



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

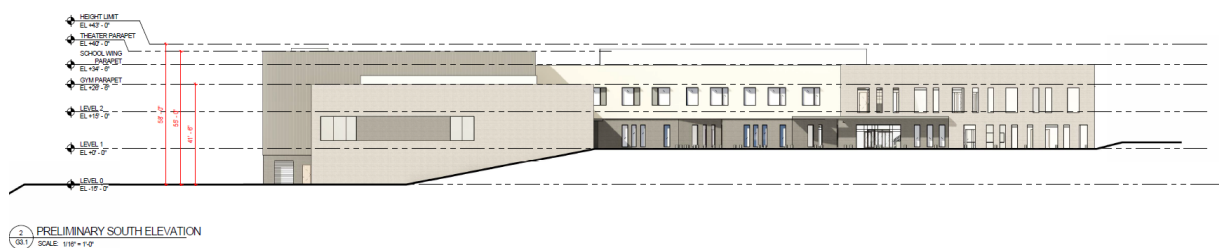
**To:** Salt Lake City Planning Commission  
**From:** Diana Martinez, Senior Planner, [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com), 801-535-7215  
**Date:** January 24, 2024  
**Re:** PLNPCM2023-00836 – Design Review

## Design Review

**PROPERTY ADDRESS:** 1481 E. Sunnyside Avenue  
**PARCEL ID:** 16-09-103-004-0000  
**MASTER PLAN:** [East Bench Master Plan](#)  
**ZONING DISTRICT:** [21A.32.080: I INSTITUTIONAL DISTRICT](#)

### REQUEST:

Doug Speckhard, representing Rowland Hall-St. Mark's School requests approval for a building height increase of up to 60' under the Design Review process to build a Middle and Upper School building on the northern portion of their property. The maximum height allowed without Design Review is 35'. The northern part of the property is zoned "I" (Institutional) District; this is where the development is proposed. The southern part of the property, along Sunnyside Avenue, is zoned OS (Open Space) and will remain as is.



### RECOMMENDATION:

**Design Review:** Based on the information and findings listed in this report, staff recommends that the Planning Commission approve the design review petition PLNPCM2023-00836.

## ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
  - B. [ATTACHMENT B: Applicant's Narrative](#)
  - C. [ATTACHMENT C: Plan Set](#)
  - D. [ATTACHMENT D: Property and Vicinity Photos](#)
  - E. [ATTACHMENT E: CB Zoning Standards](#)
  - F. [ATTACHMENT F: Design Review Standards](#)
  - G. [ATTACHMENT G: Planned Development Standards](#)
  - H. [ATTACHMENT H: Public Process & Comments](#)
  - I. [ATTACHMENT I: Department Review Comments](#)
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## PROJECT DESCRIPTION

The proposal is for Design Review to allow for the construction of a new building to be built on the northern part of the lot, which is west of the existing school campus which would exceed the permitted height of 35 feet but can be approved through this process. The southern part of the property, which is currently used as a soccer field, will remain as is.

The building will be approximately 152,000 sq. ft. and will be used as a middle and high school. The height of the building on the East side of the proposed building will range from 26.5' to 43' tall. The tallest part of the building, at 43', includes a 5.5' parapet wall within that height (for the theater building). The building height on the west side of the building will range from 41.5' to 58', this also includes parapet walls for the gym building and theatre building.

There is a grade change from the east to west of the property of about 15 feet. It is this portion of the building that causes the need for the design review application process to keep the roofline relatively the same height across the entire proposed building.

### **Quick Facts:**

**Building Size:** 152,000 sq. ft.

**Exterior Building Materials:** Brick Veneer (two colors), plaster finish, and metal panel finish.

**Parking Space Proposed: 207 spaces** – Based on Ordinance 21A.44 the minimum parking allowed is 71.5 spaces, the maximum allowed is 600 spaces.

**Review Process & Standards** –Design Review and general zoning standards

## APPLICABLE REVIEW PROCESSES AND STANDARDS

**Applicable Standards:** Design Review Standards and general zoning standards (landscaping, parking, etc.)

**Design Review:** The Design Review process allows applicants to pursue minor modifications to design standards or approval for larger developments that could impact the City. For minor modifications, the process allows some flexibility in how the design standards are administered. The Design Review process seeks to create compatibility with surrounding properties, mitigate impacts on public infrastructure, and ensure that the proposed development helps achieve the goals of the various master plans of the City.

