2021 2:14 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

As a budding photographer in the late 90's I walked the streets downtown and came across the theater. I peeked inside and was so intrigued by its splendor that I wondered how it could have ever stopped being functional. I have followed along over the last two decades to see when and how it would be restored to its glory. Now is its time. As there is more than enough backing in funding and manpower to complete a beautiful renovation, it would be a disservice to the community to see it torn down for luxury apartments. It is a historic gem of Salt Lake downtown scene. Please do not allow it to be demolished.

Thank you,

Heather castellanos
Orem, Utah

Gellner, David

From: Ibrahima Fall <[redacted]>
Sent: Monday, April 26, 2021 4:08 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.
Hello. This is Ibou Fall with Twisted Roots at 156 South Main St. As a tenant of the RDA, I am deeply worried about having to move and finding a downtown location that we can afford. This fear is shared by me and the neighbors. I hope that either way the city decides to go, we are taken into account. Saving the theater and the local retail stores would be a win for the city. Just my thoughts. Thank you so much for all you have done for our city and our businesses. God bless

Sent from my iPhone

Gellner, David

From: Ira Lebowitz <lebo.ira@gmail.com>
Sent: Sunday, April 25, 2021 5:05 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

This historic theater should be saved. My hometown, Sioux City, Iowa was faced with the same issue and it was decided to save and restore the Orpheum Theater https://orpheumlive.com/history/.
It was a very good decision for the city and is considered one of the states Crown Jewels.
Please save The Pantages Theater.
I would be happy to introduce whom ever it would concern with one of the principal Orpheum restoration board directors.
Sincerely,
Ira Lebowitz

Gellner, David

From: Jana Cox <[redacted]
Sent: Sunday, April 25, 2021 4:55 PM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; [redacted]; SLCAttorney
Subject: (EXTERNAL) Comments regarding height variance for luxury apartment complex

Follow Up Flag: Follow up
Flag Status: Completed

To the Salt Lake City Planning Commission:

I am writing to request that you deny the height variance for the apartments that are proposed at approximately 144 S. Main Street.

There are many good reasons why this apartment complex should not move forward. First, it would displace 4 current businesses that add vibrancy and diversity to downtown Salt Lake City.

Second, I do not feel that the developer has kept their side of the bargain. The proposed "walk-through" and "public" park in the current design are laughable at best. The developer's statements about not being able to provide the number of low income housing units originally agreed upon should also be a deal-breaker.

Third, and most importantly, granting the height variance would bring the city closer to destroying an historic landmark that should be preserved, not demolished.

The proposed apartments could be built in any number of places within blocks of the current site. Destroying the Utah Theatre, which has such a rich history for Salt Lake City and the state of Utah, is both short-sighted and a disservice to the residents.

I know it can be hard to look past the current state of the theatre, as the prior owner already started demolition for restoration. But the beauty is still there. I know this because I took my children on an RDA sponsored tour of the theatre in 2010, to show them the place that meant so much to me as a youth. At that time, the RDA announced that the plans were to renovate it as a premier film space and bring it back to its former glory. I felt excited and thrilled that Salt Lake City had the foresight to envision what a gem this theatre could be. During the tour I could still see glimpses of the building I knew and loved, and was excited for the restoration project that planned to bring it back even more beautiful than I remembered. I expected (and still expect) the city to follow through on this promise.

I worked at the Utah Theatre from spring of 1989 to spring of 1992. I was in the building for the very last performance held there. As a teenager, the Utah Theatre was my happy place. I performed in 17 shows, ushered, house managed, and worked in the office for Salt Lake Repertory Theatre, who leased the space for 4 years until a new owner purchased the building in 1992. The Utah Theatre holds a special place in my heart, and the years I spent there were life-changing. I explored nearly every nook and cranny of the Utah Theatre during my years working there, and I know it can be restored.

As I saw during my tour of the theatre in 2010, the bones of greatness are still there.

I have heard some people say that this is a done deal and it is out of their hands. That is not true. When new administrations are elected by the people, they frequently reverse the bad decisions made by previous administrations.

It is one of the advantages of having a government elected by the people. This is your chance to make the right decision to preserve an historic landmark and ensure the future vibrancy of downtown Salt Lake City.

I urge you to vote NO on the height variance. That is a first step in keeping the promise to the citizens of Salt Lake that their historic Utah Theatre would be preserved and restored. There are better offers on the table that keep with the city's original and highly publicized preservation plans for the theatre. The choice is not out of your hands, it is in your hands. I hope you will be on the right side of history with this decision.

Sincerely,

Jana Cox

P.S. The following is a private link to an amateur movie filmed entirely at the Utah Theatre in 1990. I am sharing it with you so you can envision what the theatre looked like immediately prior to its purchase in 1992. While not as opulent as during its movie theatre days, it should give you a glimpse of what a jewel the theatre could be for downtown Salt Lake City. The link [redacted] should be used only for your private viewing pleasure. Enjoy!

Gellner, David

From: JANICE STROBELL <s[redacted]>
Sent: Monday, April 26, 2021 8:40 AM
To: Gellner, David
Subject: (EXTERNAL) Design Review - 150 S Main Street

Thank you for taking the time to carefully review the public comments being submitted for the Design Review on the proposed project at 150 S Main Street.

I encourage the planning commission to consider all the shortcuts that have been taken with this proposed project and *deny any variances or zoning changes sought for on this project*. Hines/LaSalle does not need any tax increment funding for such a project. The developer stands to make millions from this project and they do not need any assistance from taxpayers to help them make more money.

There is a buyer ready to save the Utah Pantages Theater and will pay the city for the property, not ask for it to be sold for nothing. Do not let a developer that needs no monetary assistance to rob from our community a treasure that is priceless and irreplaceable.

We do not need more luxury apartments downtown. Consider Manhattan where developers continue to build luxury skyscrapers and yet nearly half of the luxury-condo units that have come onto the market in the past five years are still unsold according to the New York Times. Developers are not doing this to fill a need other than their pockets. Do not be swayed by the developer's smooth presentations.

Thank you for listening to your constituents and the greater community and denying this application.

Janice Strobell
Murray, UT

Gellner, David

From: Jared West [redacted]
Sent: Saturday, April 24, 2021 4:53 AM
To: Fowler, Amy; Valdemoros, Ana; Johnston, Andrew; Wharton, Chris; Dugan, Dan; Walz, Danny; Mano, Darin; Gellner, David; Rogers, James; Mayor; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Thank you for taking the time to read.

Our city is a relatively young developed city in comparison. However, our beauty and history run deep. The only way to continue that beauty is to stop tearing down these beautiful, old buildings. The character and charm that come from keeping pieces of priceless craftsmanship is what makes the greatest cities great. It's about preserving ALL we can, not just religious monuments. We ask and plead that you reject another building tear down (such as the 130 yr old former Ichiban building) that cannot be replaced, especially by another basic lack luster architectural apartment/condo complex. The cityscape has already been tainted with too many of these eyesores of projects and in general should be rethought. I am all for housing improvements, but as mentioned, there are plenty of vacant spots in the city that these can be erected. It's time to put money and effort into preservation and keeping all the charm we can before it's all gone. I relate it to cities in Europe, while many buildings were destroyed in wars, they rebuilt replicas to preserve their history and respect the culture and hard work of those that came before.

Thank you and we all hope to see a general shift in the way not just this building is viewed, but all buildings in salt lake from the council.

Hoping for great news,

Jared West
--
Best regards,

Jared West, [redacted]

Gellner, David

From: jeffrey carlson [redacted] >
Sent: Monday, April 26, 2021 12:00 AM
To: Gellner, David
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I'm pretty upset that the once beautiful Pantages is being ready to get demolished for another modern townhome or apartment building that will look like every other one being built.

This theater is very special and should not be demolished. My great grandfather once owned a restaurant on that block and many of the patrons to the theater would eat at his restaurant before they'd go to the shows.

His son, my grandfather, was in a gymnastics group and would put on shows at the theater.

I'm just one guy from SLC and I have ties to it, I'm sure there are thousands more that just haven't said anything about it.

To promise that it wouldn't be demolished by the city, and then turn around and sell it for $0, is incredibly inconsiderate to the people of SLC.

I do not want this theater to be demolished.

-Jeff Carlson

Gellner, David

From: Jen Hines <[redacted]>
Sent: Sunday, April 25, 2021 10:45 AM
To: Fowler, Amy; Valdemoros, Ana; Johnston, Andrew; Wharton, Chris; Dugan, Dan; Walz, Danny; Mano, Darin; Gellner, David; Rogers, James; Mayor; SLCAttorney
Subject: (EXTERNAL) Utah Pantages Theatre

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello all,

I am writing because I have recently learned of the proposal to demolish the historic Utah Pantages Theatre and build luxury apartments. As a born and raised Utahn, to say I am disappointed is an understatement.
One of my favorite things about Salt Lake City, and Utah as a whole, is the number of gorgeous historic buildings that we have incorporated into our growing city to continue to enjoy for centuries to come. The history of Salt Lake is what makes us unique; our city is full of character.
Luxury apartments, as we all know, do not add character. They add to the growing problem of unaffordable housing in Utah. They add to the destruction and displacement of local businesses that have served the city for years. They do not benefit the community as a whole, but those who will make money off of the project itself. And, to be frank, they will be a stark and unattractive addition in the middle of such a historical city.
As a native Utahn who loves Salt Lake City for being my home and because of the unique opportunities and experiences it offers, I am asking you to please preserve our home. Please help restore this incredibly beautiful theatre back to its former glory for all of us to enjoy once more. Please consider what kind of Salt Lake City you want your kids and grandkids and great grandkids to experience. The community will thank you.

Thank you for your time, and I hope to hear of your decision to preserve this landmark very soon

Jen Hines

Gellner, David

From: Joseph Pedersen [redacted]
Sent: Monday, April 26, 2021 11:35 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

The Planning Commission is tasked with ensuring applications conform with general plan conformity, which the current proposal does not, due to the requirement of the Downtown Community Master Plan, adopted by the City Council in 2016, that states on page 93 the requirement to "Repurpose the Utah Theater as a cultural facility and activity generator." This surely can't mean the demolition of the theater. For this reason alone, approval of the Design Review application should be denied.

JMP

Gellner, David

From: Julia Greene [redacted]
Sent: Friday, April 23, 2021 3:16 PM
To: Gellner, David
Subject: (EXTERNAL) Please Save the Pantages

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David,

My name is Julie Greene. I've been a Utah resident for over 5 years, and one of my favorite aspects about Utah is the wonderful film society and culture we have here. I'm writing you because I believe the Pantages should be saved so it can be renovated and turned into a beautiful cultural film theatre. Please, please don't let this beautiful theatre be turned into another luxury housing unit. We don't need more luxury housing units downtown. There are many wonderful places to live around Salt Lake City that aren't historic buildings.

