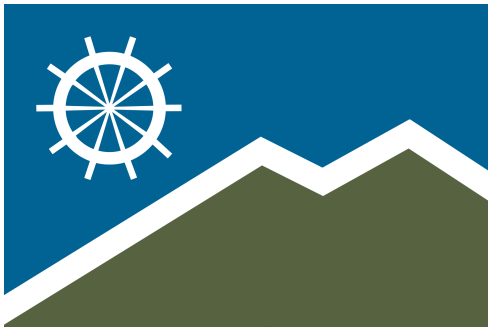
5A



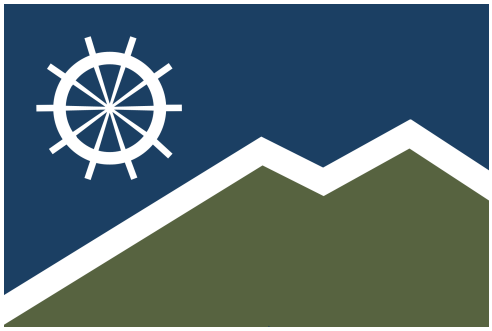
5B



1A



1B



2A



2B



2C



2D



3A



3B



4A



4B



The Utility Agreement – Requested Action

- Signing the **Utility Agreement** is a required procedural step for communities that want to participate in the Utah Renewable Communities (URC) Program
- The URC Board approved on July 17, 2023 and executed on October 2, 2023 a Utility Agreement addressing four elements required by Utah law
- All 18 member communities are now requested to sign the Utility Agreement by **November 17, 2023**

The Utility Agreement does not:

- *Finalize a community's participation in the program (this can only be done by adopting the Participation Ordinance)*
- *Include projected program rates for participating customers (this will be estimated in the Program Application and finalized by Order of the Public Service Commission)*
- *Require any additional monetary commitment by any community*
  - *Initial noticing costs are binding only if a community also later adopts the Participation Ordinance*
  - *The cost of renewable energy resources acquired for the Program will be paid by Program customers through Program rates*

UTAH RENEWABLE COMMUNITIES
100% Committed to Clean Energy

What have the Utah Renewable Communities (URC) been up to?

Since launching in July 2021, the Utah Renewable Communities (URC), our three committees, and consultants have met regularly to advance the development of the URC Program. While there is a lot of work remaining before Rocky Mountain Power files the Program Application, significant progress has been made.

As an Agency we have coordinated with:

- Rocky Mountain Power
- Key state offices: Division of Public Utilities and Office of Consumer Services
- Utility assistance program implementers
- Clean energy advocates
- Interested community members
- And many more stakeholders

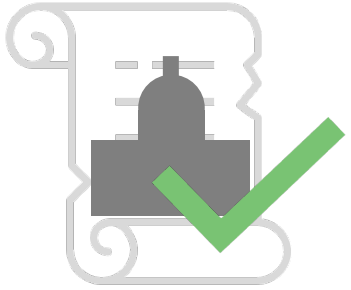
Portions of the Program Application have been completed or substantial progress has been made, including:

- Model Ordinance finalized and approved
- Individual community low-income plans finalized and approved
- Boundary maps created
- Customer counts, load forecasts drafted
- Proposed form of opt-out notices drafted
- Utility Agreement approved

Discussions continue to determine how the program will acquire new renewable energy resources, how those resources will be valued and what they will cost, what that means for participating customer rates, and how we will meet State statute by ensuring that costs and benefits aren't shifted between participating and non-participating customers

Steps to design and launch the Utah Renewable Communities (URC) Program

1 Enabling Legislation and Rules Adopted



State legislature and Utah PSC

Establishes requirements & defines pathway to develop program

2 Community net-100% Resolution Adopted



23 communities adopted

Establishes net-100% goal to ensure eligibility for Program, as required by law

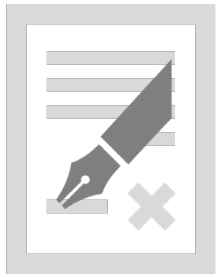
3 Governance Agreement Signed



18 communities signed

Maintains eligibility for Program, as required by law, and outlines Utah Renewable Communities (URC) interlocal cooperative arrangement and governance

4 Utility Agreement

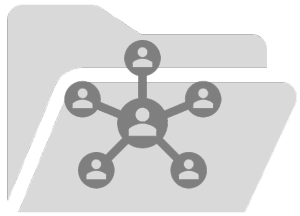


All communities sign with the utility

Maintains eligibility for Program, as required by law

One agreement, approved by the Board and signed by each community

5 Program Application

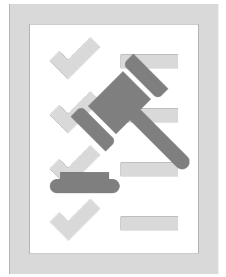


Agency approves and utility submits

Describes detailed Program information including projected Program rates

Target submission: by end of 2023

6 Program Approval

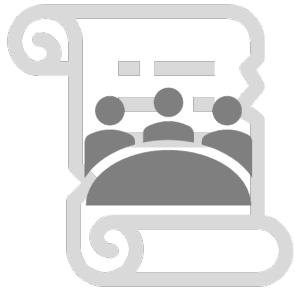


Utah Public Service Commission (PSC) Reviews Program Application

PSC order may approve, change, or deny Program; finalizes initial Program rates

Potential timeline: 3-6 months

7 Participation Ordinance



Each community adopts

Communities review approved Program and initial Program rates and decide whether to finalize participation

90 days from Utah PSC approval

Utility Agreement - Content

Four required elements addressed in the Utility Agreement:

- Communities agree to pay for consultants used by the Division of Public Utilities and Office of Consumer Services
  - *This cost has already been agreed to (not to exceed $200k) and funded by the 18 member communities*
- Communities agree to reimburse RMP for costs associated with two required opt-out notices sent to customers before program launch
  - *Each community's cost has been estimated (see following slide) and will not become binding unless and until a community adopts the participation ordinance*
- Description of how unpaid termination fees will be addressed
  - *URC and Rocky Mountain Power agree that any unpaid termination fees – to the extent they represent actual costs – will be covered by monies collected through Program rates in the manner decided by the Utah Public Service Commission*
- Identification of any thermal power plants which will not serve Program customers ("replaced assets")
  - *URC proposes no replaced assets at this time but may in the future*

The Utility Agreement does <u>not</u>:

- *Finalize a community's participation in the program (this can only be done by adopting the Participation Ordinance)*
- *Include projected program rates for participating customers (this will be estimated in the Program Application and finalized by Order of the Public Service Commission)*
- *Require any additional monetary commitment for any community*
  - *Initial noticing costs are binding only if a community also later adopts the Participation Ordinance*
  - *The cost of renewable energy resources acquired for the Program will be paid by Program customers through Program rates*

Noticing Cost Estimates and FY 2024 Budget Guidance

Community	Customer Count	Notice #1	Notice #2	Total mailing cost	Recommended FY 2024 Budget Amount (+5%)
Alta	263	0.7317	0.6767	$ 370.41	$ 388.93
Castle Valley	283	0.7317	0.6767	$ 398.58	$ 418.51
Coalville	1,137	0.7317	0.6767	$ 1,601.35	$ 1,681.42
Cottonwood Heights	14,602	0.7317	0.6767	$ 20,565.46	$ 21,593.73
Emigration Canyon Township	473	0.7317	0.6767	$ 666.17	$ 699.48
Francis	713	0.7317	0.6767	$ 1,004.19	$ 1,054.40
Grand County Unincorporated	3,298	0.7317	0.6767	$ 4,644.90	$ 4,877.15
Holladay	13,207	0.7317	0.6767	$ 18,600.74	$ 19,530.78
Kearns	10,702	0.7317	0.6767	$ 15,072.70	$ 15,826.33
Millcreek	25,510	0.7317	0.6767	$ 35,928.28	$ 37,724.70
Moab	3,653	0.7317	0.6767	$ 5,144.89	$ 5,402.13
Oakley	752	0.7317	0.6767	$ 1,059.12	$ 1,112.07
Ogden	37,710	0.7317	0.6767	$ 53,110.76	$ 55,766.30
Park City	10,907	0.7317	0.6767	$ 15,361.42	$ 16,129.49
Salt Lake City	105,373	0.7317	0.6767	$ 148,407.33	$ 155,827.70
Salt Lake County Unincorporated	11,994	0.7317	0.6767	$ 16,892.35	$ 17,736.97
Springdale	706	0.7317	0.6767	$ 994.33	$ 1,044.05
Summit County Unincorporated	11,886	0.7317	0.6767	$ 16,740.24	$ 17,577.25
TOTALS	**253,169**			**$ 356,563.22**	**$ 374,391.38**

OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT REZONE

OHW-VCSD

FILE # ZM-23-004

Applicant: Mile High 901, LLC

Request: Petitioning the Millcreek City Council to rezone property located at approximately 4074 South Wasatch Boulevard from an R-1-8 Zone to a Village Center Special District (VCSD)

To accommodate a mixed-use center that would include a high-end car dealership on the south side of the property and a mixed-use commercial development with public open space on the north side of the property.



ROADMAP

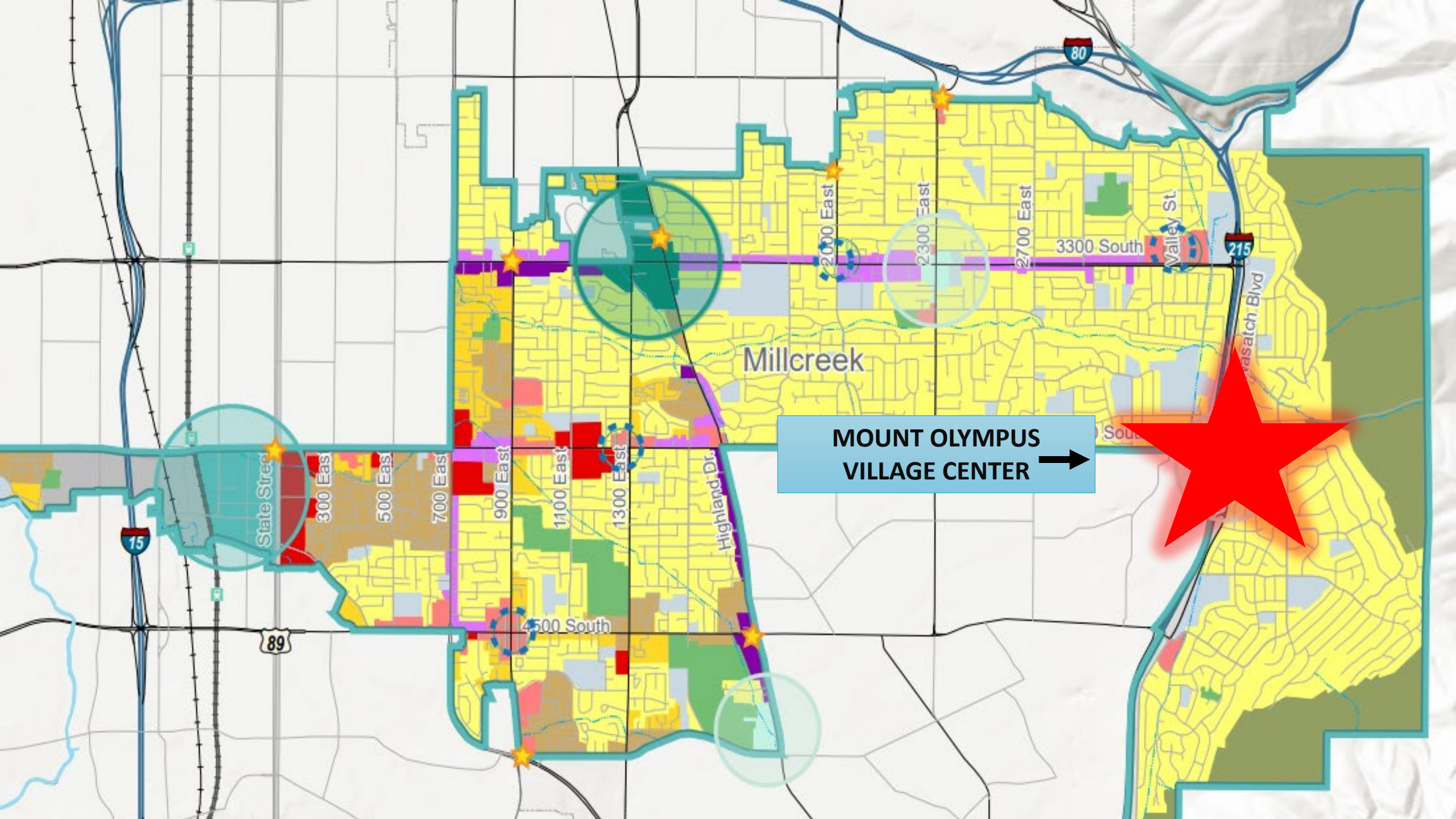
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MOUNT OLYMPUS
VILLAGE CENTER
Millcreek
3300 South
2000 East
2300 East
2700 East
Valley St
Wasatch Blvd
State Street
300 East
500 East
700 East
900 East
1100 East
1300 East
Highland Dr
4500 South
15
80
89
215

Site and Street Characteristics



Existing Commercial and Interstate Lighting

- 10,000 daily vehicle trips
- 4,000 daily bike trips
- Bus Hub
- Freeway Access
- Intense Peak Demand due to Skyline HS and freeway commutes.

Shopping Center 14 acres. 8 commercial street accesses.

100’ Right-of Way Five-Lane Cross Section

Soft Shoulder, unimproved west side, lots of cyclists

Proposed Porsche Site

I-215

BACKGROUND INFORMATION



SUBJECT PROPERTY LIES BETWEEN 1-215 AND WASATCH BLVD. AND IS APPROMATELY 8 ACRES

WEST OF THE OLYMPUS HILLS SHOPPING CENTER

AROUND 1,500 FEET IN LENGTH

AND AROUND 310 FEET IN WIDTH

BACKGROUND INFORMATION

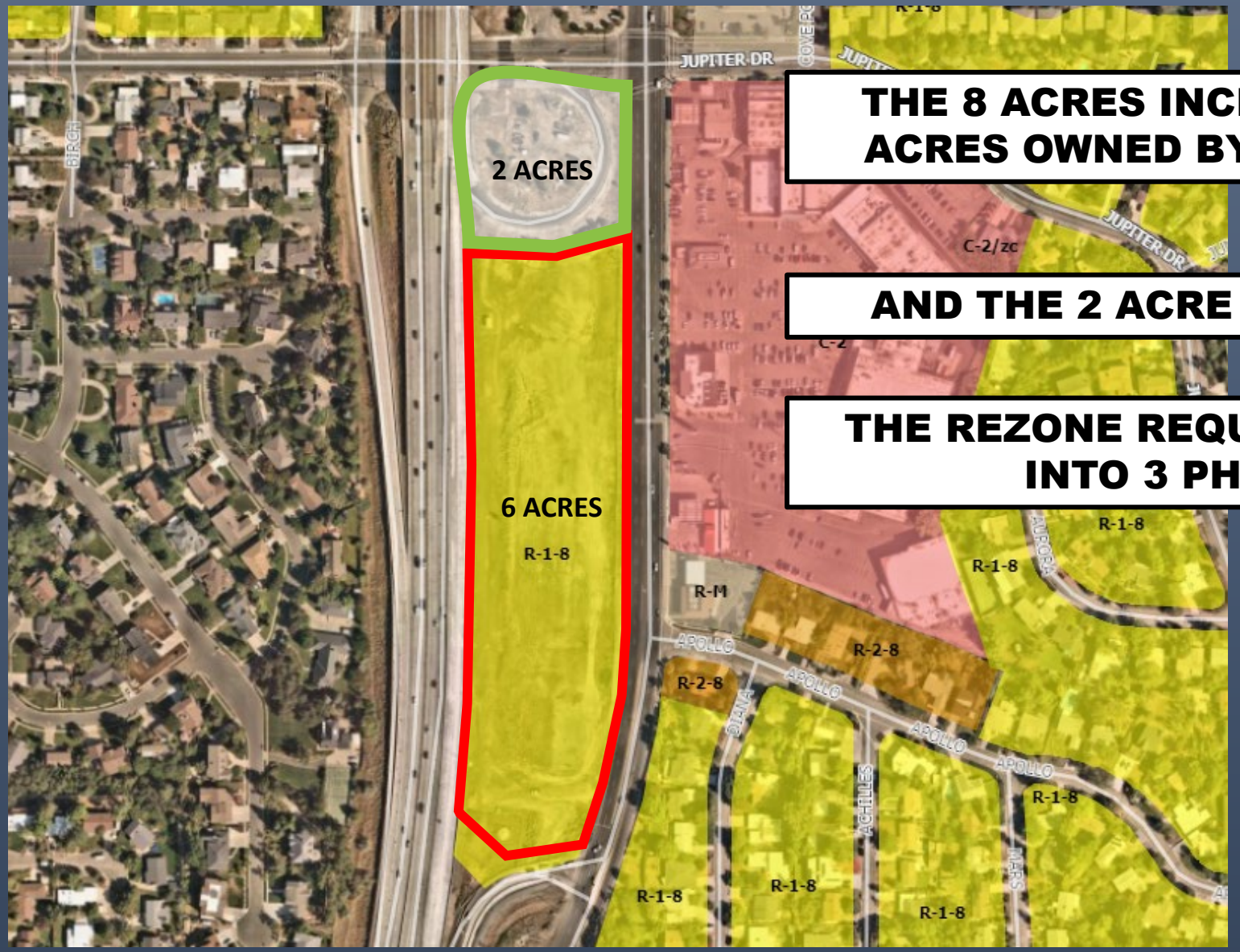


CURRENT UDOT ON-RAMP WHICH LIES ON ROUGHLY 2 ACRES OF UDOT ROW

UDOTS PLANS ARE TO DE-COMMISSION ON-RAMP AND ACTIVATE A NEW ON-RAMP SOUTH OF SUBJECT PROPERTY (EXACT TIMELINE UNKNOWN)

APPLICANT HAS ROFR TO PURCHASE THE 2 ACRES WHEN RAMP IS DE-COMMISSIONED

CURRENT ZONING



THE 8 ACRES INCLUDES THE 6 ACRES OWNED BY APPLICANT

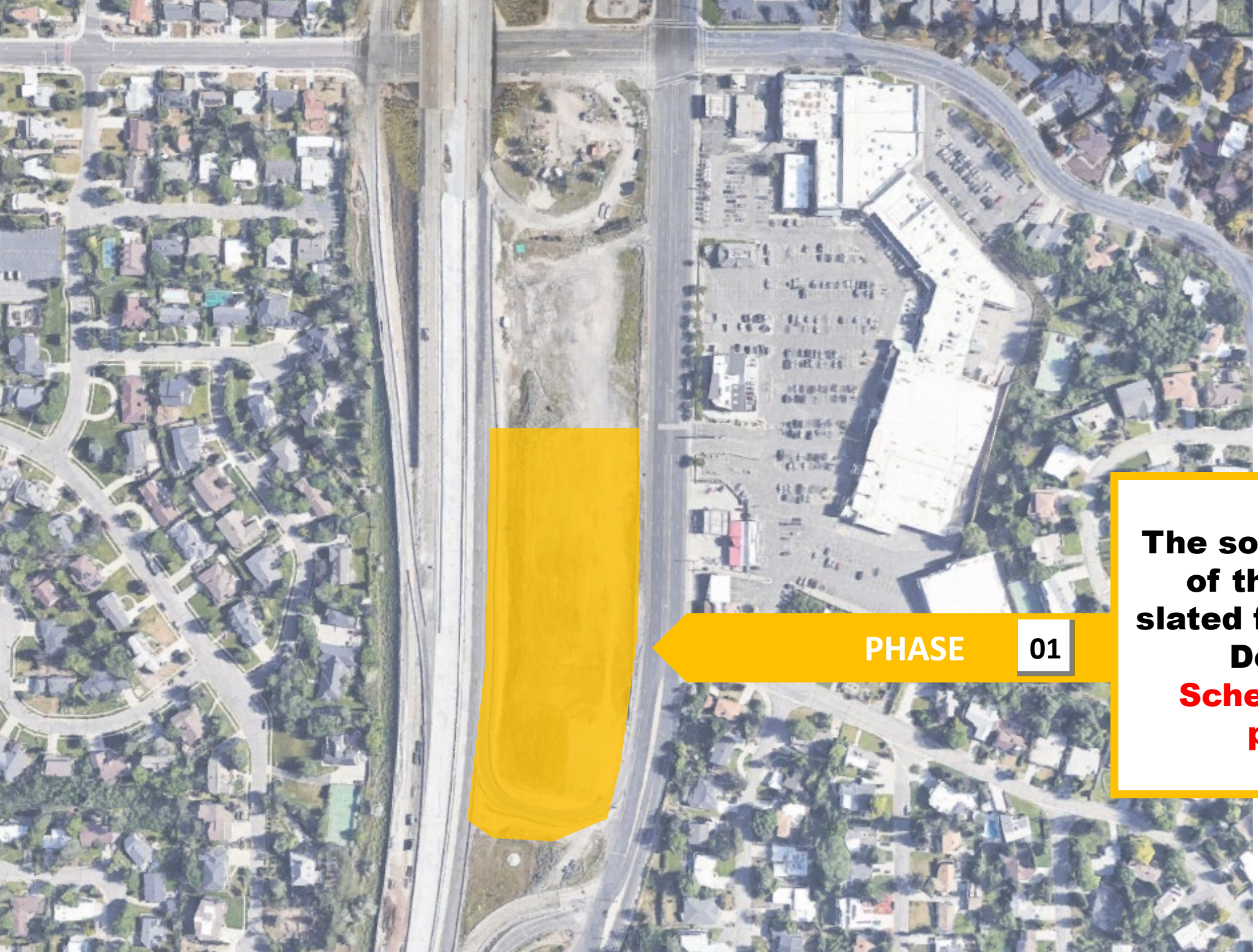
AND THE 2 ACRE UDOT PIECE

THE REZONE REQUEST IS SPLIT INTO 3 PHASES

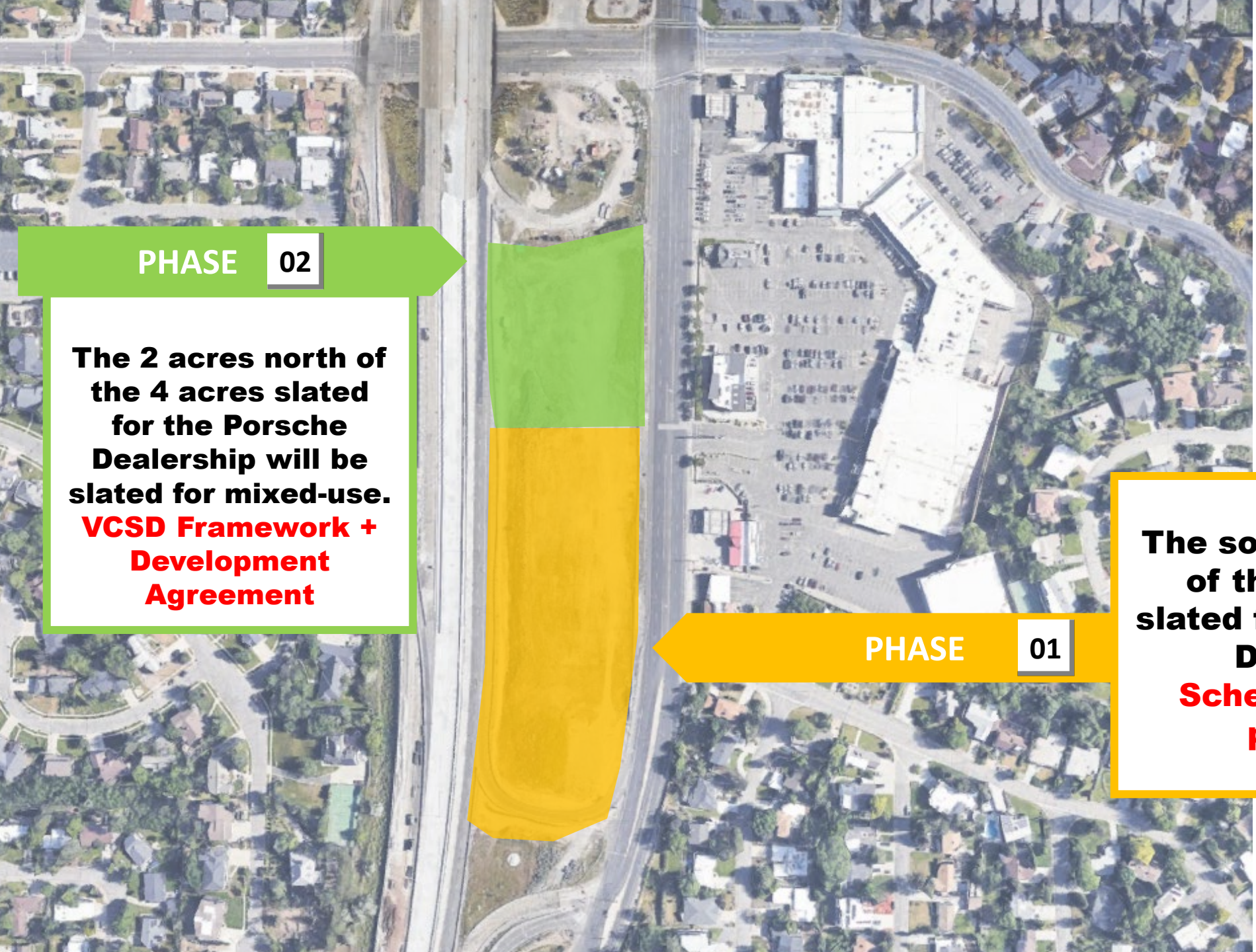
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The southern 4 acres of the 6 acres is slated for the Porsche Dealership.
Schematic Detail provided.