## KEY CONSIDERATIONS

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

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. Design Review Process
3. Traffic Concerns along Sunnyside Avenue

### Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

#### Plan Salt Lake

*Neighborhoods- Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community therein.*

- Schools are an essential service for communities. By establishing this lot as a school facility, the social interaction between the school community and the area is expanded. The expansion of the school helps meet the challenges of growth for young families in the area so that future generations are able to attend schools within their communities.

*Growth- Growing responsibly while providing people with choices about where they live, how they live, and how they get around.*

- The proposal would expand the Rowland Hall-St. Mark's school campus and student enrollment giving opportunities for more students to attend the school.

*Air Quality- Air that is healthy and clean.*

- The proximity of the proposal to other activities of daily life and to transit improves the opportunity for residents to choose alternative means of transportation and to contribute to less greenhouse emissions.

## **East Bench Master Plan**

The subject property is identified on the Future Land Use Map of the East Bench Master Plan as being part of the Neighborhood Institutional Node alongside the main school campus of Rowland Hall-St. Mark's School, which fronts along Guardsman Way, and next to the Pingree School located on the corner of Sunnyside Avenue and Guardsman Way.

The regional destinations within the East Bench are growing and will continue to grow. While this growth is a positive contribution to the region, it can put a strain on existing resources within the community. Creative solutions are needed to accommodate the schooling needs of the local children within the surrounding neighborhoods.

Neighborhoods are fundamental to our quality of life in Salt Lake City. The primary functions of a strong neighborhood should include housing, retail services/goods, recreation, and school services.

### **Consideration 2: Design Review Process**

The applicant is required to go through the Design Review process since they are proposing a building height greater than 35 feet. In the "I" (Institutional) Zoning District, the building height is determined as:

*Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').*

The applicant is requesting approval for the western part of the building to be a height of 60' from the finished grade. The grade changes from the east to the west by about 15 feet.

The Design Review process allows a review of the proposed redevelopment to ensure that no negative impacts will come to the existing land uses in the immediate vicinity. The proposal does comply with the required ordinance design standards, which will help this project to be more compatible with the surrounding land uses.

### **REVIEW OF THE PLANNING COMMISSION:**

The Planning Commission should consider whether or not the application complies with the requirements of the Design Standards listed in 21A.37.060. There are very few design standards required in the "I" (Institutional) Zoning District since it is a Special Purpose District. The proposal must only comply with the exterior lighting standard:

*Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.*

And as a requirement of the “I” (institutional) Zone, the proposal must meet the setback requirement for building height increase:

*Ordinance 21A.32.080.D.: Building heights in excess of thirty-five feet (35') but not more than seventy-five feet (75') may be approved through the design review process, provided that for each foot of height over thirty-five feet (35'), each required yard shall be increased one foot (1').*

The Planning Commission should review the site plan to ensure the proposal meets these standards. All other requirements, such as traffic and public utility issues, will be addressed during the building permit process.

### **Consideration 3: Traffic Concerns along Sunnyside Avenue**

In 2011, Rowland Hall- St. Mark’s entered into a Development Agreement with the City as a condition of a zoning map amendment. The northern part of the subject property was rezoned from OS (Open Space) to “I” (Institutional) zoning to accommodate the new school as the use is not permitted in the OS zone.

The Development Agreement required that upon the time that Rowland Hall-St. Mark’s submits for a building permit to develop the northern portion of the property; they will be required to contribute \$100,000 to the City for traffic calming and pedestrian safety along Sunnyside Avenue.

Planning staff recognizes that any new growth from the subject property will impact traffic along Sunnyside Avenue; however, the design of the school and the driveway to the northern portion of the property is such that it will pull traffic off of Sunnyside Avenue and be accommodated on-site.

There is currently a traffic calming project proposal for Sunnyside Avenue and therefore, the \$100,000 contribution will go to help fund that project. There will be a public engagement for the project, which the residents along Sunnyside Avenue can participate.

### **STAFF RECOMMENDATION**

The planning staff is recommending approval of the Design Review application. The proposal meets the standards and objectives of the Design Review process. By following the more stringent standards of the Design Review process, a more enhanced product is achieved than would be through the strict application of the regulations within the I (Institutional) zoning district alone.

## NEXT STEPS

### **Approval of Design Review**

If the request is approved, the applicant will need to comply with any 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.

### **Denial of the Design Review Request**

If the Design Review request is denied, the proposed building height could not exceed 35', but could be built to a height of 35' as long as it meets all other zoning requirements which would force the creation of a much larger footprint.



