



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, Senior Planner, eric.daems@slcgov.com, 801-535-7236
Date: August 10, 2022
Re: PLNPCM2022-00327, The Collaborative

Design Review

PROPERTY ADDRESS: 1135 South West Temple Street
PARCEL ID: 15-12-431-002-0000
MASTER PLAN: Central Community
ZONING DISTRICT: CC Corridor Commercial

REQUEST:

Todd Charlton, of Defy Colabs (property owner), is requesting Design Review approval for the Collaborative 1135 apartments. The proposal is for a 4-story, 88-unit apartment building located at 1135 South West Temple. The property is in the CC (Commercial Corridor) zoning district. The project requires Design Review approval as it is proposed as 45' tall. Buildings over 30' tall, and up to 45' tall, are permitted only with Design Review approval by the Planning Commission.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request.

ATTACHMENTS:

- A. ATTACHMENT A: Vicinity Map
- B. ATTACHMENT B: Plan Set
- C. ATTACHMENT C: Property and Vicinity Photos
- D. ATTACHMENT D: CC Zoning Standards
- E. ATTACHMENT E: Design Review Standards
- F. ATTACHMENT F: Public Process & Comments
- G. ATTACHMENT G: Department Review Comments

PROJECT DESCRIPTION

The Collaborative 1135 project is proposing 88 studio apartment units that will be 365 square feet each. The building will have 11 ground floor units with direct access from the sidewalk along West Temple Street. The center portion of the building will have front and rear common entrances for the upper floors and will feature amenity space and large balconies. There will also be an outdoor courtyard space near the West Temple entrance that will feature landscaping, seating, and a water feature. Parking for the project will be located behind the building and accessed from an existing alley.



Quick Facts

Height: 45 feet (4 stories)

Number of Residential Units: 88 studio units

Building Features: Individual entrances for ground floor units, amenity space, common courtyard

Exterior Materials: Glass, brick, architectural metal panels, and precast concrete

Parking: 45 stalls

Review Process & Standards: Design Review, CC zoning standards, and general zoning standards.

The project is in the CC zone and will replace a single-story office building that is being used by businesses that provide employer training. The property is .66 acres. The request for an additional 15' of building height would allow for one additional floor of dwelling units (22 units total). The applicant has also stated this will assist them in spreading out the costs and be able to provide additional architectural detailing inside and out, including use of brick on the first two floors, large windows, and architectural metal on the upper levels. The additional height triggers the need

for additional landscaping (1,200 square feet), which has been provided (2,000 square feet). As is explained further in Attachment D, the project meets all zoning requirements of the CG zone.

The development is intended to add to the walkability of the Ballpark neighborhood by providing an attractive building and site and by adding eyes on the street. The site is approximately two blocks from the Ballpark Trax station and is within walking distance to stores, restaurants, and other services for daily living. The area is close to employment centers that would be reachable by various transportation options other than a car.





APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.59.020.B of the Zoning Ordinance, the Planning Commission may approve additional building height as part of a Design Review. The Planning Commission may also approve a project with conditions or modifications necessary or appropriate to comply with the standards for a Design Review.

The Planning Commission may deny an application for Design Review if it finds that the proposal does not meet the intent of the base zoning district (CC), does not meet the purpose of the applicable design standards or the applicable Design Review objectives.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans
2. Mitigation of the additional height due to the site and building design elements

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans

Plan Salt Lake:

Neighborhoods:

- Create a safe and convenient place for people to carry out their daily lives

Commentary: The proposed development provides an excellent opportunity for people to live and carry out their daily lives due to the proximity to services, businesses, transit, jobs, and recreation.

Growth:

- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Commentary: The proposed residential building will replace a small single-story office building. The new use will add 88 studio apartments and do far more to maximize building potential on the site.

Housing:

- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented
- Enable moderate density increases within existing neighborhoods where appropriate
- Promote high density residential in areas served by transit

Commentary: The project will be in a fully developed neighborhood with all existing infrastructure in place. The area is becoming increasingly people-oriented with a good mix of uses, access to a park, and alternative transportation options nearby.

The added building height will make way for one additional story which will allow for density above that which could otherwise be provided. The additional density is appropriate in a pedestrian-friendly neighborhood with good access to public transportation.

Transportation and Mobility:

- Reduce automobile dependency and single occupancy vehicle trips

Commentary: The project is within two blocks to the Ballpark TRAX station and has access to various bus routes within walking distance. The neighborhood includes a park, employment opportunities, shopping, recreation, and many other services that are accessible without a car.

Air Quality:

- Reduce greenhouse gas emissions

Commentary: It is anticipated that many of the residents of this building will rely on alternative forms of transportation on a regular basis. The project is in a walkable neighborhood with good access to transit and businesses. Parking is provided at approximately .5 stalls per unit.

Beautiful City:

- Protect, maintain, and expand the City's urban forest, including the provision of adequate space and infrastructure for street trees to thrive

Commentary: The proposal includes the planting of street trees along West Temple where none currently exist. The species will be selected in coordination with the City's Urban Forester to ensure the health of the trees.

Central Community Master Plan:

Future Land Use Plan:

Commentary: The future land use map designates this area as High Mixed Use. The proposed building would replace a single-story training center. Although the proposed building is not mixed-use, it does provide additional customer-base for area businesses at a higher intensity than would be possible without adding the additional building height. The proximity to transit, low parking rates, and density of the development ensures a pedestrian oriented focus in the neighborhood.

Policy RLU-3.0: Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community

Commentary: The proposed building will add additional housing options in a growing neighborhood. The scale and density are similar to development to the west and north.