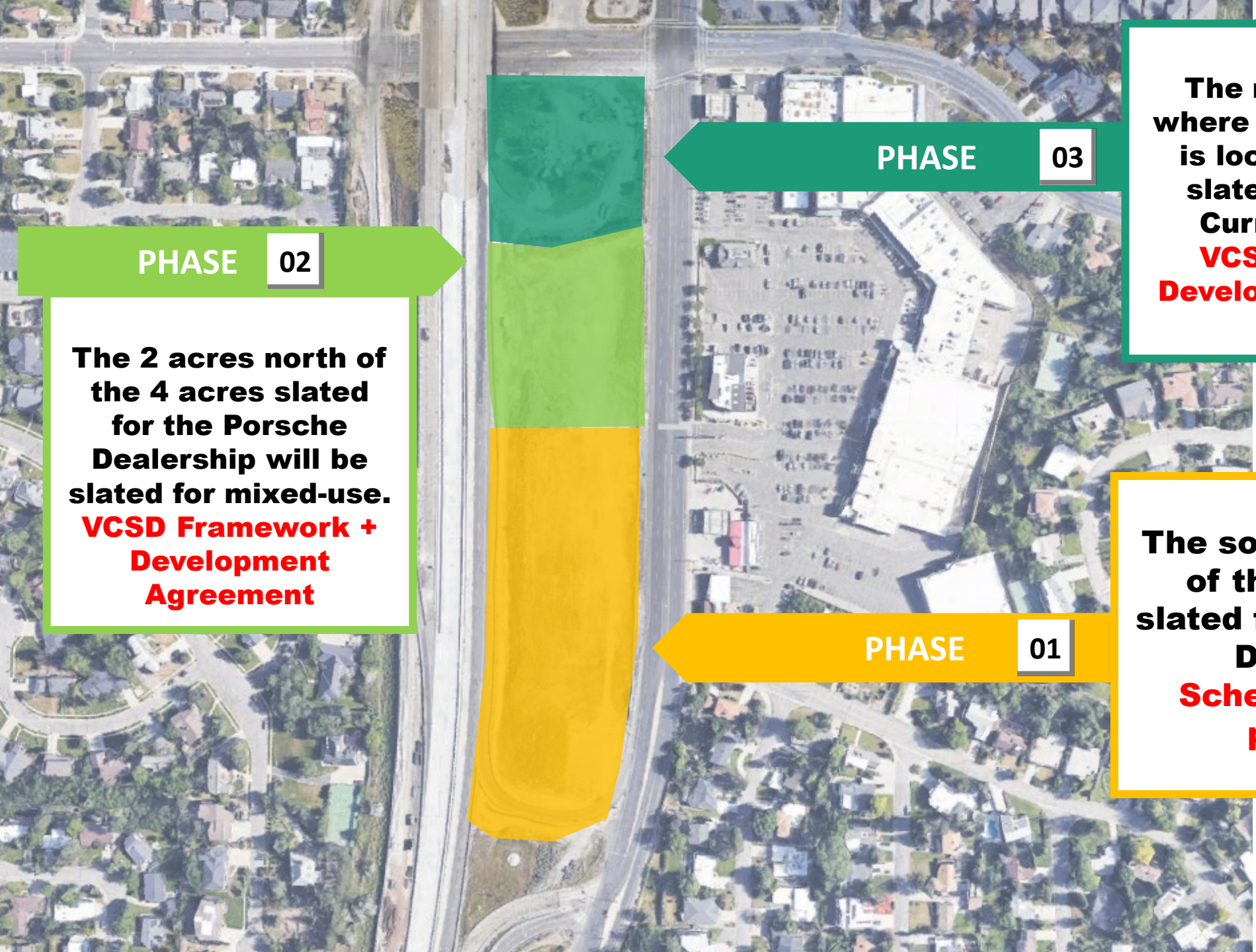


PHASE 02

The 2 acres north of the 4 acres slated for the Porsche Dealership will be slated for mixed-use.
VCSD Framework + Development Agreement

PHASE 01

The southern 4 acres of the 6 acres is slated for the Porsche Dealership
Schematic Detail provided.



PHASE 03

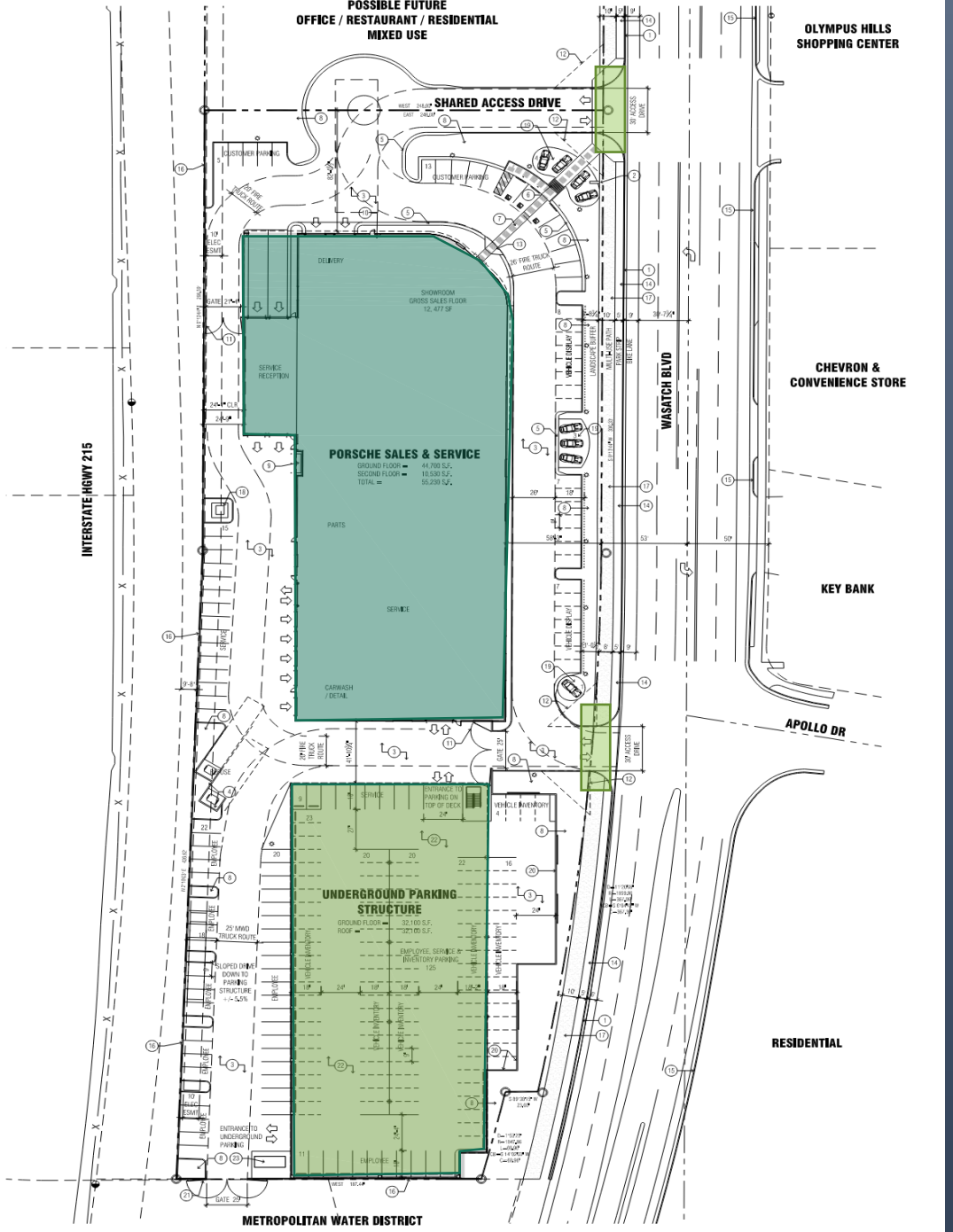
The northern 2 acres where the UDOT on-ramp is located will also be slated for mixed-use. Currently Unzoned.
VCSD Framework + Development Agreement

PHASE 02

The 2 acres north of the 4 acres slated for the Porsche Dealership will be slated for mixed-use.
VCSD Framework + Development Agreement

PHASE 01

The southern 4 acres of the 6 acres is slated for the Porsche Dealership
Schematic Detail provided.



PORSCHE SITE PLAN

SITE AREA: 174,241S.F. (4.0 ACRES)

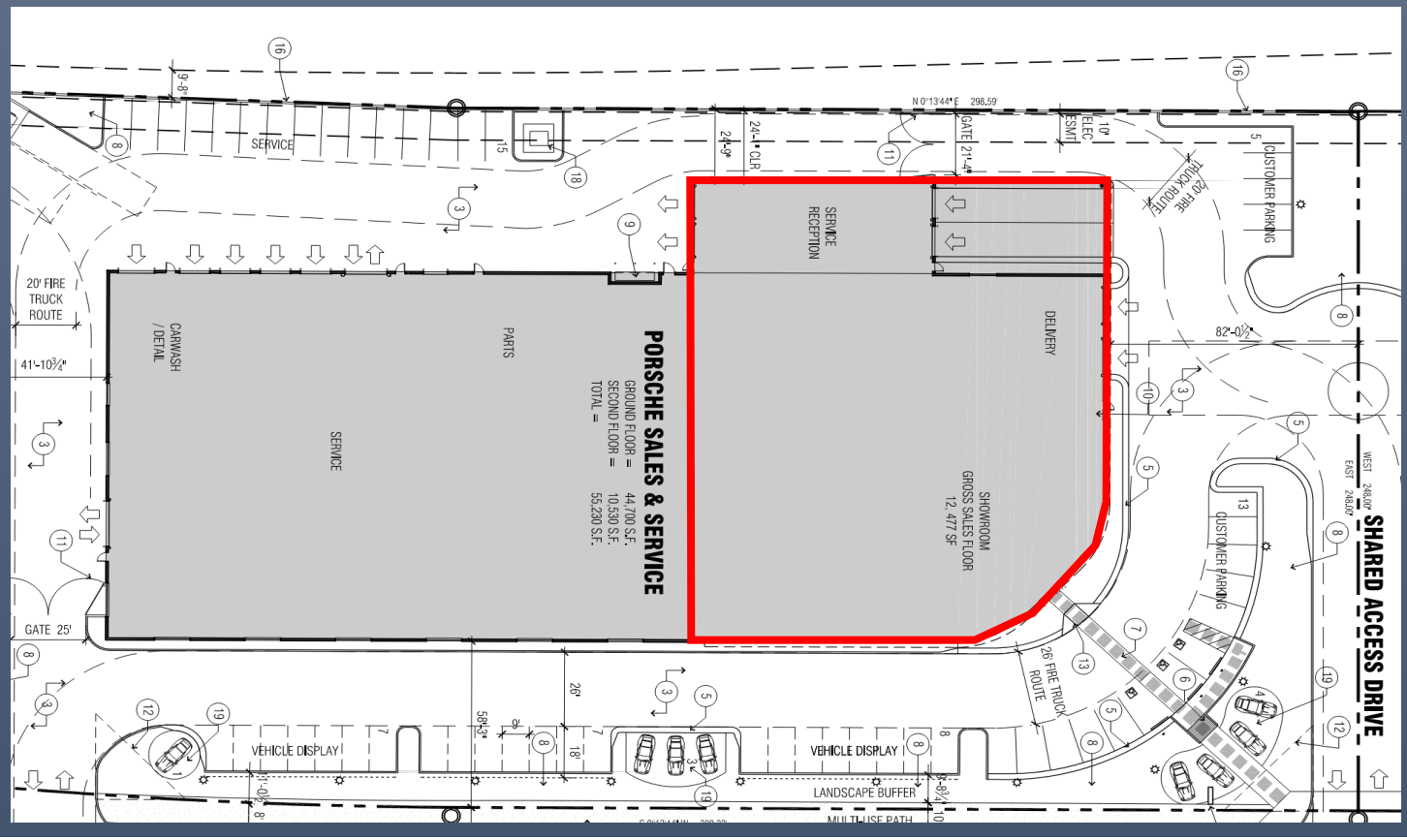
SALES & SERVICE GROUND FLOOR =	44,700 S.F.
SALES & SERVICE SECOND FLOOR =	10,530 S.F.
TOTAL SALES & SERVICE BUILDING=	55,230 S.F.

PARKING STRUCTURE OCCUPIED ROOF=	32,100 S.F.
PARKING STRUCTURE UNDERGROUND=	32,100 S.F.
TOTAL PARKING STRUCTURE=	64,200 S.F.

LOT COVERAGE: 44,700 / 174,241 = 25.65%

PARKING CALCULATIONS:

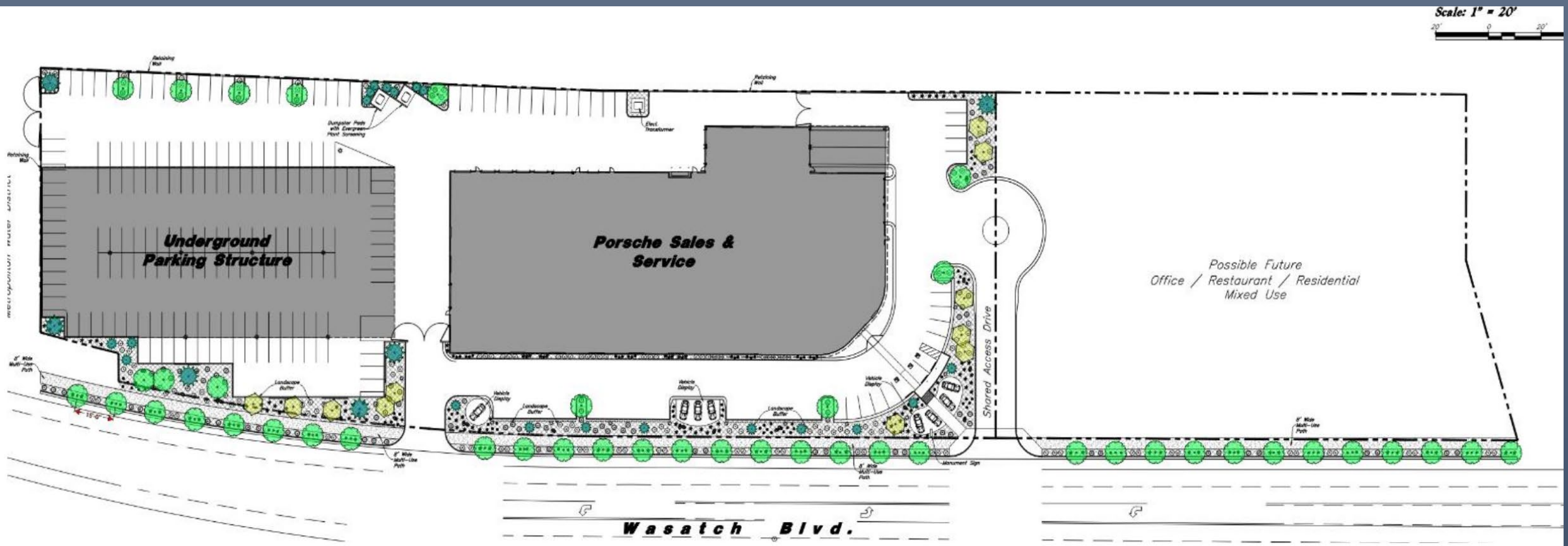
SALES: 1/400 OF SALES AREA	
12,800/400 =	32
SERVICE: 2 PER BAY = 30 X 2 =	60
TOTAL ORDINANCEPARKING REQUIRED =	92
TOTAL ORDINANCE PARKING PROVIDED =	95
INVENTORY & DISPLAY SPACES=	135 AT GRADE
INVENTORY SPACE UNDERGOUND PARKING=	108
TOTAL ONSITE PARKING	338


PORSCHE SALES & SERVICE
GROUND FLOOR = 44,700 S.F.
SECOND FLOOR = 10,530 S.F.
TOTAL = 55,230 S.F.
SERVICE
CARWASH / DETAIL
PARTS
SERVICE RECEPTION
DELIVERY
SHOWROOM GROSS SALES FLOOR 12,477 SF
SHARED ACCESS DRIVE
CUSTOMER PARKING
20' FIRE TRUCK ROUTE
GATE 25'
VEHICLE DISPLAY
VEHICLE DISPLAY
LANDSCAPE BUFFER
MULTI-USE PATH
26' FIRE TRUCK ROUTE
82'-0½"
41'-10¾"


FADE OUT RED LED LIGHT AT HORIZONTAL REVEALS
RED LED LIGHT AT ALL HORIZONTAL ACM REVEALS
MP-1
ACM-1
CW-2
ACM-2
12'-0"
26'-2" T.O. PARAPET
34'-0" T.O. PARAPET
PORSCHE


PORSCHE





LANDSCAPE DATA

Site Area = 174,241 s.f. (4.0 ac.)

Onsite Landscape Area Provided = 16,746 s.f. (10%)

Offsite Landscape Area Provided = 5,212 s.f.

1 Street Tree per 30 l.f.

75% Plant Coverage After 3 Years of Growth

40% Evergreen Shrubs and Trees

CONCEPT PLANT SCHEDULE

DECIDUOUS TREE (2" Caliper)

44 TOTAL (32 ALONG WASATCH BLVD.)

EVERGREEN TREE (Min. 6' Ht.)

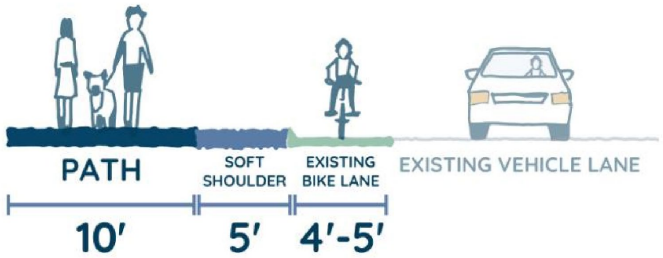
24 TOTAL

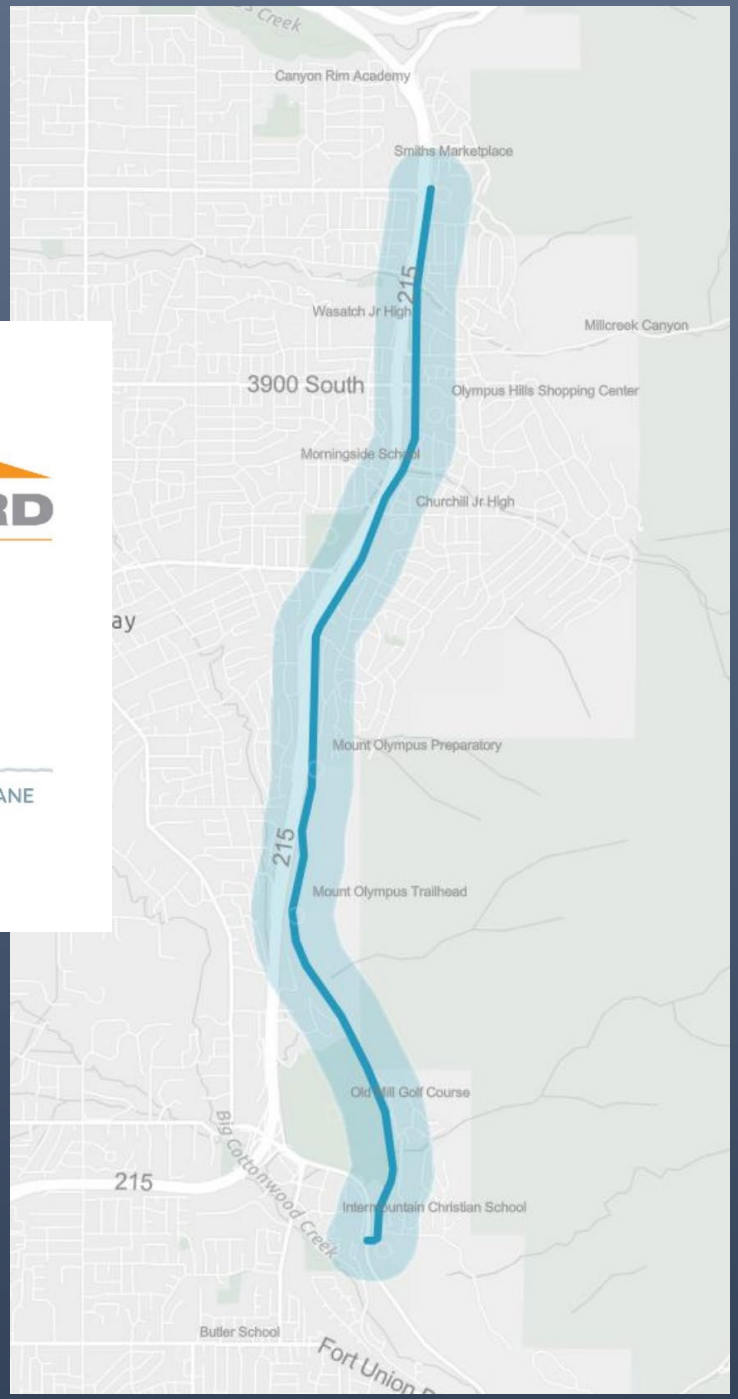
ORNAMENTAL TREE (1 1/2" Caliper)