# ATTACHMENT A: Vicinity Map



# ATTACHMENT B: Applicant's Narrative

## Rowland Hall Upper and Middle School Design Review Narrative

### Project Description:

The Rowland Hall Upper and Middle School project will create a new 150,000 square foot facility for Upper and Middle School students in a single phase, including academic programs, Athletic space, Performing Arts space and dining facilities, as part of new, unified, highly sustainable and pedestrian oriented campus. Located adjacent to the existing Rowland Hall McCarthy Campus containing the Beginning and Lower Schools, the new project will unify the Rowland Hall community and allow for more interaction between students, teachers and staff across all grade levels.

The site is set back from the street, and naturally slopes from east to west by approximately 15 feet. The proposed project locates the larger, taller spaces (including the three story portions of the project, and the taller Theater and Gymnasium volumes) along the west side to minimize the impact of the additional height of those elements of the surrounding properties.

### Requested Modification:

Because of the siting strategy outlined above, the height of the building as measured from the average grade plane along the North, South and West facades will exceed the 35'-0" limit for the Institutional District zoning. We are requesting approval for the building height to be up to 60'-0" and are providing additional side and rear yard setbacks of 25'-0" as described in the Zoning code under Section 21A.32.080:

- D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').*

### 21A.59.050: STANDARDS FOR DESIGN REVIEW:

- 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.*

#### 21A.32.080: I INSTITUTIONAL DISTRICT:

*A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.*

The Rowland Hall Upper and Middle School project will create a unified campus for the entire Rowland Hall School community, connecting the Middle and Upper School with the existing Beginning and Lower School campus. As such, this project is directly aligned with the purpose of the Institutional Zoning District. The Institutional District has minimal specified Design Standard Requirements, and we will fully comply with the required exterior Lighting requirements outlined in section (21A.37.050H). In addition, we are complying with the intent of the other Design Review Standards, as outlined below.



- B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

The main entrance faces south towards Sunnyside Ave and is visible from the sidewalk and street.

- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

The ground floor Street facing facades include tall windows and glazing at primary entry positions to allow for visibility into to the activity within.

- D. Large building masses shall be divided into heights and sizes that relate to human scale.

The massing and siting strategy for the site has been developed to carefully minimize the apparent height and bulk of the larger volumes.

- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include changes in vertical plane (breaks in facade), Material changes and Massing changes:

Our façade design provides multiple materials and breaks in plane to modulate the long facades on the street facing sides of the project.

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

No privately owned public space is planned for the project.

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

The building facades have been modulated at the base to provide materials with texture and fenestration patterns to provide visual interest and relate to human scale.

- 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. Parking is encouraged to be behind the principal building and away from pedestrian walkways.

The parking and vehicular circulation plan have been designed to provide a strong pedestrian connection to the Lower School campus and to Sunnyside to the South, emphasizing pedestrian safety.

- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view.

The service yard is located on the North edge of the site, away from public view, and all elements will be screened.

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

We are not proposing signage with this application. Any signage on the property will be obtained through proper permits and will meet applicable requirements of the zone.

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

As noted above, we will comply with the requirements for Exterior Lighting requirements outlined in section (21A.37.050H).

- L. Streetscape improvements shall be provided.

The Sunnyside Ave street frontage was improved as part of an earlier phase of the project (the Steiner Fields). As such, we are not proposing additional street improvements.

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## PARKING CALCULATIONS

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### MINIMUM PARKING CALCULATION:

Per 21A.44.040: REQUIRED OFF STREET PARKING:

K-12 Private School

1 stall / 20 Middle School Students

330 Students / 20 = 16.5 stalls minimum

1 stall / 8 High School Students

440 High School Students / 8 = 55 Students

Minimum Required Parking: 55 + 16.5 = 71.5 Spaces

### PARKING PROVIDED:

230 Parking Stalls Provided  
(Van and Bus stalls not included)

Accessible Stalls:  
1 required per 50 stalls provided: 4.6 Stalls required, 8 provided

Bicycle Parking:  
Public, Institutional, and Civic Uses: 1 per 10,000 sq. ft.  
150,000 / 10,000 = 15 bicycle parking spaces required, will be provided

### MAXIMUM PARKING ALLOWED CALCULATION:

Per 21A.44.040: REQUIRED OFF STREET PARKING:

K-12 Private School

4 stalls / 1000 sq ft

150,000 / 4 = 600 Stalls Maximum

# **ATTACHMENT C:    Plan Set**

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DESIGN REVIEW SUBMISSION  
October 12th, 2023



ehdd

PER 5, DAY 2  
THE CHRYSLER  
SAN FRANCISCO, CA 94111  
INFO@HEEL.COM  
415.395.0020

Consultant

2000

[illegible]

Expenditure and Description	Date
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[illegible]