Thank you for your time,
Julie Greene

Gellner, David

From: Kaydee Wulle <[redacted]>
Sent: Friday, April 23, 2021 11:59 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Please save our theater. There are plenty of luxury apartment building going up everywhere in Salt Lake. It seems silly to destroy a work of art that could be used to enrich people's lives. It saddens me to see that Erin Mendenhal and the RDA put profits before the arts.

Please choose to save the pantages theater and say no to the proposal to build apartments.

Thanks,
Kaydee Wulle

Gellner, David

From: Kevin Hartley <[redacted]>
Sent: Thursday, April 22, 2021 1:13 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

My name is Kevin Hartley, and I support Saving and Restoring the Utah Pantages Theater.
The current deal with Hines/LaSalle group to create luxury apartments in place of the Utah Pantages Theater is still in review, with many of the details incomplete in their proposal, and because of this, we urge city council and the RDA to reject the current deal, and accept a new and better offer to not only restore the theater, but bring millions in measurable revenue to the city from the film community and festivals in Utah each year.
This theater, built in 1918, though does need restorative work, but has been said to be **in rather great shape for a restoration** by experts at the League Of Historic American Theaters, as well as the experts at our sister Pantages Theaters, and around the country who have lent their well informed advice. The Tacoma Pantages, which is of a similar size, needed similar restorations such as seismic upgrades, was restored in 2018 for nearly a third of the proposed cost the RDA has argued is “too expensive”. We want a second opinion from theater building experts on these numbers, as we do not believe the RDA’s numbers are accurate. We are here to propose a realistic plan for consideration that the city council and the RDA board has not seen on how to strategically save and restore this theater, as well as a detailed plan again on how this endeavor can generate millions of dollars in revenue for the city each year. We thank you for taking time, and ask that you do what’s right to Save The Utah Pantages. Thank you.

Kevin Hartley

Gellner, David

From: Kristin <[redacted]>
Sent: Wednesday, April 21, 2021 1:52 PM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]; [redacted]
Subject: (EXTERNAL) The Utah Pantages Cinematic Theatre

Dear Mr. Gellner,

I've heard that The Utah Pantages Cinematic Theatre is possibly going to be destroyed. This is not a good thing for Salt Lake City, and I am asking you to please save the theatre. I don't believe Salt Lake should be contributing to a disposable society in which we tear down historical buildings for the profit of the wealthy. There are already many high-rise buildings in Salt Lake as it is, and there is plenty of other space in which to build new ones. I doubt that any developer is planning to put affordable housing in such an irreplaceable, historical space. This space should be open to all and not exclusively to the rich and elite who can afford to live in a new shiny building - only to line the pockets of a few.
Please allow the option to restore a beautiful, irreplaceable piece of history and do not destroy this work of art!

Thank you,
Kris Hintze

Gellner, David

From: Lara McAllister <[redacted]>
Sent: Monday, April 26, 2021 10:03 AM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]; [redacted]
Subject: (EXTERNAL) The Utah Pannage Cinematic Theatre

Hello David Gellner,

I am writing you with concerns about The Utah Pannage Cinematic Theatre. The news about its possible destruction breaks my heart. Utah has so little attachment to its past and we are loosing more and more historical building daily. We can always building new building. but we can't rebuild the past. We can only preserve and protect our past if we make it a priority. I believe it would be beneficial for Utahan and tourist alike to have a connection to our past.

I humbly ask you to reconsider.

Lara McAllsiter

Gellner, David

From: Larissa Marcella <[redacted]>
Sent: Wednesday, April 21, 2021 1:56 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]; [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Dear Planning Commission Members,

Hearing the proposal to turn the Utah Pantages Theater into apartments absolutely breaks my heart. I moved to Salt Lake City more than five years ago and fell in love with the city's character and historical landmarks. I came to appreciate how much the LDS Church's influence seemed to make us a city that valued it's history like any other. In the past few years however, I can't help but feel the soul of our city is dying.

What makes people want to live somewhere in the first place? That city's character and local culture are such a draw for businesses and residents. If we lose ours, what will be the point of destroying it for apartments that no one will want to live in, because there is nothing worth seeing downtown? There are absolutely lots downtown that deserve to be redeveloped, but this is not one. The Pantages is one of the last artifacts of what Salt Lake used to be. There are brilliant ways to redevelop our city, and increase housing density without ruining our culture and heritage. So little of Main street remains we need to hold on to every bit of it we have. Imagine if we had torn down the ZCMI facade or demolished the original Moss courthouse. The new and the old can coexist, but to do so the new has to respect the old. The citizens of Salt Lake should not suffer this loss simply because the property was mismanaged and is now decrepit.

We can always find room for more apartments, I'm the first to acknowledge we have a serious housing shortage in this city. But it is rare nowadays for a city to find more room for art spaces as beautifully designed as the Pantages. The arts and humanities make us who we are and make so many large cities great. Picture Manhattan without Broadway or London without West End, they would be cities void of a soul. Just piles of bricks, fluorescent lights, and cubicles. We as a city need to ask ourselves what is the soul of Salt Lake City worth?

I hope you all can realize that it is worth so much more than some shoddy, cookie cutter apartments.

Gellner, David

From: Laura Bayer <[redacted]>
Sent: Sunday, April 25, 2021 3:56 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition .

Pleáe do not approve this flawed and inadequate proposal for yet another luxury high rise that most Utahns can't afford to live in. The Pantages Theater is a unique local resource that should be preserved.

Sincerely,
Laura Bayer
[redacted]
Salt Lake City

Sent from my iPad

Gellner, David

From: Laurie Bray <[redacted]>
Sent: Sunday, April 25, 2021 11:32 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

The Utah Pantages Theater deserves to be restored, used and treasured. Our culture and sense of history will not edified by new apartments. Far more people will be able to have their lives elevated by viewing films and being surrounded by the spectacular architecture of the theater than would come from the use of the apartments.
You also have not outlined how you would use furnishings from the theater and it would be surprising if the public actually used the park in the design.
My business is located in Sugar House in the downtown area that was demolished in 2008 and it is sorely missed. I hear several times a day from people who visit the area and residents how much they dislike all the apartments being constructed and how much they miss some of the iconic places that have been torn down.
It's important to preserve character and personality in a neighborhood and not turn our city into cookie-cutter blocks.
The public deserves to be able to vote on this.
Thank you ,
Laurie Bray

(Post your personal comments below, speak from the heart, add our argument points if you like, and then delete this sentence)

Sent from my iPhone

Gellner, David

From: Leah R <[redacted]>
Sent: Monday, April 26, 2021 10:29 AM
To: Gellner, David
Subject: (EXTERNAL) The Utah Pantages Cinematic Theater

Hello,

I'm wondering how creating this sky-rise at this location will benefit Salt Lake Citizens? The renovation of this building and the subsequent opening to the public for events would actually enrich our community.

Thank you for your time,

Leah Richardson

Gellner, David

From: mandi z <[redacted]>
Sent: Sunday, April 25, 2021 10:14 PM
To: Gellner, David; Valdemoros, Ana
Subject: (EXTERNAL) 150 Main Street Apartments design review feedback

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

One of my neighbors shared with me a link which had the design review for a new highrise building located at 150 S. Main Street.

I wanted to write to you guys and express my concerns over the design of the building. The building seems too "tall and blocky" for such a small slim lot of ground. It overpowers the nearby buildings on the north and south of it. I think that the design of the building leaves much to be desired, and should be better designed so that it does not seem so massive. Also, the roofline of the building is a cookie cutter of other buildings which have been recently completed in the city. If the applicant is asking for additional height, they should make a more unique roofline that would be distinctive to the skyline. We have many flat roof glass top buildings downtown. It's time for something different.

After reading through the City code for design review for additional height, I do not feel that the current design meets many of the design elements for additional height, and therefore should not be approved in its current form.

Thanks,
-Mandi,

Gellner, David

From: Marian McCann <[redacted]>
Sent: Wednesday, April 21, 2021 6:40 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

My husband and I were fortunate enough to attend a few movie screenings at the old Utah/Pantages Theater, even though we lived in Logan at the time, and were always overwhelmed by the beauty and history of that grand building. Over the years we have wondered why nothing has happened to reopen it and were always excited when we occasionally heard that plans were underway to restore and renovate. The nonpublic and SECRET deal to GIVE our local treasure away to become a huge tower of luxury apartments is absolutely incredible. There are so few buildings worthy of veneration in Salt Lake City and a masterpiece movie palace would certainly count as one of those. The concept of an arts and theater district, with the Pantages, Capitol and the Eccles would be and amazing draw for our city and give it a cultural heart. This plan should have at least been openly presented to the population and I'm sure most people, even those who aren't directly in theatre as I am, would be distressed at the destruction of a landmark.
The other part of this whole apartment scheme that is worrisome for me, beside the blatant cronyism involved, is the lack of respect for the residents of Salt Lake City. It appears that the apartment plan, which promised all sorts of concessions in return for this prize plum, has methodically, and subtly, eliminated many of them in hope that no one would notice. Are these the people we really want to be in bed with?
Finally, the maintenance of this monstrosity should be a concern. Are the city services equipped to handle a building of this size? Do we have the equipment to address a fire or other emergency in a building of this height?
I urge the people who have the final word to PLEASE reconsider and give the community to reclaim this gem. We will never be sorry if it's saved, but we will never forgive ourselves if it's destroyed for a project that doesn't benefit and is rejected by the majority of us!
Sincerely,
Marian McCann

Gellner, David

From: maria patton [redacted]
Sent: Sunday, April 25, 2021 3:51 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]
Subject: (EXTERNAL) Fw: Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Subject: Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

WE MUST PRESERVE AND PROTECT UTAH'S HERATIGE, LEGACY, HISTORICAL LANDMARKS, AND CULTURAL ARTIFACTS AS WELL AS UTAHNS LOVE AND SUPPORT OF OUR AMAZING ARTS! AND ALSO PRESERVE AND PROTECT INDEPENDENT MINORITY BUSINESS OWNERS!!!

Salt Lake City Planning Commission, RDA, City Council, AND FORMER MAYOR BISKUPSKI AND CURRENT MAYOR MENDENHALL'S misguided decision to enter into an unscrupulous agreement to allow the Multi-Million dollar Hines Corporation to steal an irreplaceable 103 year old historical theater BELONGING TO ALL RESIDENTS OF SALT LAKE CITY will have a long term negative impact not only on the city of Salt Lake but the State of Utah as well. These negative impacts are not only, Social impacts on Architectural History, Cultural Arts and Education, but also have a huge Economic impact on Salt Lake City and the State of Utah.
Your decision is already having a negative impact on an Independent Minority Business Owner, Twisted Roots, who is currently residing at this location and has paid rent and taxes at this location for the last 10 years. He will be evicted and will potentially have no other option in relocating his business. Where was the consideration by all of you on how YOUR decision to allow a Multi Million dollar Corporation to steal public property would have a drastic impact and force this Minority Business to shut down his business, especially after he has worked so hard to maintain his business over this past difficult year.