Policy UD-3.0: Provide for physical changes that improve the urban design characteristics of the Central Community

Commentary: The proposed building has more design elements, better building materials, additional landscaping, and is a better design than would be required without Design Review.

Consideration 2: Mitigation of the additional height due to site and building design elements

The request for additional height (15') requires compliance with the standards for Design Review. This ensures a better-quality project than could otherwise be permitted. The standards are intended to help the building and site better relate to the surrounding neighborhood and to ensure a more pedestrian scale.

The project seeks to relate to the surrounding neighborhood by utilizing a similar building form and massing to the Rowhaus residential development across the street to the west. Each of the 11 ground floor units facing West Temple Street have private entries connecting to the public sidewalk. This creates a similar rhythm to the Rowhaus development.



Rowhaus development to the west

The site includes the addition of street trees, private landscaped patios, and a central entry plaza which help create a more pedestrian friendly experience. Because of the additional height, 2,000 square feet of additional landscaping have been incorporated into the site which creates an additional buffer to neighboring properties. Parking has also been located to the rear and is accessed from an existing alley.

The building incorporates extensive use of brick and glass along the first two stories of the building and features a prominent belt course that help create a pedestrian scale. A full breakdown of the standards for Design Review has been provided in Attachment E of this report.



Rendering showing entry feature, patio landscaping, building materials, and belt course above 2nd floor

STAFF RECOMMENDATION

In general, Staff is of the opinion that the proposal meets the intent of the CC zoning district, the objectives and standards of Design Review, and is compatible with the various master plans of the city. The additional height has been appropriately mitigated with the proposed design elements intended to enhance the pedestrian experience. Staff recommends approval of the proposed project.

NEXT STEPS

Approval of the Request

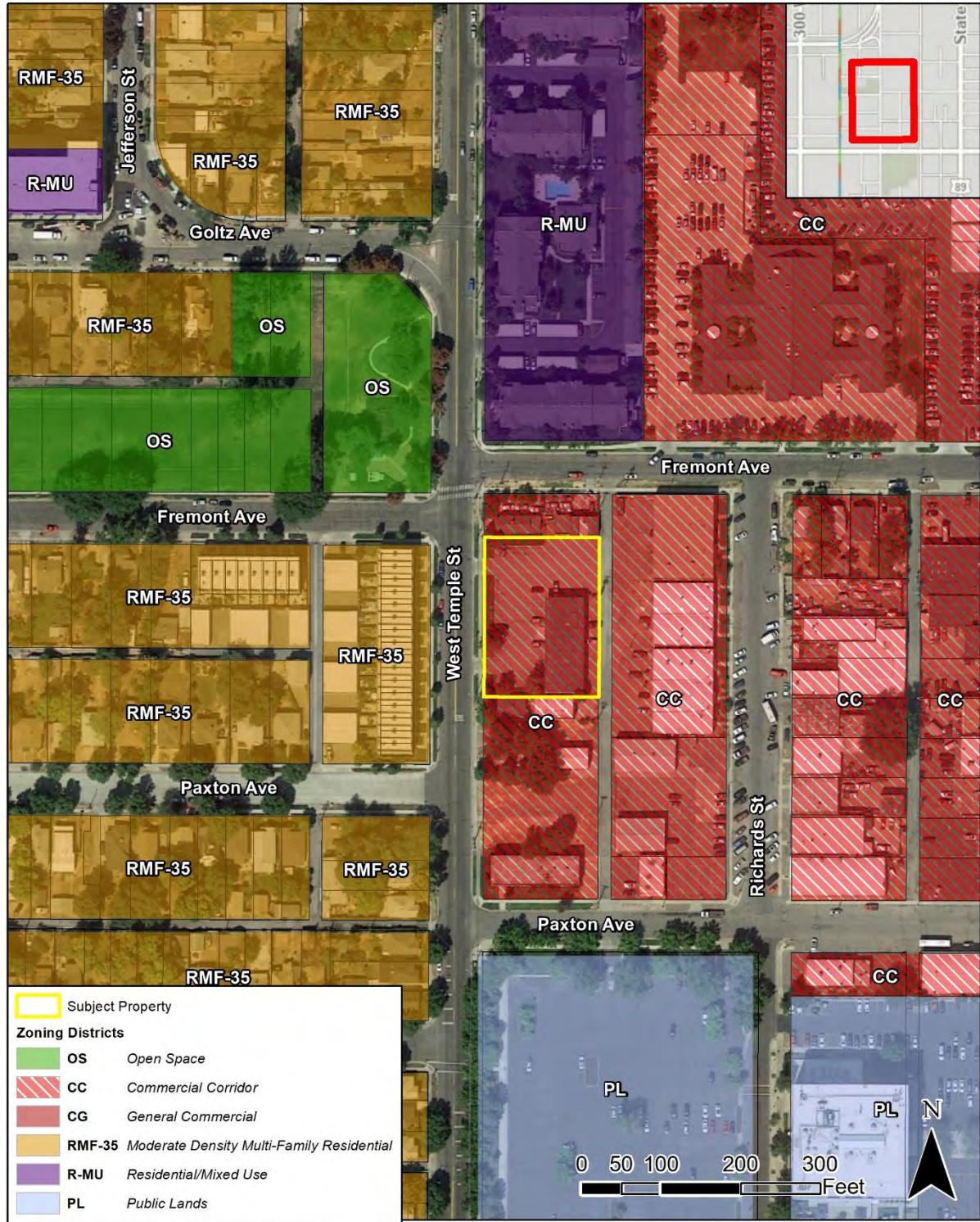
If the requests are approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant would be able to submit plans for building permits once all conditions of approval are met. Modifications beyond those identified as minor modifications in the ordinance would require additional review and approval from the Planning Commission.

