

Recognized Organization Input Notification

1865 W North Temple Design Review



TO: Poplar Grove and Jordan Meadows Community Council Members

FROM: Cassie Younger, Senior Planner, Salt Lake City Planning Division
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DATE: February 22, 2024

RE: **PLNPCM2024-00115– Design Review of 1865 W North Temple Apartments**

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Design Review

Location: 1865 W North Temple

Zoning District: TSA-MUEC-C

Council District: District 1

The purpose of this letter is to notify you that Salt Lake City is reviewing an application in the TSA District for Design Review. The applicant, Travis Nicholes of JZW Architects, representing the property owner, is requesting Design Review approval to develop the property at approximately 1865 W North Temple. The proposal is to construct a new multifamily residential building with 307 units and 119 parking stalls. The applicant states that all of the units will be affordable housing. The applicant is requesting Design Review approval of a building façade that exceeds 200' along Orange Street. The project site is located in the Transit Station Area – Mixed Use Employment Center – Core (TSA-MUEC-C) Zoning district.



I have attached information related to the project to facilitate your review.



Rendering of proposed development, submitted by the applicant

Request for Input from Your Recognized Organization

The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. As part of this process, the applicant is required to solicit comments from Recognized Organizations. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 21A.10.015- The recognized community organization chair(s) have **fourteen (14) days from receiving notice of the land use project to notify the city's planning division as to whether the recognized organization will hold a meeting and provide comments.** A public hearing will not be held, nor will a final decision be made about the project within the forty-five (45) day notice period. This notice period ends on the following day:

April 8, 2024

Please contact me if you would like the applicant to attend and present the City initiated petitions at one of your meetings within this **14 day** period. Let me know the day and time of your meeting, and I will let the applicant know about your meeting. Staff will be available at the meeting to answer any questions related to decision standards or the decision-making process.

Comment Guidance

I will accept public comments up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice if you would like those comments to be included in the staff report. Input from your organization may be general in nature or focus on specific issues of impacts on abutting properties and compatibility with the neighborhood.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting, and whether any suggestions were made to address the issues
- The number of persons that attended the meeting (not including the applicant or City Staff)
- Whether a vote was taken on the matter and, if so, what the vote tally was

Approval Criteria for Planned Development Requests

Design Review is a process that is meant to ensure higher-quality outcomes for developments that could have a significant impact on their surroundings (i.e., buildings above a certain height). Design Review requires that these projects are compatible with their surroundings, do not negatively impact public space and infrastructure, and help to achieve City goals and policies identified in adopted Master Plans.

For your reference, the following are criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

Standards for Design Review: 21A.59.050

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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.
- 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.
- 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.)

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.

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.

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. (Ord. 14-19, 2019)

Comment Submission Address

You may submit your written comments via e-mail to cassie.younger@slcgov.com or mail them to:

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If you have any questions, please call me at 801-535-6211 or contact me via e-mail.