SAVE THE UTAH PANTAGES THEATER!
SAVE TWISTED ROOTS!

Maria Patton

Gellner, David

From: MaryAnn Workman <[redacted]>
Sent: Sunday, April 25, 2021 7:03 PM
To: Gellner, David
Subject: (EXTERNAL) The Utah Pantages Theatre

Follow Up Flag: Follow up
Flag Status: Completed

An Open Letter Regarding the Utah Pantages Theater

My name is MaryAnn Workman. Salt Lake City is the place of my birth, though I currently reside in Maryland, outside of Baltimore. When I read the news of the looming demolition of the Utah Pantages theater, my heart dropped. I was confused, angry, and even shocked. Instead of falling into despair over it, I found hope knowing that there are so many others like me who care for not only this beautiful theater, but also for the community of Salt Lake, and for all of its visitors.

It has always been clear to me that Utah cares deeply about its heritage, or at least claims to. Utah History was an important class in school, and one of the most enjoyable ones as well. My classmates and I were taught to revere those who built the great state. Creating a metropolis in a desert was far from easy, but nonetheless, a beautiful city rose out of the valley. Full of industry, as the State Seal indicates, but not only that - full of culture. Life. Art. Beauty. Stories. A warm and fascinating atmosphere created by the very hearts and souls of the people who lived there. It is surely not true to say that Salt Lake does not still have all these things. However, every time I return to my home town, it feels as if a little bit more of the soul of the city itself has died. Perhaps this is easier for someone who has been removed from the place for some time to notice. That warm, colorful feeling has started to fade. I know that they say “you can never go home,” and maybe I am just experiencing that phenomenon. But it truly breaks my heart to see such a vibrant and truly unique locale start to lose its character.

So many of the treasured places I can recall, or that my parents can recall, have been lost. Places that were not just buildings, but halls of memories. Places that held a piece of the hearts of many, and were anchors for the community. Some such places were also theaters, such as the Lyric (also known as the Promised Valley PlayHouse) and the Centre. Other examples include the Cottonwood Mall, the Hotel Newhouse, and Granite High School. While Salt Lake is fortunate to retain many of its historic places, far too many have been lost. It would be tragic, and truly dumbfounding, for the community to lose yet another through the destruction of the Utah Pantages. Every modern city has glass skyscrapers and luxury apartments and offices. Salt Lake does have plenty of those as well. While some cities do still have their grand movie houses, those are much more of a rarity. The Utah Pantages is a precious gem that needs to be re-discovered, dusted off, and brought back into the light for everyone to enjoy. Nothing could serve better to re-invigorate the spirit of my beloved hometown.

I am thankful to live in an area where I am within reasonable driving distance of several wonderful theaters both old and new. When I learned that the Utah Pantages was in danger, it made me even more grateful for the theaters I am able to visit here. I truly hope that my birthplace can follow the example of my new home, and appreciate what it has. To name a few historic examples, Maryland has the Maryland Theatre in Hagerstown, the Hippodrome in Baltimore, and the Weinberg Center in Frederick. To venture a little farther, there is also the Warner Theatre in Washington, DC, and the Byrd in Richmond, Virginia. These theaters showcase different types of performances, not just films. Plays, concerts, festivals, conferences, and in some cases a mix of all of these, There are many other theaters in my area beyond those I have listed. I have seen first-hand how much these venues can benefit the well-being of their communities. One of the issues of concern is that the fine-arts theater market is already over-saturated in Utah, but the Utah Pantages has a unique advantage that many modern theaters do not. It is well suited to be a moviehouse, but a fully restored

Pantages would also be of appropriate grandeur for fine arts performances. Theaters bring in visitors and income, and help draw patrons to the business around them. Historic theaters attract an even wider group of patrons. Having more theaters also gives space for more voices to be heard, to foster more diversity. A community that has a bounty of performing arts spaces, (even two right across the street from each other) is a community truly dedicated not only to arts and culture, but to the wellbeing of its people, and the local economy.

It is true that I am too young to have ever attended a show at the Utah Pantages, but ever since I was a small girl I hoped and believed that someday I would. I heard stories of not only my grandparents, but also my great grandparents, attending shows there and having a wonderful time. When I would ask about the theater, my great-grandmother would get a joyful look in her eyes, and tell me it was beautiful. Some of my family's favorite memories have been made there, and the same is true for countless other families. Those alive today, and especially future generations, should be able to share in this tradition. To destroy such a special place would be reckless and irresponsible.

As I have heard from my older loved ones, going to the movies used to be quite the experience. Grand theaters are often referred to as “movie palaces,” for they were adorned as such. They were created as a place for ordinary people to feel elegant and special, almost royal even, if only for a night. People would dress up just to go see a movie or a play, which may sound silly when you think of the contemporary movie going experience, but everyone deserves a reason to feel fancy and beautiful. Especially with the Covid-19 Pandemic, many of us truly miss the “going out” feeling. Movies have been a big help to get us through this pandemic, and I am so thankful that I am able to escape to another world from the comfort of my own couch. When it is safe for theaters to fully reopen, they are going to need to offer an extraordinary experience if they want to survive the age of online streaming. Modern multiplex cinemas may have multiple screens and ample parking, but they simply cannot offer the elegance and pure joy that a true movie palace can. When you can watch almost anything from the comfort of your own home, patrons will need more than just the films themselves and the popcorn to draw them in.

As we live through this dismal and difficult age of pandemic, many people are searching for hope. Something to believe in. A sign that our world will someday be just as good as it was pre-pandemic, but also even better. News of restoration plans for the Utah Pantages would be a wonderful source of hope for the people of Utah. When the world recovers from the long term loss and pain the pandemic has caused, a newly restored historic theater would bring people out of the fear and dreariness, and into lively downtown Salt Lake once more. The theater opened in the early 1920’s when the Spanish Flu was at long last coming to a stop. How fitting it would be, for it to rise once more, as the world heals from Covid-19.

It will be costly and difficult to restore the theater. But I believe in the State of Utah and its people. A state rooted in the motto of industry can definitely handle it. A place that rose out of such a rugged desert can surely save one of its most precious assets. Though currently the outside of the building does not hint at what a beautiful place it is, walking by the theater always fills me with a desperate curiosity to see what was inside, and faith that someday I will be able to. This theater is a connection to those we love and honor from our past. It is a connection to our creativity and desire to dream. We must save the Utah Pantages Theater.

Sincerely,
MaryAnn Workman

Gellner, David

From: AstroMG <[redacted]>
Sent: Thursday, April 22, 2021 11:14 AM
To: Gellner, David
Subject: (EXTERNAL) Comment on 150 S Main Street Apartments

Hi,

Unlike many of the emails and calls you are probably getting, I am writing in support of this project. This doesn't mean that I don't lament the loss of the Utah Theatre but I think I have a more realistic and lucid view than many of those trying to "save" it. The Pantages Theatre was a beautiful building in its day but the fact is that it needs much more than its supporters can provide. I fear that if this project is stopped, the theatre will sit for decades more neglected and decaying. Besides, the theatre itself was largely ruined in a past age when it was converted into a two-screen movie theater. If the developer is truly planning on saving and repurposing the skylight and other ornamental elements, the new skyscraper will be as much the old Pantages Theatre as the current structure is. Unless there is a serious proposal to rebuild the theatre with *serious* financial backing, I don't think it's worth delaying the inevitable. I'm not even sure if that's legally an option at this point anyway.

As to the new project, I think it's a pretty nice and unique design for a residential tower. It actually echoes the Kensington Tower design in some ways, mixing the solid glass surfaces with areas of windows separated by a white/gray texture. The mix of window patterns also reminds me of 650 Main and the forthcoming BRIX project, and the use of white and grey calls to mind nearby buildings like the Salt Lake Temple and the Hotel Utah. Could this be the beginnings of a distinct "Salt Lake Postmodern" style? In any case, the tower will be handsome and the amenity spaces look wonderful. The building will help fill a big gap in the skyline and the western glass face will enhance the already incredible "golden hour" skyline views at sunset.

On the negative side, I do wish the project did more to make a walking connection through the block to West Temple and 100/200 S. The elevated park is a cool idea and we need the green space, but I do think that the block will be rather impenetrable to walkers given the proposed configuration. It also strikes me as sad that the theatre itself is being replaced by a parking garage while the tower goes on the Main Street frontage, but I digress.

Thanks,

Matthew Givens

Gellner, David

From: Meredith Jacobsen <[redacted]>
Sent: Sunday, April 25, 2021 10:01 PM
To: Gellner, David
Cc: Fowler, Amy; Valdemoros, Ana; Johnston, Andrew; Wharton, Chris; Dugan, Dan; Walz, Danny; Mano, Darin; Rogers, James; Mayor; s[redacted]; SLCAttorney; [redacted]
Subject: (EXTERNAL) Save The Utah Pantages Theater Public Comment

Follow Up Flag: Follow up
Flag Status: Completed

Good evening,

I am emailing to make a public comment regarding my support of the proposition to save the Utah Pantages Theater (150 S Main St). I believe saving and preserving this historic jewel of the city aligns directly with the objectives of the SLC Planning Commission. The current proposal from Hines/LaSalle does little to nothing to preserve our community's culture, history, or soul. Preserving and restoring the Utah Pantages Theater to its full glory would also allow for the preservation of other local adjacent businesses. I believe that the proposal and plan put forth by the Save The Utah Pantages Theater group outlines an amazing plan that will work and make sense. I am so saddened and disheartened to see Salt Lake City losing all of the character which made it so special to begin with. Please do the right thing and choose to protect the vibrant art culture and community. Lets restore the Utah Pantages Theater for generations to come.

Thank you,

Meredith Jacobsen

Gellner, David

From: M Z <[redacted]>
Sent: Wednesday, April 21, 2021 1:26 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]; [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Housing can be built anywhere but this theater is one of a kind and completely irreplaceable. Choose any of the other hundreds of thousands of options for your housing and leave us this beautiful, historic theatre. It will be an enormous boon to the community and somewhere you and all your colleagues will be proud to take your children and your children's children to have a unique experience. This theater is an exceptionally beautiful window to Salt Lake City's past and it is imperative that we preserve it for future generations.

Sincerely,
Michiko Arlene Zaharias

Gellner, David

From: Mimi Andrews <[redacted]>
Sent: Monday, April 26, 2021 8:43 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I believe the Utah Pantages Theater is worth saving. Although I have never had the privilege of attending a performance at the theater, I have listened to stories of my family members wonderful experiences there. My mother recalls seeing one of our family favorites “What’s Up, Doc?” multiple times at the theater during the summer of 1972.

