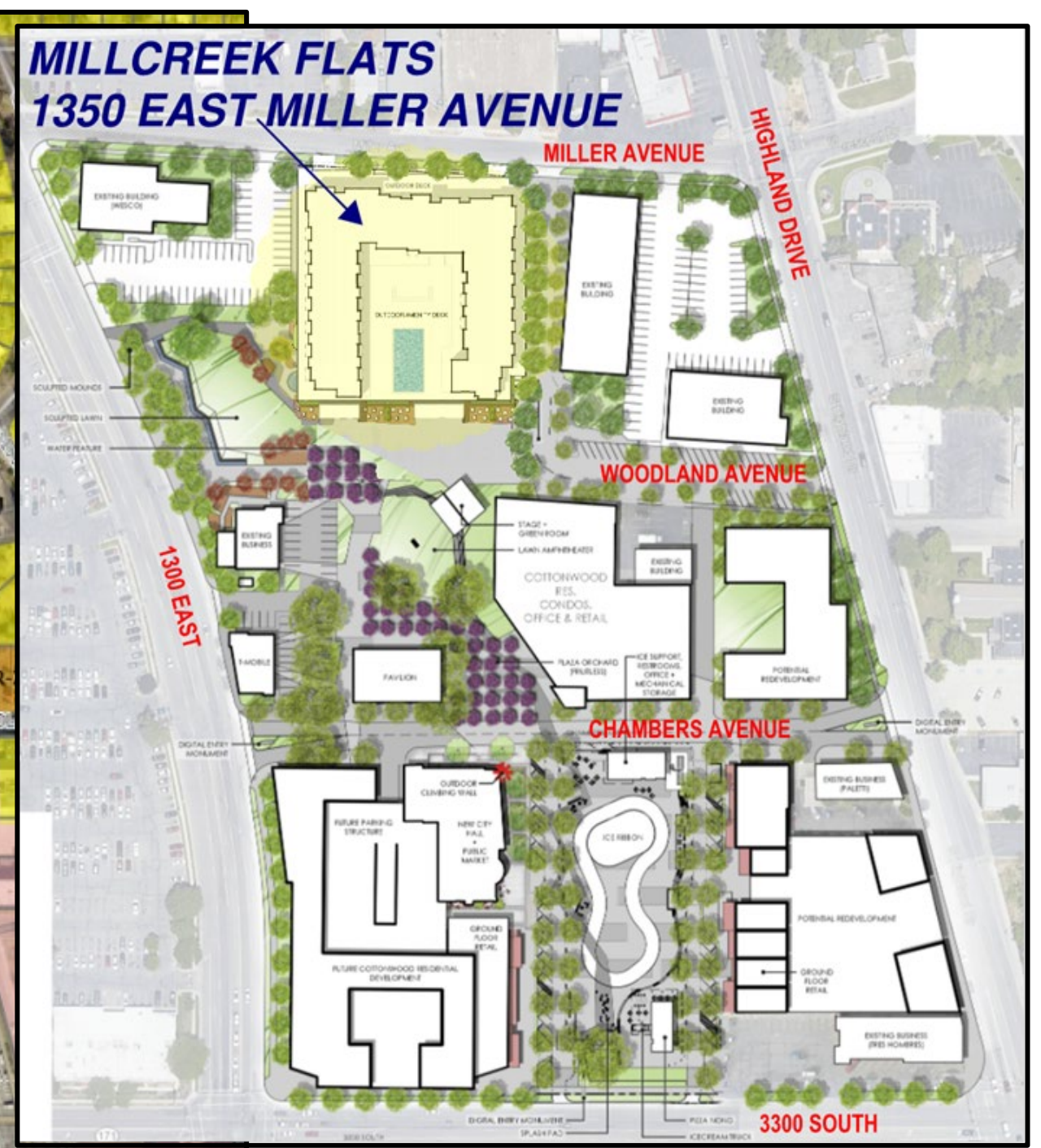
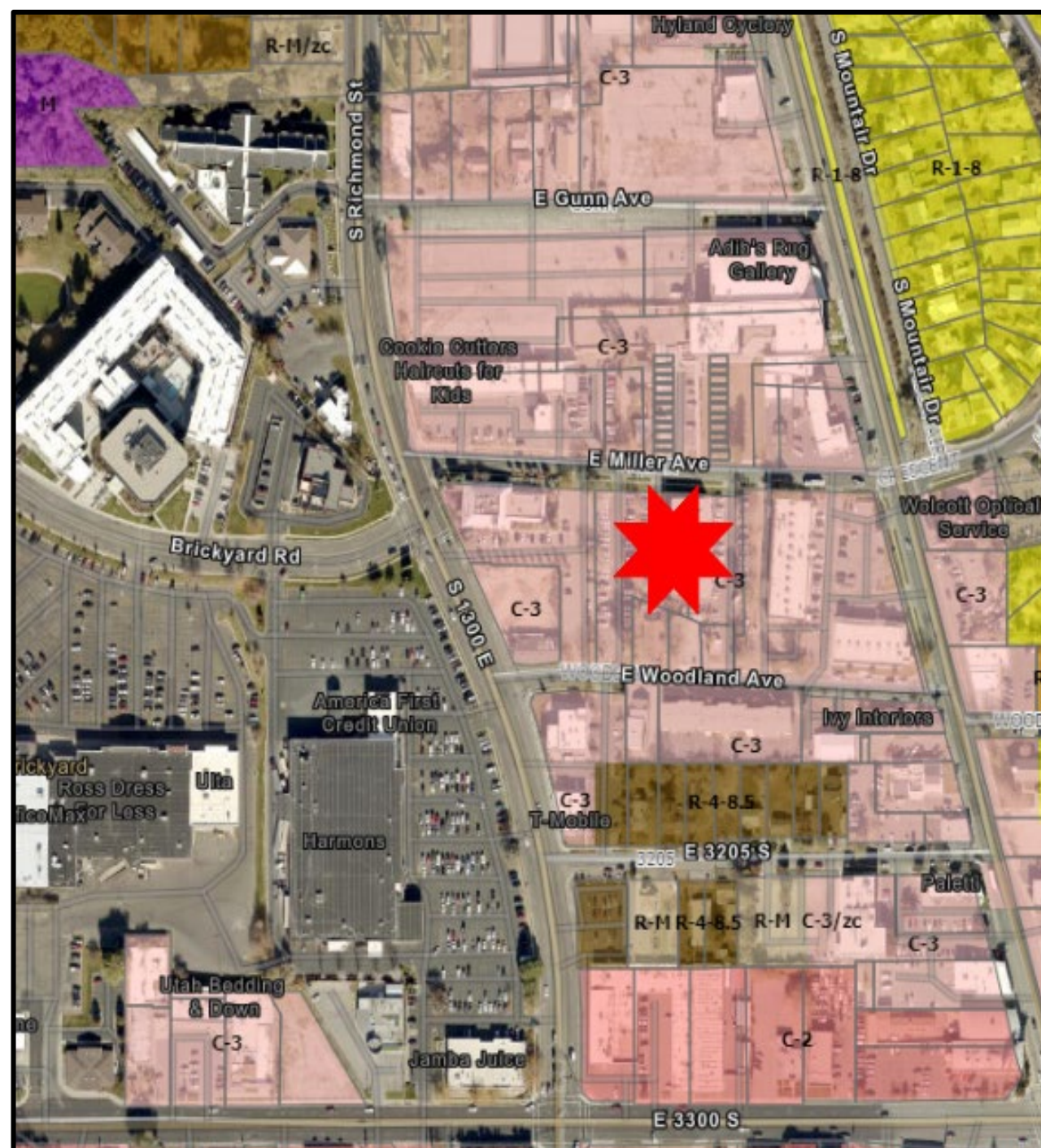