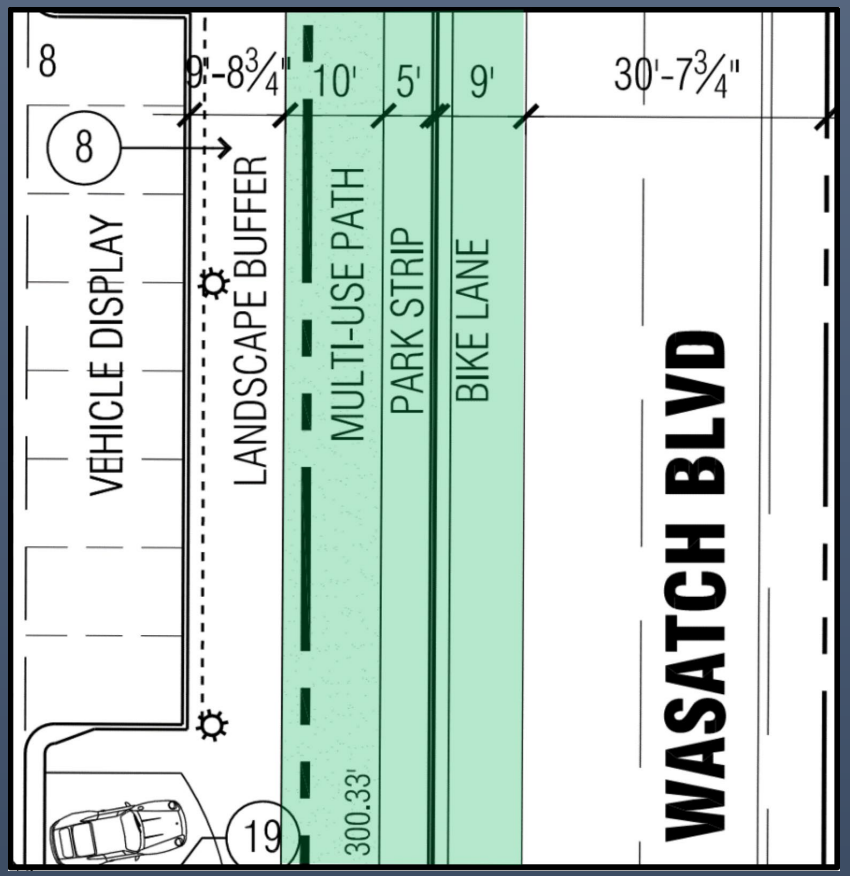
11 TOTAL (5 ALONG WASATCH BLVD)

WASATCH BOULEVARD

Master Plan







ROADMAP

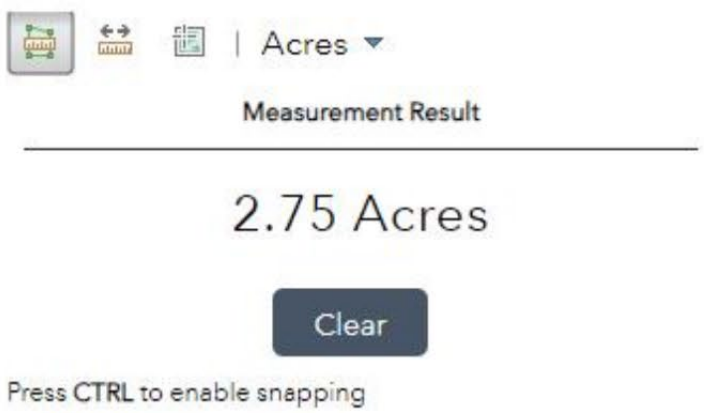
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Phase 2 Site Concept

- Parking will be below grade
- Plaza, pocket park, public square – to be publicly accessible.
- Office and neighborhood commercial – preferably a coffee shop or restaurant, lining plaza, and anchoring the development.
- Small-scale residential integrated into mixed use building.
- Heights averaging 35-45 feet.
- All subject to a Phase 2 Development Agreement with an enhanced community engagement process.
- Phase 3 would be regulated under these same standards.

The Phase 2 site is slightly smaller than what is typically seen as the flagship component of Holladay's Village Center – the commercial area and plaza.





Material palette

No EIFS or stucco finishes allowed

















Brick



Board formed concrete



Integrally colored concrete masonry







Stone

























Architectural metal panels



Durable natural wood siding, mass timber & carbonized wood

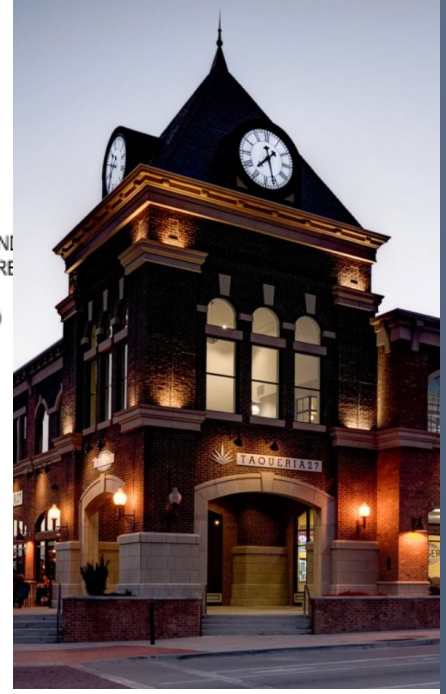


Architectural tile

Color palette



Glass



INTERSTATE 215 (NO ACCESS)

EXIST. VERT VENT PIPE

EXIST. GUY WIRE

EXIST. TELE MH

EXIST. POLE ANTENNA

UDOT

N 0°13'44" E 357.04'

SET BAR AND CAP

EXIST. ELEC BOX

EXISTING BUILDING

10' ELECTRICAL EASEMENT

SET BAR AND CAP

EXIST. WATER MH

EXIST. WATER RISER

EXIST. WATER VALVE

I-215 (ON RAMP)

EDGE OF ASPHALT

CHAIN LINK FENCE

EAST 118.16'

CURRENT PARCEL LINE

NEW PARCEL LINE

EAST 248.00'

WEST 248.00'

EXIST. ELEC BOX

PARCEL 2

CONTAINS:91,143 sq.ft.

2.092 acres

SET BAR AND CAP

N 72°53'50" E 136.01'

SET BAR AND CAP

EXIST. WATER MH

S 0°13'44" W 397.04'

EDGE OF ASPHALT

277.04'

NORTHEAST CORNER OF SE ¼ OF SE ¼ SECTION 35 T1S, R1E, SLB&M (FOUND BRASS CAP)

EXIST. TMH RIM=4975.35

EXIST. TMH

EXIST. FIRE HYDRANT

EXIST. SDCB TOG=4971.66

EXIST. SDMH RIM=4972.27

EXIST. SSMH RIM=4970.42 FL NORTH=4959.92 FL SOUTH=4960.12

EXIST. SDCB TOG=4966.51

CENTER OF SECTION 35 INTERSECTION OF UPLAND DRIVE & 3100 SOUTH STREET T1S, R1E, SLB&M (FOUND 2.5" BRASS CAP)

BASIS OF BEARING N 89°52'06" E 2618.40'

EAST QUARTER CORNER SECTION 35 T1S, R1E, SLB&M (FOUND 2.5" BRASS CAP)

27 Feet

35 Feet

Planning Commission Recommendation

39 Feet

47 Feet

Applicant Request

Plaza Grade

NE Corner

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Enhanced Public Participation Process for Phases 2 and 3

- Developer will retain a third-party consultant.
- A community visioning meeting will be held to gather input.
- Community tours of existing village centers in region.
- A second community meeting to vet proposals.
- MOCC review and a joint PC/CC meeting prior to application.
- Noticing: 1,320 feet.

Timelines

- Public participation process to begin by April 23, 2024
- Complete application for Phase 2 to be submitted by October 23, 2026.
- Remedy is a rezone to Agricultural and loss of development rights.

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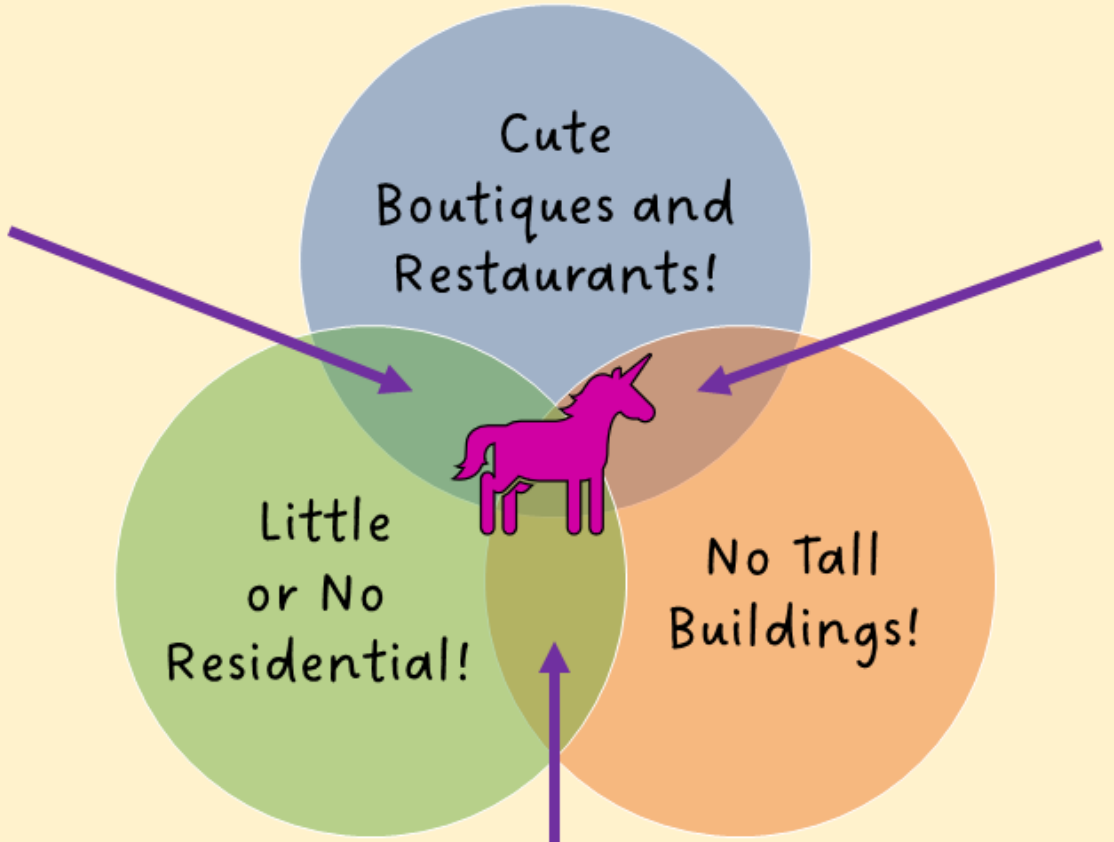


This property should have...



Looks like Old Mill / Mouth of Big Cottonwood Canyon.

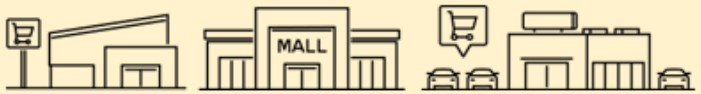
Big Office Park. Hotels. Traffic Impacts.
Tall buildings. The cute stuff backfills into existing aging commercial buildings.
Market won't support.





Looks like a mountain resort town.

Requires tourism and some high-end, high-density housing or lodging nearby.
Traffic impacts.
Market won't support.



Looks like Fashion Place in Murray or The District in South Jordan.

A Power Center consisting of Box Stores, Drive-Throughs, Regional Commercial Uses. Traffic impacts. Competes with Olympus Hills. Market won't support.



Old Mill / Mouth of Big Cottonwood Canyon
Tourism / outdoor recreation focus.
Requires office and hotels. Office vacancies are at historic highs.
Highway-oriented. Not walkable.
No serious proposals received for this concept.



Fashion Place / The District
Box retail focus, with national chain restaurants.
Highway-oriented. Not walkable.
Requires a central valley location near significant residential uses.
No serious proposals received for this concept.



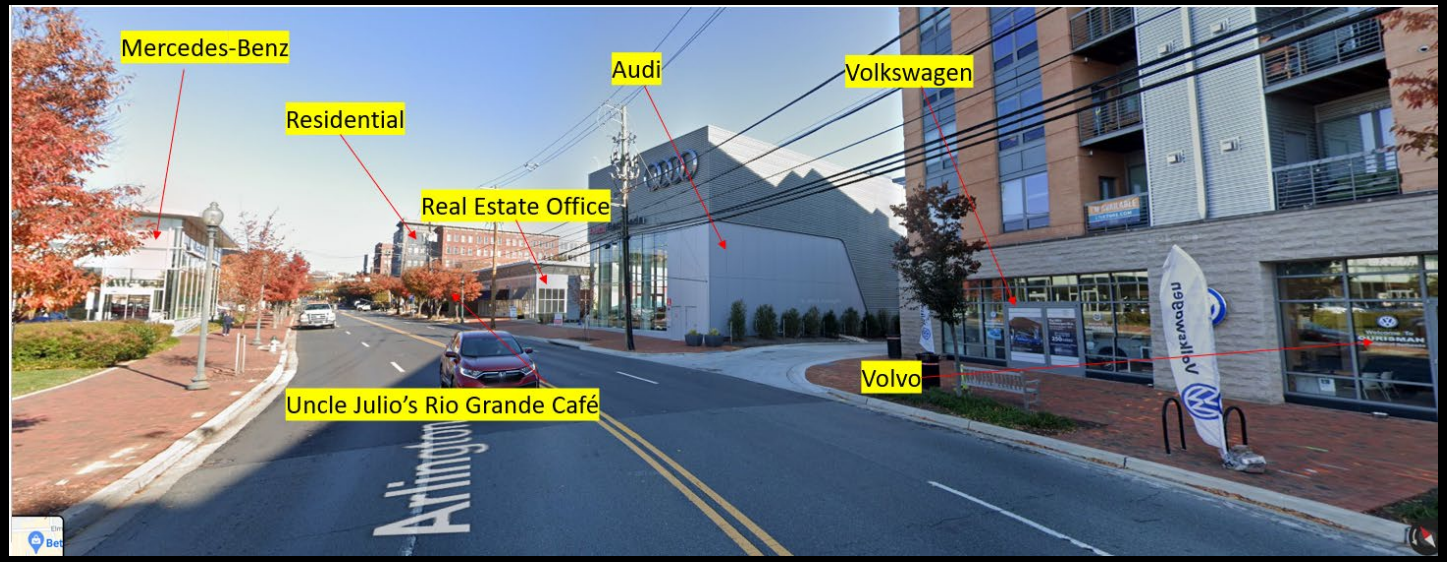
Mountain Resort Town
Requires significant tourism, and high-end, high-density housing and/or lodging.
Walkable but traffic impacts are intense.
No serious proposals received for this concept.

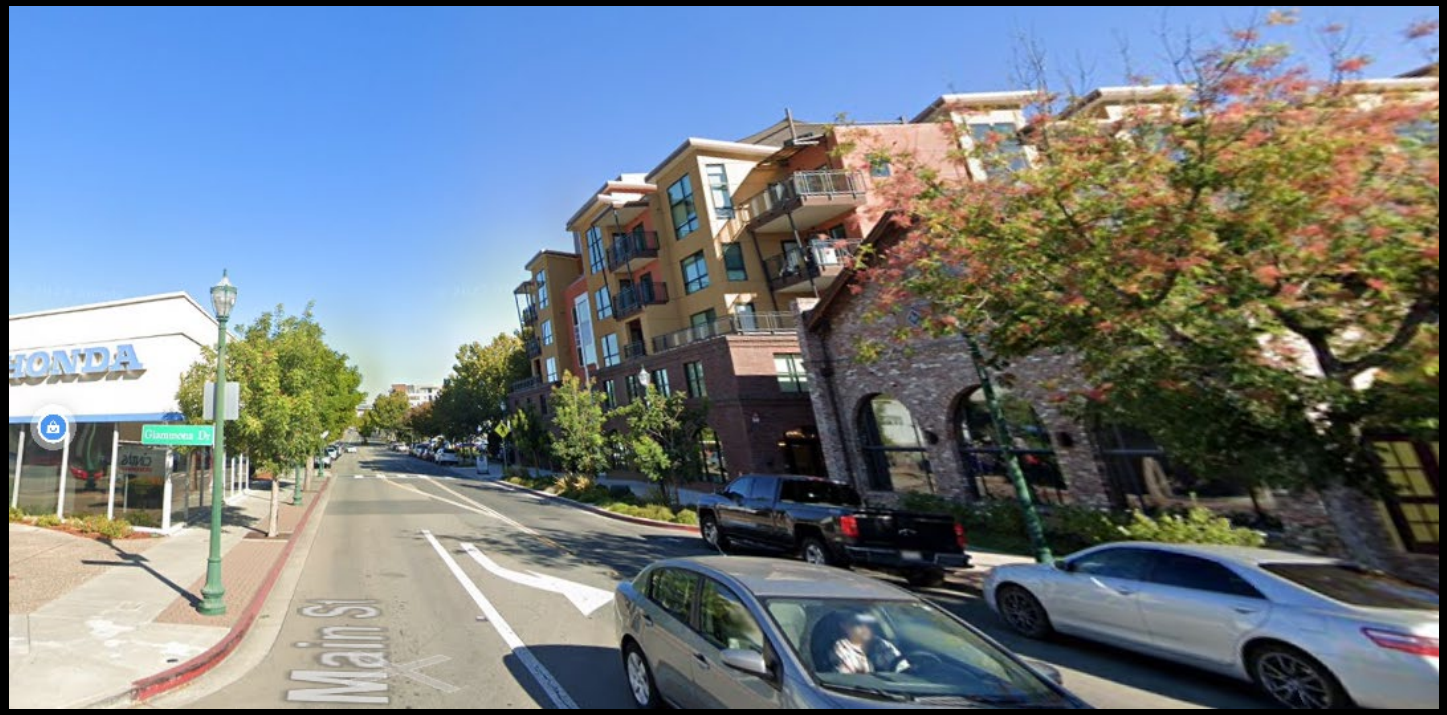


High-End Auto Dealership in a Village Center
Relatively low traffic impacts.
Keeps building heights low.
Allows for an appropriately-scaled mix of shops and restaurants.
As close to a unicorn as we can find.

Automobile Dealerships in a Village Center

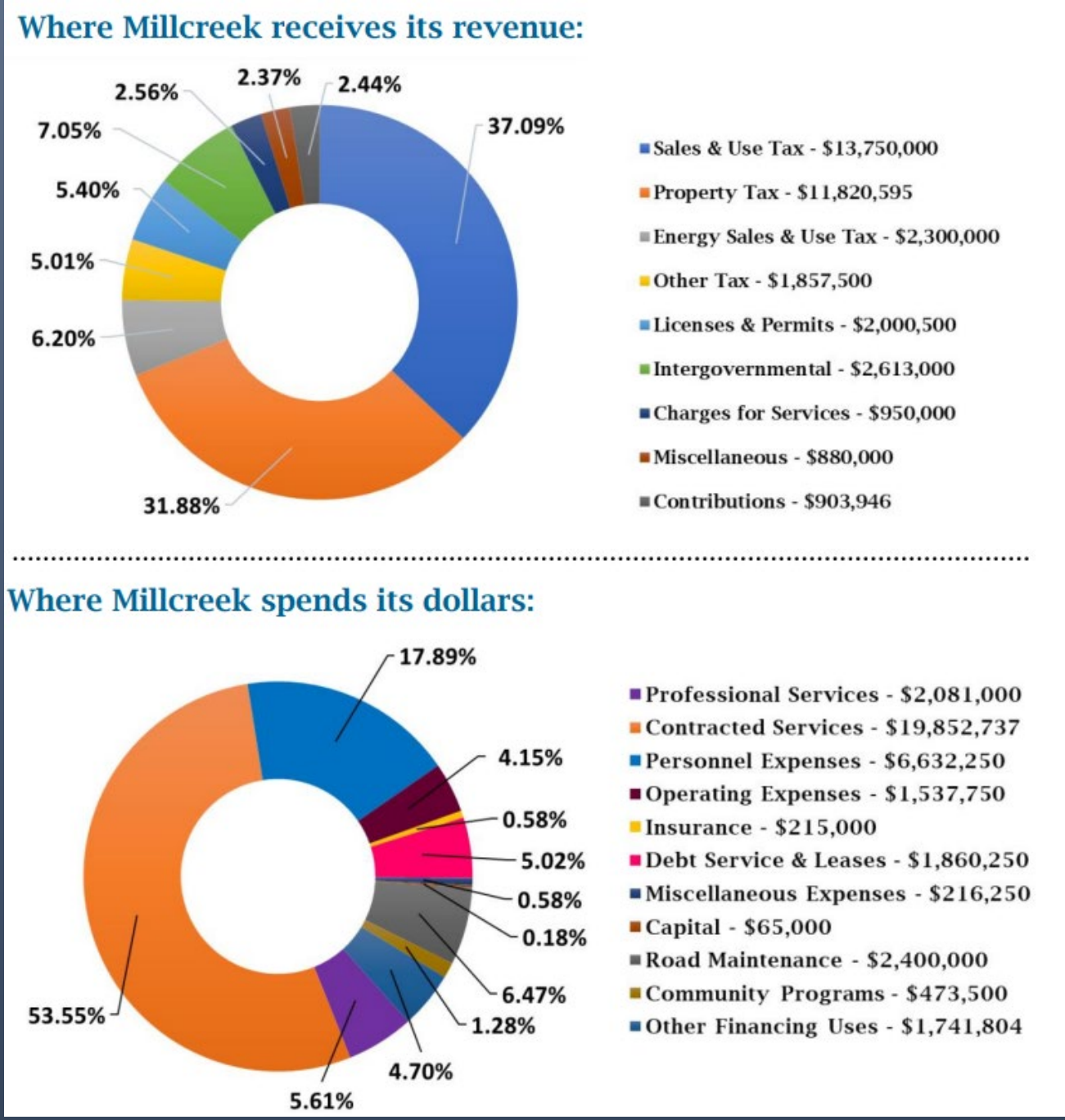
- Are automobile dealerships fundamentally contrary to the goal of the village center, or can they be worked into a village center concept with good design?
- Many other centers have some form of large format, auto-oriented uses at their peripheries, (e.g. Harmons Holladay Market or Honda in Walnut Creek, California).