The theater itself is a work of art. It carries history, beauty, and culture within its walls. While housing is an absolutely necessity, especially in our growing population, there are other areas that apartments can be built. I believe it would be an absolute travesty to destroy the Utah Pantages Theater.

Thank you,
Mimi Andrews

Gellner, David

From: Neil Reed <[redacted]>
Sent: Monday, April 26, 2021 10:36 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Greetings, dear friends.

You do a lot of great work for the city and I appreciate the work you do. In regards to ye olde150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024, I'd like to publically comment the importance of preserving this admittedly derelict, but distinctly friggin' sweet historic theater.
Is it a headache and a half? Sure, but losing it would be a punch in the cultural gut. Please, for the love of tots, reconsider your current design plan. That would be rad.

Gracias!

Neil

Gellner, David

From: Nick Thomas <[redacted]>
Sent: Sunday, April 25, 2021 11:05 PM
To: Gellner, David
Subject: (EXTERNAL) 150 S Main Apartments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Gellner,

I am writing you concerning the proposed 150 S Main Apartments. I am sure you have received many emails pertaining to this proposed development so I will try to keep my comments short. First let me say I am outraged that the Salt Lake City is giving away publicly owned property to a developer for free. How this benefits the citizens of Salt Lake City escapes me. But I realize we are probably beyond that point so I will comment looking forward. As a community both citizens and decision makers want what is best for the city. As residents of Salt Lake City we all wish to have a unique downtown that stands among the other great cities of the world. New York City, Chicago, San Francisco and the great cities of Europe are known for their architecture and historically significant spaces. Yes they have big fancy modern glass apartment buildings but it is the spaces of their pasts that define these cities and give them their character. As a city we are at a cross roads with the 150 S Main apartment proposal. Profit driven developers are asking the citizens of Salt Lake City to give up their beloved Pantages Theater (for free no less) to build high end apartments. In doing so our city will lose a historically significant space. A restored Pantages Theater would be a feather in the cap of our great city. A space that would distinguish our city and help put us up there with the other great cities of the world. We must ask ourselves what kind of city we wish to be, a place that celebrates our heritage, honoring the spaces that define us as a community or a place that puts the private sectors profits first. Salt Lake City will never reach it's full potential if we erase it's history with the shiny an new. Nothing will be more symbolic of our cities failure than a 30 story modern building sitting on the ashes of the great Pantages Theater. I hope you will share my vision of Salt Lake City standing with the other great cities of the world and block the proposed 150 S Main Apartments and in doing so saving the Pantages Theater.

Thank you for your consideration,

Nick Thomas

Sent from my iPhone

Gellner, David

From: downtown resident <s[redacted]>
Sent: Sunday, April 25, 2021 9:58 PM
To: Gellner, David; Valdemoros, Ana
Subject: (EXTERNAL) 150 South Main Street Apartments design review concerns
Attachments: 150 Apartments Design Review_response.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear David and Ana,

Please see the attached pdf:

I spoke with many neighbors in my area about the design review for the proposed 150 South Main Street Apartments. I expressed my concerns over the height and large massing of the building, as well as not enough uniqueness in the building design. Many of my neighbors agreed with the objection to the design height and massing, and signed their signature on the attached pdf to show their support for the objection to the current design.

I've attached a copy of the response memo, that was solicited and shared with many in my area. Some of my neighbors were unable to sign the attached memo, but said that they would be e-mailing you with their dissatisfaction with the current design massing and height of this building.

Please enter this memo into the planning review staff reports for the record.

Thanks for your time,

Gellner, David

From: Oscar Arvizu <[redacted]>
Sent: Friday, April 23, 2021 4:50 PM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]; [redacted]
Subject: (EXTERNAL) SAVE THE UTAH PANTAGES THEATER - Preserve our history

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Mr. Gellner and Planning Commission,

I am writing this letter to express my extreme concern, frustration, and sadness of here that there is a plan to destroy the beautiful and historic Utah Pantages Theater and replace them with more condos/apartments. As an admirer of our local history and the arts hearing of this is greatly disappointing and a disservice to our state. It's not just another theatre but one of the most amazing theaters in the country. Utah is already behind in the arts compared to other major cities in the world. Yes we have beautiful mountains but only a handful of historic original buildings, especially that support the arts.

On top of my previous concerns, this deal seems suspect of ill will against the locals and is tainted with malfeasance. This seems to be more concerned with benefiting those involved with the transaction than with the people of the state. The benefits for the locals is nothing compared to what they are losing. A park on top of a parking lot? A small easement? Affordable housing for a few units that might expire? All vague details and plans. And above all giving the theatre away basically for free? It's sounds so ubsurd and shameful.

Why do we have to destroy our history, and a beautiful one at that, that we will never again see built in this city. Salt Lake City has already lost so many beautiful, historic buildings to shady deals that don't benefit the tax payers.

With all my heart, I implore you to please save our history and add to the arts of our state and local government. Instead of just some more condos.

Thank you for your time.

Sincerely,
Oscar Arvizu
Tax payer, 25 year resident, and lover of history and art

Gellner, David

From: Rachel Quist <r[redacted]>
Sent: Sunday, April 25, 2021 2:17 PM
To: Gellner, David
Cc: Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]; [redacted]
Subject: (EXTERNAL) 150 S Main Street Open House comments
Attachments: RQ Comments 20210425.pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear David:

Below are my comments on the above referenced project. I have also attached a PDF version.

thank you for attention to this matter

Rachel Quist

April 25 2021

Dear public servants:

This project at 150 S Main St is one of the very few development projects in which SLC, as an elected government representing citizens, can actually have a say and control the output. This is public property and should result in net gain (or at a minimum, an equal swap) to the public; however, the current proposal falls far short of expectations and I believe in just a few short years will be lost to the public entirely as it is swallowed into the realm of private benefit accessible to only certain privileged people.

My specific concerns are as follows:

1. The historic Utah Theater is salvageable for historic rehabilitation and a viable pathway for preservation exists. This option has not been fully explored with the current opportunities for preservation. The City's own policies encourage preservation when possible, and yet so often the City makes decisions against preservation. This preservation option should be explored before SLC releases a valuable public asset.

2. The existing historic context of the block should be respected. My first preference is for preservation, but compatible infill should be the next best option. By my count there are 15 remaining historic structures or features between this block of Main Street (see attachment 1 for a full list) with roughly a third of these being National Historic Landmarks, a third being local (and sometimes overlapping National) SLC Historic Landmarks, and the remaining third being legally unrecognized as historic landmarks but clearly eligible to be so (and most of which the Utah SHPO has already concluded meet the NRHP eligibility criteria, per their historic site files).

The size and massing of this proposed project is overwhelming. I understand that this is certainly an area of the city in which density should be optimized but there must be a way to better balance the scale for compatible infill.

3. It is difficult from the materials available to the public to determine how this new complex will be seen from the ground, where most of us exist. The illustrations show nice buildings and greenery from a rooftop perspective, but what is the perspective from the street? From what I can see there is very little green space or room for movement and a lot of concrete. Most of the architectural embellishments are hidden away from the street level and only viewable from afar or by drone. What I enjoy about historic buildings is their emphasis on details at the street level- a bison head or lion

sculpture, elaborate entryways, varying textures of building materials, emphasis on natural stone, and other engaging and creative elements. None of this exists in the current proposal. Again, what I see here is the emphasis on cultivating interesting private spaces over the public good.

4. The midblock "plaza" is ineffective. The design cuts off a viable walkway from Main Street to 100 South via an existing alley on 100 South just west of the Kearns building. My understanding is that the RDA deal requires a midblock walkway, not a plaza. This pitiful plaza does nothing to break up the large City blocks and create midblock walkways. It is interesting to note that the "Park and Mid Block Exhibit" provided by the developer do not specifically provide a label in the key to a what a white hatched line represents, and that you need to go to the site plans in order to see that part of the proposed building blocks a connection from Main Street to 100 South. This is a deceptive tactic for the public review process. Again, by not having a public through fare this design emphasizes private spaces over the public good. It is also does not meet the basic requirements of the deal and the entire package should be rejected.

5. The public park is not a reliable public asset. It is quite amusing that in the developers own documentation (p17 Design Review Submittal) the "public park" is situation outside of the defined "public realm" and sits atop a parking structure. I enjoy green roofs, but they offer little for public engagement. This is an unacceptable fulfillment to the requirement of having a public park. Only the people who have reviewed this design submittal will even know about the park (and really, how many of SLC citizens review proposals like this?) Signage cannot mitigate this enough. If a green space is not viewable from the street level it rarely gets engagement; even on a fully public building such as the downtown SLC Library the green roof is not an asset that is widely known or used by the public. When I would take my son (then a young'n) to the library for books I always liked to visit the rooftop terrace; We were always the only people there and my son named it "the secret park" because he felt like we were the only ones who knew about it. I suspect that this green roof park will only be utilized by people who live/work in the proposed building. Again, this proposal emphasizes private spaces over public assets; in this instance, only accessible to those with certain privileged knowledge.

6. The undefined nature of affordable housing in this design is unacceptable. In a project in which the City has a vested interest in the design and the outcome of affordable housing, the lack of any details in this proposal is appalling and must be fully articulated before public review can occur.

The entirety of affordable housing of Salt Lake County is a crisis. Allowing only 10% affordable units in this plan is unacceptable. This proposal is a partnership with the City and the citizens of the City need to see a benefit. The City should be investing in projects in which the average taxpaying SLC citizen can live.

This proposal includes 40 affordable units at 60-80% AMI. According to APA Utah, the Low Income (80% AMI) benchmark was $66,150 in 2019 for Salt Lake County. New teachers in the Salt Lake School District don't even make that much as annual salary. If a working professional with a college degree needs to be on a waiting list to live in the 10% affordable housing of this building, why are we even building it? Whose interests is it serving? Certainly not the majority of working people in SLC.

Further, the proposal does not state what type of units will be affordable. My guess, if it is not specifically stated it will be the one that maximizes profits and underserves the people. The City should be requiring more than 10% affordable housing and should identify a certain percentage of that to be studio, 1 bedroom, and 2 bedroom. Families and children need bedrooms too.

The affordable housing aspect of this proposal does not meet the needs of the City. The proposal emphasizes corporate profits over the citizens of SLC.

7. I do not understand the Tree Protection Fencing proposal. I do not see that fencing existing trees with chain link will make the street more engaging. Hopefully this is some kind of temporary construction fencing? Because otherwise, it is a terrible idea and emphasizes the separation of people from nature and how the public must not interact with public assets such as public trees.

8. There are no plans outlined for reuse of historic materials from the Utah Theater. As I understand the deal with the developer, this aspect is a requirement. There is no indication if these public assets will be viewable by the public or if they will be hidden away in private spaces. How will these artifacts be protected and maintained? Will they be public property, or can they be sold by their new owner? As there is no information about it, this proposal is incomplete and should be rejected in full.