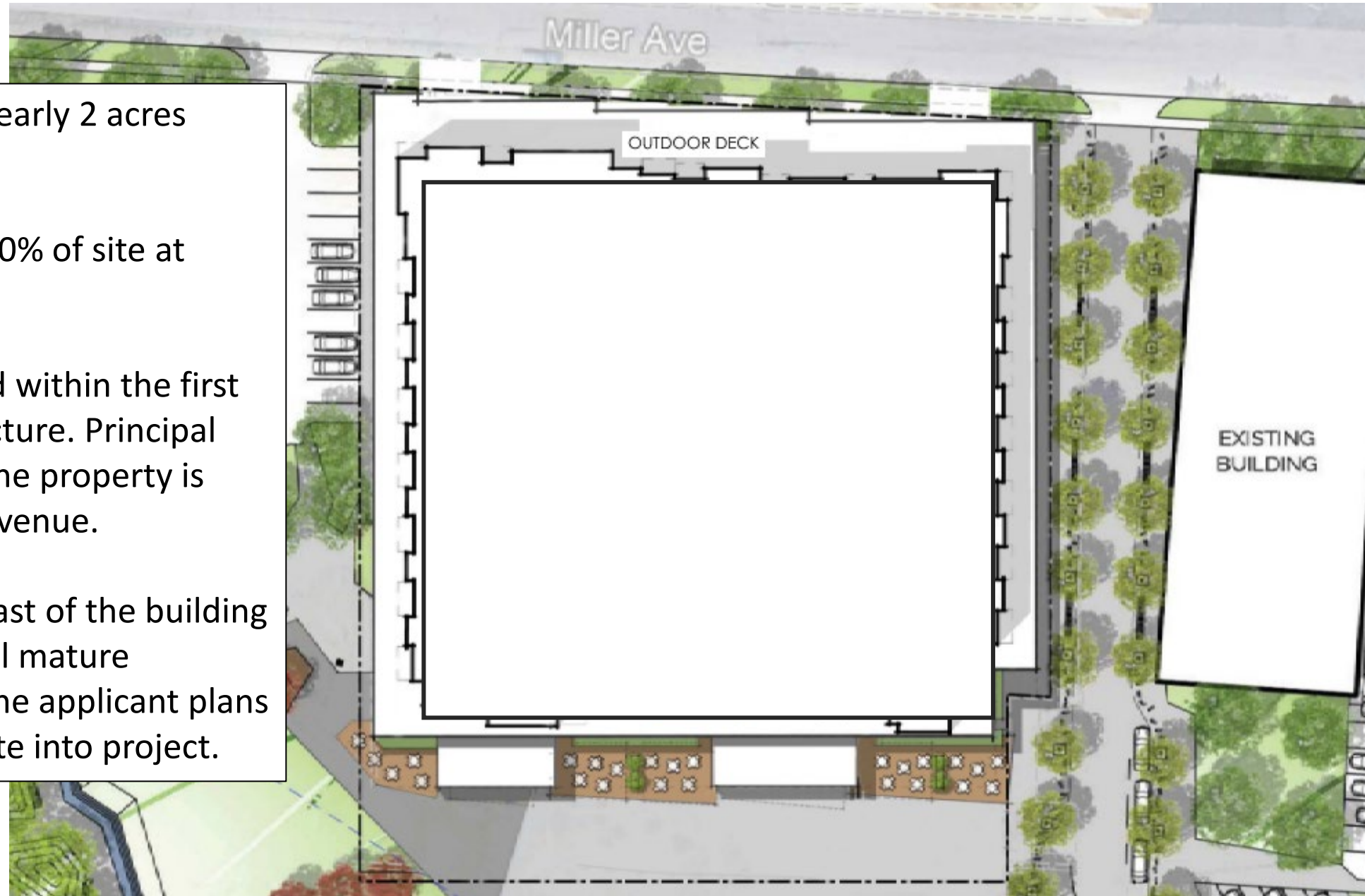
CU-21-019

**A Mixed-Use
development in the
City Center Overlay
Zone**





- Site area consists of nearly 2 acres (1.94 / 85,000 sf)
- Building area covers 80% of site at roughly 68,000 sf
- Parking will be located within the first two floors of the structure. Principal entrance and exit to the property is located off of Miller Avenue.
- The Woonerf to the east of the building currently has beautiful mature Sycamore trees that the applicant plans to save and incorporate into project.