**Figure 1**

Drawn by  
B-100

©-CD Job Number  
20057

Sheet Title  
**DESIGN REVIEW  
COVER SHEET**

© 2005 Blackwell Publishing Ltd

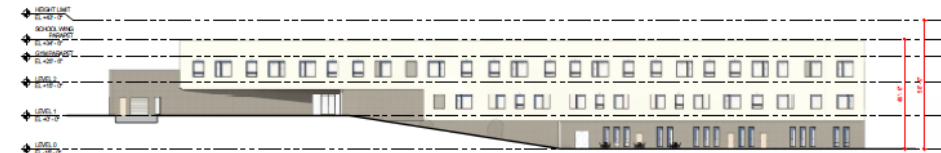
**G0.0**



SHEET INDEX	ZONING MAP	VICINITY MAP
G0-0 DESIGN REVIEW COVER SHEET G0-1 NARRATIVE AND EXISTING SITE PHOTOGRAPHS G1-05 CAMPUS ZONING PLAN G1-10 PRELIM SITE PLAN G2-1 PROGRAM PLANS G2-2 PROGRAM PLANS G2-3 PROGRAM PLANS G2-4 PRELIMINARY EDUCATION G2-5 PRELIMINARY RECREATION		



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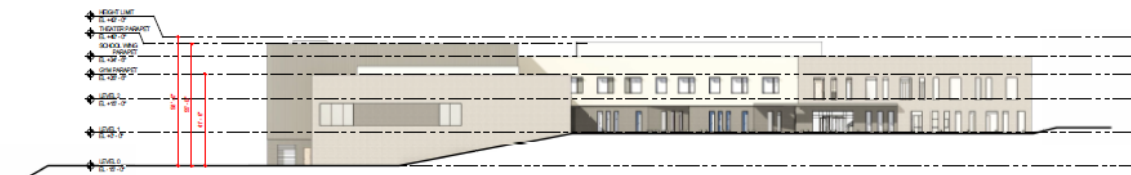
1 PRELIMINARY NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

FACADE MATERIALS KEY:

- BRICK VENEER - COLOR 1
- BRICK VENEER - COLOR 2
- PLASTER FINISH - COLOR 1
- METAL PANEL FINISH - COLOR 1



2 PRELIMINARY EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 PRELIMINARY SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 PRELIMINARY WEST ELEVATION  
SCALE: 1/8" = 1'-0"

# HALL MIDDLE & UPPER SCHOOL



PROJECT ADDRESS:  
1401 EAST TOWNSHIP AVE  
SALT LAKE CITY, UT 84119

**ehck**

PROJECT DATE:  
1/24/2024  
SALT LAKE CITY, UT 84119

ARCHITECT:  
ehck architects  
4100 SOUTH 4000

Consultant

Design

Finishing

Hardware and Description

Scale:  
As Indicated  
Drawn by:  
ehck  
Checked by:  
ehck  
Drawn Title:  
PRELIMINARY  
ELEVATIONS

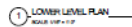
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**G3.1**

















## **ATTACHMENT D: Property and Vicinity Photos**

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***Subject property -View from the South  
Access driveway on the east side and recreational field on the west***



***Property to the direct west -East High School football stadium***



***View from the south -looking at the walkway at the west most end of the subject property. The walkway goes north from Sunnyside Avenue to a gate connected to Mount Olivet Cemetery property.***



