

**Capitol Hill Neighborhood Council**

**Meeting Minutes**

**Wednesday, January 15, 2020, 6:30 pm**

**Marmalade Library Multipurpose Room**

**Welcome** – David Scheer, CHNC Chair

All serving stand, intro selves, area you live in, what capacity you serve

Thanks to all outgoing board members

**City and Representative Reports**

**Detective Alen Gibic**

**Community Intelligence Unit, District 3, Salt Lake City Police Department**

Mission is to give feel of small town, contact by email, will answer. SLCPD starting new recruits class of 36 officers, approx. 30 will make it through, biggest class in many years, more officers staffed to patrol, good results, no calls waiting on West side right now. Officers are more free these days. Any Q? Alen Gibic's email available on CHNC website.

**Justin, SLC Fire Department, Station 2**

It is a pleasure to serve. Please don't need us, but if you do, we are here. Be safe.

FYI: Smoke detectors only last 10 years, so look on back of them for a date, and test monthly. Fire Dept. is hiring! If interested, register/apply by March 31.

Q: Do you offer CPR classes?

A: Yes. Contact 801-799-FIRE or slcfire.com

Q: re: carbon monoxide detectors – lifespan

A: Carbon monoxide detectors also have life of 10 years, often they will let you know they are not working

**Senator Derek L. Kitchen**

**Minority Caucus Manager, Utah State Senate**

Just came from another neighborhood council, our turnout is better!

Handout: Legislative Agenda

Session starts in a week and a half start on 27<sup>th</sup>

45 days of policy making

Record number of bills filed for this year, maybe 1400 in addition to \$20 billion budget

Quick review of bills: Family Planning Services – came out of recent work with students at U. SLCO jail provided contraceptives to incarcerated women, as women were in and out of jail and they would have unintended pregnancies – this is expansion on that pilot, would provide full range of contraceptive services. Lots of support for this, especially as other legislators are on bills banning abortion.

Sales tax exemption modifications – Clean Energy Bill to bridge gap between fossil fuels and clean energy, would encourage heavy industry to invest in onsite battery storage and offer a tax exemption. In conjunction with HEAL Utah and Utah Clean Energy.

Educating the electorate on bills is #1 priority. Happy to work with community on policy for next session. Contact him – info on handout

## **Eva Lopez**

### **Community Liaison, Districts 3 & 4, Mayor's Office**

Mayor's Vision: Harness growth – emphasis on environmental stewardship

Reminder of anti-idling ordinance – 2 minutes is max

Food Equity Program – Combat food deserts – David will receive link and share with Council

Eva's contact info is on the CHNC contact sheet

## **Whitney Ward**

### **VCBO Architects, on behalf of Capitol Hill Preservation Board**

In 2002 there was master plan prior to Capitol restoration – idea was to create a complex that reflected that original vision

Master Plan was OK'd in 2009 but what remains to do is replace the North Office Building

2018 Space Assessment – Capitol Hill is over capacity, not much room for growth in North Office Building, most prudent if those in those offices move to more appropriate location - new property in Taylorsville. The opportunity to realize the 2002 Master Plan is back.

Traffic Assessment identified tons of cars parked in neighborhood during Legislative Session – two key intersections are congested:

- South side of the Capitol complex at State Street, where traffic comes up State
- West ingress/ egress – staff trying to come out onto roadway

How can Master Plan alleviate this congestion?

- North Office Building will be replaced and although it will not be as big as conceived in the 2002 Master Plan, it will support the area – there will also be a museum, will be architecturally cohesive.

BIG ISSUE: Reallocation of parking across the Capitol Hill Complex – staff moving out of North Office Building, their parking will become public parking and there will be underground parking with landscaping overtop.

Any visible parking will be public – all staff parking will be underground

35 new parking stalls will be added to Capitol Hill

Working with UDOT on what will change as more people are parking, coming and going

Project will also address how schoolkids and school buses reach the Capitol – how is that working, is it safe?

CURRENTLY IN PROGRAMMING PHASES – COMING TO US TO DISCUSS ISSUES

**Jason E. Davis, P.E.**

**Deputy Director, Engineering and Operations, UDOT**

Was involved in original traffic light project years ago. There are issues around the new proposed light as well.

Regional Office is very aware of need to preserve vegetation. Idea is to make impact as small as possible and how to do it safely for (vehicle) traffic, pedestrians and neighborhood.

What (vehicle traffic) delay is current? What delay would be created or alleviated by proposal?

Current signal at 500 North is very congested (Grade C.) The blocks between 300 N and 500 N get an “F” for congestion – as bad as it gets. (as recounted by DRS)

New signal would not fix this – there will still be a delay, actually gets a bit worse in AM.

Signals can be hung from 3 poles instead of 4, so there is no requirement to purchase property from neighbors.

Marmalade Church - people actually park at Capitol to go to church on Sunday. (Crossing Columbus at that point) is currently unsafe. Proposed plan would provide a crossing signal.

There is currently enough pedestrian traffic to warrant a signal there.