Denial of the Design Review Request

If the Design Review request is denied, the applicant will still be able to develop the property by-right, but at a smaller scale. Specifically, the building would need to be no taller than 30' in height in the CC zone. The applicant would be able to submit plans for building permits subject to meeting all applicable zoning requirements and requirements of other divisions.

ATTACHMENT A: Vicinity Map

Collaborative 1135



Salt Lake City Planning Division 7/27/2022

ATTACHMENT B: Plan Set

defy Co.labs

April 12, 2022

RE: the **Collaborative 1135** Design Review Narrative

To Whom it May Concern,

The Collaborative 1135 meets the purpose of the CC Corridor Commercial District by providing one ground floor residential units with a pedestrian friendly and street activating design focus. Our design gives all ground floor units their own front porch and direct access to the public sidewalks along with the buildings main entrance for the which will include a front courtyard where tenants gather and or sit to await their ride share. This design provides ample eyes on the street and sidewalk promoting neighborhood safety and connection. All parking is accessed from an alley to the rear of the building completely separating cars from the public sidewalk and street experience fulfilling the pedestrian focused purpose of the CC zone.



WEST FACADE



EAST FACADE

CONTACT



Section 21A.37.50 requires:

Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk.

Please see our previous response and the documentation of the inclusion of multiple street facing building entrances.

This section also requires **Parking Lot Lighting:** If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

The parking lot of our community is not adjacent to a residential zone, so this section does not apply.

We comply with the standards for design review in section 21A.59.050 as follows:

***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.*

Addressed in previous response.

***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).*

We have multiple primary entrances facing the public sidewalk along with private front porches for the ground floor apartment homes.

CONTACT

defy Co.labs



- 2.** *Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.*

The entire front façade is built to the setback line and the inclusion of private unit entrances synergize with the rhythm of the rowhouse units across the street.

CONTACT

defy Co.labs



- 3.** *Parking shall be located within, behind, or to the side of buildings.*

As stated previously all parking is hidden behind the building and accessed through the city Alley way to the east.

CONTACT

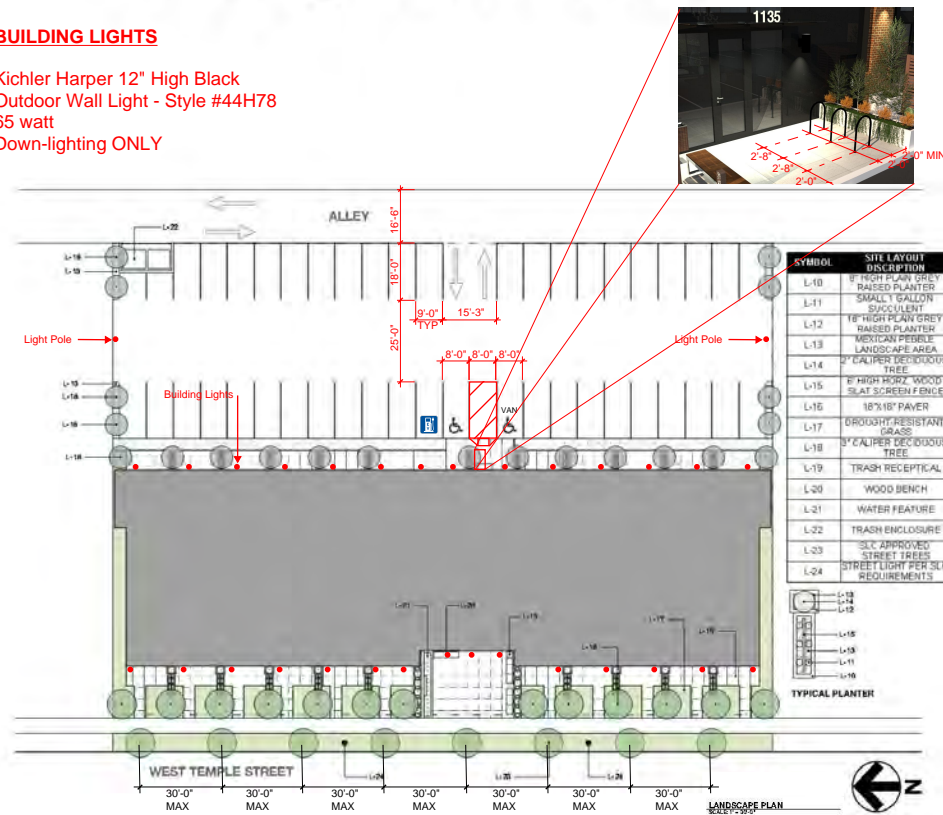
136 S MAIN STREET SUITE 400 | SALT LAKE CITY | UTAH | 84101 | WWW.DEFYCOLABS.COM

defy Co.labs



BUILDING LIGHTS

Kichler Harper 12" High Black
Outdoor Wall Light - Style #44H78
65 watt
Down-lighting ONLY



defy design

1336 West Temple
Salt Lake City, UT 84119

1336 West Temple
Salt Lake City, UT 84119

a
01

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.

We are using storefront glass for the residential unit entry ways to fulfill this requirement as previously demonstrated.

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.

The main building entry will include a public courtyard with seating and additional textures to invite people to linger in the space and interact directly with the public sidewalk. We

CONTACT

defy Co.labs

have done this on a smaller scale with each of the street facing units and their front porches.