***View from Sunnyside Avenue looking at the southwest corner of the subject property.***





***View of the subject property -buildable area to the north of the recreational field.***



***View to the west from the subject property's buildable area.***



***View to the north- showing the buildable area.***

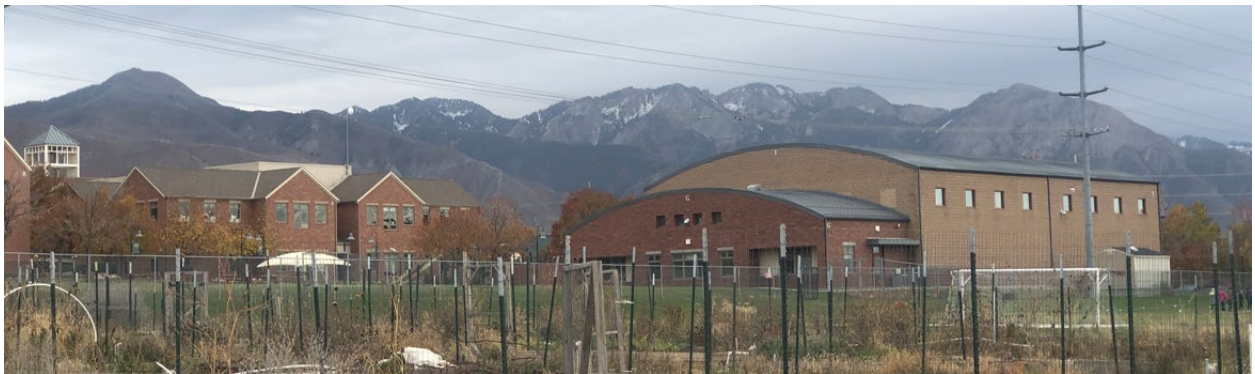


***View to the south of the entrance driveway from Sunnyside Avenue.***





***View from the access driveway looking directly south  
at the houses off Sunnyside Avenue.***



***View looking to the southwest at existing buildings on the Rowland Hall-St. Mark's  
campus.***





***View from the northwest corner of the subject property looking to the southeast.***



***View looking directly north at the property line of the subject property and the Mount Olivet Cemetery.***





***View along the north property line which meets the Mount Olivet Cemetery and the University of Utah at the northeast corner. Buildings shown are part of the U of U athletic buildings.***



***View of the recreational field looking to the southeast.***





***View of the recreational field looking to the southwest.***



***The Pingree School on the corner of Sunnyside Avenue and Guardsman Way,  
adjacent to the applicant's property.***



***Existing Rowland Hall-St. Marks's campus buildings.***



***View from the property directly to the west -looking East.***

January 24, 2024



# ATTACHMENT E: I (Institutional) Zoning Standards

## 21A.32.080: I INSTITUTIONAL DISTRICT

**Purpose Statement:** The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

Standard	Requirement	Proposed	Finding
<b>Maximum Building Height</b>	Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').	The east portion of the building will be approximately 35' from finished grade.  The west portion of the building will be about 60' from finished grade -but at the same roofline height of the east portion of the building since the grade lowers east to west approximately by 15'.	<b>Does not comply</b>  Will need Design Review approval from the Planning Commission for the building to be up to 60' in height on portions of the structure due to topography and possible engineering/architectural requirements.
<b>Front/Corner/Side/Rear Yard Setbacks</b>	Front Yard: Twenty feet (20').  2. Corner Side Yard: Twenty feet (20').  3. Interior Side Yard: Twenty feet (20').  4. Rear Yard: Twenty five feet (25').	The building will be setback more than 370' from the front property line.  All other side/rear setbacks will be more than 50' from all property lines.	Complies
<b>Lot Size</b>	20,000 square feet	Over 8 acres of land	Complies
<b>Mid-Block Walkway</b>	Not required	N/A	N/A



<b>Refuse Control</b>	Screening of Service Areas: Service areas, loading docks, refuse containers, utility meters, and similar areas shall be fully screened from public view.	Waste and recycling containers, mechanical equipment, storage areas and loading docks shall be fully screened from public view.	Complies
<b>Lighting</b>	<p>Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.</p> <p>I. 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.</p>	All lighting is proposed to illuminate the subject property and not hinder the surrounding properties.	Complies
<b>Off-Street Parking &amp; Loading (21A.44.040.A.)</b>	<p>Off-street parking required</p> <p>Minimum:</p> <p>Elementary or Middle: 1 space per 20 students design capacity</p> <p>High Schools: 1 space per 8 students design capacity</p> <p>Maximum:</p>	The proposal is for 207 on-site parking spaces.	Complies

	All Contexts: 4 spaces per 1,000 sq. ft.		
<b>Landscaping &amp; Buffering (21A.48)</b>	<p>Landscape yards, as specified below, shall be required for each use in the I Institutional District and shall be improved in conformance with the requirements of chapter 21A.48 of this title.</p> <ol style="list-style-type: none"> <li>1. Front Yard: Twenty feet (20').</li> <li>2. Corner Side Yard: Twenty feet (20').</li> <li>3. Interior Side Yard: Eight feet (8').</li> <li>4. Rear Yard: Eight feet (8').</li> </ol>	<p>The proposal is for upgraded landscaping around the building.</p> <p>A landscaping plan will be required as part of the building permit process.</p>	Complies
<b>Signage (21A.46.110)</b>	Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design.	A sign package will be required during the building permit process.	Complies
<b>Building Materials</b>	Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board or other material that includes a minimum manufacturer warranty of twenty (20) years from color fading, weather, and local climate induced degradation of the material.	The applicant is proposing brick veneer, plaster finish and a metal panel finish on the building.	Complies
<b>Ground Floor Glass</b>	Not required	N/A	N/A
<b>Upper Floor Glass</b>	Not required	N/A	N/A