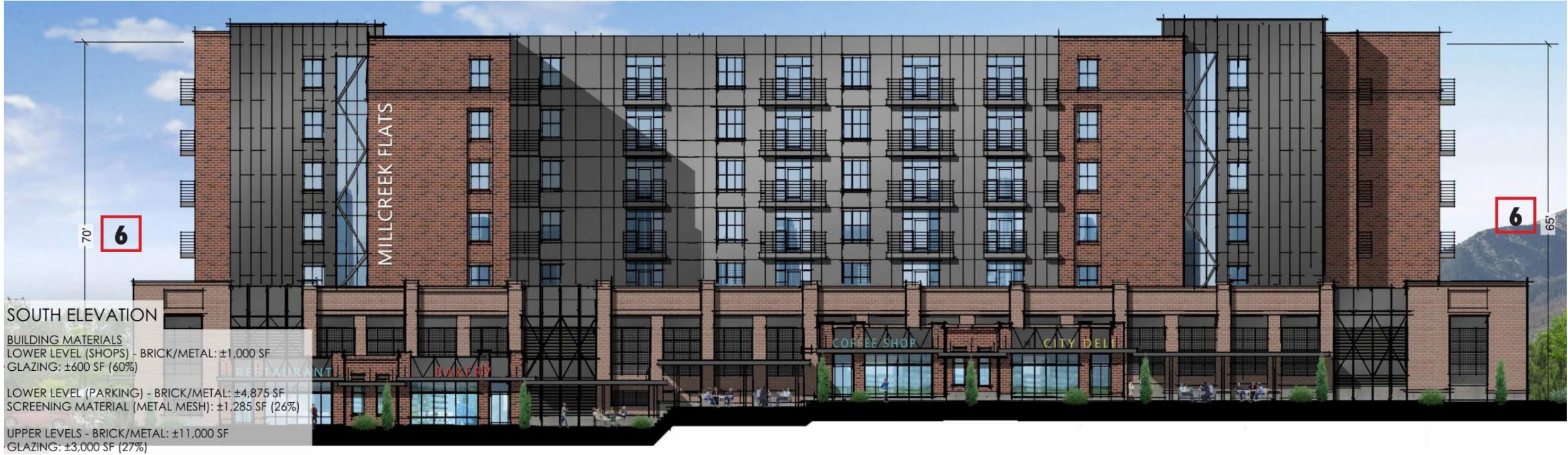


The mixed-use structure has a maximum building height of 70' as measured from existing grade plane to the roof of the building. **Due to the grade change, heights range from 59' feet to 70' feet.*