Cars coming out of Capitol don't have so much problem, but buses do - having a signal there will benefit them a lot.

Timing: No timeline yet. Timeline comes after discussion with communities. Last meeting there was concern, it was a surprise. This is time for community to be heard.

Now that we see the big picture, what are our feelings?

Q: Display map again please – point items out – image is north at top, south at bottom. So this light is for the people of Capitol Hill?

A: Parking lot will be for children visiting the Capitol.

Q: About the Legislature – ever thought about bottom of Victory Road – making parking structure there, and a couple times a year, having a shuttle. That would prevent cars from having to come in and out and wouldn't impact neighborhood.

A: One component is how to get more public parking in neighborhood. Two thirds to three quarters of parking structure would be accessible to public. Right now about 75% of legislative staff use the parking. The idea is to support Legislative staff and increase public access and relieve neighborhood.

The 700 employees are moving to Taylorsville will ease the parking congestion. The number of folks needing to park at the Capitol will decrease significantly.

A parking structure just to handle parking at Capitol wouldn't solve the problem, it is the through traffic (year-round) which requires the light.

Q : We (Council) have met with Salt Lake City Transportation, they have not heard of this proposal, that is concerning. Brings up question about what is the Master Plan, UDOT doesn't really have a Master Plan, but Salt Lake City does. We have many questions. Would you be willing to sit down with City Transportation Department and the Cap Hill Neighborhood Council?

A: City staff has been part of discussion.

Q: Director of (Salt Lake) City Transportation was unaware.

A: Perhaps UDOT has not discussed with him directly, but his staff, yes. UDOT has the only unified transportation plan in the country, with representation for all the cities. That's a 40-year-out plan. We do have a plan.

Q: When speaking about impact of neighborhood, using 400 North as commuter mesh, you apparently consider the neighborhood as viable transportation corridor.

Q: Neighborhood experiences traffic even headed to Research Park. This plan invites traffic to our neighborhood.

A: (Jason) Started career designing traffic signals. This signal is designed for throughput – will not encourage drivers to dive into neighborhood – they'll just get stuck there. Idea is to allow Capitol Campus to exit.

David Scheer: Need to wrap

Q: Can you (Jason and Whitney) come to one of our meetings later, can you take questions?

David Scheer: We would like to meet with you on a more informal basis.

A: Jason will be in the lobby to take questions.

## **Paul Garbett**

### **Garbett Homes, The Quince**

Paul is a resident of the area. Lives on West Temple. Garbett Homes offices are here on Capitol Hill.

Background of Garbett Homes: Sustainable with price point for first time buyers. Every home is pre wired for solar panels, increased insulation, framing for better insulation, etc. Twice as efficient as some competitors – that is what they project for the Quince as well. Also, a focus on native plants and significant water savings.

Display: Project Plan

- 25 units
- 5 units nearest 300 West are largest
- Others are 1000 sq ft with one car garage
- Courtyard feel of Bishop Place retained
- Color schemes shown, street view, before and after images, birdseye view (get these slides for website)
- Conceptual floor plan of larger area, 2 beds 2 baths

Q: Will there be off street parking for the 1 car garage folks?

A: No, we expect all residents to use their garage.

Q: Yes but many households have 2 drivers.

A: SLC code is one spot.

Q: Is that realistic?

A: We imagine folks will park on 300 (West).

Q: Another council person pursued this, parking is already too little, there are too many units in the project, also how to emergency vehicles get in and out?

A: Radius of T allows for emergency vehicles.

Q: Who designed the exterior? This is historic district, and we have seen too many time people building whatever. Please explain – project on Clinton Ave is a mudbath – why take down a mountain?

A: This is very desirable area, many people want to live here. Recreating historic buildings is hard – not same materials. We try to stay with historic theme but complement it in a more modern way.

Q: Louisiana is nice place to live, but they have these and call them row houses – this project looks like row houses.

A: Think Architecture designed it.

Q: Where is Bishop Place? Over here behind the church, to the South. These were railroad houses. There will be no preservation, right?

A: Right. No preservation.

Q: \$400K doesn't sound affordable.

A: SLC median is \$450K (later verified that in January 2020 median is \$385K. In zipcode 84103 it's over \$600K.)

Q: And really you need to decide where visitors will park.

Q: One thing you are here for is to request a rear yard setback?

A: Yes.

Q: Open space is nearly nonexistent. Rear yard setback is the distance between the property line and edge of the building. 15 feet is standard, these guys are requesting 10.

Lex Traugher, SLC Planning: Front yard is here along 300 West – the rear yard they are talking about is actually on the side. And they are not asking for reduction to side yard.

Garbett: The project would require losing an entire unit for 5 feet of open space. Agrees to more open space but one goal of city and neighborhood is more medium-density housing.

Q: (Plan displayed did not show landscape plan) but are you planning on trees?

A: Yes, there is a landscape plan.

Q: It appears there are 5 different (building/finishing) materials on façade. Busy busy. Also the backup parking issue. There is already no guest parking anywhere near the residence. What do the disabled do? Kind of discriminating. If you have a project this big you need public parking.