<b>Building Entrances</b>	At least one operable building entrance on the ground floor is required for every street facing facade.	The school will have a main entrance on the east side of the building although it will not have direct street frontage, since it will be more than 350' from Sunnyside Avenue.	Complies
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## ATTACHMENT F: 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 purpose of the I Institutional District is to regulate the development of larger public, semipublic, and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

The proposal will be compatible with the existing scale and intensity of the neighborhood, since most of the buildings in the immediate area are associated with public or private institutions. The University of Utah sports facility buildings are to the northeast of the subject property proposing to be developed. The existing Rowland Hall- St. Mark's campus is to the direct east, and the Pingree School is to the southeast.

The proposal complies with the policies and design guidelines of the East Bench Master Plan, which notes the area of the subject property as part of the Neighborhood Institutional Node of Guardsman Way and Sunnyside Avenue. Neighborhoods are fundamental to our quality of life in Salt Lake City. The primary functions of a strong neighborhood should include housing, retail services/goods, recreation, and school services.

**Condition(s): n/a**

**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: Not Applicable**

**Discussion:** The proposed building entrances face toward the south which is toward the direction of Sunnyside Avenue. However, the school is proposed at more than 380 feet to the north of Sunnyside Avenue, so the building will not be close to the public sidewalk. The zoning along Sunnyside Avenue is OS which does not allow for a school as a permitted use which limits where the school can be located. It will have a drive approach and walkways close to the school entrance; this will be so that parents and others can drop off children close to the building without having to drop them off along the public street. The parking will be along the perimeter of the new building with required landscaping and setbacks.

**Condition(s): n/a**

**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: Not Applicable**

**Discussion:** The proposed school building will sit over 380 feet from the public street; therefore, it will not have pedestrian interest and interaction with the public sidewalk. The building will have many windows and doors but not for the purpose of connecting with the pedestrians and traffic along Sunnyside Avenue. The Institutional zone was not meant for structures to be located near the public sidewalk as a 20 foot front yard setback is required as opposed to most mixed-use and commercial zones which have smaller or zero front yard setbacks. The site will be activated with an increased student population of which many will likely walk to and from campus.

**Condition(s): n/a**

**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:**

1. The proposed building is compatible with the size and scale of other nearby buildings.
2. The proposed building is broken up into different vertical heights and sizes, keeping the height of the western portion relatively close to the visual height of the eastern portion.
3. The south elevation of the building will have a considerable window fenestration that will be seen as you enter the property from Sunnyside Avenue.
4. The scale and solid-to-void ratio of windows and doors is compatible with other buildings in the neighborhood.

**Condition(s):** n/a

**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:**

1. The proposed building has changes in the vertical plane by having different-sized building sections. The overall length of the south elevation will be approximately 345', however there is a building section that is 117' that breaks up the visual length of the building.
2. Various materials will be used in different building areas to distinguish particular sections.
3. Massing changes will be visually apparent by the different heights of the building sections.

**Condition(s): n/a**

**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 subject property is privately owned and will not have public spaces. The applicant is proposing upgraded landscaping with trees and plants. There will be outside seating areas for the students and staff.

**Condition(s): n/a**

**G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.**

- 1. Human scale:**
  - a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.**
  - b. For buildings more than three (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**

<p>shadows due to building height for the portions of the building that are subject to the request for additional height.</p> <p>c. <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.</b></p> <p><b>3. Cornices and rooflines:</b></p> <p>a. <b>Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.</b></p> <p>b. <b>Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.</b></p> <p>c. <b>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.</b></p>
Finding: Complies
<p><b>Discussion:</b> The proposed building is compatible with other buildings in the immediate vicinity. The height difference of the western portion -which will be up to 60' tall – will not be visually taller than the eastern portion of the building since there is a grade change from the east to the west which drops by 15'.</p>
<b>Condition(s): n/a</b>
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.
<b>Finding: Complies</b>
<p><b>Discussion:</b> The parking for this project will be located along the perimeter of the property, and the driveway used for dropping off and picking up students will be along the east property line of the property meeting the building at the entrance of the building. Walkways to the public street will be provided to ensure the safety of the students and staff.</p>
<b>Condition(s): n/a</b>
<p><b>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.)</b></p>
<b>Finding: Complies</b>
<p><b>Discussion:</b> Waste and recycling containers will be screened and located in the northeast area of the project.</p>