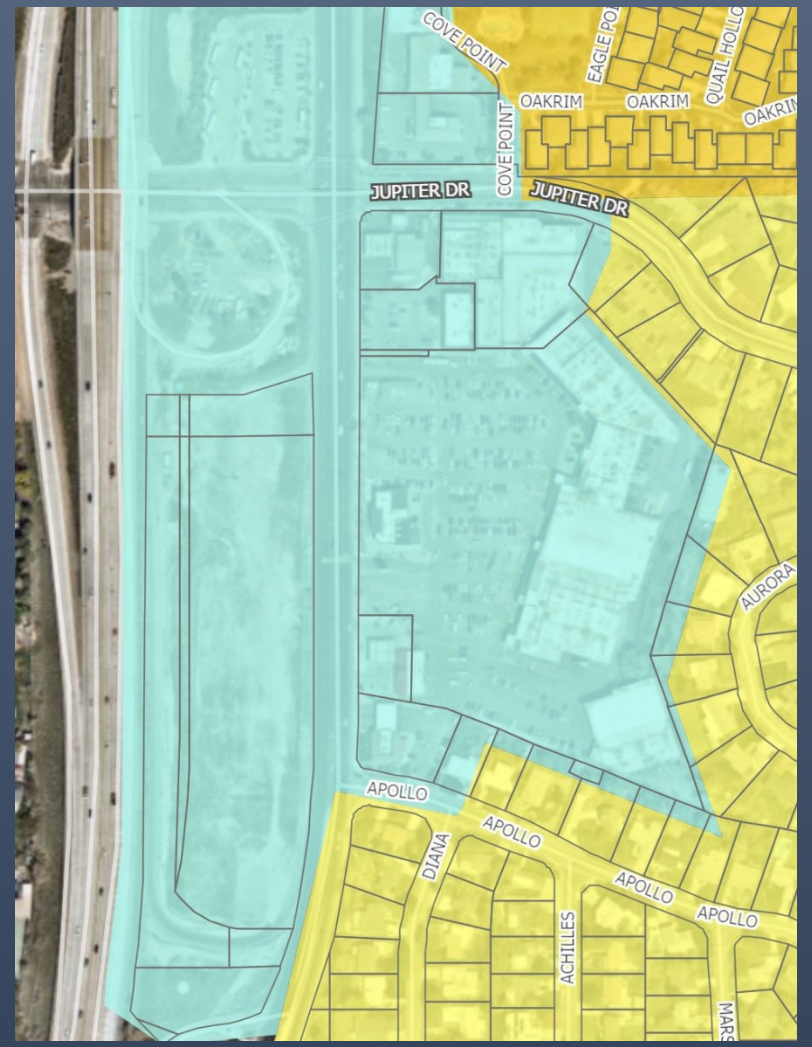
Fiscal Considerations

- We rely on sales tax, grants, and fees for a portion of public safety and for anything else the City needs or wants to do.
- Adding to and diversifying sales tax base (which is also a stated General Plan strategy) will help us us meet our needs and wants without need of tax increases.
- Staff has a fiduciary obligation to the taxpayer to give significant revenue generating uses due consideration..



General Plan Considerations

CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
VILLAGE CENTER	***Primary:*** Retail, commercial, business and office uses intended to serve the residents of the surrounding neighborhoods. ***Secondary:*** Townhomes, small-scale multi-family apartment or condominiums, hospitality, restaurants, offices, health services, as well as plazas, squares, pocket parks, and other community gathering places.	Building heights range from 1 – 4 stories (net grade), with a minimum of 2 stories at street corners. Development abutting a lower-intensity, established residential neighborhoods should provide transitions in massing and height.	• Provides a mix of supporting services and small-scale commercial for the surrounding neighborhoods. • Designed to complement the neighborhood's character and social activities. • Multifamily residential uses are typically of a smaller scale and lower density than those found in the City Center and Meadowbrook Center, particularly where they abut a single family neighborhood.



General Plan Considerations

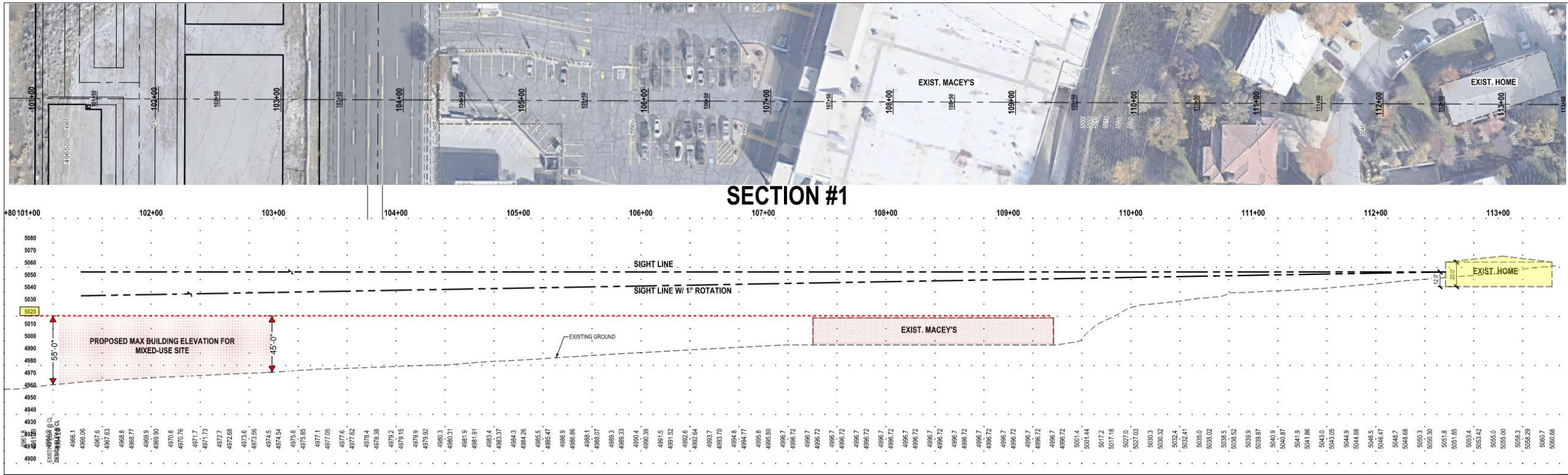
- **Economic Development** Strategy 1.5: Target, create, and promote incentives for businesses that foster growth and retention of jobs offering wages higher than the county average.

- **Economic Development** Strategy 2.5: Support efforts to attract, expand and retain large, medium and small businesses that offer high quality jobs, generate local tax revenue and/or provide needed goods or services to residents.

- **Vibrant Gathering Places** Strategy 9.3: Encourage the development or redevelopment of vacant and under-utilized properties in centers and along major corridors by using a combination of incentives, rezoning, and creative design solutions.

General Plan Considerations

- **Vibrant Gathering Places** Strategy 1.3: Promote development that enhances and improves views of the Wasatch Mountains and other significant view areas.

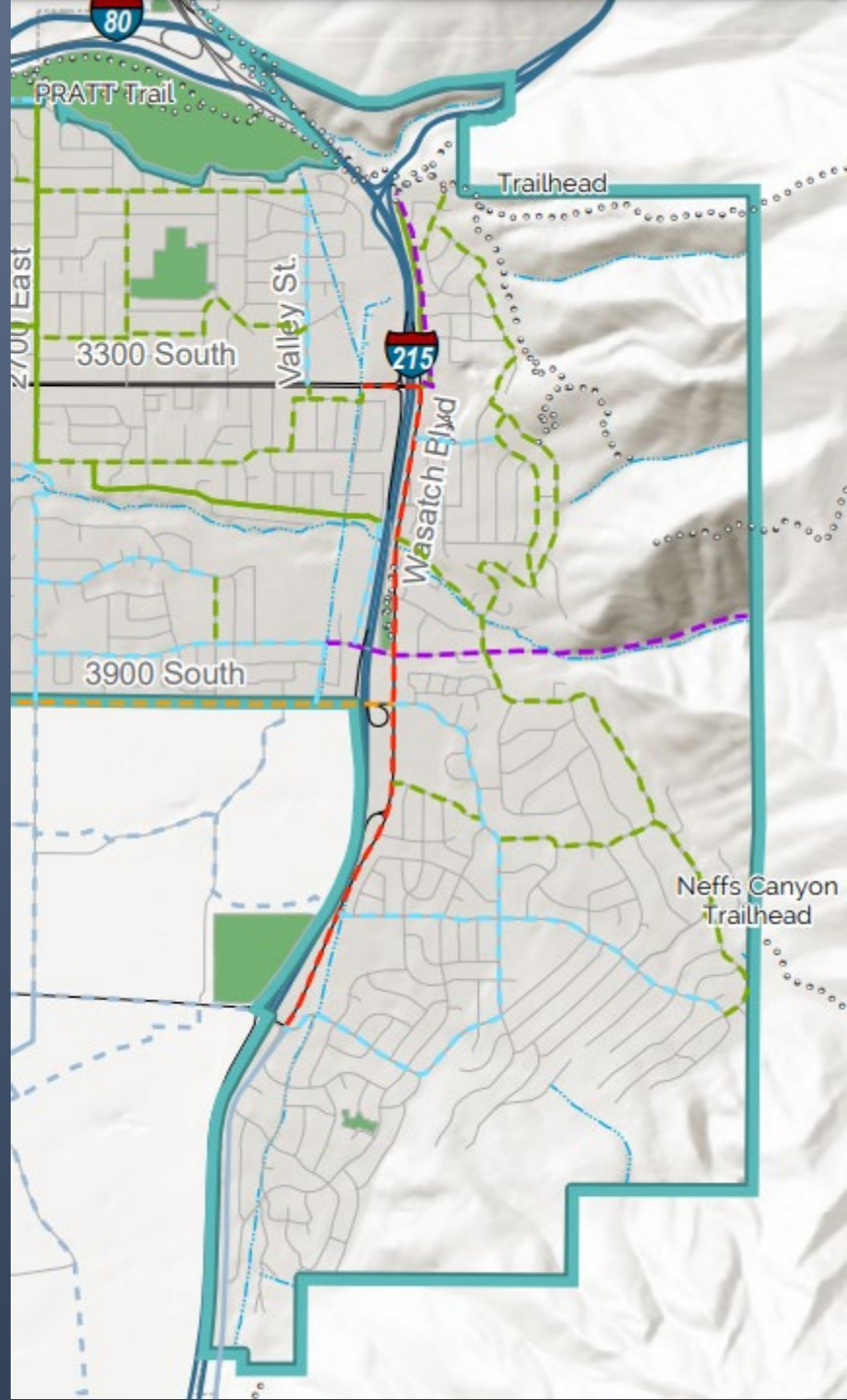


General Plan Considerations

- **Vibrant Gathering Places Strategy 4.8:** Evaluate development applications in and around urban centers with particular attention to their contribution to the integration and mixing of uses, orientation to the public realm and their support of connections.

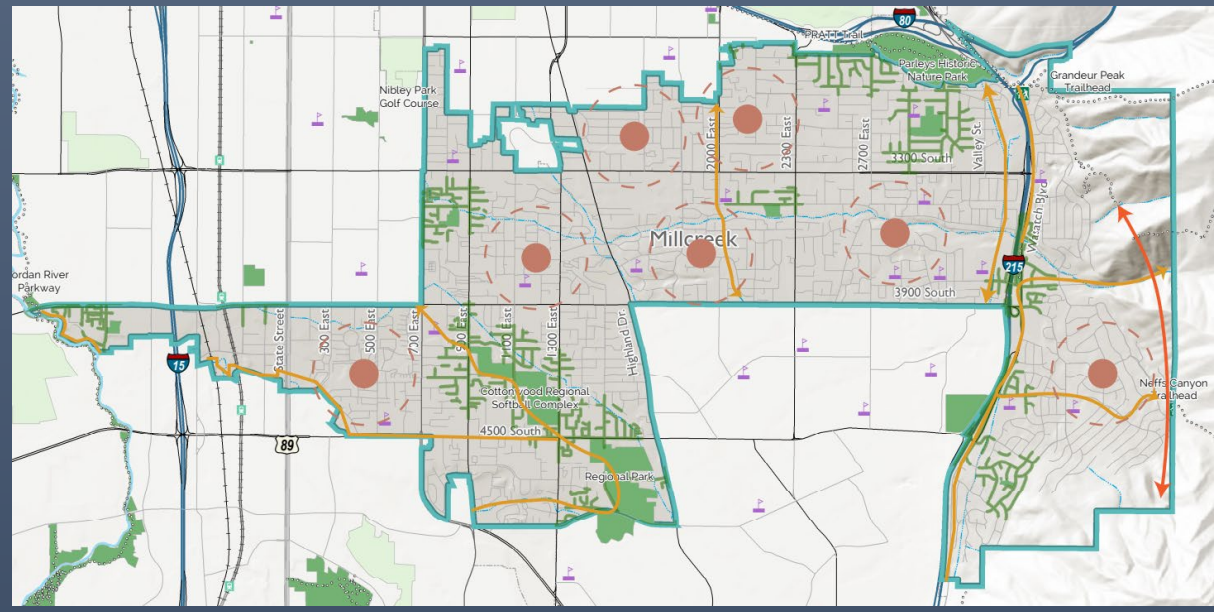
- **Vibrant Gathering Places Strategy 7.4:** Create an Olympus Hills Village Center Plan and coordinate with UDOT, UTA property owners, and stakeholders with specific focus on how Wasatch Boulevard is designed

- **Great Connections** Strategy 1.1B: Encourage a well-connected system of streets, sidewalks, bike facilities, and off-system trails for new developments and redevelopment areas



General Plan Considerations

- **Open Space** Strategy 3.1: Acquire or protect additional properties to preserve Conservation Open Space areas (shown on the Future Land Use map).
- **Open Space** Strategy 4.2: Identify park components that need to be updated or replaced and develop a schedule, budget, and methodology to complete improvements.
- **Open Space** Strategy 5.2: Consider park development impact fees and other financial tools to offset the cost of providing needed parks and facilities associated with new development.



Finding the Best Fit

Traffic Sensitivity

Preference for Commercial Uses

Building Height Sensitivity

Placemaking

Viewshed Protection

Ongoing Local Needs

Cyclist & Pedestrian Safety

Future Interchange



ROADMAP

1. Background and Site and Street Characteristics
2. Phase 1 – Porsche Dealership
3. Phase 2 and 3 – North Site and UDOT ROW
4. Development Agreement Considerations
5. General Plan Considerations
6. **Community Council Recommendations**
7. Planning Commission Recommendation and Findings
8. Summary



COMMUNITY COUNCIL RECOMMENDATIONS

EAST MILL CREEK COMMUNITY COUNCIL

- Recommended approval (6-0) of ZM-23-004 Rezone from R-1-8 to the draft Mount Olympus West VCSD as presented.

MOUNT OLYMPUS COMMUNITY COUNCIL

- Recommended denial of the proposed Olympus Hills West Village Center Special District. Voted 8-3 abstaining. The stated rationale for the recommendation of denial was that a small area plan should be prepared prior to considering the application.

Note: The Mount Olympus Community Council did not allow the applicant to present their project and respond to questions at their meeting held September 11, 2023.

ROADMAP

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Planning Commission Recommendation

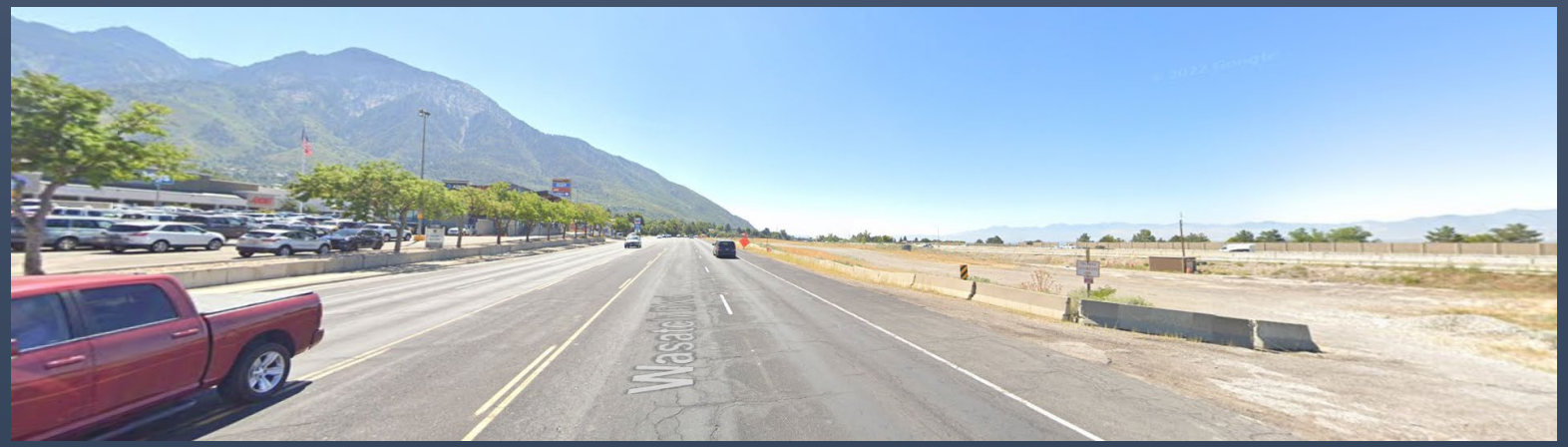
Recommend approval, subject to:

1. a public engagement plan and timeline for Phase 2
2. Height limit of Phase 2 of 35’ as benchmarked from the NE Corner of Phase 2
3. Noticing of 1,320 feet for village centers.

Planning Commission Findings

The VCSD, inclusive of a high-end car dealership:

Appropriately responds to the acute traffic constraints on Wasatch Boulevard, because it is a commercial use that generates little traffic compared to other possible uses including hotels, movie theaters, entertainment venues, offices, or multifamily uses;



Planning Commission Findings

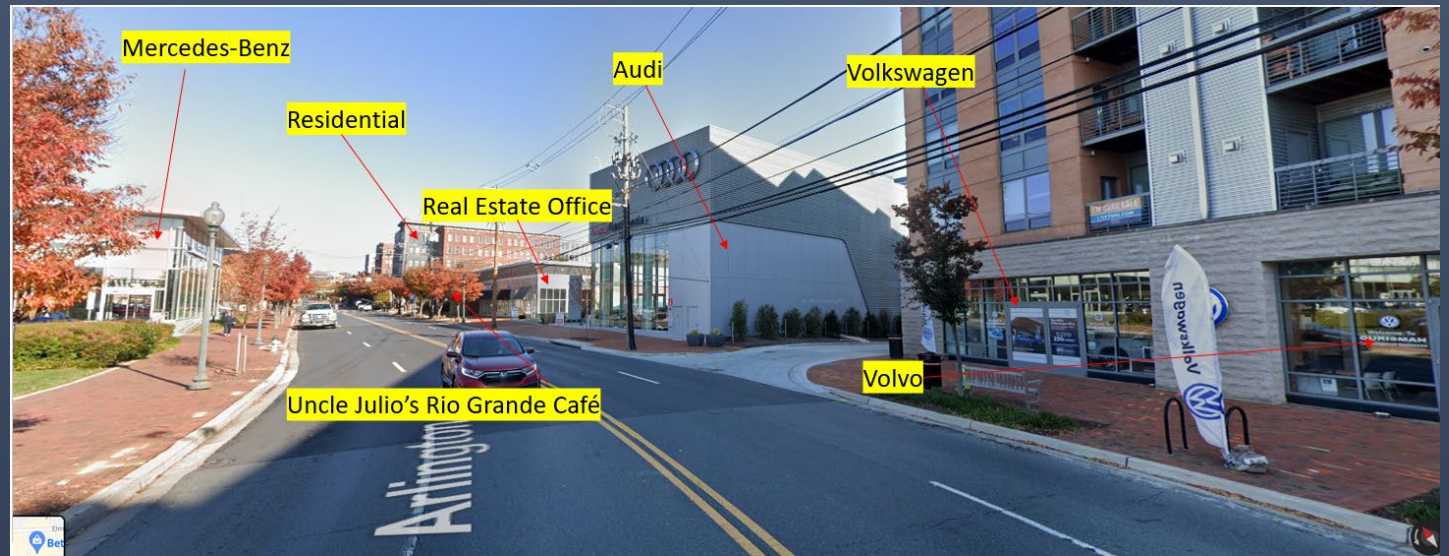
The VCSD, inclusive of a high-end car dealership:

Protects viewsheds and provides for building heights, because the Porsche building itself is no taller than 36’ in height, and the mixed-use Phase 2 portion would be no taller than 35’ in height, as measured from Wasatch Boulevard grade. In both cases, these heights are below the roof deck of the Macey’s grocery store – which means that anyone who can see over Macey’s can also see over this project. Furthermore, the proposal deliberately arranged the building site to protect the viewshed from Apollo Drive. Protection of viewsheds is a recommendation of the General Plan;

Planning Commission Findings

The VCSD, inclusive of a high-end car dealership:

Provides for significant commercial investment, rather than simply accommodating high-density residential housing. The Village Center concept in the General Plan calls for a mix of uses, and not just a high-density residential development;





Planning Commission Findings

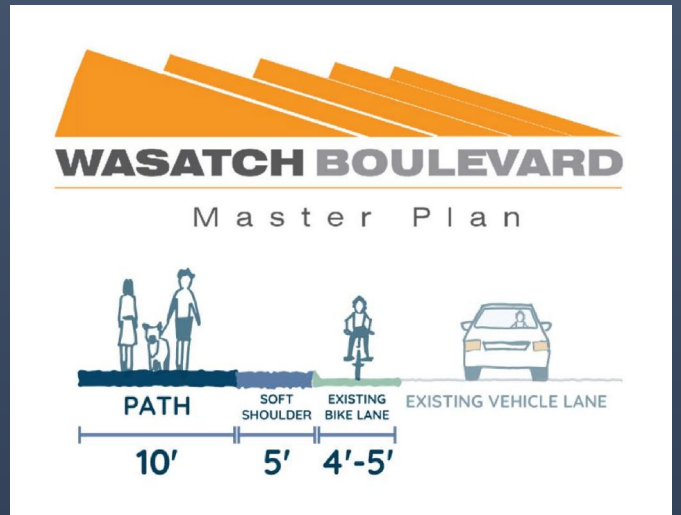
The VCSD, inclusive of a high-end car dealership:

Provides placemaking opportunities in the form of a small open space lined by restaurant and office uses occupying the northern 2acres of the development site. The Village Center concept in the general plan calls for this. This area is similar in size to the plaza and retail/office building that forms the flagship component of the Holladay Village Center. Defining the uses and form that this north portion of the site will take will require a subsequent, robust public engagement process culminating in a development agreement that will be reviewed by the Mount Olympus Community Council, the East Mill Creek Community Council, the Planning Commission, and the City Council. In approving this rezone, the city makes no commitment to residential density, or building heights. The developer understands that those issues will be discussed in a future development agreement process;

Planning Commission Findings

The VCSD, inclusive of a high-end car dealership:

Promotes cyclist and pedestrian safety by creating a new grade-separated shared use side path. The General Plan calls for this type of improvement, as does the Wasatch Boulevard Phase 2 Master Plan Corridor Study. The developer will pay for this improvement, which allows Millcreek taxpayer dollars to be leveraged elsewhere.

