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MEMORANDUM

August 30, 2018

To: Planning Commission
From: Community Development Department
Subject: Centennial Towers –Master Plan Review and Phase 1 SPR-06-18-5420
Preliminary Site Plan Review 4.27 Acres
215 W. Sego Lily Drive, Community #9 CBD-A&C Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR# 98-13	Sandy City Center Master Plan
SPR# 08-16	The Proscenium Master Development Plan
SPR-5-10-1294	The Meridian Master Development Plan
SPR-3-16-4983	The Prestige Master Plan

REQUEST

Mr. Russell Platt of Russell Platt Architecture representing the property owners, Centennial Towers, LLC and Truong Properties, has submitted an application for a Master Site Plan and preliminary site plan of a proposed phase of the Centennial Towers Project. The proposal is part of the 4.27 acre master planned development. It is also part of the South Village Area in the Cairns Master Plan. This first phase of this project includes the existing retail/office building along Sego Lily Dr, a new alley, an extension of 10080 South (public road), new parking garage ramps, and a new residential tower to be built on a roughly a half acre. The master plan includes a few phased additions onto the existing parking structure, two (2) larger residential towers, and an office tower building. In all, the plans call for all improvements to be completed in four (4) phases.

BACKGROUND

There have been several attempts at developing this site over the past couple of decades. The first building was constructed on this site in the early 2000's. This was the first phase of several planned buildings that did not get built. There have been a couple other development proposals

for this site over the years known as the Procenium, the Meridian, and the Prestige, that also did not get realized after going through the review process.

The property is bordered by Monroe Street on the west, Sego Lily Drive on the north, Centennial Parkway on the east and on the south side by a planned extension of a public street, 10080 South. The properties surrounding this development are mostly developed with some green field areas. To the west is the Hilton Garden Inn and some undeveloped land owned by the RDA (zoned CBD-A&C), to the north is the Sandy Justice Court Building (zoned CBD-O), to the east is the Promenade (zoned CBD-P), and to the south is an office building (zoned (CBD-O).

NOTICE

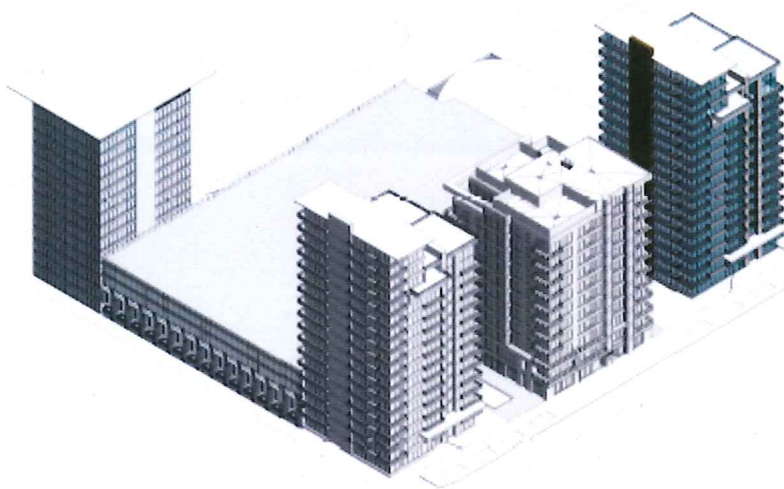
Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project as there are no residents within a 500-foot radius of the proposal.

ANALYSIS

Important design issues or considerations on this proposed development in the CBD-A&C Zone that will need to be reviewed by the Planning Commission include: mix of uses, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks and streetscape profiles.