In summary, the developer is clearly maximizing profits instead of emphasizing public benefit. And again, in the case when the outcome can, and should be, controlled to optimize public benefit the opportunity is being lost here. I hope that

SLC will at the least attempt an equal partnership with the developer and not be swindled into a deal that primarily emphasizes wealth enrichment of a corporate entity.

This proposal is also incomplete and does not meet the basic requirements set out by the RDA and thus should be fully rejected.

Thank you for your consideration and time,

Rachel Quist
[redacted]

Attachment 1

Existing Historic Context of the block for Pantages Theater
Information from Utah Division of State History

West side Main Street, between 100-200 S:
1. Eagle Emporium (Local Historic Landmark Site) at 104 S Main, built 1864/1912
2. Old Clock at Zions First national Bank (Local and National Historic Landmark Site) at 102 S Main, built 1870
3. Daft Block (Local and National Historic Landmark Site) at 128 S Main, built 1889
4. Kearns Building (National Historic Landmark Site) at 132 S Main, built 1909

East side Main Street, between 100-200 S:
1. Ezra Thompson Building / Neumont College (National Historic Landmark Site) at 143 S Main, built 1924
2. Tracy Loan & Trust Co (National Historic Landmark Site), 151 S Main, built 1916
3. First National Bank/Bamberger Building (Local and National Historic Landmark Site), 163 S Main, built 1871
4. Herald Building (National Historic Landmark Site) at 165 S Main, built 1905
5. Walker Bank Building (Local and National Historic Landmark Site), 171 S Main, built 1912

Legally unrecognized but clearly historic buildings on Main Street, between 100-200 South.
1. Groesbeck Building at 122 S Main, built 1892
2. Stringfellow Building at 120 S Main, built 1892
3. Pantages Theater/Utah Theater, 144 S Main, built 1919
4. The Lady Bag at 149 S Main, built 1930
5. Evas Bakery at 155 S Main, built 1915
6. Hepworth Carthey Building at 159 S Main, built 1930

Gellner, David

From: Regan Christiansen <[redacted]>
Sent: Friday, April 23, 2021 8:51 AM
To: Gellner, David
Subject: (EXTERNAL) 150 Main st.

David,

My name is Regan Christiansen and I work at a small business here in Salt Lake City. This place has always been home to me, but it doesn't feel too much like home anymore. Large skyscrapers are constantly under construction and my ski resorts are no longer mine because tourism has raised the price past what I can afford.
My favorite places to visit are all slowly turning into "affordable" housing. And the housing the does exist continuously raises in price to keep up. I ask that you please do not build another skyscraper in place of what is a beautiful historic theater. Please do not hand over this theater to the Groups in plan, sell it to someone who is dedicating their life to restoring it. I would love to walk through the Pantages theater and watch shows in such a historical building.
There are people who want to put in the work and have a plan of action, let the locals of this stunning town feel safe and local in this ever so changing city.
Thank you for letting us openly reach out, I know there are more of us who would be devastated to see this skyscraper be built.

Thank you,
Regan
--
Regan Christiansen | [redacted]

Gellner, David

From: Rheda Fouad [redacted] >
Sent: Monday, April 19, 2021 4:12 PM
To: Gellner, David
Cc: Wharton, Chris
Subject: (EXTERNAL) Utah Pantages Theater Project.

Follow Up Flag: Follow up
Flag Status: Completed

Hello David,

I received an email about this initiative for both the Capital and Pantages Theater. While The Capital Theater should be considered, I am baffled why Pantages would be. I believe the city did a study on this year ago, and we netted out with the Eccles Theater, which is a great addition to the performing arts. Our core needs housing on this scale and protecting the Pantages is not only economically out of range, based on the city's own study, but it will also keep that block from being repositioned to add more street-level use, thus keeping that part of Main a "dead zone." If the RDA is already under contract, could Hines sue the city, and hence the Taxpayers? And is this initiative being brought forth by a group that has a plan to redevelop the theater?

Thank you,

Rheda Fouad [redacted]

Gellner, David

From: Robert Stefanik [redacted]
Sent: Thursday, April 22, 2021 9:14 PM
To: Gellner, David
Subject: (EXTERNAL) 150 main st project

Hello Mr. Gellner.

I am writing to you in regards to the 150 main street project which would have a priceless theater torn down only to be replaced with a bland, forgettable, and honestly overpriced tall building. The theater should not be torn down when there are empty lots and parking lots that this building can go on and no building is destroyed. Now you maybe thinking no one is going to miss this theater and that is where you are wrong. I grew up in the state of New York and I can tell you for a fact people still miss the old Penn station building that was tore down and replaced with what is there now. That is just one of many from the city but from where I grew up in upstate in a town of Waverly, NY a church bought a theater back in the 70's and to this day people miss going and seeing movies there as it was the closest theater with out going to Sayre, PA to there theater. In Corning, NY people still miss the old glass work building that Corning Inc tore down to build there office building and Corning did what Hines is talking about putting pieces of the old theater in there new building and it doesn't help fill the void that tearing down a historic building brings. The pieces look sad and out of place in another building instead of being apart of a building. The only thing really standing from the glass works is little joe's tower where thermometer were made and you can't get near it unless you are a Corning employee. People miss the old buildings and will tell stories about what us to go on. Tearing down this theater even though not open to the public right now, holds memories for people that have visited in the past, even to include the people who have toured the theater just a few years ago. On top of that kids and young adults are making memories in the Capitol theater. If you spend just a short time searching you will find proof that theaters bring people together and have a positive impact on the community.

Gellner, David

From: Ryan Barker <[redacted]
Sent: Sunday, April 25, 2021 5:30 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I'm shocked that anyone would even consider destroying SLC's Pantages theater, let alone that such an absurd idea has progressed this far. The Pantages is a priceless, irreplaceable treasure. Once it's gone, it's gone. That's it. End of story. That alone should make you think long and hard about what it would mean to approve this application. You wouldn't bulldoze the Colosseum because Rome is running out of parking space, would you? This obviously isn't on that same scale, but it's the exact same idea, and the very fact that our Pantages theater isn't as internationally well-known as the Colosseum just means it's that much more important for us, the locals who actually have our eyes on the situation, to make sure we handle this properly. Historic structures are of immense value and should be preserved whenever possible. An apartment building? There's plenty of room to build that elsewhere. How could it possibly be more important to put apartments in this specific place than it is to preserve something that we can never get back after it's gone? This is literally what Joni Mitchell was singing about in her song Big Yellow Taxi. Don't pave paradise and put up a parking lot.

I would be more understanding if the theater was in such a state of disrepair that it wasn't feasible to bring it back to a functional condition, but that's simply not true. The Pantages theater in Tacoma was restored for under 20 million dollars as recently as 2018. And the Philadelphia Metropolitan Opera House, which was in much much worse shape than our Pantages, was restored in 2019 for 56 million. These numbers show exactly how ridiculous the projected cost of 60 to 80 million is for our theater. Talk to anyone who knows anything about historic preservation and they'll tell you exactly that.

Besides, didn't the City Council already commit to restoring the theater in the 2016 Downtown Community Master Plan? This application goes directly against that commitment. That right there should end the discussion, full stop.

So that's plenty of reason on a purely practical level for denying the application and saving this gem of a theater. But while practical concerns are obviously important, there's something much bigger at stake here. We're not robots. We're human beings, and there is also a human side to the equation that makes the right course of action here even more ridiculously obvious. Humans need art. To quote Pablo Picasso, "Art washes away from the soul the dust of everyday life." Every time the unfeeling, relentless forces of capitalism destroy an oasis of artistic expression, the world becomes a slightly worse place. And here we have one of the rare cases of being able to fight those forces and go in the other direction. The theater hasn't shown movies since 1988, and Salt Lake has been poorer for it every day since. But we now have the opportunity to breathe new life into this neglected beauty and give a whole new generation somewhere to regularly bathe in the art that we all seriously need.

And we do need the art that a restored Pantages would provide. Today more than ever. The endless content scroll of Netflix and soulless, cookie-cutter mall multiplexes are no replacement for that moment when, after being powerfully moved by an amazing film, the credits roll, the lights come on, and you slowly come back to reality and realize you're seated in a building that's over a century old, and you're reliving an experience that thousands have lived before you, in that exact spot. That connection to the past is priceless. The historic memories baked into every square inch of a building like the Pantages have palpable power. Do not make a decision regarding this application without first letting the full weight of that power impress itself upon you.

This whole deal has given me the unsettling feeling of something shady going on. When the right thing to do is as clear cut as it is in this case, it's hard to get this far off track without someone behind the scenes with the wrong motivations greedily pushing buttons to further their own personal agenda. Just think of how this situation would play out in a movie. A grassroots group of underdogs take on a city hell-bent on destroying a historic theater. Who's the bad guy in that film? If you hesitate at all to answer that question, you've proven my point, because you especially could benefit from some time spent in a restored Pantages.

You know what really matters here. Don't be the villain of this story.

-Ryan Barker

Gellner, David

From: samuel brentwood <[redacted]>
Sent: Sunday, April 25, 2021 10:29 PM
To: Gellner, David
Subject: (EXTERNAL) Design review for 150 South Main Street Apartments

Follow Up Flag: Follow up
Flag Status: Completed

David,

I am a resident in the Downtown SLC area. I recently got off of a zoom meeting with some other residents. One of the topics that came up was a current design review for a proposed highrise downtown at 150 South Main Street.

I have some concerns over the current design. I think that the height and massing of the building is too tall and too large for a midblock building. This building if built in its current form would overpower the historic buildings on the main street block. I wouldn't be as opposed to this building if it was built on the corner of an intersection, but where it is mid-block it truly seems out of place, and overpowering. The architect should consider some design changes and setbacks to the massing as it goes up in height to make it feel less overwhelming.

Another concern I have is the West wall of the building is very boring and has no character to it. This is the side of the building that people will see from the freeway, and therefore it should be more appealing to look at in our skyline. It's like the designer put all the design budget on the east half of the building, but then completely forgot about the west side.

Please pass these concerns onto your review staff.

Samuel B.

Gellner, David

From: [redacted]
Sent: Monday, April 26, 2021 9:03 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I would like to ask our city leaders to consider how they want our city to be viewed in the next 20 years. Asethic character is an important aspect of any community. Tearing down the Pantages Theatre to build a skyscraper will create an historic architectural void.

If we reference some of the most beloved cities in the world, the majority of them possess a large amount of historic architecture.

We are pleading with our city leaders to protect Salt Lake City's history. There are plenty of empty lots downtown to build upon. Once a historic building has been demolished, it is impossible to replicate the character.

