

Motion Sheet for - *The Exchange – Building B (phase 2)*
Planned Development and Conditional Building and Site Design Review

Approximately 320 E 400 South

Petition numbers PLNSUB2018-00434 & PLNPCM2018-00470

Motion to approve with conditions listed in the staff report (Staff Recommendation):

Based on the findings listed in the staff report, it is the Planning Staff's opinion that phase two of *The Exchange* development (Building B) generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Building and Site Design Review (Petition PLNPCM2018-00470) for modifications of the specified Design Standards in 21A.37 of the zoning ordinance, and the Planned Development request (Petition PLNPCM2018-00434) for modifications to the parking lot landscaping requirements in section 21A.48 and 21A.26.078 of the zoning ordinance with the conditions of approval as listed below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. Blair Street Parking Garage/West Elevation – To help ensure the requested modification of the design standards related to *ground floor glass, blank wall areas, active ground floor use and parking not wrapped in habitable space*, meet the intent of those design standards-
 - More detail regarding the proposed screening material on the west elevation adjacent to Blair Street shall be submitted for determination of compliance. The building material used to screen the ground floor parking shall be located between 3 and 7 feet above grade and provide appropriate screening of the parking garage, sufficient visibility and ventilation. Screening material shall be consistent with the buildings design and primary building materials.
 - A minimum 3 foot solid knee wall shall be provided along all ground level parking to screen headlights from the public way.
 - Additional detailing and design should be provided and further refined with architectural features, material changes and or articulation.
2. Applicant shall submit details regarding screening material/gates for west and east ends of midblock walkway to determine compliance. Screening should be consistent with the buildings design and primary building materials as discussed in condition #1 above.
3. The east elevation adjacent to Blair Street shall include a lenticular mural as initially presented at the work session to ensure the requested modification of the required *60% active use* meets the intent of that design standard by providing increased visual interest where inactive uses are proposed.
4. Visual interaction along Blair Street should be further refined and details should be submitted for determination of compliance with the intent of the design standard related to active use. Visual interaction could be accomplished with playable public art or interactive lighting installations/displays.
5. A public easement and development agreement will be recorded on the property for the 450 S midblock walkway. The development agreement will include a statement to ensure that when the property to the east develops, the walkway will be open to the public. A sign will be posted on the midblock walkway stating it is open to the public and will include the hours it is open.
6. Final approval of the details for signage, art murals, street lighting, and landscaping/screening to be delegated to Planning Staff to ensure compliance with the *Salt Lake City Lighting Master Plan* and the standards for Conditional Building and Site Design and Planned Developments.
7. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply

Motion to approve with conditions modified by the Planning Commission:

Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Conditional Building and Site Design Review request (Petition PLNPCM2018-00470) for modifications of the specified Design Standards in 21A.37 of the zoning ordinance, and the Planned Development request (Petition PLNPCM2018-00434) for modifications to the parking lot landscaping requirements in 21A.48 and 21A.26.078 of the zoning ordinance with the following modifications:

1. (List the conditions that are to be modified, added, or removed.)

Motion to deny (Not Consistent with Staff Recommendation):

Based on the information presented, and the input received during the public hearing, I move that the Planning Commission deny the Conditional Building and Site Design Review request (Petition PLNPCM2018-00470) for modifications of the specified Design Standards in 21A.37 of the zoning ordinance, and the Planned Development request (Petition PLNPCM2018-00434) for modifications to the parking lot landscaping requirements in section 21A.48 and 21A.26.078 of the zoning ordinance because evidence has not been presented that demonstrates the proposal complies with the following standards:

1. (The commission should make findings related to which standard or standards are not complied with. Standards are listed in Attachment G, H & I of the Staff Report.)