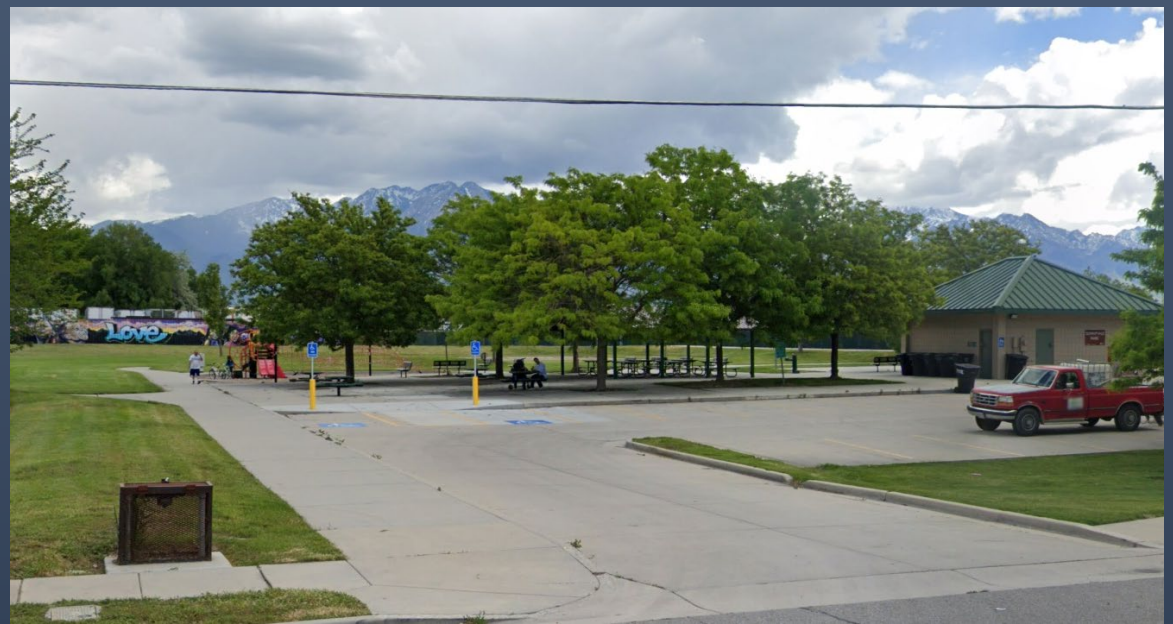


Planning Commission Findings

The VCSD, inclusive of a high-end car dealership:

Enhances and diversifies Millcreek's tax base, providing opportunities for the City to meet other urgent community needs without further burdening Millcreek taxpayers;





Planning Commission Findings

The VCSD, inclusive of a high-end car dealership:

Acknowledges the fundamental reality of Wasatch Boulevard and the likely relocation of a highway onramp to the south side of the property. Wasatch Drive will always be a busy five-lane arterial road, and the property will always be between Wasatch Drive and an Interstate Highway; and



Planning Commission Findings

The VCSD, inclusive of a high-end car dealership:

Avoids the unpleasant situation of a potential digital off premise sign along I-215. If Millcreek just zoned this area as commercial, or if Millcreek just permits commercial uses for the entire acreage, it is highly likely that a billboard company would remove existing signs in Millcreek and replace them a sign along I-215. The State effectively prohibits cities from stopping billboards from being placed in commercial zones along interstate highways, and the state automatically allows highway-oriented billboards to be digitized.



ROADMAP

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Findings for Adoption of a VCSD

- The associated schematic site plan do not conflict with any applicable policy and guidance of the General Plan.
- The associated schematic site plan will allow integrated planning and design of the site and, on the whole, better development than would be possible under the strict application of the city's zoning ordinances.
- the associated schematic site plan does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, and sanitary sewers.

Olympus Hills West Village Center Special District

Millcreek City Council:
October 9, 2023

OVERVIEW

- **Master Planning of Entire 8 acres**
  - VSCD creates permitted and conditional uses (guardrails)
  - Imposes **tight** development standards (heights, landscaping, lighting, signage)
  - Maximum 3 stories vs. potential 4 story allowance in Village Center Master Plan guidelines

- **Proposed Uses and Timelines of Each Phase:**
  - *Phase 1: Destination Porsche (approx. 4 acres)*
    - Relocation of current operations in Salt Lake City
    - Commence construction ASAP
    - Target commencing business operations summer 2025

  - *Phase 2: Village Center Mixed Use (approx. 2 acres)*
    - Commitment to public review by Community Council, Planning Commission and City Council
    - Timeline TBD pending community feedback
    - Maximum 3 story height above SEC original grade

  - *Phase 3: Village Center Mixed Use (approx. 2 acres)*
    - Right of First Refusal from UDOT
    - Similar commitment to public review
    - Timeline TBD (10-30 years)

Destination Porsche (Phase I)

- **Beautifully Architected Gen 5 Facility**
  - Matte finish, non glare ACM and glass façade
  - Open and inviting entrance portal
  - Interior provides a tech-enabled, immersive experience
  - Parking structure below grade
- **Significant Streetscape Improvements**
  - 5-foot landscaped shoulder
  - 10-foot pedestrian path
  - 32 street trees (every 30 feet) – exceeding city requirement
- **Central Gathering Place for the Community**
  - Not only Porsche enthusiasts, but for community at large
  - EV charging stations



Conversation Starter

Village Center Elements

The development team understands that the Village Center Special District - and the very idea of a Village Center - demands, indeed requires, engagement with the "village". This document is not intended to proscribe a design or concept for a development that might inhabit the Phase II site within the Olympus Hill Village Center. Instead, we know the elements that feature in the Millcreek Together General Plan and in other successful mixed-use village centers.

Our approach, then, would be for our local development team and planning and design professionals to collaborate with the neighborhood and the community through public engagement, meetings with the neighborhood council, community leaders and City staff. Cowboy Partners is a local company with decades of history in this place. This community and neighborhood are home, both as individuals and as a company. We are deeply invested, in every way possible, to get it right.

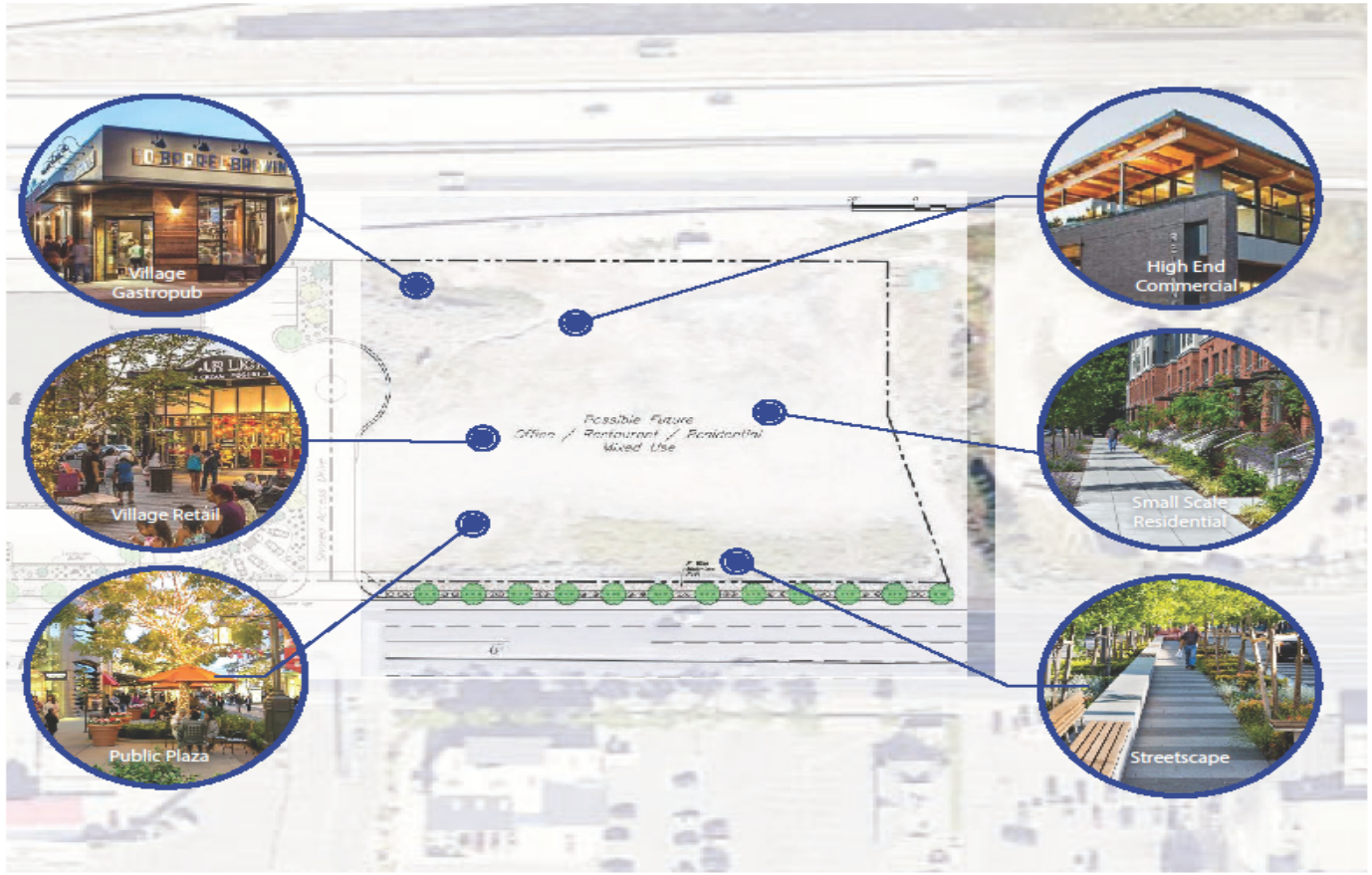
An initial pass at the site and the elements listed in the General plan suggest starting points for a discussions with the community:

1) Parking below the Wasatch Boulevard grade.

2) At grade, a plaza, pocket park, square or some combination to create open space open to the public.

3) Bordering the plaza and the streets would be office and neighborhood commercial – preferably a coffee shop and/ or a restaurant. The commercial and retail would serve to activate the open space and create the village center character...these are the anchors of the development.

4) There may be some residential in some ground level areas, most likely in the areas screened from the street. We would limit any building to three stories - likely 35-40 feet on average and 45 feet at the tallest architectural expression. We would use the second and third floors for residential, though the restaurant or office uses my have second levels.



Olympus Hills West Village Center Special District
Phases 2 and 3

- **Commitment to Consistent/Proactive Community Involvement Review**
  - Neighborhood Meeting with Extended Distance Meeting Notice Guidelines
  - 2 Separate Community Council reviews
    - Mt. Olympus Community Council
    - East Millcreek Community Council
  - Planning Commission review
  - Final approval/execution of Development Agreement (City Council)
- **"Feel of a Village Center"**
  - Open space/public plaza (10,000 sq ft minimum)
  - Potential Office
  - Potential Restaurants
  - Potential Neighborhood Retail
  - Potential Residential only within a mixed-use concept
  - Commitment to 3-story maximum height vs. 4 stories in Village Center General Plan
- **Third Party Master Planning Consultant for Phases 2 and 3**

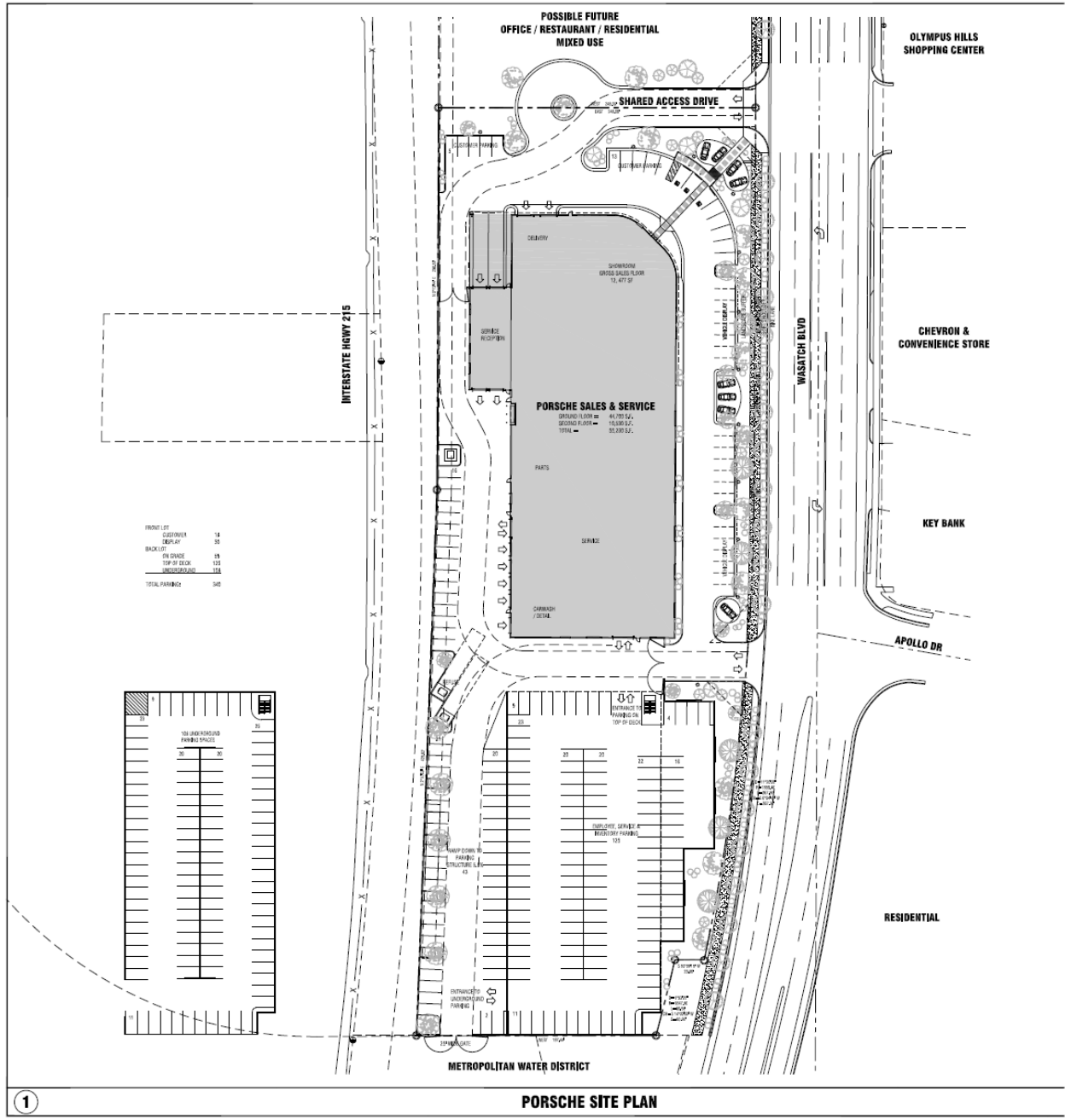
Olympus Hills West Village Center Special District
Overall

- **Compatible with the surrounding community**
  - Preservation of views

- **Significant Streetscape Improvements**
  - Entire Western Frontage improved to UDOT boundary
  - 5-foot landscaped shoulder
  - 10-foot pedestrian path
  - Exceeding city street tree requirement:
    - 32 street trees (every 30 feet) vs. 25 required (every 40 feet)

- **Significant Lighting Constraints**
  - “Average Foot Candle” shall not exceed 0.2 (66% of current city requirement)
  - Dimming between 9 p.m. and 6 a.m.

- **Significant Signage Constraints**
  - 132 SF wall sign (5% of similar C2 zone allowance)
  - No electronic message boards/billboards


POSSIBLE FUTURE
OFFICE / RESTAURANT / RESIDENTIAL
MIXED USE
OLYMPUS HILLS
SHOPPING CENTER
SHARED ACCESS DRIVE
INTERSTATE HWY 215
WASATCH BLVD
CHEVRON &
CONVENIENCE STORE
PORSCHE SALES & SERVICE
KEY BANK
APOLLO DR
RESIDENTIAL
METROPOLITAN WATER DISTRICT
1
PORSCHE SITE PLAN


Future Mixed Use Pending UTOT realignment
Mixed Use - Residential with Retail / Restaurant
Shared Access
Porsche Dealership
Legend
Full Access
Right-in / Right-Out Access

The new land uses were calculated based on assumptions from previous site plans prior to the Porsche Dealership and proposed mixed-use conditions.

Approximately 10,000 square feet of retail was assumed, which was left as is for the updated trip generation.

The office was calculated based on 21,000 sf.

The remaining residential was assumed based on previous site plans, which equated to approximately 80 units.

Previous Trip Generation
Millcreek - Poulton

Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	400	DU	1,816	50%	50%	908	908	12%	0%	799	799	1,598
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	12%	15%	204	204	408
Fine Dining Restaurant (931)	14	KSF	1,174	50%	50%	587	587	12%	40%	310	310	620
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	858	50%	50%	429	429	12%	40%	226	227	453
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	1,870	50%	50%	935	935	12%	45%	452	453	905
TOTAL			**6,264**			**3,132**	**3,132**			**1,991**	**1,993**	**3,984**
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	400	DU	166	23%	77%	38	128	10%	0%	34	115	149
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	10%	15%	10	8	18
Fine Dining Restaurant (931)	14	KSF	12	50%	50%	6	6	10%	40%	3	3	6
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	78	55%	45%	43	35	10%	40%	23	19	42
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	180	51%	49%	92	88	10%	45%	45	44	89
TOTAL			**460**			**193**	**267**			**115**	**189**	**304**
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	400	DU	158	61%	39%	96	62	15%	0%	81	53	134
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	15%	15%	28	28	56
Fine Dining Restaurant (931)	14	KSF	110	67%	33%	74	36	15%	40%	38	18	56
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	74	61%	39%	45	29	15%	40%	23	15	38
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	134	52%	48%	70	64	15%	50%	30	27	57
TOTAL			**554**			**324**	**230**			**200**	**141**	**341**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, August 2023

New Trip Generation
Millcreek - 4074 S Wasatch Boulevard TIS Update

Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	80	DU	364	50%	50%	182	182	19%	0%	148	147	295
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	19%	15%	188	188	376
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	21	KSF	300	50%	50%	150	150	19%	0%	121	122	243
TOTAL			**2,102**			**1,051**	**1,051**			**820**	**820**	**1,640**
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	24	23%	77%	6	18	18%	0%	5	15	20
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	18%	15%	10	7	17
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	21	KSF	44	88%	12%	39	5	18%	0%	32	4	36
TOTAL			**158**			**103**	**55**			**83**	**41**	**124**
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	32	61%	39%	20	12	20%	0%	16	10	26
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	20%	15%	26	27	53
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	21	KSF	46	17%	83%	8	38	20%	0%	7	30	37
TOTAL			**234**			**101**	**133**			**74**	**105**	**179**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, August 2023

The trip generation for the Porsche lot was based on counts from the Littleton, Colorado Porsche location, which has approximately the same square footage as the proposed Millcreek location. Counts were taken at the access points during the morning (8-10am) and evening peak hours (4-6pm).

The counted rates were approximately 60% less than the rates in the Institute of Transportation Engineers (ITE) for the land use "automobile sales (new)", which was approximately the same ratio found from previous counts at a Porche/Audi dealership in Lehi, Utah.

Previous Trip Generation
Millcreek - Poulton

Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	400	DU	1,816	50%	50%	908	908	12%	0%	799	799	1,598
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AM Peak Hour												
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Multifamily Housing (Mid-Rise) (221)	400	DU	158	61%	39%	96	62	15%	0%	81	53	134
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	15%	15%	28	28	56
Fine Dining Restaurant (931)	14	KSF	110	67%	33%	74	36	15%	40%	38	18	56
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	74	61%	39%	45	29	15%	40%	23	15	38
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	134	52%	48%	70	64	15%	50%	30	27	57
TOTAL			**554**			**324**	**230**			**200**	**141**	**341**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, August 2023

New Trip Generation
Millcreek - 4074 S Wasatch Boulevard TIS Update

Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	80	DU	364	50%	50%	182	182	19%	0%	148	147	295
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	19%	15%	188	188	376
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	21	KSF	300	50%	50%	150	150	19%	0%	121	122	243
TOTAL			**2,102**			**1,051**	**1,051**			**820**	**820**	**1,640**
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	24	23%	77%	6	18	18%	0%	5	15	20
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	18%	15%	10	7	17
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	21	KSF	44	88%	12%	39	5	18%	0%	32	4	36
TOTAL			**158**			**103**	**55**			**83**	**41**	**124**
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	32	61%	39%	20	12	20%	0%	16	10	26
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	20%	15%	26	27	53
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	21	KSF	46	17%	83%	8	38	20%	0%	7	30	37
TOTAL			**234**			**101**	**133**			**74**	**105**	**179**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, August 2023

Table 5: Trip Generation

New Trip Generation
Millcreek - 4074 S Wasatch Boulevard TIS Update

Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	80	DU	364	50%	50%	182	182	19%	0%	148	147	295
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	19%	15%	188	188	376
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	21	KSF	300	50%	50%	150	150	19%	0%	121	122	243
TOTAL			**2,102**			**1,051**	**1,051**			**820**	**820**	**1,640**
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	24	23%	77%	6	18	18%	0%	5	15	20
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	18%	15%	10	7	17
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	21	KSF	44	88%	12%	39	5	18%	0%	32	4	36
TOTAL			**158**			**103**	**55**			**83**	**41**	**124**
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	32	61%	39%	20	12	20%	0%	16	10	26
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	20%	15%	26	27	53
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	21	KSF	46	17%	83%	8	38	20%	0%	7	30	37
TOTAL			**234**			**101**	**133**			**74**	**105**	**179**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, August 2023

The trip generation for just the Porsche dealership is as follows:

- **Daily Trips: 570**
- **Morning Peak Hour Trips: 36**
- **Evening Peak Hour Trips: 50**

The trip generation for just the mixed-use is as follows:

- **Daily Trips: 1,070**
- **Morning Peak Hour Trips: 88**
- **Evening Peak Hour Trips: 129**

The total trip generation for the development is as follows:

- **Daily Trips: 1,640**
- **Morning Peak Hour Trips: 124**
- **Evening Peak Hour Trips: 179**

2023	Background
Findings	• Poor LOS at: ○ Olympus Hills North / Wasatch Blvd ○ Olympus Hills South / Wasatch Blvd • Along Wasatch Boulev morning peak hour and
Mitigations	• 3800 South / Wasatch considered when feasi • Based on the high num consider buffered bike • Neither Olympus Hills are recommended

- Findings do not include project conditions.
- Study recommends dual left hand turn lanes approaching 3800 South northbound on Wasatch Blvd.
- Recommends Buffered bike lanes.
- Olympus Hills Shopping North and South Access points are horrible. Poor LOS

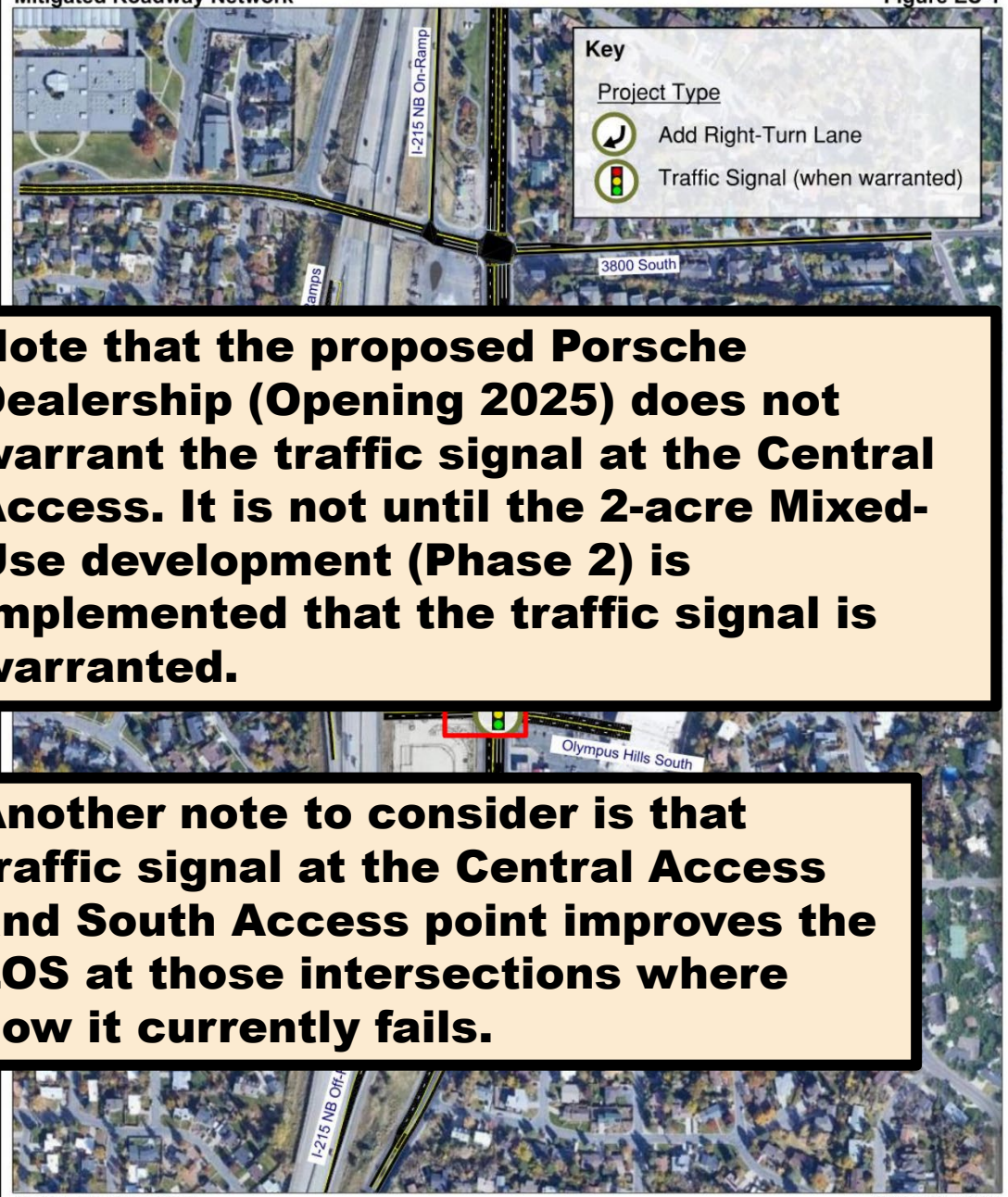
2025	Background	Plus Project
Assumptions	• None	• Only trip generation from the Porsche dealership included in opening year traffic volumes
Findings	• Poor LOS at: ○ Olympus Hills North ○ Olympus Hills South	
Mitigations	• None	

- Olympus Hills Shopping North and South Access points are still horrible. Poor LOS
- Apollo Drive / Wasatch Blvd. intersection begins to operate poorly.
- Porsche South Access begins to operate poorly.