Miller Avenue



Millcreek Common

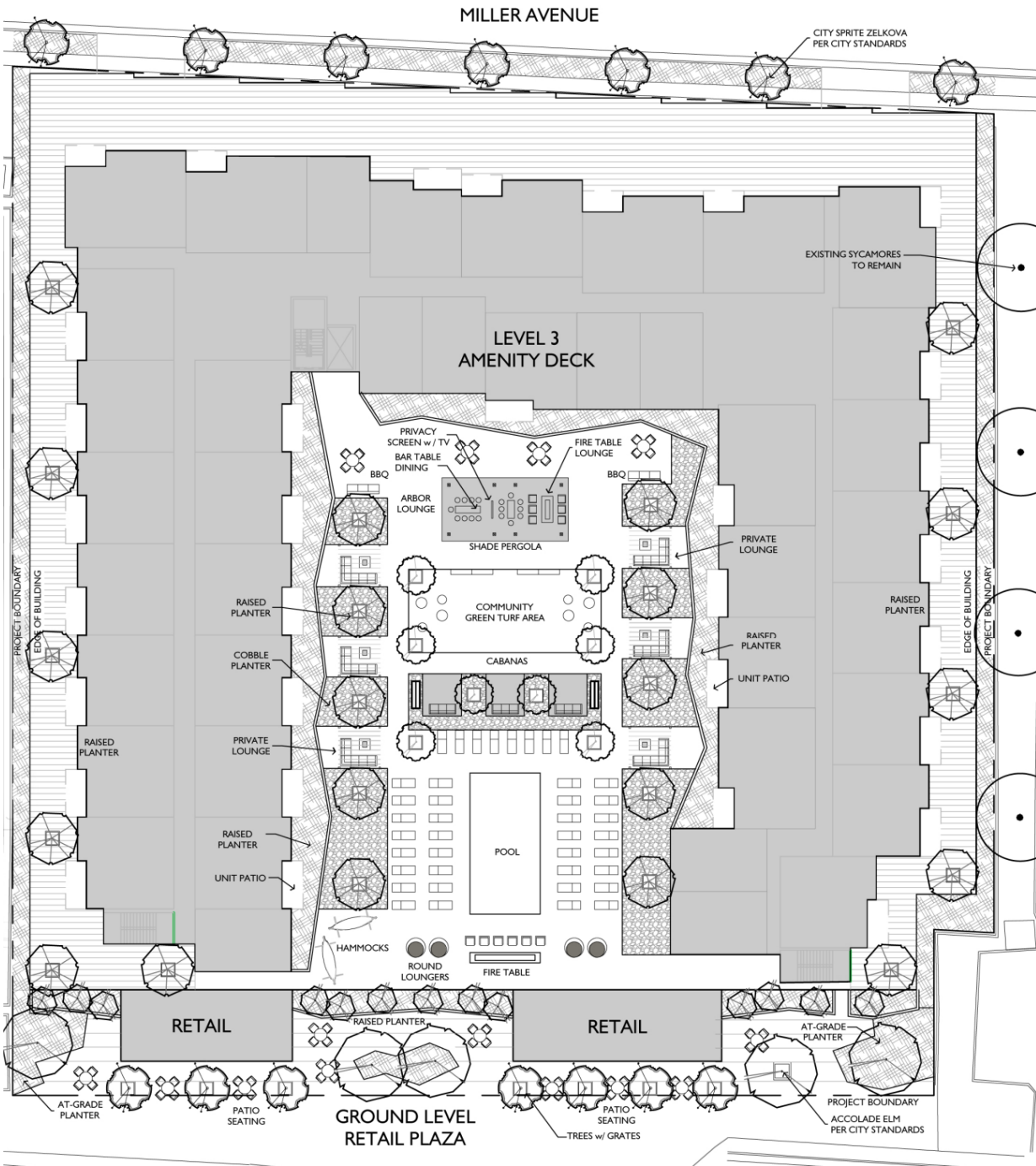


The south facing frontage has 100% commercial uses consisting of small retail/restaurant spaces.

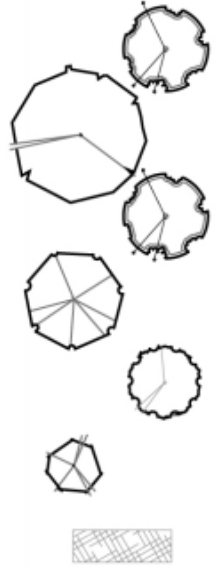


The north facing frontage along Miller Avenue has over 50% non-residential uses.





LANDSCAPE LEGEND



CITY SPRITE ZELKOVA - Min. 2" cal.
 Millcreek City Center - Urban Forestry Standard
 Miller Ave. requirement
 ACCOLADE ELM - Min 2" cal.
 Millcreek City Center - Urban Forestry Standard
 Commons requirement
 SPRING SNOW CRABAPPLE - 2" cal.

IVORY SILK JAPANESE TREE LILAC - 2" cal.

COLUMNAR SARGENT CHERRY - 2" cal.

AMUR MAPLE - CLUMP - 20 gal.

LANDSCAPE PLANTER BED



Zelkova serrata 'City Sprite'
 CITY SPRITE ZELKOVA

(Z5) Full sun, water-wise.

Upright, fast-growing tree with a vase-shaped structure. The dark green, foliage turns orange to bronze-red in the fall. Tolerant of heat, drought, windy and urban conditions. Shade tree. Small form is ideal for smaller spaces.

H 24' W 18'



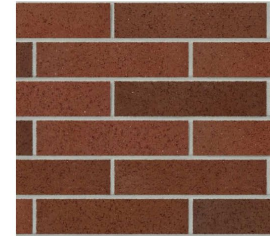
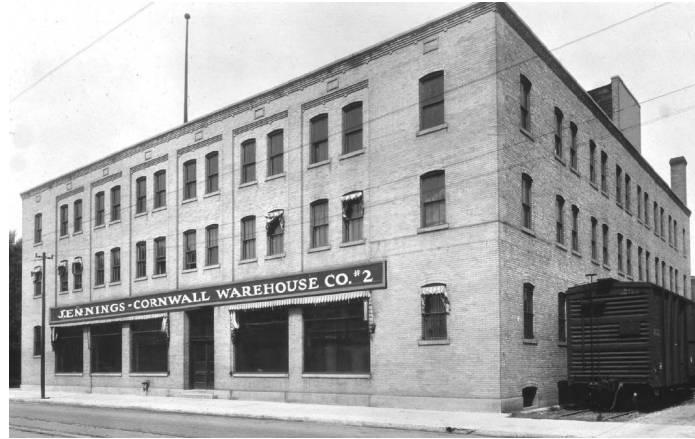
Ulmus x 'Accolade'
 ACCOLADE ELM

(Z4) Full sun. Deciduous Shade Tree

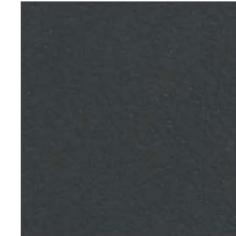
Vase shaped, medium to large, deciduous elm. Glossy dark green foliage and good yellow fall color. Has excellent resistance to Dutch elm disease (DED). Use along streets and in large yards.

H 50-60' W 30-40'

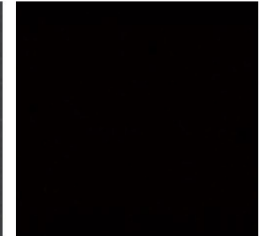
- The building is designed to mimic an old factory, mill, or warehouse, that has been repurposed into a multi-family project.
- The building exterior is clad in brick all around with metal and glass accents, and some areas of exposed concrete at the ground level.