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.

We used a horizontal belt course to break up the verticality of the building and to create a more human scale for the transition from the public sidewalk to the semi-private courtyard and porches

CONTACT

defy Co.labs

to the private residential units. We the visual impact of this belt course through texture by changing from brick to a vertical siding on the upper two floors. We added practical secondary elements through the use of window shade blades to the tops of each window. This element functions to increase the energy efficiency of the building while accentuating the visual impact symmetry and rhythm that help the building feel both new and right at home in this historic neighborhood.



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

This section does not apply because our building is under 200' long, however, we have made an effort to incorporate these design standards with the solid to void rhythm as well as the change in textures and materials from brick to storefront glass to vertical siding.

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

Our entry courtyard is compliant through the application of elements 1, 3, and 4.

CONTACT

defy Co.labs



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.

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:

CONTACT



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.

We were inspired by the symmetry rhythm and roof lines of the of the rowhouse project across the street. Our design communicates well but adds to the visual interest of the street by adding different textures colors and landscaping to the pedestrian experience from the public sidewalk. We felt like our project along with the one across the street function as great transition from the more commercial core of the ballpark neighborhood to the single family residential that sits farther to the North.

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.

WE accomplish this through the use of the belt course cutting the building into two distinct sections as demonstrated previously.

2. Negative impacts:

a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.

We modulated the building at each side yard in order minimize the impact on the neighboring properties.

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.

Because the parking to the rear of our building gives it a larger rear yard set-back which helps to minimize shade impacts on the surrounding buildings and yards.

b. 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.

Upper floor community spaces will include shared balconies and four seasons rooms with operable glass walls that can open to the public sidewalk and street.

CONTACT

defy Co.labs



3. Cornices and rooflines:

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

We used a simple roof line in order to keep the horizontal belt course and the porches as the visual focal point of the design. We feel that doing so helps to increase the human scale and pedestrian focus of this new community.

- c. *Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.*

As stated previously we used a discreet roofline as inspired by the simple but impactful roof line found across the street.

- 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.*

CONTACT

defy Co.labs

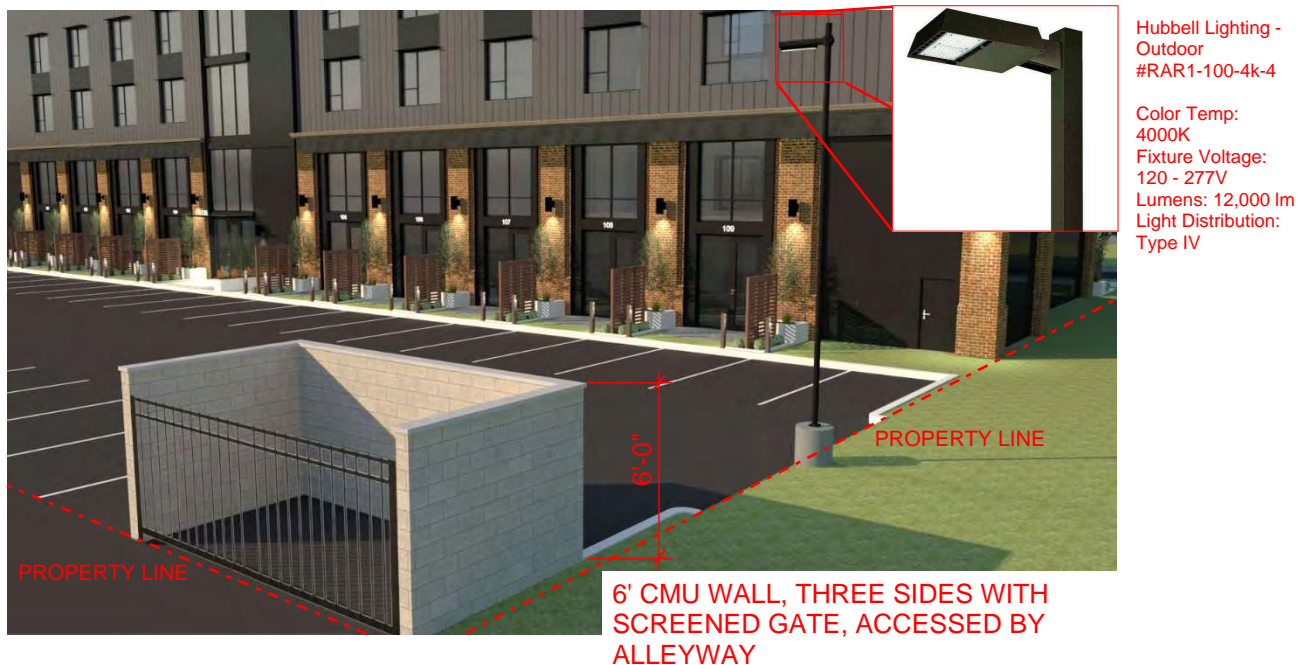
The height restrictions of our zone do not allow for elevator access to the roof. For this reason, we created our 4 seasons community lounges that can open up a wall of glass to function like a protected rooftop deck as illustrated previously.

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

All parking is accessed from the rear of the building and is only provided at a ratio of .5 stalls per unit. We want to encourage an auto-free walkable lifestyle with the trax stop being so close.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

All waste areas are in the rear of building and will be enclosed and hidden behind the primary structure.



J. Signage shall emphasize the pedestrian/mass transit orientation.

CONTACT

defy Co.labs

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.

We have a larger blade sign delineating the main community entrance and then individual unit numbering next to ground floor unit entrances.