Master Plan:

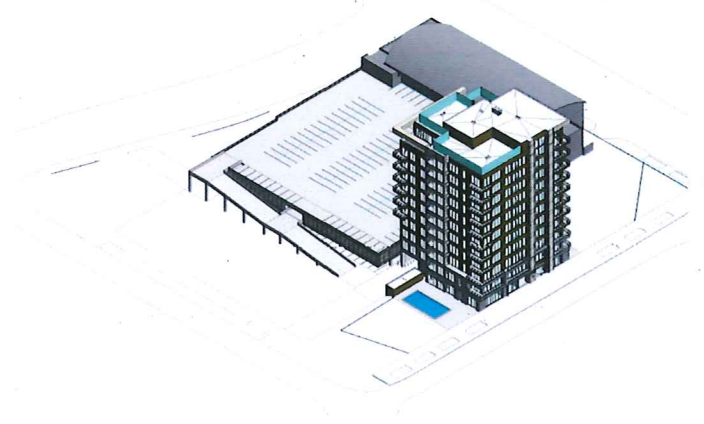
A master site plan is required for all projects within the CBD Zone. The applicants have submitted an overall site plan that consists of three (3) residential towers along Centennial Parkway with ground floor retail space (two (2) eighteen (18) story buildings and one (1) twelve (12) story building), a series of brownstone units that front a parking structure along 10080 South and fifteen (15) story office and residential building on the corner of Monroe and 10080 South. They are proposing to keep the existing office/retail building along Sego Lily Drive and expanding upon the existing parking garage. In all the proposal calls for approximately 420 condo units, 11 brownstone units, 100,000 sq. ft. of new office space, and expansion of total structured parking to 1,178 parking stalls. The exact mix of units may vary depending on the



market demand as they are allowing purchasers the ability to customize and configure units within the building. A proposed pool is planned for phase 1, as well as amenity or common areas within each of the proposed buildings. In the last phase, they are proposing a landscaped roof deck on top of the parking structure that will provide additional communal space and connections between the buildings.

Phase 1:

This first phase is proposed to consist of the existing retail building, existing parking garage, and construction of a new twelve (12) story residential tower with a ground level retail/restaurant space. In addition, the construction of a new parking garage ramp to access the existing two (2) levels that are currently inaccessible. This phase will also see the construction of 10080 South providing an extension of this public road to Monroe Street and a storm drainage detention facility on the west side of the project. In the CBD-A&C Zone, the development is required to have at least four (4) different uses overall and three (3) present in the first phase. With the new residential tower and the existing retail and office space, this requirement is met.



① PHASE 1
RESIDENTIAL TOWER
RESTAURANT

Access:

Primary vehicular access for the development will come from Monroe Street with the existing parking garage access point and a new alley that would run north and south on the east side of the parking structure. A new public street will also be built on the south side of the development, 10080 South. In addition, sidewalks will be added to all streets that will improve pedestrian mobility in the area in the first phase of development. A new addition on the south side of the structure will provide a new ramp to access the second and third levels of the existing structure, while adding a few additional stalls. Each building will need to be primarily oriented to the street and encourage pedestrian activity. The proposal shows each of the four public streets will have a building that faces onto it.

Parking:

With the existing 3-level parking garage and the new addition on the south side, there will be sufficient parking for the first phase of the development. It appears that the future phases will also have sufficient parking based on the proposed development plan. The applicant also has not accounted for any on-street parking to contribute to the amount of available parking for the development nor have they requested any reductions in parking from our standards. Sego Lily and Centennial Parkway are designed with on-street parallel parking, and those stalls can be counted towards meeting the parking requirement in this zone. With each phase of development, we will need to verify compliance with parking requirements to ensure each phase is sufficiently parked, especially during construction of future phases.

Architectural Design & Materials:

The applicant is proposing to construct a twelve (12) story residential building, with a restaurant and amenity space on the street level in phase 1. This building has been reviewed by the Architectural Review Committee and received a positive recommendation on their proposed building design after several meetings and iterations on the design to help achieve the code requirements of having a brick, polished granite, or stone base, with a defined middle, and top. The applicant is proposing two different base material options that the Committee reviewed, a black or brown granite base. The rest of the building consists of composite and aluminum siding

materials and glass windows and balconies. The architect is hoping to achieve a “mountain meets urban” design ethos with the mix and placement of materials consistent with Cairns Master Plan.