2030	Background	Plus Project
Assumptions	• None	• Trip generation from projected full build of the
Findings	• Poor LOS at: ○ Olympus Hills North / ○ Olympus Hills South / ○ Apollo Drive / Wasatc	
Mitigations	• None	

- Olympus Hills Shopping North and South Access points are still horrible. Poor LOS
- Traffic signal needs to be installed at Central Access, Wasatch Blvd., and Olympus Hills South Access.
- Olympus Hill South Access operation improves with traffic signal.
- Olympus Hill North Access operation improves with traffic signal.
- Apollo Drive / Wasatch Blvd./ Porsche access operates poorly but may improve if signal light is installed at Central Access.

Millcreek 4074 S Wasatch Boulevard TIS
Mitigated Roadway Network
Figure ES-1



Note that the proposed Porsche Dealership (Opening 2025) does not warrant the traffic signal at the Central Access. It is not until the 2-acre Mixed-Use development (Phase 2) is implemented that the traffic signal is warranted.

Another note to consider is that traffic signal at the Central Access and South Access point improves the LOS at those intersections where now it currently fails.

Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
08/25/2023

REVISED TIS CONDITIONS

Table 4: Project Land Uses

Land Use	Intensity
Multi-family attached housing	80 Units
Retail	10,000 sq. ft.
Office Space	21,000 sq. ft.
High-Turnover (Sit Down) Restaurant	3,000 sq. ft.
Porsche Dealership	44,000 sq. ft.

Table 4: Project Land Uses

Land Use	Intensity
Multi-family attached housing	100 Units
Retail	5,000 sq. ft.
Office Space	5,000 sq. ft.
High-Turnover (Sit Down) Restaurant	3,000 sq. ft.
Porsche Dealership	44,000 sq. ft.

DIFFERENCE

Multifamily Housing: 20 units
Retail: 5,000 sf
Office Space: 16,000 sf
Restaurant: Same
Porsche Dealership: Same

REVISED TIS CONDITIONS *cont.*

Table 5: Trip Generation

New Trip Generation
Millcreek - 4074 S Wasatch Boulevard TIS Update

Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	100	DU	454	50%	50%	227	227	19%	0%	184	184	368
Strip Retail Plaza, <40k (822)	5	KSF	274	50%	50%	137	137	19%	15%	95	94	189
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	5	KSF	86	50%	50%	43	43	19%	0%	35	35	70
TOTAL			1,706			853	853			677	676	1,353
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	100	DU	34	23%	77%	8	26	18%	0%	7	21	28
Strip Retail Plaza, <40k (822)	5	KSF	12	60%	40%	7	5	18%	15%	5	3	8
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	5	KSF	14	88%	12%	12	2	18%	0%	9	2	11
TOTAL			126			71	55			57	41	98
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	100	DU	40	61%	39%	24	16	20%	0%	19	13	32
Strip Retail Plaza, <40k (822)	5	KSF	48	50%	50%	24	24	20%	15%	17	16	33
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	5	KSF	14	17%	83%	2	12	20%	0%	1	10	11
TOTAL			180			84	96			62	77	139

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, September 2023

The trip generation for just the Porsche dealership is as follows:

- **Daily Trips: 570**
- **Morning Peak Hour Trips: 36**
- **Evening Peak Hour Trips: 50**

The trip generation for just the mixed-use is as follows:

- **Daily Trips: 783**
- **Morning Peak Hour Trips: 62**
- **Evening Peak Hour Trips: 89**

1070
88
129

The total trip generation for the development is as follows:

- **Daily Trips: 1,353**
- **Morning Peak Hour Trips: 98**
- **Evening Peak Hour Trips: 139**

DIFFERENCE (ENTIRE PROJECT)

- **Daily Trips: -287**
- **Morning Peak Hour Trips: -26**
- **Evening Peak Hour Trips: -40**

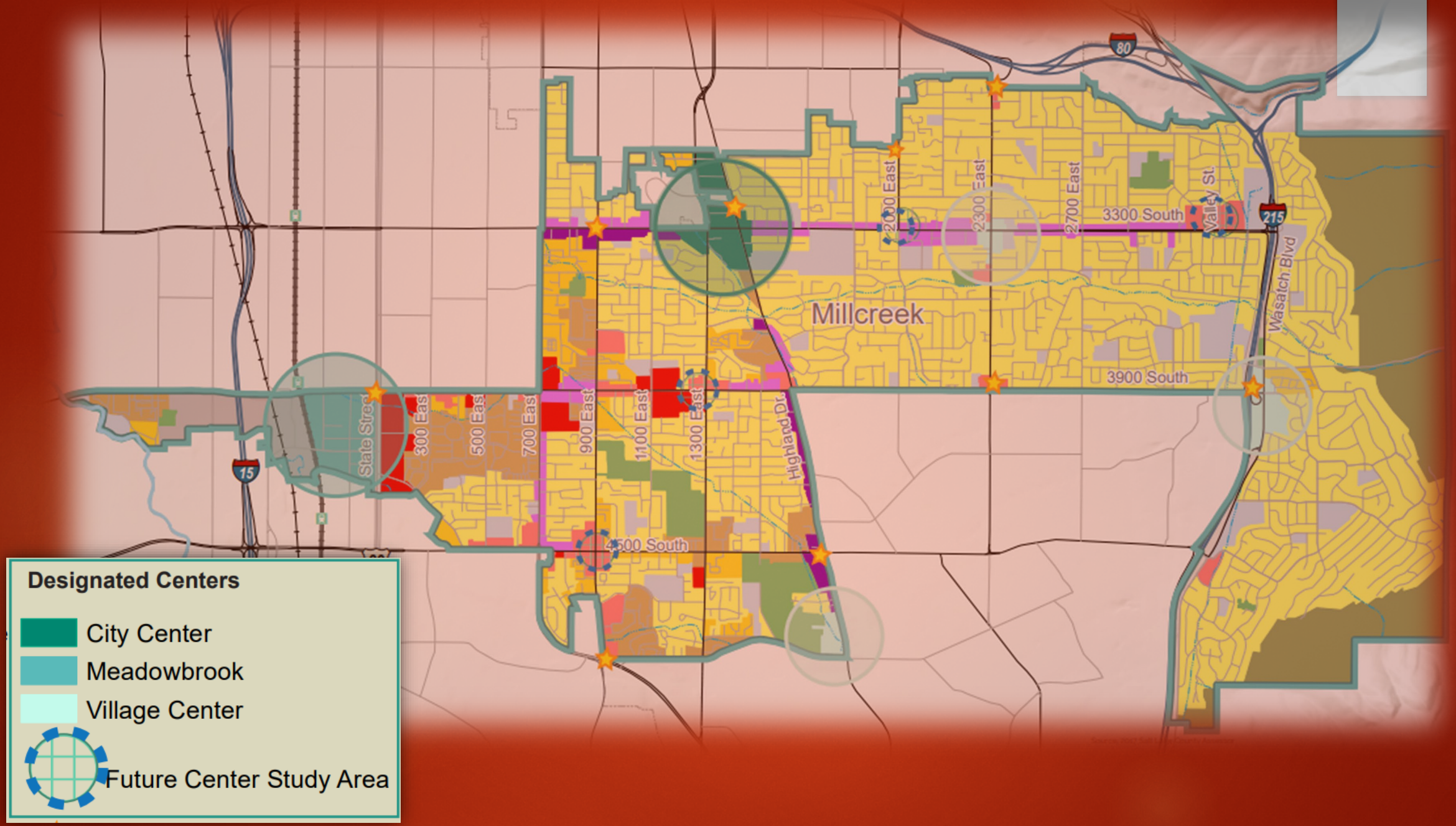
Village Center Special District

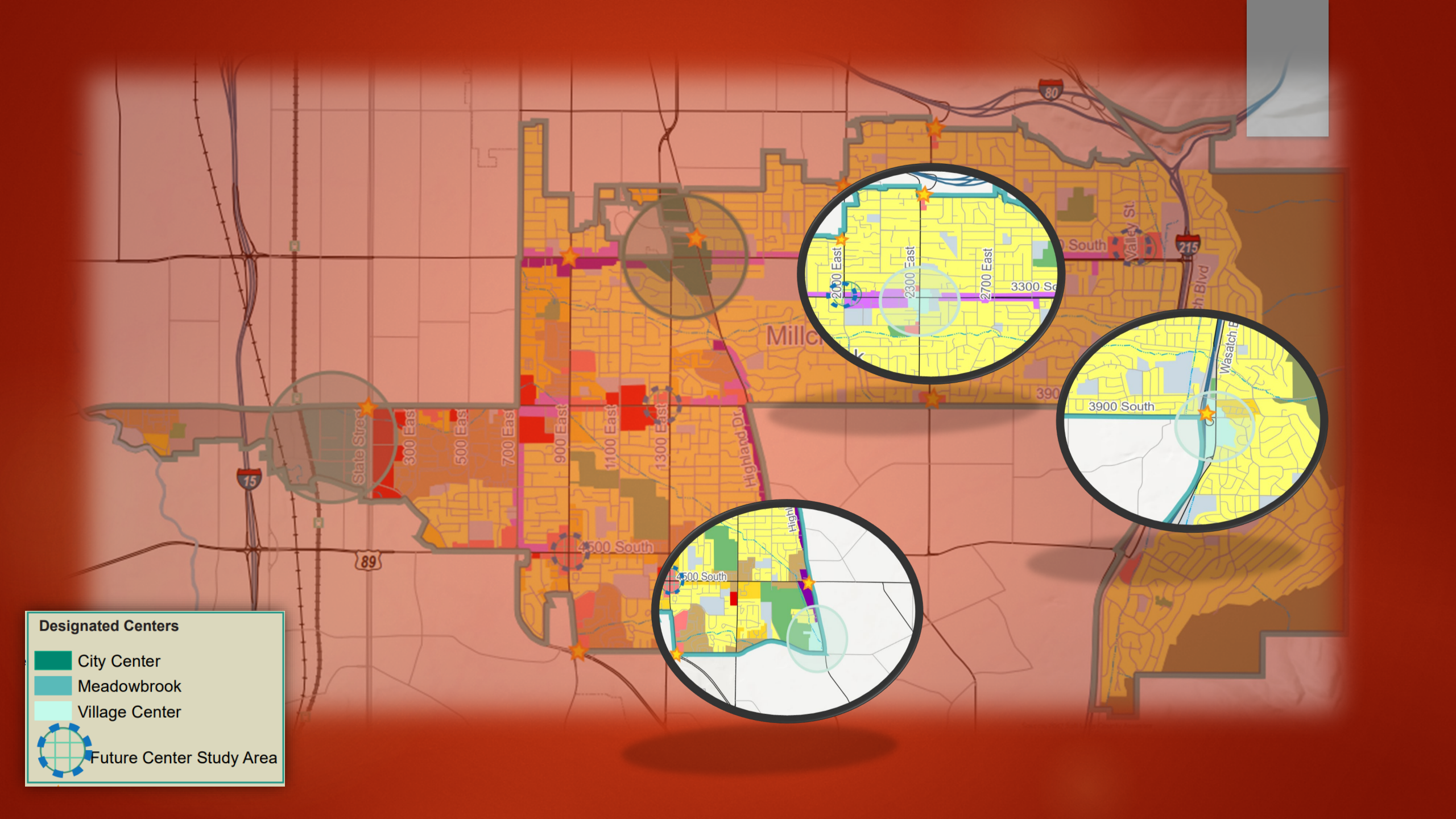
Enabling Ordinance

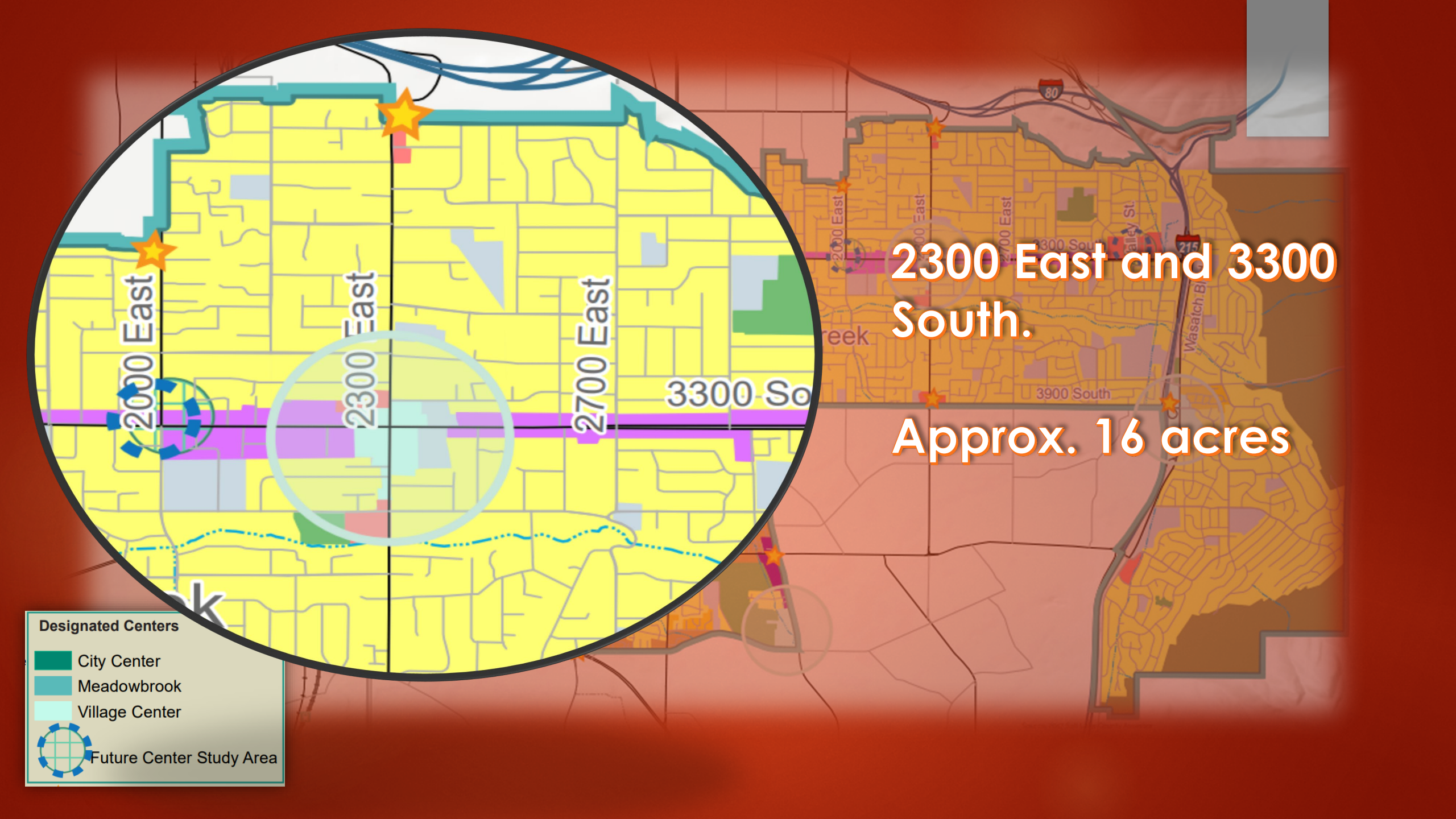
FILE # ZT-23-010



As part of our comprehensive zoning code update, and in response to preliminary inquiries about development in Millcreek, staff is preparing a Village Center Special District zone (VCSD).

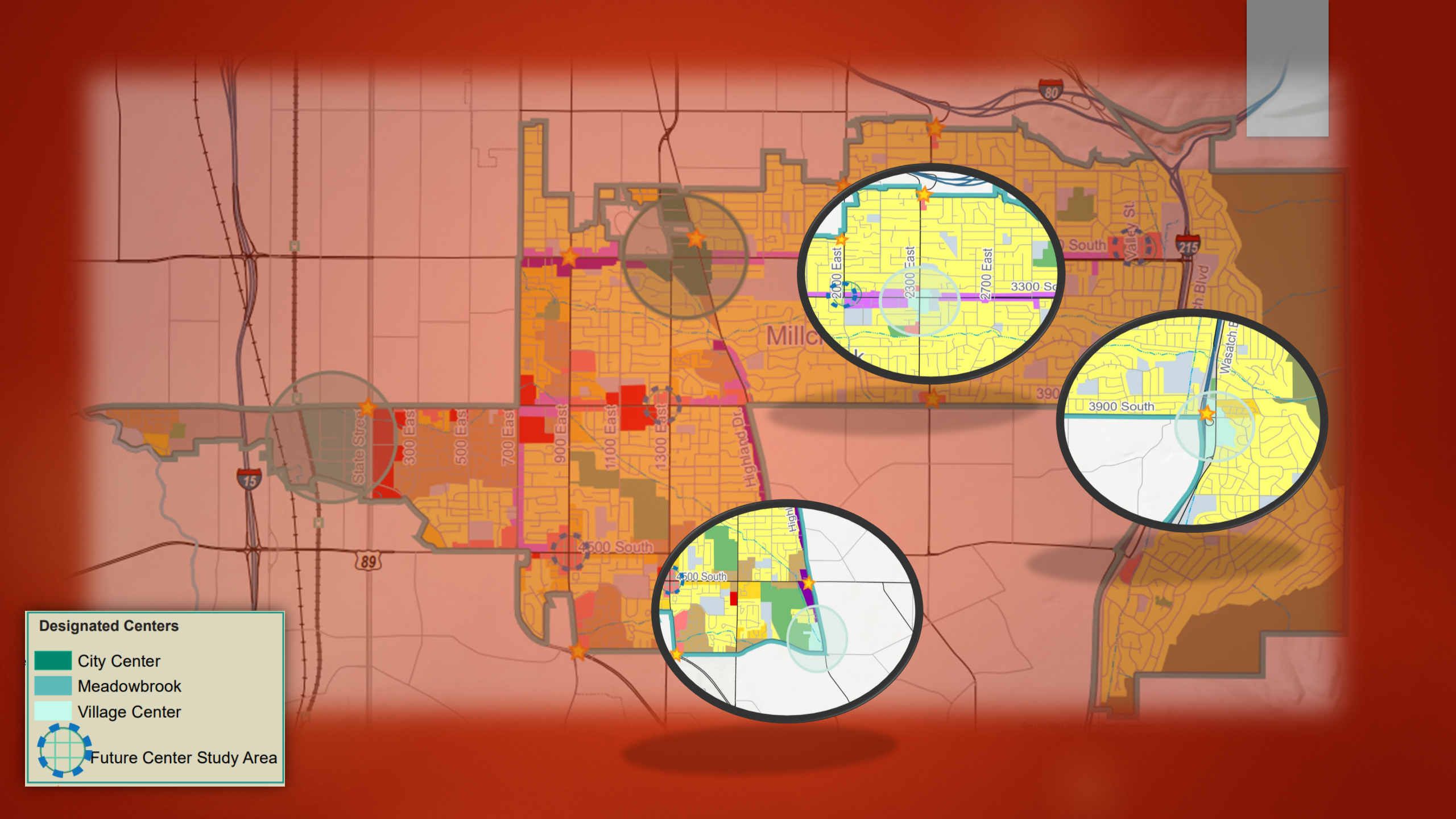

Millcreek
3300 South
3900 South
4500 South
2000 East
2300 East
2700 East
300 East
500 East
700 East
900 East
1100 East
1300 East
Highland Dr.
Valley St.
Wasatch Blvd
State Street
80
15
215
Designated Centers
City Center
Meadowbrook
Village Center
Future Center Study Area