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

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

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

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

CONTACT

defy Co.labs

All building lighting is down lit with porch lights being controlled by the individual units and the main entrance to be lit by downlights consistent with our building design.



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).

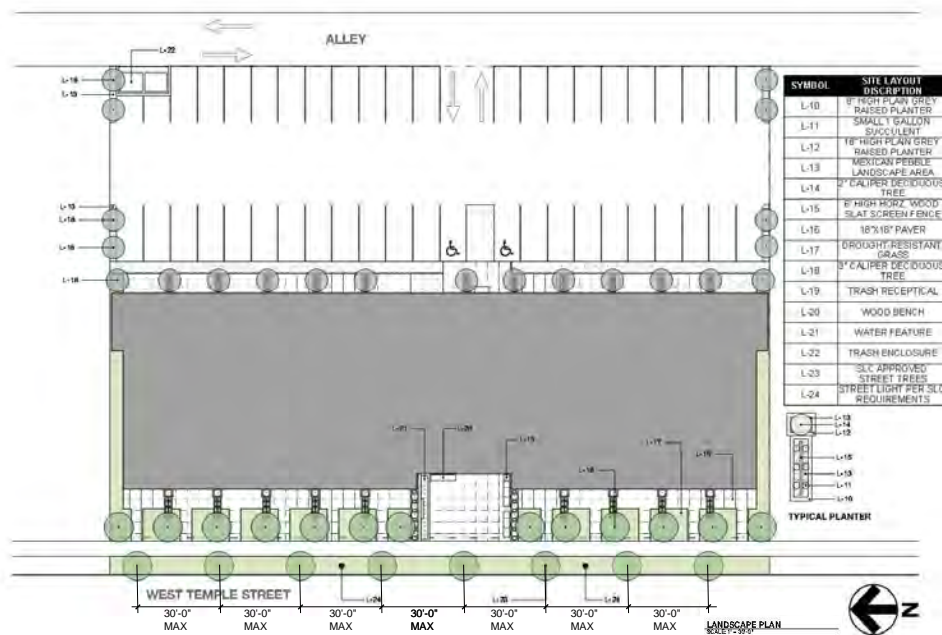
CONTACT

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. (Ord. 14-19, 2019)

We comply with all of these requirements in our landscape plan as demonstrated below.



defy design

Project No. 2020-001
Client: City of Salt Lake City, UT
Location: Downtown

Prepared by: Landscape Plan

a
01

Sincerely yours,

Todd Charlton

CONTACT



PHOTO PLAN
SCALE: NTS

theCollaborative 1135

PROJECT NARRATIVE

Affordable housing at an affordable price!

We are submitting a beautifully designed studio unit building with high-end, exterior and interior finishes throughout.

This building will provide the neighborhood with an "eyes-on-the-street" approach, connecting the building occupants to the rich culture of the ballpark neighborhood, while maintaining a safe environment for all.

The ground floor entrance, as well as the patios and amenity balconies, allow the occupants to connect with pedestrians in the neighborhood, enhancing the overall experience for everyone.

We are increasing the height of the building by fifteen feet. This increase will allow us to build with real brick and storefront on the first two levels, and a high-end finish on the next two levels, eliminating the use of E.I.F.S and stucco.

BUILDING FACTS

- 88 STUDIO UNITS (365 SF)
- 45 PARKING STALLS
- PARKING RATIO HALF/UNIT
- FLOOR AREA - 11,026SF
- LANDSCAPING BASELINE (15'X200') - 1 FRONT SETBACK
- ADDITIONAL LANDSCAPE (10%) 1,102SF REQUIRED
- PROVIDED - 2,200SF