PRIMARY BRICK COLOR - RED BLEND



PRIMARY METAL PANEL - SLATE GRAY



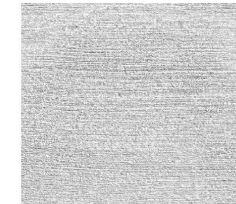
ACCENT METAL PANEL - TITANIUM BLACK



GARAGE OPENING SCREEN - METAL MESH



SECONDARY BRICK COLOR - LIGHT RED BLEND



WALL BASE - ARCHITECTURAL CONCRETE



STOREFRONT MULLION - ALUMINUM BLACK ANODIZED



GARAGE OPENING SCREEN - BLACK ALUMINUM LOUVERS



59'
6

65'

MILLCREEK FLATS

PARKING

MILLCREEK FLATS

PARKING

NORTH ELEVATION

BUILDING MATERIALS
MAIN LEVEL - BRICK/METAL: ±4,130 SF
GLAZING: ±2,100 SF (50.8%)

UPPER LEVELS - BRICK/METAL: ±10,360 SF
GLAZING: ±4,000 SF (38.6%)

CONCLUSIONS AND RECOMMENDATIONS

1. Existing Conditions – Horrocks used Traffic data collected in October 2021 by Fehr & Peers to provide existing traffic conditions. All study intersections operate at an acceptable LOS. The study intersection with the highest delay is Woodland Avenue & Highland Drive with a LOS C and a delay of 17.1 sec/veh in the AM and a LOS C with a delay of 22.5 sec/veh in the PM. No recommended mitigations at this time.
2. 2026 Background Scenario – Horrocks used the growth rate included in the Highland Drive Corridor Study completed by Fehr & Peers in November 2019. The growth is estimated to be a 5% between 2018 and 2030, resulting in 0.42% annual growth. All study intersections function at an acceptable LOS. The study intersection with the highest delay is Woodland Avenue & Highland Drive with a LOS C and a delay of 19.3 sec/veh in the AM and a LOS D with a delay of 26.8 sec/veh in the PM No recommended mitigations at this time.

3. Project Trip Generation - Horrocks estimates the proposed development to generate approximately 1,088 new external daily trips with 72 during the AM peak and 88 during the PM peak, respectively.
4. 2026 Background plus Project Scenario – Horrocks added project traffic to the 2026 Background Condition scenario to create the 2026 Background plus Project scenario. All study intersections function at an acceptable LOS. The study intersection with the highest delay is Woodland Avenue & Highland Drive with a LOS C and a delay of 19.6 sec/veh in the AM and a LOS D with a delay of 27.3 sec/veh in the PM. No recommended mitigations at this time.
5. Alternative 2026 Background plus Project Scenario (Woodland Avenue Access) – Horrocks added project traffic to the 2026 Background Condition scenario to create the 2026 Background plus Project scenario. All study intersections function at an acceptable LOS. The study intersection with the highest delay is Woodland Avenue & Highland Drive with a LOS C and a delay of 19.0 sec/veh in the AM and a LOS D and a delay of 27.1 sec/veh in the PM. No recommended mitigations at this time.