<b>Condition(s): n/a</b>
<p><b>J. Signage shall emphasize the pedestrian/mass transit orientation.</b></p> <ol style="list-style-type: none"> <li><b>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.</b></li> <li><b>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</b></li> <li><b>3. Coordinate sign location with landscaping to avoid conflicts.</b></li> </ol>
<b>Finding: Complies</b>
<b>Discussion:</b> Any proposed signs will have to be reviewed and approved through the permitting process with the building permit.
<b>Condition(s):n/a</b>
<p><b>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</b></p> <ol style="list-style-type: none"> <li><b>1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.</b></li> <li><b>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.</b></li> <li><b>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</b></li> </ol>
<b>Finding: Complies</b>
<b>Discussion:</b> The lighting proposed for this project will meet the standards above. Lighting will help the safety and circulation of the proposal while not causing a negative impact on the adjacent properties or community.
<b>Condition(s): n/a</b>
<p><b>L. Streetscape improvements shall be provided as follows:</b></p> <ol style="list-style-type: none"> <li><b>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.</b></li> <li><b>2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow</b></li> </ol>

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 applicant proposes upgraded landscaping around the proposed building and parking areas.

**Condition(s):** n/a



# ATTACHMENT G: 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:

- October 30, 2023- A City Open House began, giving information about the proposal on the city website.
- October 27, 2023 – The subject property is not located within a Community Council area; however, the East Central Community Council Chair, East Liberty Park Community Chair, KEEP Yalecrest Chair, and the Yalecrest Neighborhood Council Chair were sent courtesy 45-day notices for recognized community organizations to make them aware of the proposal. A letter was received from the Yalecrest Neighborhood Council and is attached below.
- October 30, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- January 9<sup>th</sup>, 2024 – Rowland Hall- St. Marks hosted a meeting with the neighbors that live along Sunnyside Avenue to discuss the proposal.

Notice of the public hearing for the proposal included:

- January 11, 2024
  - Public hearing notice sign posted on the property.
- January 19, 2024
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.

## Public Input:

The Planning Staff has received no public written comments regarding this application. Staff did receive a couple of calls from neighbors in the area with concerns about the traffic issues along Sunnyside Avenue.

On January 9<sup>th</sup>, 2024, the Rowland Hall- St. Mark's school hosted a meeting for the neighbors of Sunnyside Avenue. The discussion was focused mostly on the traffic issues along Sunnyside Avenue and not the height modification being requested.

**From:** [Jan Hemming](#)  
**To:** [Martinez, Diana](#)  
**Cc:** [Stuart Bevan](#); [Eric Povilus](#); [Jennifer Evans](#); [Marquerite Henderson](#); [Eric Dyer](#); [Timothy Ermish](#)  
**Subject:** (EXTERNAL) Yalecrest Neighborhood Council Comments Re: PLNPCM2023-00836  
**Date:** Thursday, December 14, 2023 8:52:27 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Diana: The Yalecrest Neighborhood Council is submitting this public comment on PLNPCM2023-00836 for your consideration.

December 14, 2023  
Yalecrest Neighborhood Council  
Re: SLC Planning Division Project PLNPCM2023-00836

Senior Planner Diana Martinez:

The board of the Yalecrest Neighborhood Council wishes to comment on project PLNPCM2023-00836 – Rowland Hall Middle and Upper School Design Review -- on Sunnyside Avenue. We have received feedback from local Yalecrest residents whose homes border the school on Sunnyside Avenue, are within a quarter to half-mile radius of the school, as well as other nearby residents.

The issues most frequently mentioned to us include:

<!--[if !supportLists]-->1. <!--[endif]-->**Height extension from 30 to 65 feet.** Architectural designs seem to indicate that the impact of the additional height will be somewhat ameliorated since that section of the new school will be located on the far western side of the property below a natural slope in the hillside. Nonetheless that section will still rise above the main two-story addition and be a physical barrier on the northwest horizon. The 2011 Covenants, Conditions and Restrictions (CCR) called for preservation of the NW corridor view. They should be reviewed and honored.

<!--[if !supportLists]-->2. <!--[endif]-->**Sunnyside Avenue entrance and traffic concerns.** Several months ago, an executive in the planning division told us that Sunnyside Avenue was the least regulated street *of its size* in Salt Lake City. Traffic volumes have increased significantly in recent years and will only continue to rise. It is a busy and active thoroughfare. This summer there were three major traffic accidents on Sunnyside Avenue – two hit and runs with critical injuries to two individuals that required hospitalization, and a two-car collision resulting in one car being flipped on its roof. Two other schools are within yards of Rowland Hall – East High School and the Pingree Autism Learning Center adding more students, more drop-offs and more auto congestion to the immediate area. Rowland Hall serves about 1,030 students – 400 of

January 24, 2024

which are in high school; East High about 1,900, and Pingree 350.