PROJECT NO.
1135 S West Temple
Salt Lake City, UT 84101
PROJECT

defy design

a

SURROUNDING IMAGES



EXISTING BUILDING - SOUTH



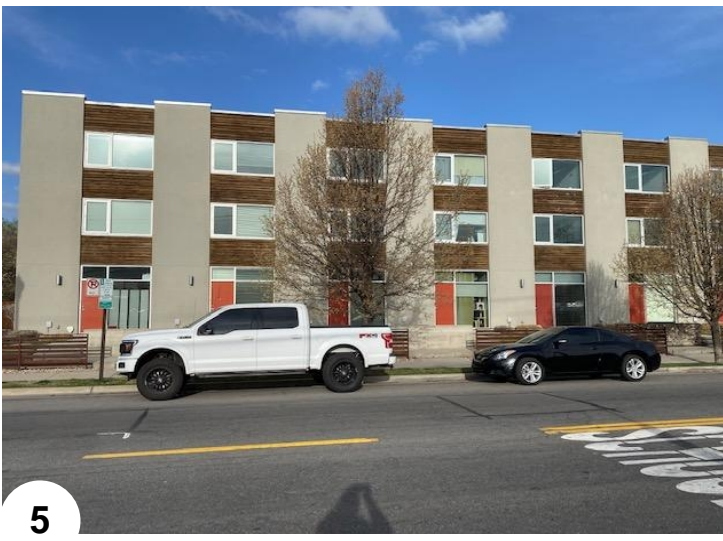
EXISTING BUILDING - SOUTH



EXISTING BUILDING - SIDEWALK



BUILDING ACROSS WEST TEMPLE



BUILDING ACROSS WEST TEMPLE



EXISTING BUILDING



BUILDING ACROSS WEST TEMPLE



EXISTING BUILDING - NORTH



COMMUNITY PARK NORTHWEST CORNER

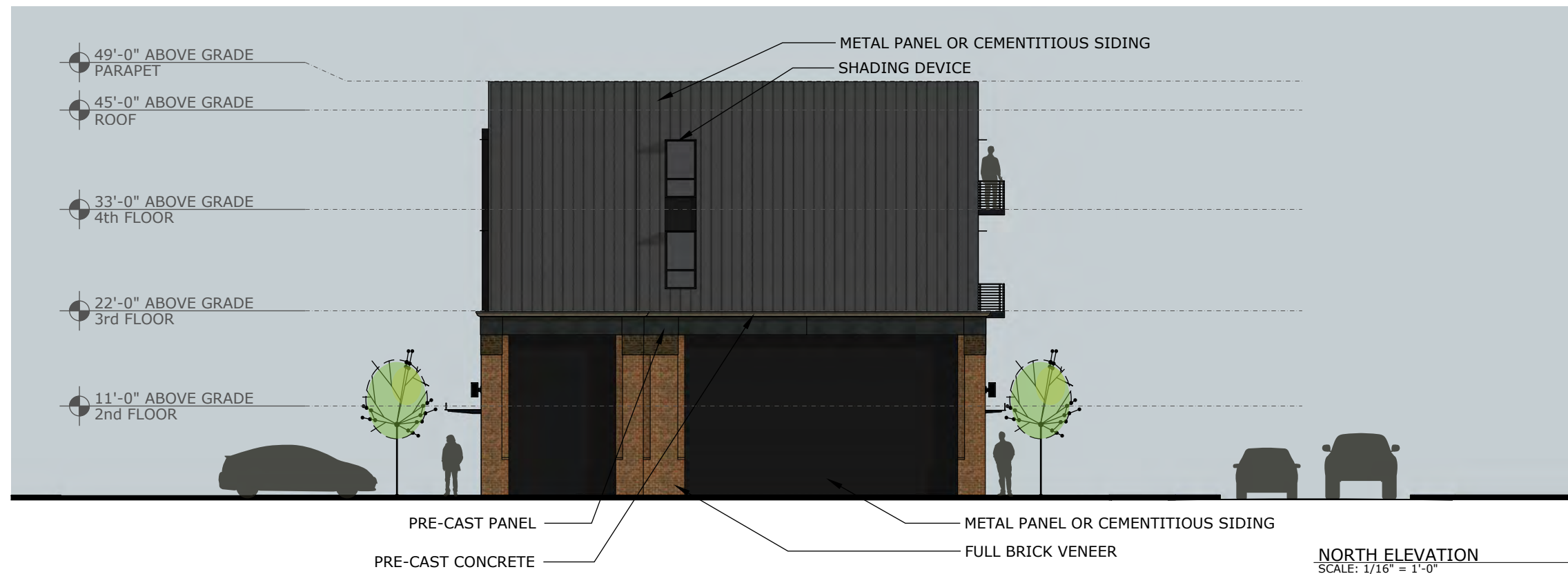


- 88 UNITS - STUDIOS
- 45 PARKING STALLS
- PARKING RATIO HALF/UNIT
- FLOOR AREA - 11,026SF
- LANDSCAPING BASELINE (15'X200') - 1 FRONT SETBACK
- ADDITIONAL LANDSCAPE (10%) 1,102SF REQUIRED
- PROVIDED - 2,200SF

PROJECT NO.
1135 S West Temple
Salt Lake City, UT 84101

PROJECT

DESCRIPTION
Site Plan





3D IMAGES



defy design

PROJECT NO.
1135 S West Temple
Salt Lake City, UT 84101
PROJECT



ATTACHMENT C: Property and Vicinity Photos



Subject Property



Vacant Land to the South and Nearby Development to the Southeast



3-story Apartments to the West



3-story Apartments to the North



Alley to the Rear (East)

ATTACHMENT D: CC Zoning Standards

CC (Commercial Corridor District)

Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Standard	Requirement	Proposed	Finding
Land Use (21A.33.030)	Multi-family Dwelling	Multi-family Dwelling	Permitted
Minimum Lot Area	10,000 SF	28,749 SF	Met
Minimum Lot Width	75'	200'	Met
Maximum Building Height	30' or 45' through Design Review. Also requires additional 10% landscaping.	45'	Requires Design Review approval. Additional landscaping provided.
Minimum Front/Corner/ Side/Rear Yard Setbacks	15' front 15' corner 0' side 10' rear	15' front n/a corner 0' side 69' rear	Met
Buffer Yard	n/a	n/a	n/a
Landscape Yard	15' for front and corner yards	15' front yard n/a corner	Met
Building Entrances (21A.37.050)	1 entrance minimum per street facing facade	12 street facing entrances	Met
Refuse Control	Refuse containers must be screened and located in the rear yard	Refuse containers to be screened with masonry walls and located in the rear yard	Met
Lighting	Directed and designed to contain glare on to neighboring properties	Lighting is directed downward and shielded from neighboring properties	Met

Off Street Parking & Loading (21A.44.030.H)	½ stall per unit 5% bike stalls 1 per 25 EV stalls	45 stalls provided 3 bike stalls provided 1 EV stall provided	Met
Landscaping & Buffering (21A.48)	Required yards landscaped 30' max spacing on street trees	Required yards landscaped 30' spacing on street trees	Met
Signage (21A.46.110)	n/a	n/a	To be submitted with building permit

ATTACHMENT E: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

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.

Finding: Complies

Discussion: The Collaborative 1135 meets the purpose of the CC Corridor Commercial District by creating an attractive, pedestrian-friendly project, that is compatible with the surrounding neighborhood.