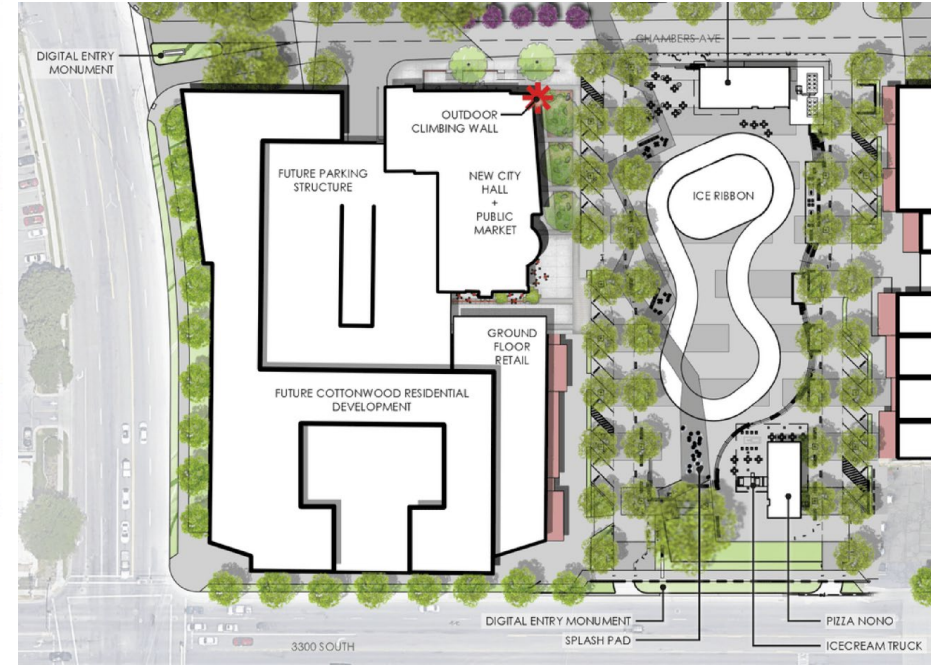
MILLCREEK FLATS

PARKING

MILLCREEK FLATS

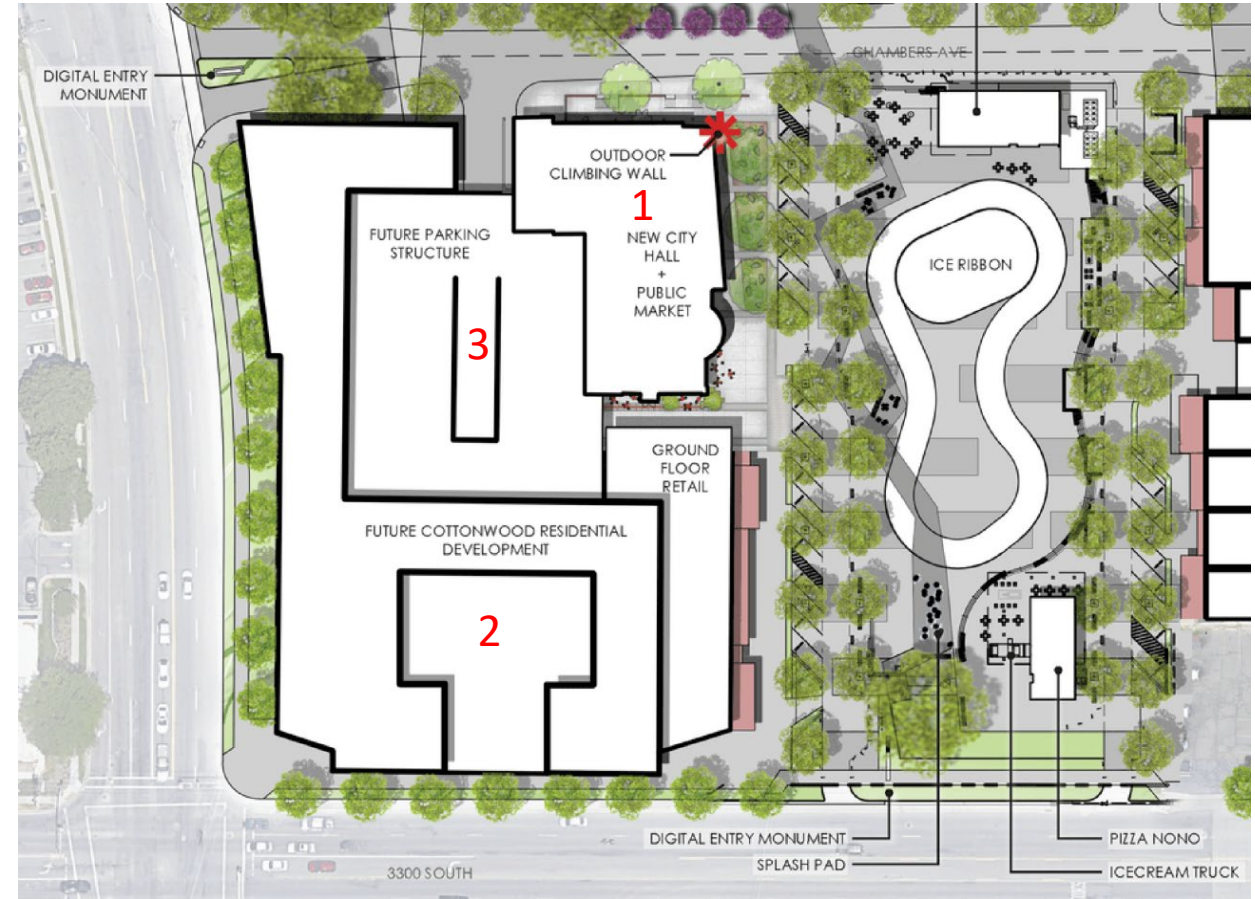
ZM-21-004 / ZT-21-008

MILLCREEK COMMON WEST DEVELOPMENT AGREEMENT

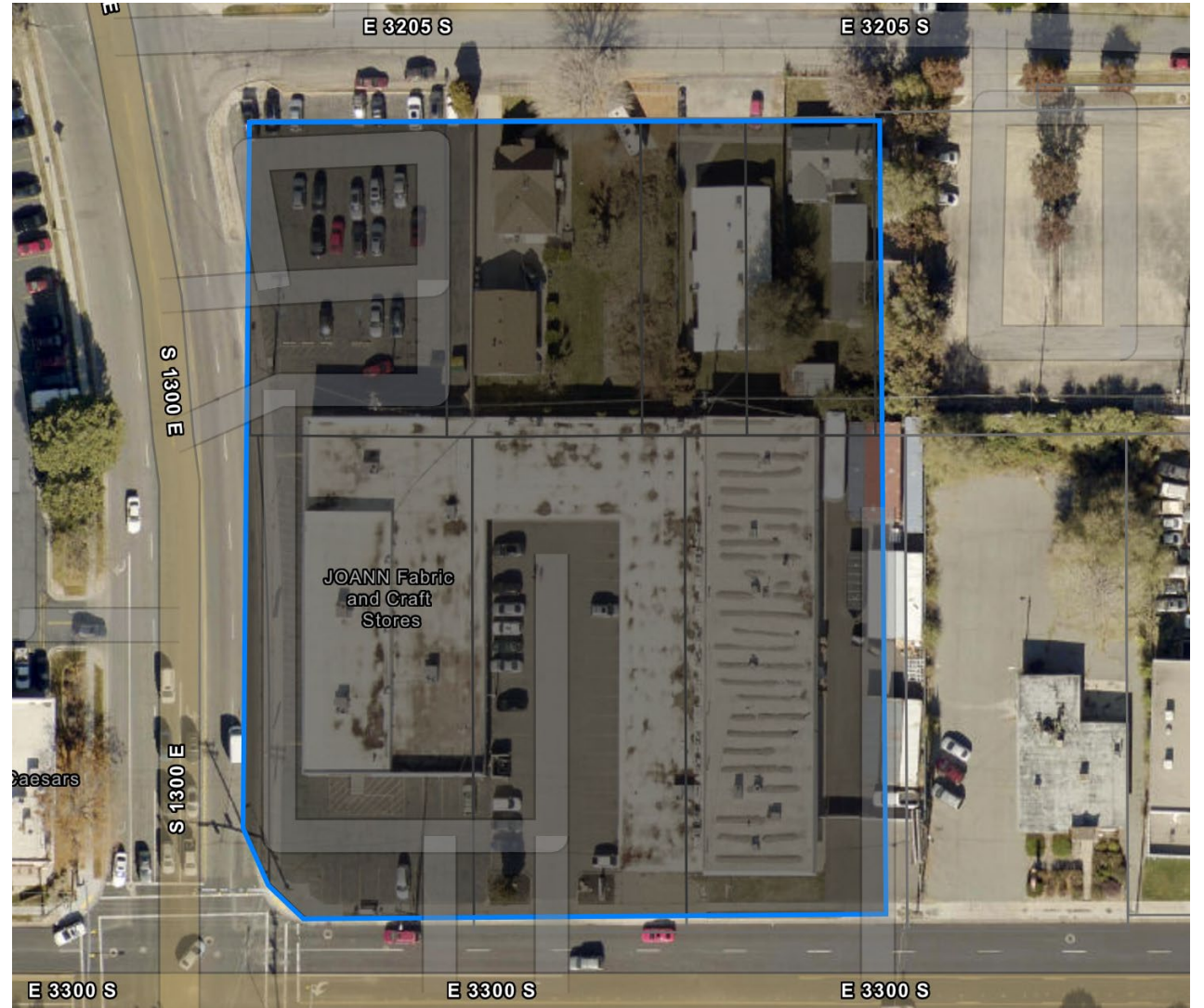


Project Summary

- 1. City Hall – 75,000 sf – 6 stories / ~87 feet in height**
 - a. Ground floor Public Market and Café / Restaurant Space – 6,400 sf
 - b. Unified Police Millcreek Precinct Headquarters
 - c. 6th Floor Community Room – 6,400 sf
 - d. Municipal Offices
 - e. Outdoor Climbing Wall on the northwest corner of building
 - f. PV system and geothermal wells
 - g. WELL Building certification
- 2. Mixed Use Building – 6 stories / 78 feet in height**
 - a. 215 rental dwellings
 - b. Restaurant – 3,800 sf
 - c. Retail and Coworking Office Space – 7,600 sf
 - d. Retail and Restaurant Space – 10,000 sf, including at least a 3,800 sf restaurant.
- 3. Shared Parking Structure**
 - a. 460 total parking stalls (additional on-street parking along project frontage on Millcreek Common)
 - b. 59 stalls reserved for police and city vehicles in a secured basement level
 - c. Remainder of parking to be shared between City Hall and the Mixed Use Building
 - d. Parking Structure costs \$13.5 million – to be jointly funded and operated by City and Millcreek Common West.
 - e. Shared parking analysis conducted using the Urban Land Institute’s shared parking ratios for Mixed Use Projects – accommodates City Hall, residential and restaurant use, and a portion of the parking demand anticipated by Millcreek Common.
 - f. Parking will be publicly accessible.
 - g. 46 electric vehicle charging stations.