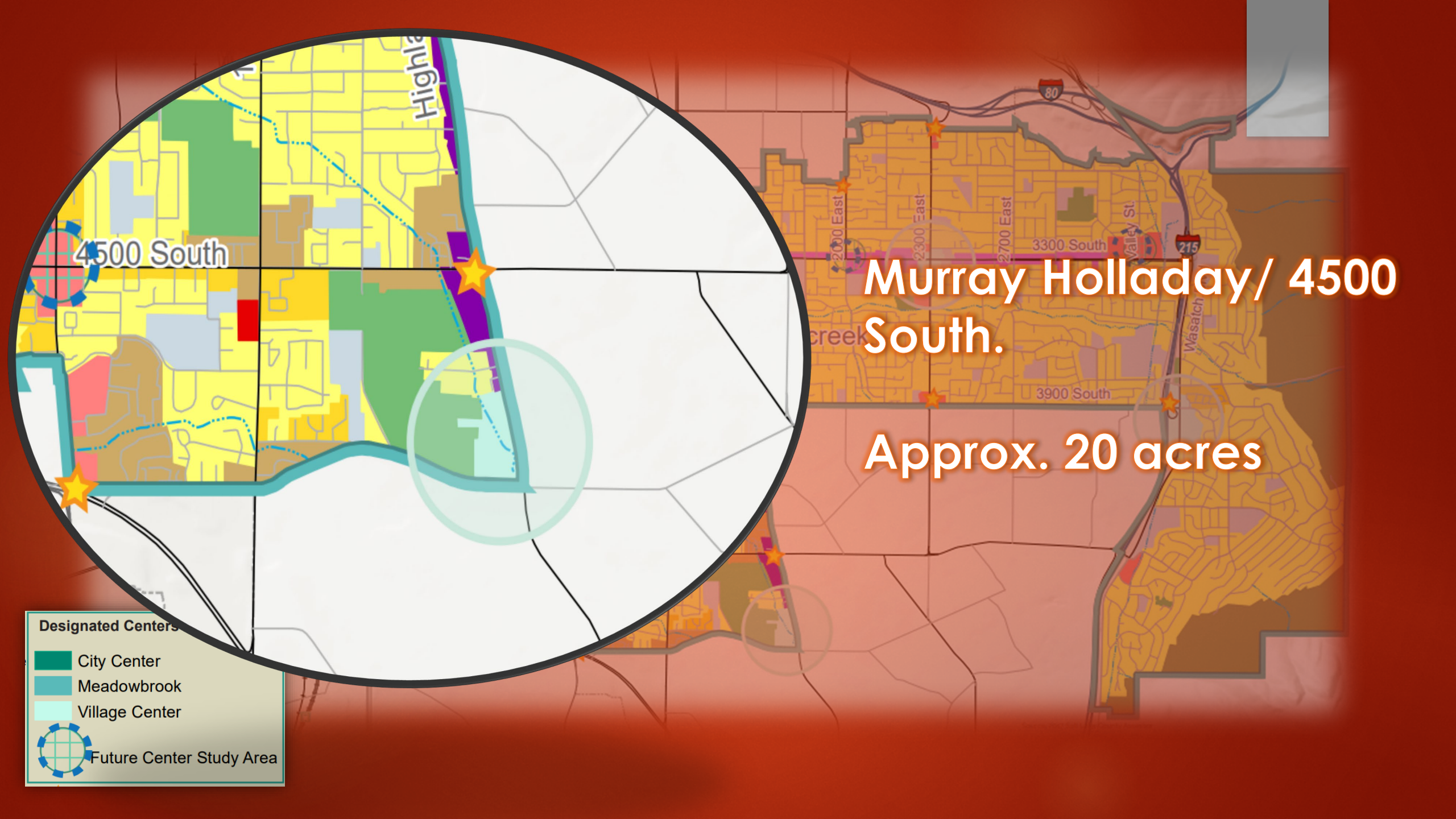

Designated Centers
City Center
Meadowbrook
Village Center
Future Center Study Area
2000 East
2300 East
2700 East
3300 South
3900 South
4500 South
300 East
500 East
700 East
900 East
1100 East
1300 East
State Street
Highland Dr
Wasatch Blvd
15
89
80
215

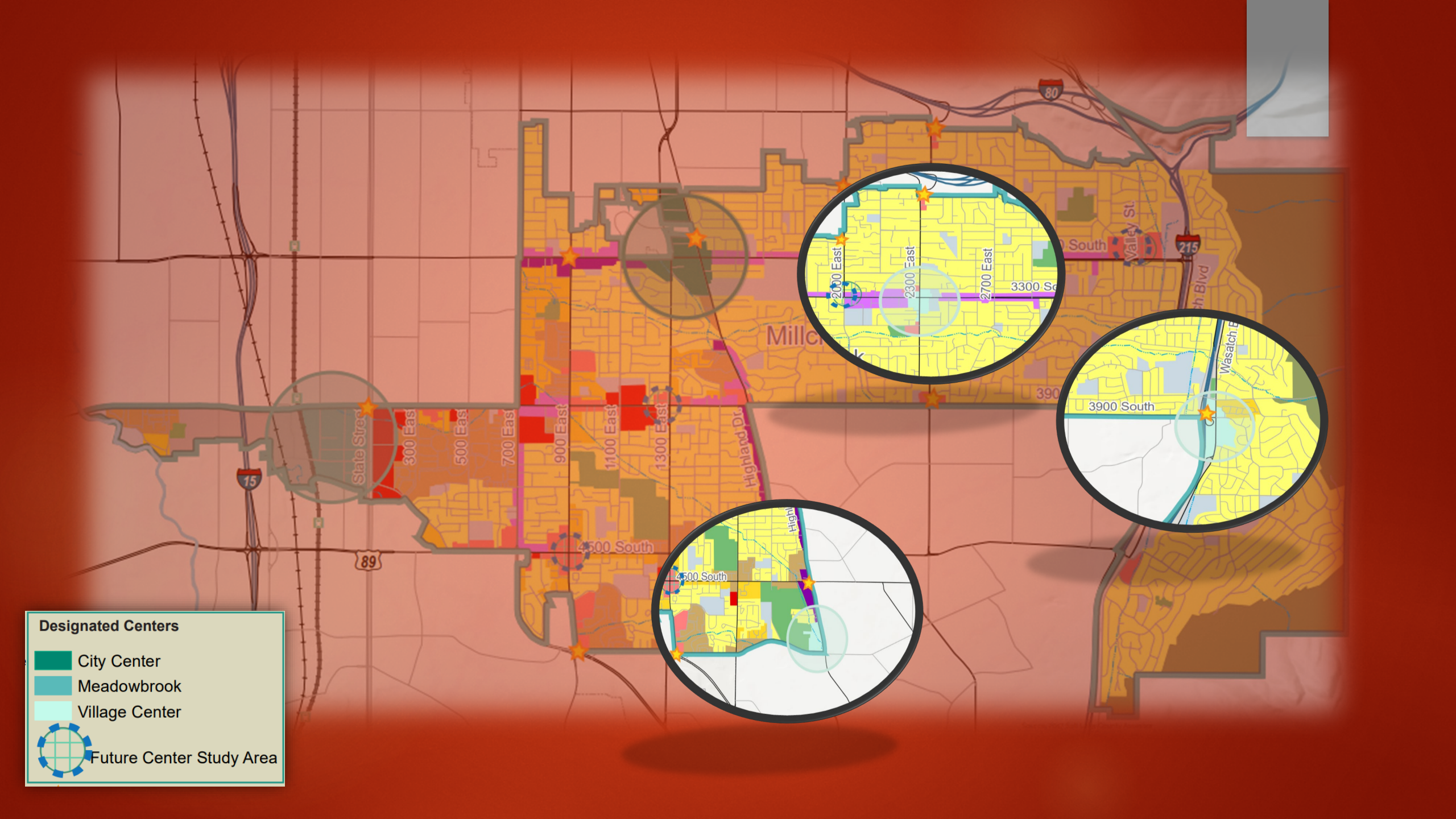


2300 East and 3300 South.

Approx. 16 acres

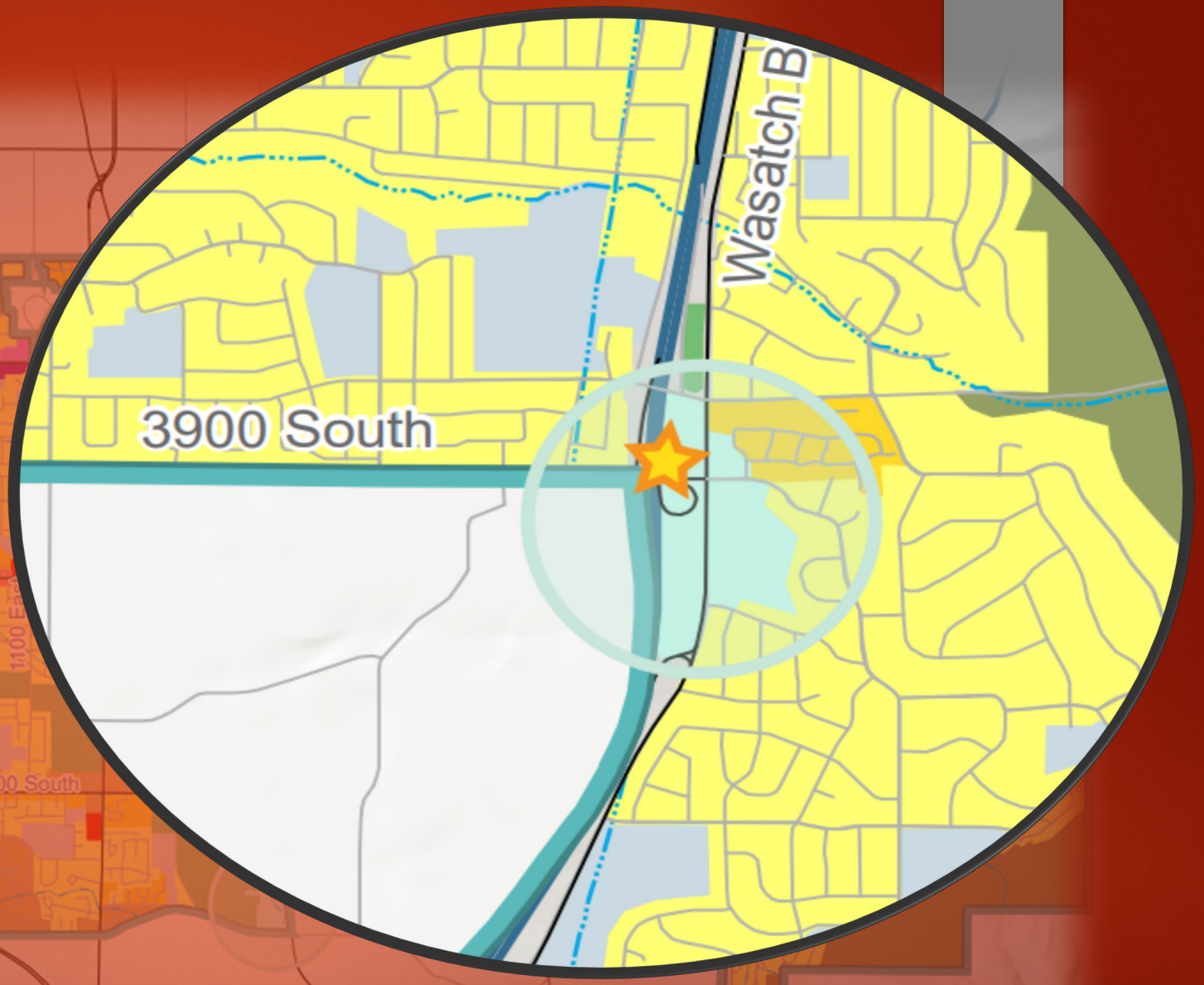

Designated Centers
City Center
Meadowbrook
Village Center
Future Center Study Area
2000 East
2300 East
2700 East
3300 South
3900 South
4500 South
300 East
500 East
700 East
900 East
1100 East
1300 East
State Street
Highland Dr
Wasatch Blvd
15
89
80
215

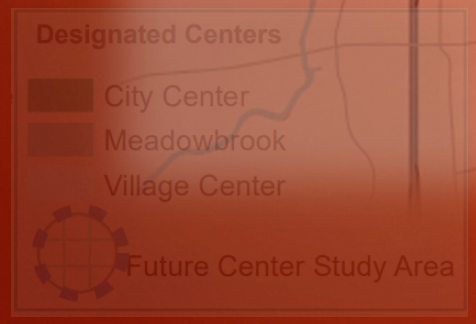

4500 South
Murray Holladay/ 4500 South.
Approx. 20 acres
Designated Centers
City Center
Meadowbrook
Village Center
Future Center Study Area
3300 South
3900 South
2700 East
2300 East
2000 East
Wasatch


Designated Centers
City Center
Meadowbrook
Village Center
Future Center Study Area
2000 East
2300 East
2700 East
3300 South
3900 South
4500 South
300 East
500 East
700 East
900 East
1100 East
1300 East
State Street
Highland Dr
Wasatch Blvd
15
89
80
215

Mount Olympus Hills

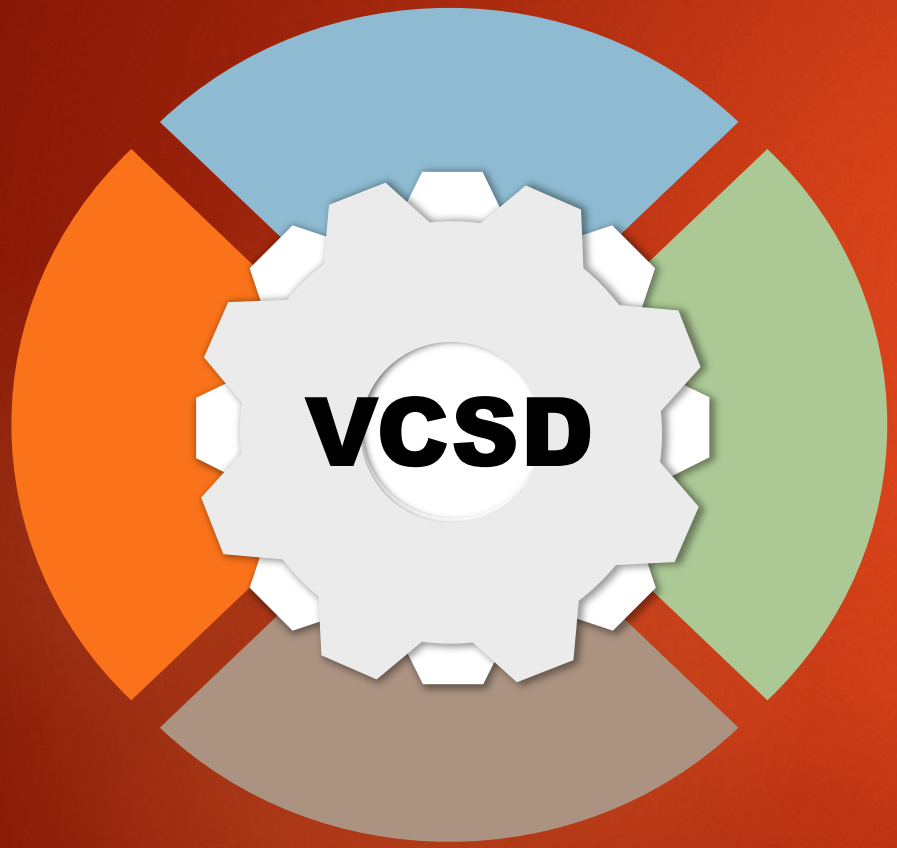
Approx. 40 acres





Other Potential Village Centers

- ❑ 3900 South and 1300 East (St. Marks Hospital area)
- ❑ 3900 South and 900 East (Iceberg)
- ❑ Canyon Rim Shopping (Smith's Marketplace and REI)
- ❑ 4500 South and 900 East (Smiths Marketplace, Walgreens)
- ❑ 4500 South and Highland Drive (Macy's, IHOP)
- ❑ 2300 East and 2800 South (Near roundabout and Eggs in the City)



Why not just use a Commercial or Mixed-Use Zone?

What Would a Village Center Special District Accomplish?

Allows the City to define the manner in which significant redevelopment occurs.





Allows the City to define the manner in which significant redevelopment occurs.

Customized zoning requirements, uses and limitations.



Allows the City to define the manner in which significant redevelopment occurs.

Customized zoning requirements, uses and limitations.

Create distinct village centers based on the area's unique characteristics.



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Customized zoning requirements, uses and limitations.

Create distinct village centers based on the area's unique characteristics.

Incorporate enhanced design standards and building materials.



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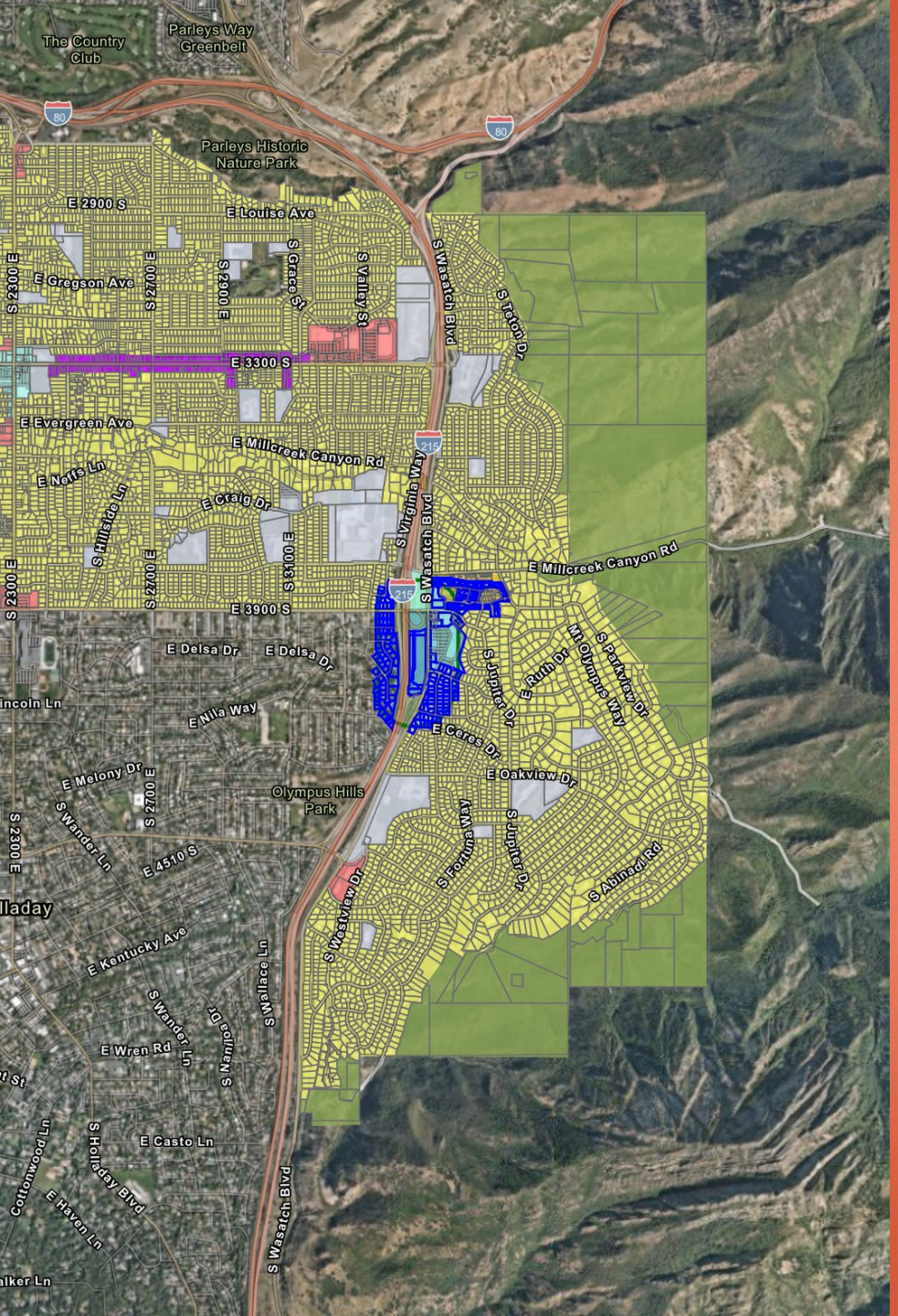
Obtain open space for community gathering areas that are vital to a village center.

The Holladay Town Center, New park in Kimball Junction, Draper Peaks and Millcreek's own City Center are all examples of village centers with a special zoning district.