A: More parking would take up open space.

Q: We (CHNC Board) went a couple years ago and toured existing house – try to keep that one.

A: Yeah (noted/heard)

Q: About the proposed concept style, (questioner is a graphic designer and design professor) – doesn't find this design traditional or modern. If in fact they (existing structures) must be destroyed, rather than creating half-traditional and half-modern, make it all modern, like on Almond Street. The gabled look is not appreciated.

A: Point appreciated.

Q: This whole project has turned inward, streetscape does not support neighborhood. Show elevation view please. That's an unfortunate view. Massing doesn't relate to neighborhood. Could you review that and turn the structure to the street, make it more complementary?

A: With the way floor plan is laid out, it's challenging. What we can do is make it more complementary to what the neighbors look like, more pedestrian-facing. Trying to be sensitive, not there yet, good point.

Q: The name. Could we change the name away from Quince? We have a Quince Street.

A: The only folks that will hear the name are internal people and buyers. (Paul Garbett) voted for name Bishop Place but was out-voted.

### **Brian Hobbes & Ethan Duddingfield, SALT**

Mixed use project on 400 West and North Temple – the edge of our (Capitol Hill) jurisdiction.

Asked by Salt Lake City to share with us.

Recent Projects:

Hardware Building, West High area, where the pony stables of the carriage ride guy used to be – many developers 6 years ago didn't want to go there. Here they built the 4<sup>th</sup> West Apartments. Salvaged brick, etc.

Hardware West apartments. Enjoyed challenge of building in historic style – created 4 architectural styles but in reality is one building with amenities.

Hardware East – the one with the gas lanterns, designed to look like symmetrical Georgian (era) hotel.

This Project: Salt Lake Crossing. On the sliver between 4<sup>th</sup> West and railroad tracks. Intentionally built at internexus of Trax and Frontrunner - hence the name. This location gets 2x traffic of intermodal hub. Lassonde Center at the U is unusual dorm building – includes offices and residences. This project will be like that – live and work. Great for millenials. Exciting to do it in Salt Lake – hasn't been done in many areas.

SALT started in CA then moved to SLC – marketing folks, local.

### **What Salt Lake Crossing is:**

- Lobby, outdoor dining, whole building is studios and micro-units (co-living with a communal area every 30 units)
- Millenials want to be social all the time – millenials spend all their time in common areas- so very small living quarters and big communal areas.
- Five levels of apartments, two levels of parking, high water table there, currently working on façade.
- Specifically asked to talk to us about: City requirement of TSA zone is to be very pedestrian-friendly. No long wall structures – working on individual courtyards between buildings, creating places to rest, sit down, lots of entrances, dog wash and coffee shop areas

\*Salt Lake City flipped parking requirements – SLC actually *caps* the parking at one slot per residential unit.

- These developments actually got some extra parking because they counted communal areas – more like 1.25 stalls per unit.
- Small fleet (3) electric cars on first level of parking that are rental cars for residents.

Rents start at \$850 a month (studios) and some penthouse units are \$10K (This price range is for all properties in the area, not just the one under review.)

Q: This is a concrete jungle. Can you redo the centerline and create open space? Not saying to create a place for people to sleep, but create some green space.

A: There are actually quite a few trees

Q: But just in dog areas

A: used to be gravel lot 2 years ago, these guys landscaped it, offered driver restrooms underground to create that dog park and create that boulevard

Q: Received a flier for Lee's market – where is that going?

A: The section of 4<sup>th</sup> West on left hand side is retail space, they were asked to break it into smaller sections, but kept it big and Lee's market will come. Lee's Market is 16,000 square feet



and a neighborhood market for residents of prop but also entire Marmalade. Lee's Market will open Feb. 7, 2020.

**Chris Wharton, Salt Lake City Council, District 3**

There is concern about the homeless overflow situation. No announcement tonight, but has been working with Mayor Mendenhall, had City Council elections, Chris is serving as Chair.

Right after accepting position, Chris began working on emergency homeless issues. Hoping for announcement on that in 24 to 48 hours. Working day and night on it.

How to get the info? Sign up for Chris's City Council District 3 newsletter.

Also, Tax Referendum signup sheet available – if you'd like to sign. \*Must sign name exactly as it appears on voter registration. If you sign twice it's a misdemeanor, so don't sign twice.

The bill is so bad, it's worth all the effort.

Q: How many signatures?

A: Moving so fast, no running total. So the bill is the one that is totally opposite what we want, raises groceries and fuel taxes, hurts the people already struggling the most.

**Next CHNC Board Meeting:**

**Monday, February 3, 6:30 PM**

**Marmalade Library, Multipurpose Room (Jex Room was not available this date)**

**Next CHNC Council Meeting:**

**Wednesday, February 19, 6:30 PM**

**Marmalade Library, Multipurpose Room**

Motion to Adjourn: Dan

Second: Yes

Adjourned at 7:55 PM