Thank you,

Sarah Baker
Holladay, Utah

Sent from my T-Mobile 4G LTE Device

Gellner, David

From: Serre Splond [redacted] >
Sent: Wednesday, April 21, 2021 12:27 PM
To: Gellner, David
Cc: [redacted]; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Culture is the lifeblood of society. Keeping history intact that isn't synonymous with pain is a much needed thing for Utah considering it's history. We don't need luxury apartments we need more affordable ones. Ones that ain't come at the cost of our theater.

This theater will allow Utah to have a piece of history that will continue to endure the test of time to allow humans of today a connection to humans of yesterday.

Say no to the dang apartments and allow the theater to thrive once again.

Gellner, David

From: Shane Franz <[redacted]
Sent: Wednesday, April 21, 2021 12:14 PM
To: Gellner, David
Cc: [redacted]
Subject: (EXTERNAL) Apartments at 150 S Main Comment

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Gellner,

I am vehemently opposed to this project. The project is wrong for our city on so many levels.

The first a foremost reason I am opposed to the project is that it destroys our 100+ year old architectural gem theatre, the Utah Pantages. The arts are what makes a city special, and we need to protect and preserve this historic space for future generations. Theatres like this are located throughout the country, and restored, they become a focal point - a reason to visit the city. Something that makes it special. What we would destroy is priceless, and what we would replace it with can be found everywhere.

The second reason is we do not need more luxury apartments downtown. We have an oversupply of units being constructed. This, coupled with the tremendous parking problem a building of this size would generate.

The "trade" with the proposal for some apartments to be affordable simply does not ring true. We need more affordable options, but not in this manner.

The idea of the park is not well executed, and it amounts to a tiny piece of green space for the residents of the building - this definitely isn't a park.

Coupling this disastrous plan with surpassing height and other restrictions is another issue. We need to keep our buildings within scale.

Systematically speaking, I see so many apartments, but we need the other infrastructure to support it. People who live in the city will also need jobs, entertainment, a place to get groceries, gymnasiums, open and park space, etc. etc. We need to be thinking more broadly and encourage not just growth through apartments, but everything associated with it. I believe what we have now is a very lop-sided plan to have lots of housing, which could sit vacant because we lack the supporting infrastructure.

Lastly, I would like to see a revitalized Main Street. I would like to see more restaurants, more shops, more reason to be and live downtown. I don't believe apartments contribute to this.

Thank you,

Shane Franz [redacted]

Gellner, David

From: Shawn Fry <s[redacted]>
Sent: Thursday, April 22, 2021 11:07 AM
To: Gellner, David
Subject: (EXTERNAL) 150 S Main Street Apartment Review

Dear Salt Lake City Planning,

Tearing down history is not something I want to see in Salt Lake City. The Utah Pantages Theater is a historical treasure that needs to be saved in Salt Lake City. Creating a downtown Salt Lake City theater district to save the Utah Pantages Theater would be the best step for Salt Lake City instead of a whole 40 affordable apartment units, along with 400 apartment units, a public park and a walkway each is not needed, the Gallivan Center is a stone's throw away.

If we are getting technical here the Eccles Theater was railroaded into development on Main Street via Ralph Becker, when the funds and development for the Eccles should have been put into the Utah Pantages Theater instead.

Save history, Save the Utah Pantages Theater!

Shawn Fry

Gellner, David

From: Sonya Gilbert <[redacted]>
Sent: Friday, April 23, 2021 4:53 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I respectfully disagree that SLC needs another skyscraper full of housing developments that no one can afford. Affordable housing is basically nonexistent in the city and I know this firsthand, as I had to move in 2019 from SLC to Holladay, due to astronomical housing costs when purchasing my first home.

I have never stepped foot in the Utah Pantages Theater, but I hope to have the opportunity someday. Seeing a Sundance movie or just a regular feature film there would be incredible. I went to college in eastern Kentucky and we would drive to Huntington, West Virginia to the Keith Albee theater just to see movies there because it is an amazing theater from the 20s that was just magical. Young people today deserve to have that sort of experience when wanting to see a movie, play, etc.

Please consider Save the Pantages plans to restore this amazing piece of history within SLC. We are losing our beautiful city to development as it is and it's not what the citizens of SLC and the county want. If Huntington, West Virginia can do this, then we can too!

Thank you for your time,
Sonya Gilbert
Long time resident of Marmalade and Ballpark neighborhoods 2006-2019

Gellner, David

From: Stacy Patton <[redacted]>
Sent: Friday, April 23, 2021 12:18 AM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

It is so surprising to me that the current plan is to destroy this amazing historical building. Though my family relocated to park city nine years ago, we lived in the Avenues for 10 years, and loved all of the historic architecture of the area. The thought of ripping down one of those beautiful old houses breaks my heart. And now the city is talking about destroying this amazing architectural gem and GIVING the property for yet another housing project? For shame!

Please please please let the society buy this building and restore it!!! It would be such a beautiful venue for Sundance movies and other cultural events!!! This is such a treasure and it would be a cultural crime not to preserve it!

Sincerely,

- Stacy Patton

Gellner, David

From: Steve Kaae <[redacted]>
Sent: Sunday, April 25, 2021 11:43 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; s[redacted]
Subject: (EXTERNAL) Re: Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNP CM2021-00024.

SAVE THE UTAH PANTAGES THEATER AND SUPPORT THE CULTRAL ARTS IN UTAH AND SALT LKE CITY!

"Art influences society by changing opinions, instilling values and translating experiences across space and time. Research has shown that art affects the fundamental sense of self. Painting, sculpture, music, literature, FILM, and othe r arts are often considered to be the repository of a society's collective memory.
Art preserves what fact-based historical records cannot,
HOW IT FEELS TO EXIST IN A PARTICULAR PLACE AT A PARTICULAR TIME."

"Art in this sense is communication. It allows people from different cultures and different times to communicate with ea ch other via images, sounds and stories."
This is what has currently been taking place throughout the community of Salt Lake and beyond. People sharing stories a bout their fond memories of the incredible history and life of the beloved and elegant Utah Pantages Theater. Older ge nerations keeping the heart of this historic 103 year old gem beating by sharing their unforgettable memories with you nger generations who are also extremely intrigued about this one of a kind theater's incredible legacy. All of who are ext remely enthusiastic and long to see it restored and reopened for future generations to also have these great collective e xperiences.

Art also has utilitarian influences on society. Research has shown ones exposure to the arts can have a positive effect on an adult humans brain as well the development of a child's brain. There is a demonstrable, positive correlation betwee n schoolchildren's grades in math, science and literacy, and their involvement in cultural arts experiences. Art is an outl et of creativity and fosters the human need for self-expression and fulfillment in ALL AGES.
Restoring the Utah Pantages Theater could provide many youth in Salt Lake and surrounding areas with more opportunit ies for these experiences. Educational opportunities is one of things mentioned in the proposal submitted by Michael Va lentine.

Cultural arts are also economically viable to a community. The creation, management, and distribution of the arts emplo ys many, and has a great economic boost on other local business as well, ie: hotels, restaurants, retail shops, etc.

Restoring the Utah Pantages Theater to provide another place for the Sundance film Festival to showcase film screenings will
be a huge economically viable resource for Salt Lake City, Salt Lake County and Utah. It will allow Sundance Film Festival to expand and grow and remain a long-
term important staple in Utah. As was stated in the statement given by the representative of The Sundance Film Festival In a recent Salt Lake City RDA meeting. (If Yo Build It, They Will Come!)
Having a nationally renowned theater district in the heart of downtown Salt Lake City, Utah would have such a viable and amazingly positive effect Socially, Culturally, and Economically on our Great State's Capital City. Just look to one of our States northern communities, Cache County's city of Logan. Even this small Utah City has an incredible theater district created by the amazing and dedicated Michael Ballam who restored 4 beautiful theaters that generates an immense amount of revenue for Logan City and Cache County with his Cultural Arts Performances.

So what are you waiting for? This is your opportunity to not only foster a variety of Cultural Art experiences for many generations of people, but to also have a great economic impact on many various business in the downtown and surrounding communities of Salt lake City. Especially at a time when it is needed now more than ever.

Restore The Utah Pantages Theater and revitalize Salt Lake City, Salt Lake County and our State of Utah!!!

Steve Kaae

Gellner, David

From: Thomas Osborne <[redacted]>
Sent: Thursday, April 22, 2021 2:48 AM
To: Gellner, David
Subject: (EXTERNAL) Utah Theater

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please don't go through with this. I don't want us to lose a piece of Salt Lake Citie's history for 40 "affordable" apartments, and a small green space that I know I won't end up using. Saving the Utah Theater would be a much better option.
By restoring the Utah theater, we would be giving Salt Lake a new place to embrace and expand culture, while saving history.
It would also give the Sundance Film Festival a new place. The film festival is outgrowing Park City, and I fear that if we dont provide a place for it, then it will leave Utah.
The theater would be a place for 70mm film as well. Utah currently does not have a theater capable of 70mm film.
Other cities have done renovations of Pantages theaters similar to the Utah Theater, and they cost way less (approx. $26 million I believe) than the proposed $60 million.
Renovating will also give SLC an even more vibrant theater "district", with the Utah Theater, the Capitol theater, and the Eccles theater, as well as various theaters within walking or biking/scooter distance.
Restoration of the Utah Theater was also in the original downtown master plan adopted in 2016. That plan also has outlined additional green space and housing areas, which would eliminate the need for them where the Utah Theater is.
The Utah Theater is on public land, and was bought from the previous owner using taxpayer money, so the public should b educated about and be able to vote on the future of the site. That is why a vote for the site should be in the next election ballot.

We cannot afford to lose this beautiful piece of Salt Lake City History.

Thank you for your time.

Thomas Osborne

Gellner, David

From: Tiffany Greene <[redacted]>
Sent: Monday, April 26, 2021 10:42 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I will keep this brief- I am adding my voice to the pleas for this beautiful theater to be preserved. History matters. While I understand more housing is needed, I hope you a different location is found. (Also might I suggest legislation that addresses e.g. the issues with investors and cash-only offers driving prices up- nobody right now should be buying second+ homes in my opinion.)

Thanks for your time,
Tiffany Greene

Gellner, David

From: zangrief <[redacted]>
Sent: Monday, April 19, 2021 1:52 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney; [redacted]; [redacted]
Subject: (EXTERNAL) Reply petition PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in response to petition PLNPCM2021-00024.
I oppose this petition because of the lack of details about "affordable" units. There are no details about what size they would be or what price range "affordable" is.
I don't think this is fair as part of the compensation for receiving a site for free from my city.

I also don't thing that a "park amenity other separate parking structure in the rear" qualifies as a open park space and i have concernes about it having public access. It seems to be a private greenspace with limited public access. Another unfair compensation for the site that my city officials are proposing to give away.

I am also offended thea the proposal makes no mention of what architectural aspects will be "salvaged" from this iconic, historic and treasure of a theater for all generations. There needs to be details for this otherwise I cannot support anyone involved in this proposal and will do all I can to vote/remove them out of office if this proposal is approved. If they cannot hold all accountable to the laws and regulations put forth they should not be holding public office and making decisions for me and my city.