The design includes architectural detailing including banding, changes in material, and the use of large amounts of glass and brick. The building includes ground floor units with direct access to the public sidewalk and incorporates patios, plaza space, and landscaping to provide visual interest.

The project is located within two blocks of a TRAX stop and multiple bus routes. The site is within walking or biking distance to services, shopping, and job centers.

Even with the added height, the project is compatible with nearby residential development in scale and site design.

Condition(s): None

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.**

Finding: Complies

Discussion: The building includes 11 ground-floor units with direct entrances from the sidewalk as well as a large common entrance that faces the public sidewalk. The building is built to the setback line and follows a similar development pattern to the multi-family

development across the street and envisioned within the master plan. All parking is located behind the building.

Condition(s): None

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.**

Finding: Complies

Discussion: The design includes 11 residential units to be located at the ground floor with direct connection to the public sidewalk. The entrances will be comprised of glass storefronts with brick surrounds to maximize transparency and create architectural detail. The main building entry will include a public courtyard with seating and additional textures to invite people to linger in the space and interact directly with the public sidewalk. Each street-facing ground floor unit will also have an outdoor space with hardscape and a planting area to increase visual interest.

Condition(s): None

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.**

Finding: Complies

Discussion: The building uses a horizontal belt course to break up the verticality of the building and to create a more human scale. The first two floors use brick and glass, while the upper two floors are primarily architectural metal with glass. Despite the additional height, the

building has a similar massing to residential development to the north and west. Future development in the area would also be allowed up to 45' through the Design Review process.

The center portion of the building includes a large entry, and the upper two stories include communal balconies. These features break up the façade of the building and create a more compatible scale. The glass entrances and window pattern reflect the establish pattern in the neighborhood.

Condition(s): None

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.**

Finding: Not Applicable

Discussion: The proposed building is less than 200' in length.

Condition(s): None

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.**

Finding: Complies

Discussion: The project proposes a small courtyard to be located at the main entrance to the building. It includes two benches, shade provided by the surrounding trees, and a water feature.

Condition(s): None

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 (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:

- 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.

Finding: Complies

Discussion: The applicant has stated that the architecture is inspired by the symmetry, rhythm, and roofline of the rowhouse project across the street to the west.

Above the first two stories the building has a prominent belt course to create a more human scale. The belt course and use of brick on the lower floors gives the building a distinct base that creates pedestrian interest. The body of the building is simpler and is comprised of the top two floors and features architectural metal siding with fewer details. The top of the building is also simple but is comprised of a thicker band above the top windows.

The building and site design help create a transition from the more commercial areas of the Ballpark neighborhood to the single-family residential further north.

Condition(s): None

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

Finding: Complies

Discussion: Parking for the building will be accessed from the rear alley. The alley is paved, but the asphalt is in poor condition. As part of the building permit, the alley will need to be repaved. The building will include a common entrance as well as individual entrances for the ground-floor units that have a direct connection to the public sidewalk. Parking is provided at just over .5 stalls per unit, encouraging alternative forms of transit. The Ballpark TRAX station is less than two blocks away.

Condition(s): None

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

Finding: Complies

Discussion: The dumpsters will be located to the rear of the building and will include a 6' masonry enclosure for screening. Any other mechanical or service equipment will be located within the building.

Condition(s): None

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.**

Finding: Complies

Discussion: Signage for the building has not been finalized but includes a blade sign and monument sign integrated into the water feature to delineate the main entrance of the building as well as smaller address signs for the ground floor units. The signage emphasizes the pedestrian scale by putting the focus on the individual units and by being located at the ground floor. The individual address signs will be located on the horizontal band above the unit entrances. Final signage will be subject to the standards for a sign permit.

Condition(s): None

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

- 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.**
- 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.**
- 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.**

Finding: Complies

Discussion: Lighting supports dark sky goals by being down lit and by having individual controls for all porch lights located within the units. Lighting is used to present the main entrance, illuminate signage, and to highlight the brick columns of the building.

Condition(s): None

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.**

Finding: Complies

Discussion: The proposed landscaping includes street trees spaced no more than 30'. The species will be chosen in consultation with the City's Urban Forester. The site will use pavers for the walkways, patios, and plazas space on private property to create a delineation from the public sidewalk. Two benches will be provided in the front plaza space to provide seating. Use of asphalt will be limited to the parking area only.

Condition(s): None

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- April 28, 2022 – The Ballpark Community Council was sent the 45-day required notice for recognized community organizations.
- April 29, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May 5, 2022 – The project was discussed during the Ballpark Community Council's regular meeting. The applicant presented the project and Council and community members were able to ask questions and provide feedback on the proposal.

Notice of the public hearing for the proposal included:

- July 28, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- July 29, 2022
 - Public hearing notice sign posted on the property

Public Input:

The following emails have been received in response to the proposal:

Email #1

*I live in the Rowhaus townhomes on West Temple and if the proposed studio-only apartment building proposed across the street will **remove my view, my light and seriously change the nature of my living space.** I don't see why they need to go to four floors. **Please do not grant them this variance.***

As you know this neighborhood has few homeowners and limited greenspace and amenities. This project is 100 percent small studios, meaning that people will live in them for a very short time period. This project exacerbates this situation and in no way reduces crime, as studies show.

The master plan still doesn't include more greenspace, a grocery store, or other amenities (library, etc.). Adding 88 units to the others already coming on 13th south just adds more people to our one very small park. Before you allow all these additional apartments, how about setting aside the greenspace and other things you agree we need? We are getting all of one and none of the other.

I enjoyed the meeting but I really felt that the 1135 Collaborative Project did not answer questions posed in the chat or orally. It had far more of a "this is a done deal. and you should be grateful we are only doing 4 stories, if we wait we can do 8.

