



Neighborhoods

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c/o 480 Wall Street, A202
Salt Lake City, UT 84103
801-355-7559
www.chnc-slc.org

December 27, 2013

Lex Traughber
Senior Planner
Planning Division,
Community and Economic Development
Salt Lake City Corporation
451 South State Street
Salt Lake City, UT 84111

Dear Mr. Traughber:

Thank you for accepting Capitol Hill Neighborhood Council's opinions on the planned development by Garbett Staker for the property located between West Temple and Almond Streets.

Here are our comments:

1. Parking

After some disagreement on the number and types of off-street parking, it appears that the new development is proposed to have even fewer off-street parking slots than the current approved plan. Overall, the Council's comments reflect our dissatisfaction with this plan. As both east and west boundary streets are one-way and narrow, there is no room for on-street parking. This makes even greater the need for off-street parking for residents, guests and servicers for the new complex. Most of us were dismayed to hear that no such planning has taken place, leaving the new development encroaching on the existing neighborhoods, especially those streets to the north and west (the entry points into the new development). Overall, we'd prefer more off-street parking for the development.

2. Traffic

As with the above, the lack of adequate off-street parking will only negatively impact traffic congestion in the immediate neighborhoods. This area is already impacted when the LDS Church holds its semi-annual conferences and other church

functions. The proposed development may have the same impact on Almond, West Temple, 200 North, and 300 North Streets. Servicing the development also creates more traffic on narrow and winding streets. As only four (4) new units will face Almond Street, our greatest concern would be for the traffic generated by the twenty-one (21) units facing West Temple Street. That section of West Temple Street is a one-way street and, even with some improvements, may not be adequate for the increased traffic and illegal on-street parking that this development will create. We anticipate the negative impact of greater traffic on West Temple Street without major improvements to the street – widening, straightening, etc. The section of 300 North Street to the north of the development (providing access to the new development) is also the major route of many children accessing West High School on 300 West. They too may be negatively impacted by an increase in traffic.

3. Triangle

There was some confusion as to whether this piece of property is owned by the developers already, or is in the design, or will be in the design. However, if the triangle is incorporated into the design and the road to the triangle's east is removed, the entrance to West Temple Street will be awkward. If one is proceeding west on 300 North (down the hill), entering West Temple Street then would necessitate an almost 270° turn to the south. Most don't want to lose the public green space to private development. However, placing a sidewalk on the south side of 300 North through this development was proposed by this Council for CDBG funding this year. Having Garbett Staker install the sidewalk would reduce the need for public funding for this much needed project.

4. Exterior Design

Although not many raised the issue of the exterior design in our public meeting, several approached me to voice their dissatisfaction with the exterior design. We understand that it is not feasible for the new development to match the original four townhomes already occupied on Almond Street. However, many of us would like to see some continuity of design in the proposed units: similar color schemes, exteriors, etc. in order to somewhat match what is already there.

Disclaimer

There were several enthusiastic endorsements of Garbett Homes during our Council meeting. I believe such comments need to be tempered. To my knowledge, no-one on this Board has any professional experience working with Garbett Homes and can therefore endorse the developer. It needs noting that Mr. Bryson Garbett is the LDS Bishop for some on the Council's board and for some of the current residents who are supporting the development. Although there may have been no influence used in appropriating these endorsements, a conflict of interest (or at least the appearance of one) must be recognized and acknowledged. Our legal standing as a tax-exempt non-profit organization necessitates this disclaimer.

In summary, other than the issues raised above, our Council generally supports the development going forward and supports the neighbors who are excited about having this property developed. We, too, are generally excited about having an eyesore in our district developed and made into something profitable to the neighborhood.

Again, thank you for your time and energy in giving us an opportunity to comment on this important development on Capitol Hill.

Sincerely,
Richard Starley
Richard Starley
Chair