For all the reasons I have commented on, this application should not proceed until a complete application is received. It should aslso address any phasing and all waivers or exceptions being given to the applicant and the reasons why.
Even if a complete application is received with the details I've made comments about, it should be deemed unacceptable and not approvable for its obvious amd specific conflict with the requirement of the Downtown Community Master Plan that prohibits the demolition of the Utah Theater. That plan requires it be saved to be repurposed and used as an activity generator.

Tye McDonough
[redacted]

Sent from my Galaxy

Gellner, David

From: writerkr1 [redacted]
Sent: Saturday, April 24, 2021 12:24 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

It's really simple -- destroying this historic place is the wrong choice.

Thank you for your consideration.

Sent from my Verizon, Samsung Galaxy smartphone

Gellner, David

From: Sam Herrera <[redacted]>
Sent: Tuesday, April 27, 2021 7:46 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

(Post your personal comments below, speak from the heart, add our argument points if you like, and then delete this sentence) hello, my name is Samantha Story. I'm a dancer and a teacher. I work with students of all age groups and the enrichment this theater will bring to our community will be enormous. Art and music will help the youth stay engaged in learning. Losing this historic building will be a tragic loss.

Gellner, David

From: Lea Jones <[redacted]>
Sent: Wednesday, April 28, 2021 5:24 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: [redacted]
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Hello,
These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

Keeping the history in Utah and the small businesses that have been in those spaces are more impressed than placing yet another large wasted condo and office spaces. Now with covid office space is not going to be occupied. My corporate office just decided to go full time working from home and are going to let our lease run out. I have heard many other offices doing the same. Going to an incredible historic theater to watch a show is what the community needs now. Not a waste of money and an eyesore in the city.
Thanks

Lea Jones

Sent from my iPhone

Gellner, David

From: Paul Draper <[redacted]>
Sent: Thursday, April 29, 2021 7:39 PM
To: Gellner, David; Mayor; Walz, Danny; Wharton, Chris; Fowler, Amy; Rogers, James; Johnston, Andrew; Mano, Darin; Dugan, Dan; Valdemoros, Ana; SLCAttorney
Cc: s[redacted]m
Subject: (EXTERNAL) Public Comments for 150 S Main Apartments Design Review Application Petition PLNPCM2021-00024

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello,

These public comments are in reference to 150 S. Main Street Apartments Design Review Application and Petition PLNPCM2021-00024.

I love the idea of building the new building to incorporate the existing theater and retain the cultural beauty, history, and gathering place of our city.

Please restore the theater and help keep Salt Lake beautiful!

Best,
Paul Draper
[redacted]

[redacted]

Gellner, David

From: Gellner, David
Sent: Thursday, July 1, 2021 2:40 PM
To: Casey McDonough
Cc: Michael Anderson; Save The SLC Pantages Theater; Jeremy Brodis; James L. Ahlstrom; Nielson, Paul
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Flagged

Casey,

There is not a new application per your question, it is the same application, Planning file PLNPCM2021-00024 as referenced in the email title. As to the staff report availability, agendas are posted and notices sent approximately 2 weeks in advance of the meeting and the staff report, when finalized, will be publicly available via our website approximately 1 week in advance of the meeting.

The agenda has now been posted and notice signs have been posted on the property for the July 14th meeting. The staff report will be available next week, approximately 1 week in advance of the meeting via our website. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Senior Planner
Planning Division

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Work Phone: 385-226-3860
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From: Casey McDonough <[redacted]>
Sent: Thursday, July 1, 2021 1:42 PM
To: Gellner, David <David.Gellner@slcgov.com>
Cc: Michael Anderson <[redacted]>; Save The SLC Pantages Theater <[redacted]>; Jeremy Brodis [redacted]; James L. Ahlstrom <[redacted]>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

David,

Is there a new staff report or design review application on the 150 S Main Street Apartments project? If not available today, when will it be available?

Casey O'Brien McDonough
[redacted]

[redacted] Casey McDonough
Sent: Friday, June 18, 2021 6:08 PM
To: Gellner, David <David.Gellner@slcgov.com>
Cc: Michael Anderson <[redacted]; Save The SLC Pantages Theater <[redacted]>; Jeremy Brodis <[redacted]; James L. Ahlstrom <[redacted]>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

David,

Thank you for the explanation from your end, I appreciate it.

Casey O'Brien McDonough
[redacted]

From: Gellner, David <David.Gellner@slcgov.com>
Sent: Friday, June 18, 2021 3:09 PM
To: Casey McDonough <[redacted]>
Cc: Michael Anderson <[redacted]; Save The SLC Pantages Theater <savetheslcpantages@[redacted]>; Jeremy Brodis <[redacted]m>; James L. Ahlstrom <[redacted]>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

Casey,

There will not be a second open house held on this project. We previously notified the recognized organizations and held an open house for this project as required. There is no requirement for a project to go to a second open house when additional details are presented.

The public will have a chance to comment on the landscape plan and elements which include the mid-block plaza and park element when it is presented to the Planning Commission at the public hearing. Those elements and details will also be included in the staff report available approximately one week in advance of the meeting. Hope this helps. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Senior Planner
Planning Division

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Gellner, David

From: Gellner, David
Sent: Friday, June 18, 2021 3:09 PM
To: Casey McDonough
Cc: Michael Anderson; Save The SLC Pantages Theater; Jeremy Brodis; James L. Ahlstrom; Nielson, Paul
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Flagged

Casey,

There will not be a second open house held on this project. We previously notified the recognized organizations and held an open house for this project as required. There is no requirement for a project to go to a second open house when additional details are presented.

The public will have a chance to comment on the landscape plan and elements which include the mid-block plaza and park element when it is presented to the Planning Commission at the public hearing. Those elements and details will also be included in the staff report available approximately one week in advance of the meeting. Hope this helps. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Senior Planner
Planning Division

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From: Casey McDonough [redacted]>
Sent: Thursday, June 17, 2021 10:34 PM
To: Gellner, David <David.Gellner@slcgov.com>
Cc: Michael Anderson <[redacted]>; Save The SLC Pantages Theater <[redacted]>; Jeremy Brodis <[redacted]>; James L. Ahlstrom <[redacted]>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: Re: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

David,

Thank you so much for the reply and explanation. I really appropriate both. I'm keeping my eyes on the agenda for it to pop back up.

Actually, I will ask a follow up question. If they include the required landscaping information on an updated design review application, can we expect another open house? I'm still really concerned that the landscaping information wasn't included in the application as it it a major part of the project and the code. Let us know on that as soon as you can and thanks again.

Casey

Sent from my iPhone

On Jun 17, 2021, at 10:17 AM, Gellner, David <David.Gellner@slcgov.com> wrote:

Casey,

My apologies for the delayed response but it appears I inadvertently missed your email follow-up as it came on a Saturday afternoon while I was out of the office.

The answer is that the applicant asked us to postpone the PC hearing on this project and move it to a later meeting date, that date yet to be determined.

If you have additional questions as to why they asked for the postponement, you could contact the applicant to inquire about that. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Senior Planner
Planning Division

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From: Casey McDonough <yalpyesacnac@hotmail.com>
Sent: Wednesday, June 16, 2021 9:50 PM

Gellner, David

From: Gellner, David
Sent: Thursday, June 17, 2021 10:17 AM
To: Casey McDonough
Cc: Michael Anderson; Save The SLC Pantages Theater; Jeremy Brodis; James L. Ahlstrom; Nielson, Paul
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

Follow Up Flag: Follow up
Flag Status: Flagged

Casey,

My apologies for the delayed response but it appears I inadvertently missed your email follow-up as it came on a Saturday afternoon while I was out of the office.

The answer is that the applicant asked us to postpone the PC hearing on this project and move it to a later meeting date, that date yet to be determined.

If you have additional questions as to why they asked for the postponement, you could contact the applicant to inquire about that. D.

Regards,

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From: Casey McDonough [redacted]
Sent: Wednesday, June 16, 2021 9:50 PM
To: Gellner, David <David.Gellner@slcgov.com>
Cc: Michael Anderson [redacted]>; Save The SLC Pantages Theater <[redacted]>; Jeremy Brodis <j[redacted]>; James L. Ahlstrom <j[redacted] Nielson, Paul <[redacted]aul.nielson@slcgov.com>
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

David,

Can you provide an answer about why the project was postponed? If you can't, I have to also ask why and who I need to talk to so I can obtain that answer. Let me know and thanks for help.

Casey O'Brien McDonough
[redacted]

From: Casey McDonough
Sent: Saturday, June 5, 2021 1:19 PM
To: Gellner, David <David.Gellner@slcgov.com>
Cc: Michael Anderson <[redacted]>; Save The SLC Pantages Theater <[redacted]>; Jeremy Brodis <[redacted]>; James L. Ahlstrom <[redacted]>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

David,

Thank you for that update. I have another question, why was this project postponed? Let me know and thanks again.

Casey O'Brien McDonough
[redacted]

From: Gellner, David <David.Gellner@slcgov.com>
Sent: Friday, June 4, 2021 8:58 AM
To: Casey McDonough <yalpyesacnac@hotmail.com>
Cc: Michael Anderson <manderson@parrbrown.com>; Save The SLC Pantages Theater <savetheslcpantages@gmail.com>; Jeremy Brodis <jbrodis@parrbrown.com>; James L. Ahlstrom <jahlstrom@parrbrown.com>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: RE: (EXTERNAL) Re: Design Review at 150 S Main Street Apartments - Case number PLNPCM2021-00024

Casey,

Since the item was postponed, the staff report is still in draft form and is not available.

When this item is scheduled for a Planning Commission Public Hearing, we will post an agenda and send out the public notice for that meeting. The date of that meeting is not clear at this point in time.

Agendas are posted and notices sent approximately 2 weeks in advance of the meeting and the staff report, when finalized, will be publicly available via our website approximately 1 week in advance of the meeting. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Principal Planner
Planning Division

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Gellner, David

From: Gellner, David
Sent: Thursday, May 20, 2021 2:16 PM
To: Casey McDonough
Subject: RE: (EXTERNAL) Re: D-1 zone and height variances...

Follow Up Flag: Follow up
Flag Status: Flagged

Casey,

The applicant is going through the Design Review process for the additional building height. This is not a variance which has a different meaning. In a mid-block location in the D-1 zoning district the Design Review process is required for buildings to be approved in excess of 100 feet tall. That request is reviewed by the Planning Commission. The standards that the Planning Commission and staff will consider are linked below.