Locating the main school entrance off Sunnyside Avenue will add more car traffic – especially during morning commutes -- and could lead to potential traffic problems. Human nature shows that cars will be tempted to make left hand turns coming out of Rowland Hall across oncoming traffic on Sunnyside Avenue -- a potential prescription for disaster. Even with signage prohibiting left hand turns, high school students with cars will be part of the traffic mix.

Adding to the severity of potential problems is the slope of Sunnyside Avenue near that location – where eastbound cars will be coming up a hill. Cars turning left out of Rowland Hall will be moving from a standstill, making it difficult to get quickly and safely into the eastbound lane and avoid fast-moving cars coming up the hill. This must be carefully studied with possible adjustments to prevent accidents. We'd like to see alternative plans for ingress and egress from the main entrance as well as traffic safety measures.

<!--[if !supportLists]-->3. <!--[endif]-->**Scale and mass.** There are some nice architectural features in the new Rowland Hall proposal especially the high ceiling glassed entryway, which is quite striking. However, the mass of the two angular buildings or spokes that jut west from the main center will be in stark contrast to the village-like feel of the existing McCarthy Campus, home to the Beginning and Lower School.

The design team may have faced constraints regarding the size of the land, the classroom and operational needs, as well as financial considerations. These could have pre-determined the degree of their creativity. Taste can be an individual matter, but the proposed new buildings look very industrial – especially when matched against the more creative character of the McCarthy Campus.

We hope that the design team and school will consider our comments and use them in a constructive way to address community concerns and seek common ground.

Respectfully,

Tim Ermish, At Large

Yalecrest Neighborhood Council  
Janet (Jan) Hemming, Chair  
Stuart Bevan, Co-Vice Chair  
Eric Povilus, Co-Vice Chair  
Jennifer Evans, Secretary-Treasurer  
Eric Dyer, At Large  
Marguerite Henderson, At Large

January 24, 2024

# ATTACHMENT H: Department Review Comments

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

**Transportation: Jena Carver** // [jena.carver@slcgov.com](mailto:jena.carver@slcgov.com) // 801-535-6694

The traffic impact study completed by Hales Engineering recommend restriction of southbound left turns onto Sunnyside Avenue during peak hours. Applicant must address this recommendation and submit proposed design elements to restrict left turns.

Applicant must complete contribution to SLC for traffic calming/pedestrian safety on Sunnyside Avenue.

**Fire: Doug Bateman** // [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com) // 801-535-6619

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. It does not appear they meet this requirement.

\*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.

\*Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (See Figure D103.6 for example).

\*Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide (See Figure D103.6 for example).

\*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

\*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

\*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

\*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

\*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

\*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

\*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

\*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

**Urban Forestry: Rick Nelson // [rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com) // 801-972-7839**

Urban Forestry has no concerns with this proposal.

**Public Utilities: Kristeen Beitel // [Kristeen.beitel@slcgov.com](mailto:Kristeen.beitel@slcgov.com) // 801-483-6733**

*Public Utilities has no issues with the proposed special exceptions for an increase in maximum building height. The applicant should be aware that with development of vacant property, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Development may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.*

*Representative of applicant (Brent Morgan, Ensign Engineering) has been working with SLCDPU to determine required offsite utility improvements. Preliminary model results indicate that offsite utility upgrades will be required. The details and extents of these offsite improvements will be coordinated with the project team when fully determined. SLCDPU is modeling various scenarios, at the request of the design engineer. Please contact Chien Hwang ([chien.hwang@slcgov.com](mailto:chien.hwang@slcgov.com)) with any questions.*

*Additional comments have been provided to assist in the future development of the property. 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.*

- *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.*
- *Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.*
- *Utilities cannot cross property lines without appropriate easements and agreements between property owners.*
- *Parcels must be consolidated prior to permitting.*
- *Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.*
- *Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer 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 and may be downstream of the project.*
- *One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Currently the culinary meter is ¾" in size, if a larger meter is needed, then the existing water service must be killed at the water main per SLCDPU standards and a new service connection made. The parcel currently has a separate irrigation meter, no additional irrigation meters are permitted. Each service must have a separate tap to the main.*
- *A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals).*
- *An exterior, below-grade grease interceptor is required for any food service preparation. 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.*
- *Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.*
- *This project is over one acre, stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design*



*requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit DEQ website and search for Low Impact Development for more info on this topic.*

- *Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.*
- *Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.*

**Engineering: Scott Weiler // [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) // 801-535-6159**

Engineering has no objections to this.