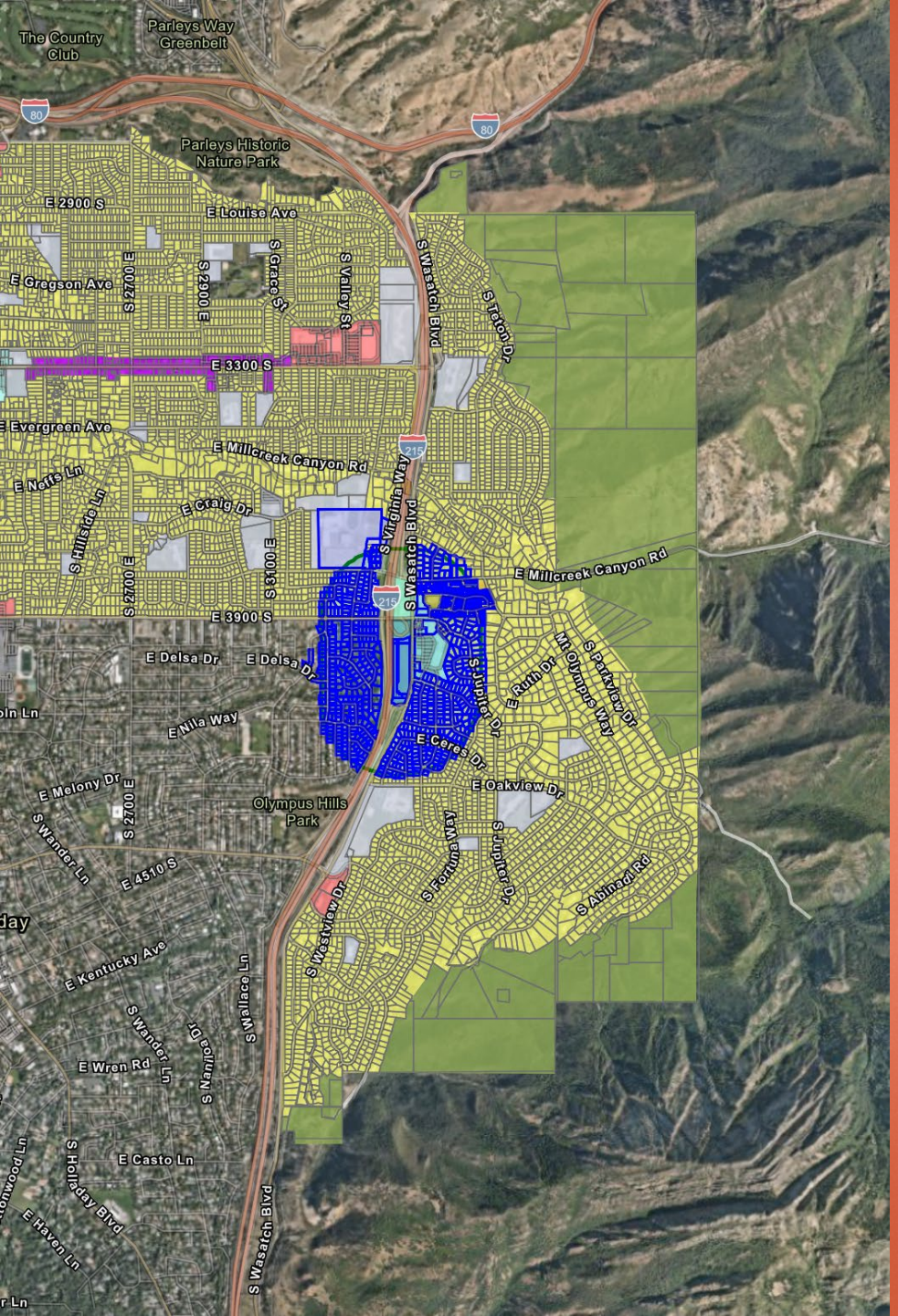
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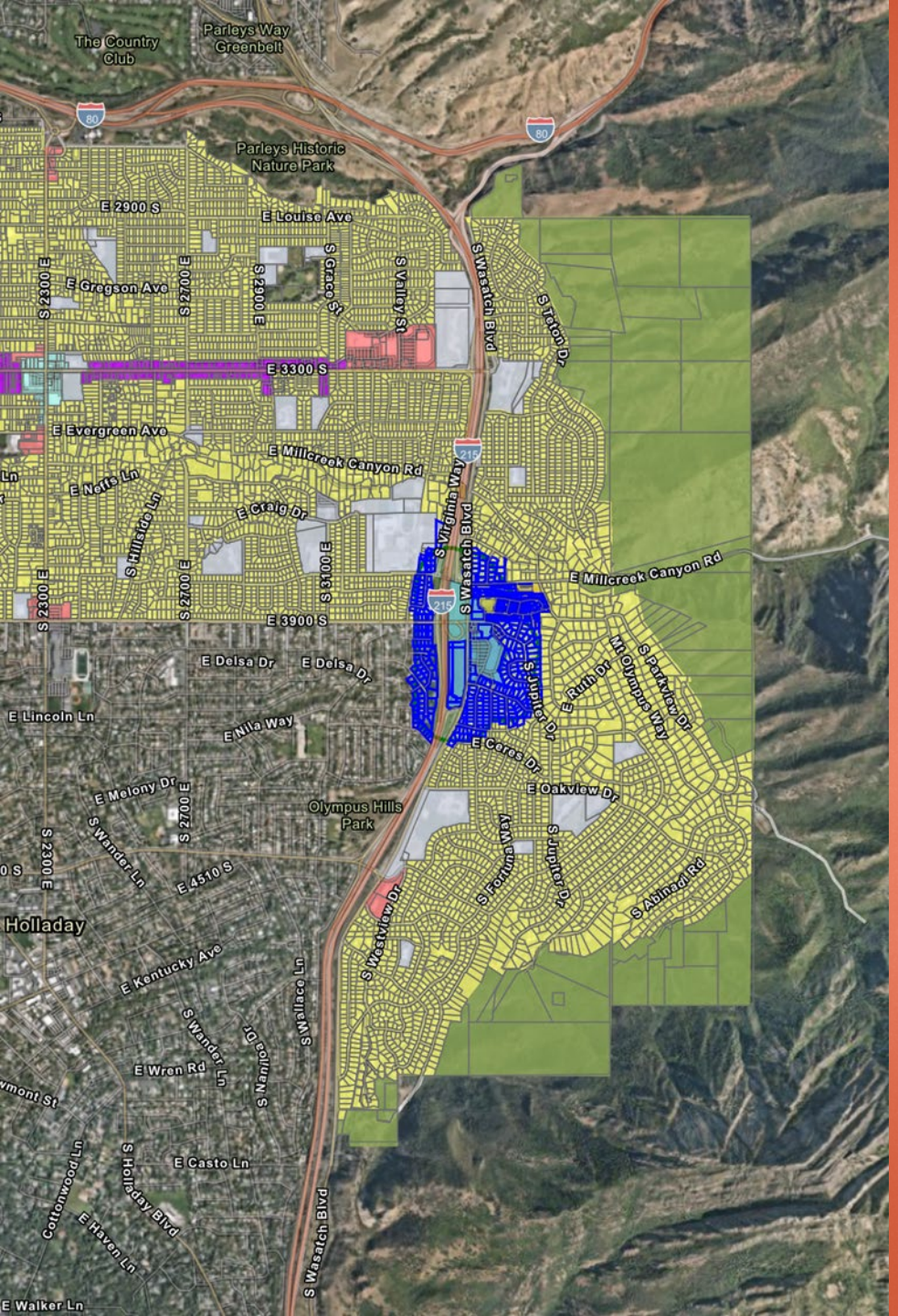
Boundaries from subject property 600’

162 properties noticed



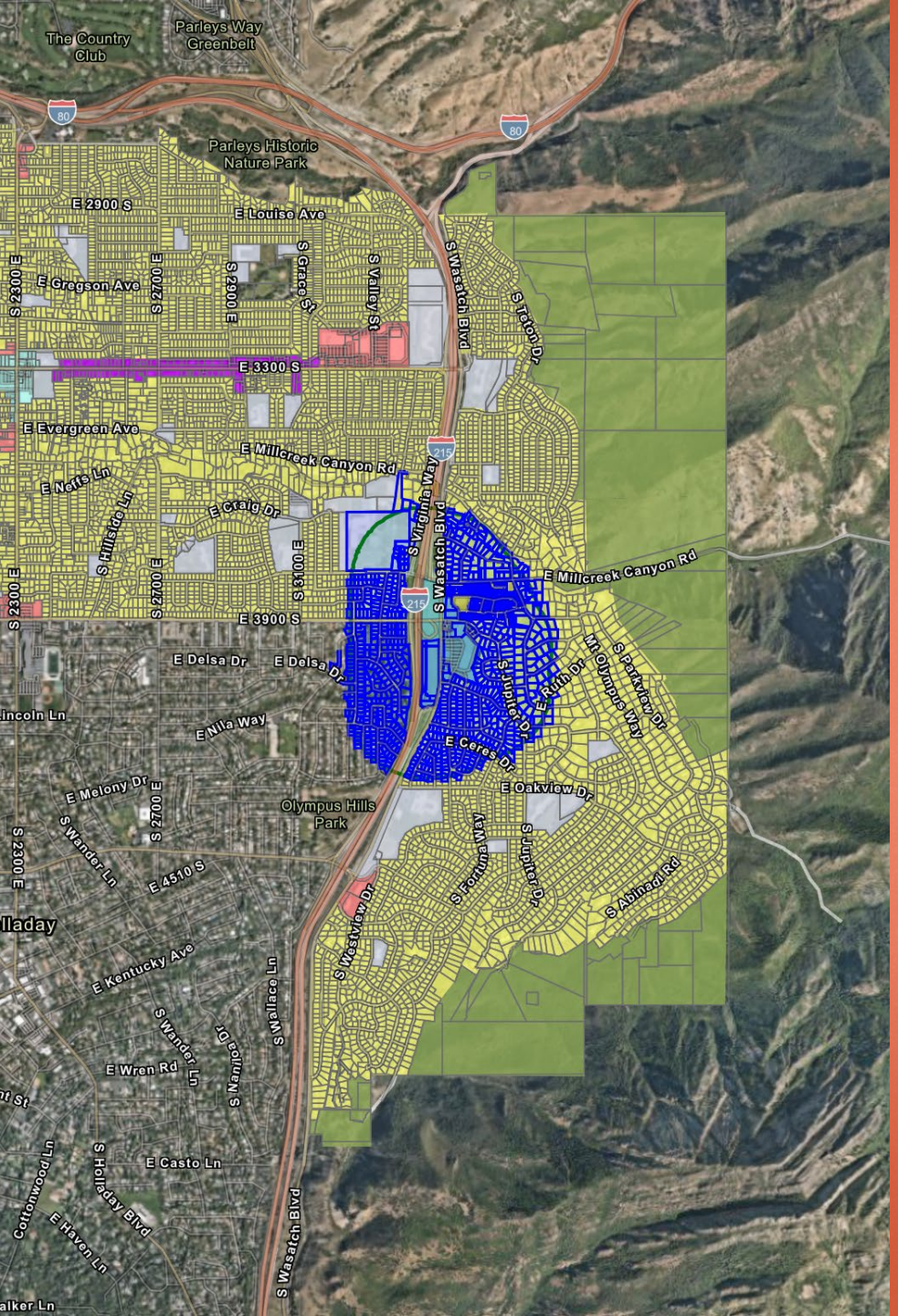
Boundaries from subject property 1320’

695 properties noticed



Boundaries from VC 600’

359 properties noticed

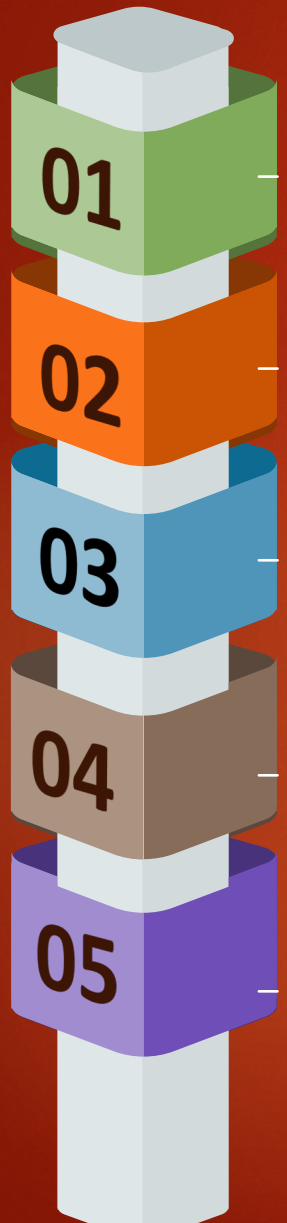


Boundaries from VC 1320’

893 properties noticed

Findings

Staff finds the proposed VCSD ordinance:



01 Allows for each village center to harness its own unique traits and be planned individually, ensuring that its distinctive features are maintained.

02 Helps create purposeful development in a designated area, ensuring that resources and attention are dedicated to creating vibrant gathering areas.

03 Can provide incentives and regulations that encourage entrepreneurship and the establishment of unique, locally-owned shops and restaurants, as well as broadening our tax base and creating high quality jobs.

04 Promotes an enhanced community involvement process, allowing residents to have a say in the design and development of their gathering areas.

05 Helps allocate meaningful public open spaces, green spaces, including cultural and artistic spaces, adding vibrancy to the village center and community.

COMMUNITY COUNCIL RECOMMENDATION

Millcreek Community Council.
Recommended approval of the proposed Village Center Special District Ordinance with the condition that visiting the community council be added to the pre-application process 19.62.040. Voted 8-1

Canyon Rim Citizens Association.
Recommended approval of the proposed Village Center Special District Ordinance and eagerly look forward to discussing a Village Center Special District proposal in their community. Voted 6-0

East Mill Creek Community Council.
Recommended approval of the proposed Village Center Special District Ordinance.
Voted 6-0

Mount Olympus Community Council.
Recommended approval of the proposed Village Center Special District Ordinance with the condition to lower the minimum district size to 3 acres and add a notification requirement extending parameters to one mile. Voted 10-1

Planning Commission Recomendation

Planning Commission unanimously recommended adoption of the proposed Village Center Special District Enabling Ordinance with the following changes made:

1. **Adding to the purpose language a mix of retail, commercial, office or business uses, directly from the General Plan;**

2. **Require language that enforces subsequent phases as part of a development agreement with remedies if they do not occur;**

3. **Increase the noticing distance to a quarter mile (1320');**

4. **Remove the "sole discretion" language from the city;**

5. **Require a percentage of green space or enhanced landscaping;**

6. **Decrease the minimum acreage required for a VCSD from 4 to 3 acres; and**

7. **Include in the purpose section of the proposed VCSD language from the General Plan that has to do with the intended purpose to, "serve residents of the surrounding neighborhood."**

Staff Recomendation

Staff is recommending adoption of the proposed VCSD ordinance, file #ZM-23-010 based on the details in the staff report and the findings stated in the presentation.

THE END

Questions?

Medical Outpatient Clinic Idea

A project currently being bid on by

WOODBURY CORPORATION

A successful city center must have a healthy mix of:

- **Evening uses**

(1,600+ residential units entitled)



- **Daytime uses**

(Only 200,000 sf commercial)



An evening/daytime balance is important:

- Better balance for traffic on roads
- Better balance for shared parking
- Restaurants need dinner AND lunch traffic to survive
- Retail needs evening AND daytime traffic to thrive
- Residents need employment close by
- Employers need housing close by



Yet, nobody is building spec office buildings:

Building Salt Lake

Office market woes get worse – here's the latest

The Salt Lake City-Provo market reached a record-high overall vacancy rate in Q1 2023, 21.8%, which looks low compared to some suburban...



Markets Insider

US Office Market Headed for a Steep Plunge, Investor Survey Says

Office prices are under pressure as work from home trends persist. Office vacancies hit an all-time high this summer.

3 days ago



UB Utah Business Magazine

CBRE arranges sale of office building to be converted to multifamily units in Downtown Salt Lake City - Utah Business

Salt Lake City—CBRE has arranged the sale of 515 Tower, a 171,193 square-foot office building that will be converted to multifamily housing...

1 week ago

Investopedia

Warning Signals in U.S. Commercial Office Markets Haven't Stopped Flashing

U.S. commercial office property faces an array of problems, meaning more pain lies ahead for a market that already has lost a third to half...



How can this piece best compliment the city center?

This site has **challenges** (odd shape, access, canal ROW).
And **potential** (location, transit, city center).

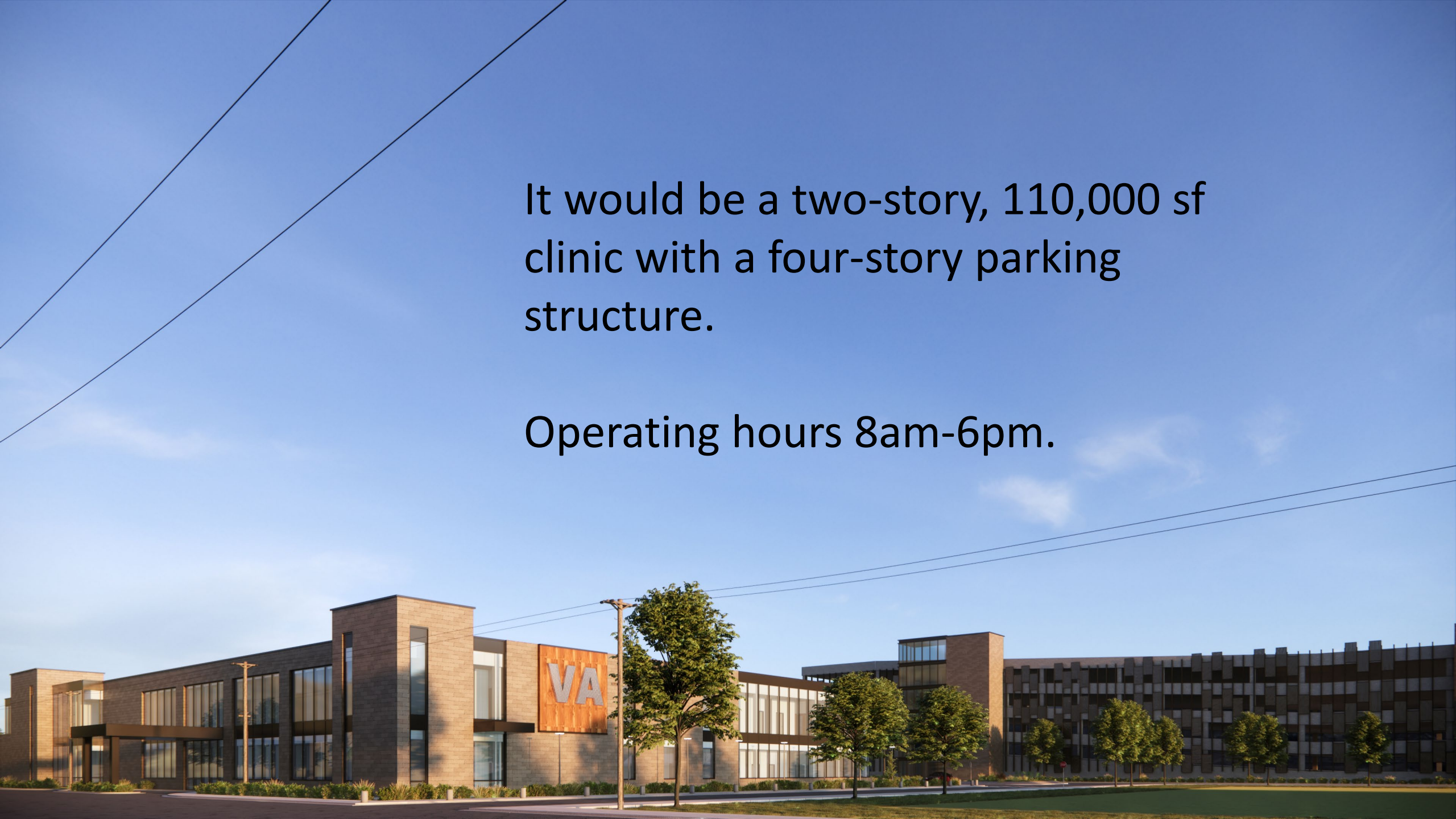


Woodbury is currently bidding on a medical outpatient facility for the Veterans Administration.



It would be a two-story, 110,000 sf clinic with a four-story parking structure.

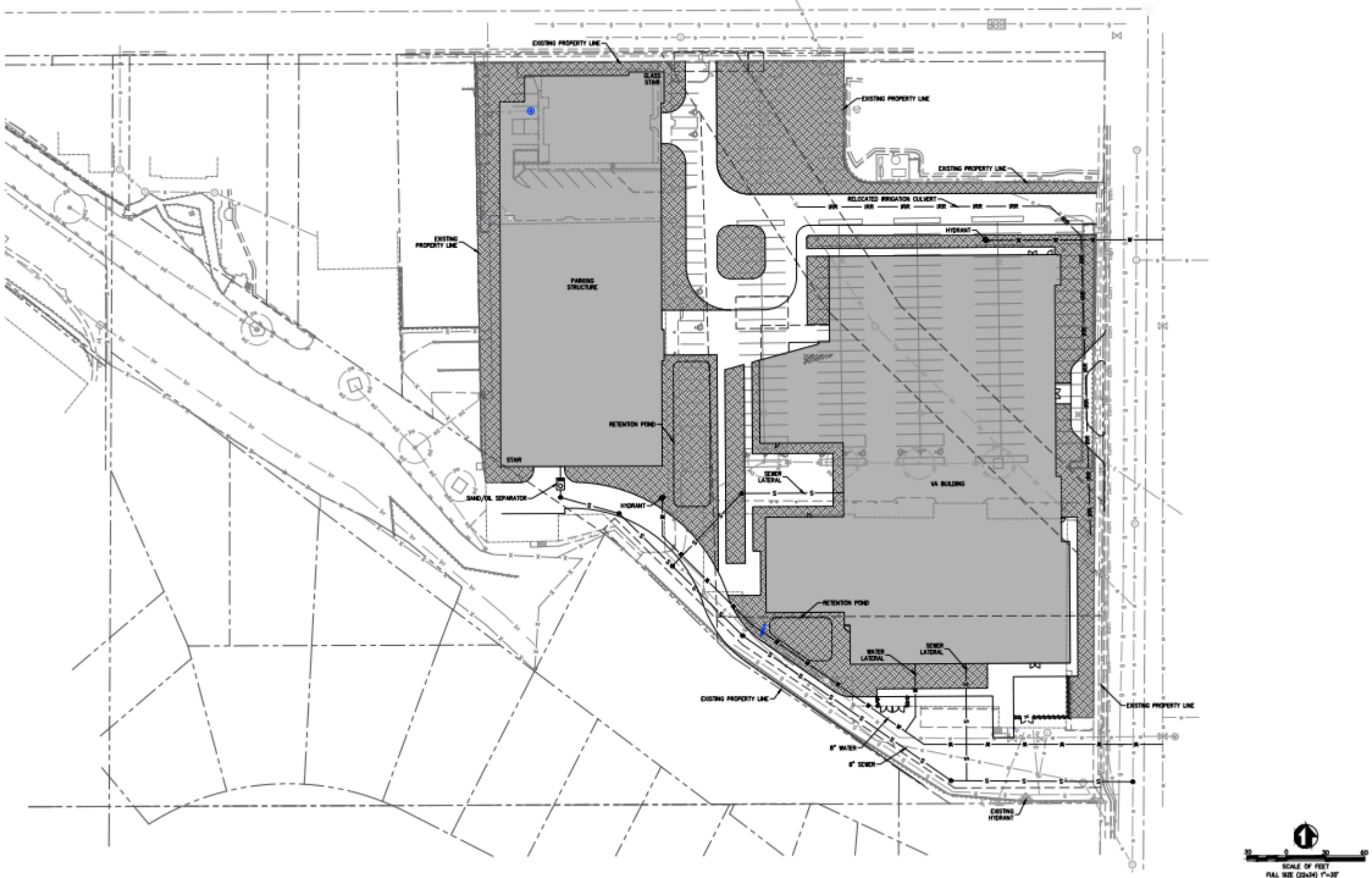
Operating hours 8am-6pm.





Parking for 600, including 200+ employees.

The VA would move quickly to construct once project is awarded.


EXISTING PROPERTY LINE
GLASS STAIR
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
RELOCATED IRRIGATION CULVERT
IRR
HYDRANT
EXISTING PROPERTY LINE
PARKING STRUCTURE
RETENTION POND
STAIR
SEWER LATERAL
VA BUILDING
SAND/OIL SEPARATOR
HYDRANT
RETENTION POND
WATER LATERAL
SEWER LATERAL
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
8" WATER
8" SEWER
EXISTING HYDRANT
30
0
30
60
SCALE OF FEET
FULL SIZE (22x34) 1"=30'

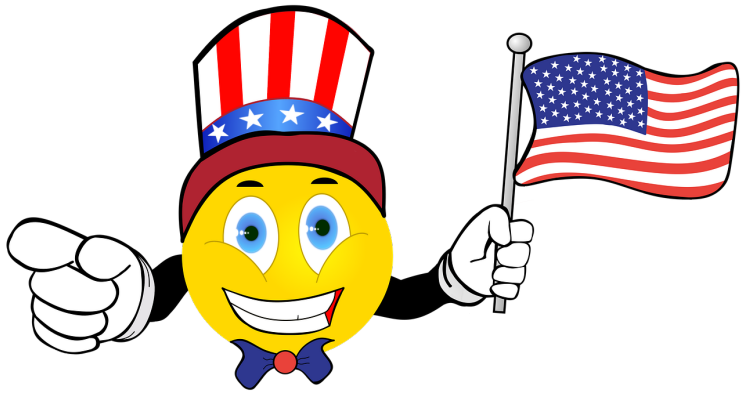
The US Government wants a 20-year lease, but because Woodbury still owns the property it would pay significant property tax.






SALT LAKE CIT
COMMUNITY OUTPA
CENTER
VA

PROS



- Significant & timely property tax, which is extremely helpful to the Millcreek Common Bond payments / CRA.
- Not asking for any tax increment financing or city support
- Increases city center commercial use (From 200k to 300k+ sf)
- Job creator (200+)
- Workforce to compliment nearby multifamily (& it is not apartments)
- Quality looking project
- Excess area parking for evenings and weekends
- Corner park/plaza could honor Millcreek's veterans
- Indirect sales tax (from employees & patrons visiting nearby retail)

CONS

- No chance of direct sales tax for 20 years
- Traffic (uncertain if better or worse than a shopping center)
- Less sexy than potential retail



NEXT STEPS

- Traffic study commissioned by Francis, paid for by Woodbury (will compare different potential uses on that site)
- Sales tax analysis (direct and indirect)
- Planning staff exploring canal rerouting with canal company
- Woodbury proceeding with their bid (may or may not get it anyway)
- We’re moving out this month (which is needed regardless of which redevelopment Woodbury pursues)
- Francis & Mike continue to meet with Check City for corner park/plaza