The other buildings in the master plan are still conceptual, but it’s important to point out a few things. The requirements in this zone require main entrances on the corners of a street intersection. That means all the other proposed buildings need to orient their main entrances to the corners. Another architectural requirement is that the buildings have a unique design and follow a design theme while still avoiding “look-alike” developments. The other proposed residential towers are shown to be identical twin buildings. Staff would like to see more uniqueness expressed in the architectural design while conforming to an architectural theme.

Building Setbacks:

The CBD-A&C Zone requires buildings to be built up to the street at a zero lot line setback, after the approved streetscape design and that primary building entrances be oriented to the street. The code also stresses variations for building articulation and activation of the pedestrian areas with courtyards, outside dining areas, etc. The new residential tower in phase 1 shows that it is only setback fourteen (14) feet from back of the curb, with some portions of the building stepping back another two (2) to four (4) feet. Staff would like to see a consistent public walkway along Centennial Parkway that has already been established along the parkway of sixteen (16) feet with an eight (8’) public walkway with no encroachments. Staff likes the varied front façade of the proposed building, but it needs to be pushed back another two (2) feet. This is consistent with the proposed Cairns Design Standards where there is a city and private portion of the public realm or streetscape. The private side is where overhangs or other private improvements can intersect with the streetscape.

The exact design and location of the other buildings of the master site plan are still conceptual. However, staff is concerned that there may be some implied approval of these forms with the approval of the master plan. Staff is concerned with the unvaried building edge along 10080 South, especially with the residential brownstone units, where there is no room for stoops or other private space between the units and the public sidewalk. The buildings are also needing improved articulation.

Building Heights:

The heights of each building vary. Building 1 and 3 are shown as eighteen (18) stories, Building 2 as twelve (12) stories, and the office building as fifteen (15) stories. These heights exceed the maximums permitted in the Development Code. However, there is flexibility in the code that allows the Planning Commission to grant additional height above the maximum height of 140’ up to 600’.

Landscaping & Open Space:

The applicant has submitted a full landscape plan for the site. Staff has found that it generally meets the requirements specific to the CBD-A&C Zone and those of Chapter 15A-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, seed mixes, and perennial flowers. The open spaces around the first phase consists of urban plazas and seating areas. There is also a detention area on the west side of the project that will be completed with this first phase.

This plan shows urban amenities such as street furniture, trash receptacles, bike racks, and planter areas along these street corridors. They are beneficial to the project design and enhance the pedestrian experience.

The master plan also includes a roof top landscape area on top of the parking garage.

Amenities

The developer is indicating project amenities that will include a pool building on the south side of Building 2, and 15% of the Building 2 dedicated to common areas, fitness rooms, and gathering spaces.

Future amenities are proposed to be completed within the other residential buildings and a common amenity of a roof top landscaped area on top of the parking structure. This area will be connected directly to each building and exclusively for pedestrians.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. **Parking Garage Design.** Staff is concerned about the parking garage design shown in the master plan. The code generally prohibits parking structures adjacent to the street and there is an existing structure next to Monroe Street. Staff is ok to put up a screen system during this first and second phase to screen this side, but when they add levels to the structure, staff would suggest that this structure needs to be designed with a new façade that resembles an office building in both form and materials. Similarly, the design of the parking garage above the brownstone units along 10080 South be articulated to continue the residential look of the units below or of an office building, rather than a parking garage.
2. **Construction Phasing.** The idea of adding onto the existing parking structure is innovative, but staff is concerned that this may render all or portions of the structure unusable during construction, particularly the top deck. In that instance, a temporary parking lot off site would be needed or other temporary parking arrangements will be needed.
3. **Streetscape Design.** The streetscape design (both public and private realm areas) needs to be worked out for 10080 South and Monroe Street. This will need to be established now or during Phase 2 review.
4. **Architectural Design.** Staff is comfortable with the design of Building 2, with the exception of setting the building back another two (2) feet. However, the other buildings shown in the master plan should not be approved as shown in the Master Plan. Staff is comfortable with them as a conceptual layout, but the details of these buildings and the form they take will need to be further reviewed with each future phase. Each building needs to have a unique design that relates to a common theme rather than “look-alike” buildings.
5. **Screening of Mechanical.** Building 2’s elevations show unscreened mechanical equipment. This needs to be fully screened with taller parapet walls or a secondary screening system.
6. **Plat.** A subdivision plat is needed for this property to unify it back into one parcel and address the necessary dedications of street right-of-way. These will resolve issues relating to building placement and property lines. After that plat is done, they will need

to record a condominium plat to properly subdivide these buildings into the different phases.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the master plan for the Centennial Towers development located at approximately 215 W Segó Lily Dr, based upon the following conditions:

Conditions:

1. That the developer proceed through the site plan review procedures for all phases of this master plan prior to any onsite construction can begin within each phase.
2. That the details of architectural form and design of proposed buildings and parking structures beyond the first phase be further reviewed through future site plan reviews to ensure compliance with the Development Code.
3. That each future phase be subject to providing adequate parking plans to ensure that the existing phases will not be negatively affected by future development or create parking impacts on the surrounding properties.
4. That an architectural theme be followed for all buildings and parking structures that ensures that each building relates to one another without being the same.
5. That a plat to unify the subject properties into one parcel and carry out the required public right-of-way dedications then subsequently record a condominium plat for the project.

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Towers development located at approximately 215 W Segó Lily Dr, based upon the following conditions:

Conditions:

1. That **street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer** and specifically:
 - a. That Centennial Parkway be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter. The existing street trees be required to be remain and protected in place during construction.
 - b. That 10080 South Street be dedicated and improved to a 46 foot width including curb, gutter, asphalt, and streetscape (including 2 inch caliper street trees) on the north side of the street. The varieties of street trees required be compliant with the CBD Zone approved street tree list. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
 - c. That Monroe Street be further improved and dedicated to include a 14' wide streetscape behind the curb and gutter streetscape (including 2 inch caliper

street trees). The varieties of street trees required be compliant with the CBD Zone approved street tree list. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.

2. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The Final Site Plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
3. That the development **comply with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.
4. That the developer be responsible to **meet all provisions of the CDB-A&C Zone**, the Sandy City Development Code and all conditions of approval imposed by the Planning Commission regarding this project prior to issuance of a building permit including but not limited to: compliance with the Sandy City Water Policy, trash enclosures, compliance with the Sign Ordinance and obtaining sign permits for all signs proposed, front landscaping, screening of all roof mounted mechanical equipment and vents, installation of all required public improvements, provide staff with a specific water efficient landscape and irrigation plan prior to final approval of the site plan and undergrounding of existing overhead utility poles across this property (as may be required by the Sandy City Public Utilities Department).
5. **All utility boxes** (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view, preferably located along the proposed alley. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building **utility meters** shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.
6. That the developer be responsible for the placement of a **temporary 6 foot high chain link fence** around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
7. That the applicant **comply with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff. That the applicant **resolve the concerns outlined in this report** and the associated conditions of approval during Final Review with staff.
8. That the **proposed building heights** as shown on the Preliminary Plans be approved to have greater height than allowed in the CBD-A&C section of the Development Code.
9. That the building's **main lobby entrance be oriented to the public street.**

10. That the **architectural materials** of Building 2 include: polished granite, aluma board panels and siding, and glass. That all roof mounted mechanical equipment be fully screened. The parking structure is to be approved with a temporary screen system that will be replaced upon the construction of additional levels above the existing parking decks.
11. That the applicant provide a detailed **Urban Streetscape Plan** for all public streets. The plan should include landscape, fencing (if any), hardscape, urban furniture, and other urban amenities.
12. That the **amenities** illustrated on the preliminary site plan (pool, common areas, etc.) be a requirement of this development.
13. That project signs be allowed upon receiving a **detailed sign package** that complies with the Sandy City Sign Ordinance. Signs will need to be reviewed at final review with Staff.
14. That Building 2 of this phase of the project be approved to add up to **100 residential units** and provide at least **2,000 sq. ft. of restaurant space**. The existing building is to remain and continue the existing uses of ground floor retail and second level office space.

Planner:

Reviewed by:



Mike Wilcox
Zoning Administrator