The standards that the Planning Commission and staff will use in their analysis are those found in Chapter 21A.59.050 – Standards for Design Review. Those can be accessed through this link: https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-71197

I cannot advise you on what or how you should structure your objections other than to base them on the standards found in the code. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Principal Planner
Planning Division

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From: Casey McDonough <[redacted]
Sent: Wednesday, May 19, 2021 11:36 PM
To: Gellner, David <David.Gellner@slcgov.com>
Subject: (EXTERNAL) Re: D-1 zone and height variances...

David,

I had a question for you about the D-1 zone, and variances required for mid-block height over 100 feet. Is my conclusion still correct that the Planning Commission must approve a height variance as part of the Design Review process for an applicant to build over 100 feet at a mid-block property location?

Also, does the Planning Commission have to have specific objective reasons to deny an applicant's request for a height variance? I can not determine that from my read of the code. In other words, if I wanted to give the Planning Commission reasons to deny a height variance on a D-1 zoned midblock property Design Review application, would they simply be me expressing my subjective dislike for a project or are their objective and specific code or other similar arguments I can make?

Let me know what you can on those questions, anything you can tell me would be greatly appreciated.

Casey O'Brien McDonough
[redacted]

Gellner, David

From: Gellner, David
Sent: Monday, May 17, 2021 4:30 PM
To: Casey McDonough
Subject: RE: (EXTERNAL) Re: D-1 zone and height variances...

Follow Up Flag: Follow up
Flag Status: Flagged

Casey,

The applicant is going through the Design Review process for additional building height. In a mid-block location in the D-1 district the Design Review process is required for buildings in excess of 100 feet. That is review by the Planning Commission. It is not a "variance" which has a different legal meaning within zoning and is defined in State Law.

The standards that the Planning Commission and staff will use in their analysis are those found in Chapter 21A.59.050 – Standards for Design Review. Those can be accessed through this link: https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-71197

I hope this helps. D.

Regards,

DAVID J. GELLNER, MAG, AICP
Principal Planner
Planning Division

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From: Casey McDonough <[redacted]>
Sent: Friday, May 14, 2021 6:20 PM
To: Gellner, David <David.Gellner@slcgov.com>
Subject: (EXTERNAL) Re: D-1 zone and height variances...

David,

I had a question for you about the D-1 zone, and variances required for mid-block height over 100 feet. Is my conclusion still correct that the Planning Commission must approve a height variance as part of the Design Review process for an applicant to build over 100 feet at a mid-block property location?

Also, does the Planning Commission have to have specific objective reasons to deny an applicant's request for a height variance? I can not determine that from my read of the code. In other words, if I wanted to give the Planning Commission reasons to deny a height variance on a D-1 zoned midblock property Design Review application, would they simply be me expressing my subjective dislike for a project or are their objective and specific code or other similar arguments I can make?

Let me know what you can on those questions, anything you can tell me would be greatly appreciated.

Casey O'Brien McDonough
[redacted]

Gellner, David

From: Leo Masic <[redacted]>
Sent: Friday, July 2, 2021 2:13 PM
To: Gellner, David
Subject: (EXTERNAL) Support of 150 S Main Street

Hi there,

I'd like to register my support for the 150 S Main housing project. I'm beyond excited for the boost in vibrancy that this project will bring to downtown.

I'm sad that the theater is going, but I also recognize that cities grow and cities change. You can't preserve them in amber as if it were a museum. I'm generally an enormous proponent of preservation, but not at the expense of hindering the city's efforts to get out of the housing crisis.

I think the mayor said it best: the theater would "literally be a gilded venue, only for people who can afford to pay for entry."

Excited to see this project come to fruition. Thanks for the opportunity to comment.

Best,

Leo Masic

Gellner, David

From: Gellner, David
Sent: Friday, July 2, 2021 11:49 AM
To: Gellner, David
Subject: FW: (EXTERNAL) Re: SLC Planning Division: Planning Commission Meeting Agenda for July 14, 2021

From: James Webster [redacted]>
Sent: Thursday, July 1, 2021 5:38 PM
To: Zoning <Zoning@slcgov.com>
Subject: (EXTERNAL) Re: SLC Planning Division: Planning Commission Meeting Agenda for July 14, 2021

It's so incredibly dishonest and evasive to refer to the most significant theater in the entire Intermountain region as a "vacant" building. I hold a MFA degree in Architectural History from the Fogg Museum at Harvard, having studied classic theater design throughout the world. To evade the significance of this structure, determine a public policy essentially behind closed doors with no transparency, and then characterize ypur cowardly action as a "design review" is an absolute travesty. Clearly, none of you have the educational, design or cultural awareness to assume this responsibility and are at best malfiesant in this dark venture.
James Webster

On Thu, Jul 1, 2021, 1:36 PM Salt Lake City Planning Division <zoning@slcgov.com> wrote:

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
This meeting will be an electronic meeting held without an anchor location
July 14, 2021 at 5:30 p.m.
(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building based on the following determination by the Planning Commission Chair:

I, Chair of Planning Commission, hereby determine that conducting public meetings at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Due to the Center for Disease Control and Prevention (CDC) social distancing requirements, I find that conducting a meeting at the anchor location constitutes a substantial risk to the health and safety of those who may be present at the location.
Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

Gellner, David

From: Carter Dowd [redacted] >
Sent: Monday, July 5, 2021 8:37 AM
To: Gellner, David
Subject: (EXTERNAL) 150 S Main Street Appartments

Hi David,

I hope you are doing well. Just wanted to send a quick note saying I am a big fan of the 150 S Main Street proposal. It will help downtown and Main St in particular feel much more urban and should increase foot traffic to businesses downtown. I hope to see it built as soon as possible.

Best,
Carter

ATTACHMENT G: Department Review Comments

The following comments were received from other City divisions/departments with regards to the proposed development:

Zoning Review – Alan Hardman
This project came to a DRT meeting on 2/10/2021 (DRT2021-00033) and received zoning comments. The project will also require the consolidation of two parcels.

DRT Meeting Comments:
D-1 Zoning District / Downtown Main St Core Overlay. This proposal is for a 31 story 392 feet tall apartment building with 400 apartment units, 8,400 SF of retail and 261 parking spaces in a separate parking structure. The building will exceed the 375-foot maximum height allowed. The project will require lot consolidation of 2 separate parcels and Design Review.
• Demolition permits will be required for the removal of the existing buildings (see 18.64 for demolition provisions).
• See 21A.36.250 for demolition and new construction waste management plan requirements. The Waste Management Plans shall be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to David Johnston at 801-535-6984.
• See 21A.36.250 for a permanent recycling collection station for buildings constructed after 1995.
• This proposal will need to be discussed with the building code personnel.
• 21A.30.020 for the general and specific regulations for the D-1 District.
• 21A.37.060 for the design standards for the D-1 District.
• The Lot Consolidation and Design Review applications are to be initiated with the Planning Division from the planning website.
• Any public way encroachments will need to be discussed with the SLC Real Estate Division in Room 425 at 451 S. State Street. Phone 801-535-7133.
• Provide a completed Impact Fee Assessment worksheet.
• See 21A.48 for all landscaping requirements.
• See 21A.44 for parking and maneuvering layout.
• Signage requires separate approval and sign permit.
Alan Hardman
Senior Development Review Planner

Building Review
All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Engineering – Scott Weiler
Any work proposed in the public way of Main Street requires design review, approval and a public way permit from SLC Engineering.

Transportation – Michael Barry
The parking calculations (on sheet 24 of the 2021 03-03 Hines – 150 S. Main – Design Review Resubmittal) appear to be sufficient, although no calculations were provided for the required loading berths (see 21A.44.080 for loading berth requirements); the applicant should provide loading berth calculations. The parking calculations indicate six ADA parking spaces are required and only three were shown on the plans, however, not all of the parking levels were shown. No parking layout dimensions were provided; parking space and aisle widths must meet SLC standards (see

21A.44.020). No details were given on the type of bike racks to be provided; the bike racks must meet SLC standards (see http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf). The EV parking spaces shall be signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; the applicant should provide details of signage and/or pavement markings. The plans should show that the sight distance requirements are being met as the driveway crosses the sidewalk; a ten foot sight distance triangle is required at the back of the sidewalk.

Salt Lake City Urban Forestry
Further review will take place during the Building Permit review to ensure compliance with Salt Lake City requirements for street trees.

Sustainability
No comments or concerns.

Fire – Douglas Bateman
All provisions from building and fire codes related to high rise building shall be met, including aerial apparatus access, fire access roads to within 150-feet of all ground level exterior portions and water supply/hydrant locations. Alternate Means and Methods applications may be necessary to meet fire access roads with increase in sprinkler density of 0.05 gpm/square foot.

<u>DRT Meeting Comments:</u>

Fire Department Connection shall be located on street address side of structure and shall have fire hydrant located within 100-feet
*Fire access roads shall be provided to within 150-feet of all ground level exterior portions of structure. AMM shall be submitted for increase in sprinkler density of 0.05 gpm/sq ft above the required occupancy density and provide automatic smoke detection in common and public spaces.
*Aerial apparatus shall be provided that meets the requirements of FIC D 105. If cannot provided submit AMM to meet one of the exceptions created by Fire Prevention Bureau
*Requirements for High Rise out of IBC 403 shall be met

Public Utilities – Jason Draper & Nathan Page
The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.
• The proposed work will need a building permit and utilities development permit.
• All unused water and sewer services must be capped at the main.
• Public utility permit, connection ,survey and inspection fees will apply
• All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
• All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
• Utilities cannot cross property lines without appropriate easements and agreements between property owners.
• Site utility and grading/drainage plans will be required for building permit review.
• Main street utilities are extremely crowded. Any encroachment requests will likely be denied by public utilities.

DRT Meeting Comments:
All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
All utilities must be separated by a minimum of 3' horizontally and 12" vertically. Water and sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
Parcels must be consolidated prior to permitting.
Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
A Public Utilities Demolition Permit through the Public Utilities Contracts office at 1530 South West Temple, will be required for this project. This is a separate permit from the Building Demolition Permit.
There is an existing 12"DIP water main in Main St. There is an existing ¾" water service to 156 that will need to be reused per current code or killed at the main. One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
There is an existing 8" sewer main in Main St. The laterals on site are older than 50 years old, they may only be reused if they can pass a video inspection. Your plumber will need to get a permit from public utilities in order to do a TV inspection. Any unused sewer laterals will need to be capped at the main.
An exterior, below-grade grease interceptor is required for this application. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
Covered parking area drains and workshop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
Applicant must provide fire flow per IBC Table B105.1(1&2) in Appendix B, culinary water, and sewer demand calculations to SLCPU for review. The public sewer and water system will be modeled with these demands. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more sewer lines reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. If the water demand is not adequately delivered by the main, then a water main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer. A plan and profile of the new main(s) and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate. Sewer system modeling is required for projects between West Temple and 900 East and South Temple and 400 South. Sewer Main upsizing is likely for this area.
Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.
The existing streetlights on Main St will be required to remain lit during construction. If damaged the contractor will be required to fix the streetlight.