Please count this resident opposed to the height variance and opposed to a tall development on Goetz and very concerned about the lack of specifics about how to address our lack of greenspace and other things people will need as these buildings keep getting added.

Thank you,

Fraser Nelson

Staff Response:

The width of West Temple Street and the required setbacks help ensure adequate light are allowed to each development. There are currently no requirements for a mix of unit types, commercial uses, or additional greenspace with the requested additional building height. Those concerns would need to be addressed in the master plan, zoning amendments, or by other regulations.

Email #2

Planning Commission

As a business owner located at 1165 Richards St directly east of the location in planning.

I would like to address the parking provided for the 88 unit apartment. From the plans provided it does not appear there is adequate parking for the amount of apartments proposed. Can you advise if more parking will be required and or are we as business owners in the area going to have to deal with parking problems due to inadequate parking proposed by the builder.

Kim Chaudoin

Staff Response:

Hi Kim-

Thanking you for reaching out. The project will be providing 45 parking stalls for the 88 studio unit apartments, which is within the requirements of the zoning ordinance. The parking requirement in the CG zone is 1 stall per unit but may be reduced by $\frac{1}{2}$ for projects within a $\frac{1}{4}$ mile to a TRAX station, which this is. So, they are just meeting the base requirements and not asking for any reductions.

Your comments will also be shared with the Planning Commission.

Thanks-

ERIC DAEMS

Follow Up from Kim:

Eric,

Thank you for the information.

Sadly I believe that most if not all of the apartments will have a car associated with it and that the parking will be impacted. Developers will do the minimum required with no thought of the consequences of the surrounding neighbors. It does not affect them and they will be long gone Not having to deal with the poor planning on their part or the city's.

Once the building is built and there is not adequate parking and our business is impacted I guess it will be time to move out of the city and find another location for our business.

Or would the city allow parking signs that state for "Business Parking Only"?

Staff Response:

Kim-

I can appreciate your concern, especially with your investment in the neighborhood. As far as the signs, you can place them within any private parking areas. On-street parking is public and cannot be reserved for any one business, however, you may want to talk to our Transportation department as there may be other options for signage such as time limit requirements or the like. Here is the link to their site and it has contact information at the top: <https://www.slc.gov/transportation/>

Thanks-

ERIC DAEMS

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: No objections

Zoning: No objections

The following items are to be addressed prior to issuance of building permits:

1. Permits for signage should be sought separately according to 21A.46.
2. Submit landscape plans showing materials, species, size, and locations. Provide table showing size and percentage of landscape coverage (21A.48.030) Park strip landscaping standards are in 21A.48.060. All landscaping should be water wise and native species and drip irrigation should be used where possible.
3. Any utilities, mechanical equipment, or similar must be on private property and screened from public view. Please confirm if an electrical transformer will be needed and if it has been approved by Rocky Mountain Power

Fire: No objections

Building: No objections

Urban Forestry: No objections

These preliminary plans look acceptable to Urban Forestry standards. I have just a couple of clarifying notes. On the final plans that are submitted for review, the eight parkstrip trees shown along West Temple St will need to be identified with a specific species that will remain small at maturity due to the overhead powerlines. I have attached a list of recommended species that will be appropriate for this location. I have also included several documents that describe information that we are looking for in our Urban Forestry reviews. One other reminder, all plans that propose new tree plantings in the public ROW will require a Tree Planting permit from the Urban Forestry Division prior to the approval of the building permit.

Housing Stability: No objections

The following is the Housing Stability Division's comments on the Design Review for the proposed The Collaborative 1135 development, in relation to Salt Lake City's *Growing SLC: A Five Year Housing Plan, 2018-2022*. Housing Plan link, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf:

Recommendations:

- Salt Lake City is committed to increasing the number of residential units, increasing the number of affordable units, and increasing equity in housing.
- Although this proposal would replace an existing commercial building with 88 new studio residential units, we encourage the developer to align the design of the proposed development with the housing priorities of outlined in the Growing SLC Housing Plan:
 - We encourage the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable/income-restricted units. <https://www.slc.gov/hand/affordable-residential-development-resources/>
 - For example: Code 18.98.060: *EXEMPTIONS: "E. The following housing may be exempt from the payment of impact fees, to the following extent: 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;"*
 - We encourage the developer to include units with 3 or 4 bedrooms to provide a wider range of rental options for the City and support families with children looking to live in the City.
 - We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: elevators, door openers, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Public Utilities: No objections

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.

- Design review and acceptance does not provide building or utility permits.
- Public Utility permit, connection, survey, and inspection fees will apply.
- Water, Sewer, Street Light and Storm Drain infrastructure will be required for this proposed development. All improvements will be the responsibility of the developers.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices, Policies and Ordinances..
- 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.

- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners. This includes public utilities on private property and easements between the new lots for utility services.
- Site utility and grading plans will be required for building permit 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.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- The water main in Wet Temple will likely need to be improved as a part of this permit between Fremont and Paxton. Plans submitted must include plan, profile, cost estimate and documentation for a main extension agreement and performance bond.
- LID and stormwater quality treatment is required for this project.
- Additional offsite improvements to the sewer and storm drain system may be required.

Transportation: Make Corrections

The alley used for access to the parking must be hard surfaced (21.A.44.020.B). Dimension of the alley must be provided to ensure there is enough width for two-way travel.

Staff Commentary: The alley is currently paved, but the asphalt is in poor condition. It will need to be repaved as part of the building permit.