Existing Conditions

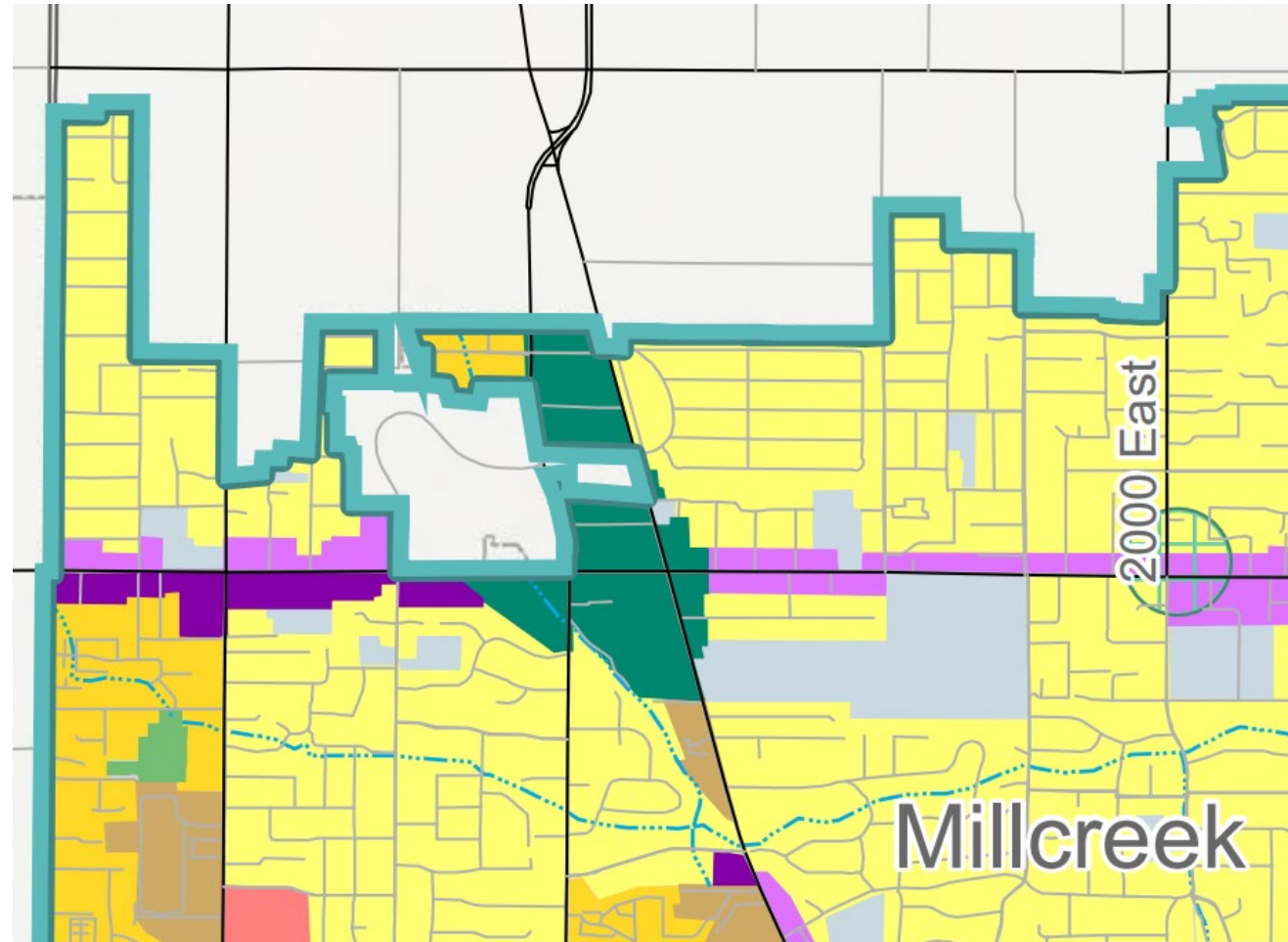


City Center

The City Center would be the highest concentration of development found anywhere in Millcreek. It is the focal point for the City, the center of government, cultural, office, commercial, financial, transportation and other activities with a variety of day and night activities that attracts visitors from throughout the City and region. Major arterials provide access and the City Center is envisioned to have both local and regional transit connections. Pedestrian access and movement would be high, and consideration for pedestrians is paramount. New development should be sensitive to the context of the surrounding neighborhoods and districts, and build on the strengths and character of these established areas.

The City Center is Millcreek's most intense development area, envisioned as a regional center for commerce and culture. The City Center should evolve into a vibrant mixed-use area with a range of employment, services, and housing. It should be highly walkable and well connected by multiple types of transportation and transit. It should have a balanced mixture of jobs and housing, and contain amenities that support residents, workers and employers within the center and also throughout the City. It is also envisioned that the City Center would be a central public gathering place, and home to many of Millcreek's entertainment and cultural institutions. The Center should also highlight and celebrate historic signage and landmarks in the area, such as the Villa Theater.

General Plan Considerations



General Plan Considerations

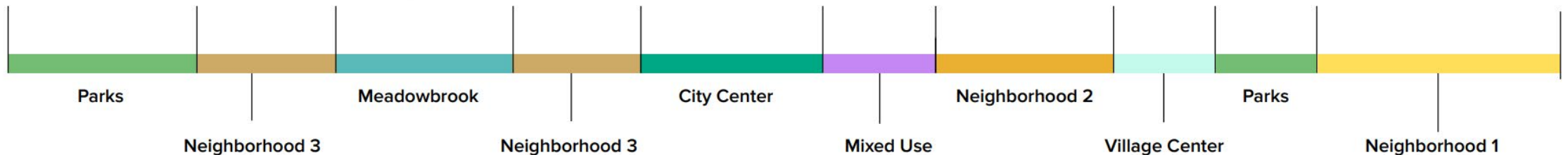
CITY CENTER

Primary: Retail in walkable, mix-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the City and region.

Secondary: Multifamily condominiums or apartments, hospitality, civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.

Building heights range from 2 – 6 stories. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

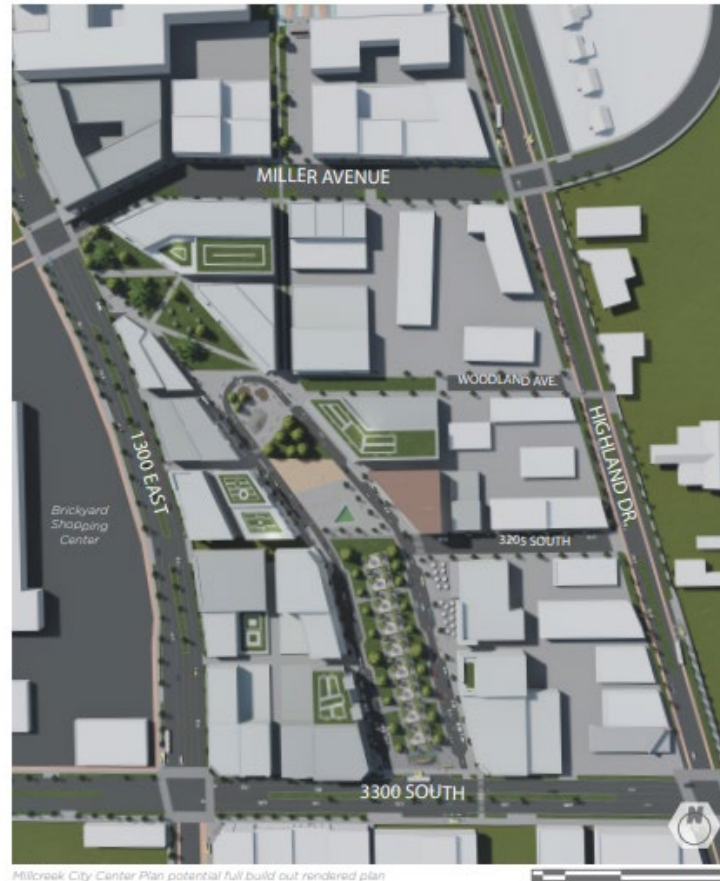
- Diverse mix of land use, including restaurants, community facilities, and multifamily residential.
- Space for local community events and daily socialization.
- Designed as a walkable and pedestrian-scaled activity center.
- Encourages redevelopment and infill.
- Provides employment opportunities.



City Center Master Plan Considerations

THE CITY CENTER SHOULD INCLUDE MUNICIPAL PROPERTY OWNED BY THE CITY AND DESIGNATED FOR PUBLIC USE.

The City Center should serve civic purposes and should include property owned by the City to be used for their goals, referenced in the Introduction section of this plan. This will lead to the development of a signature public space. Building in the City Center is a premier opportunity for any developer seeking to showcase a high-profile project. Therefore, it is appropriate to require developers to invest in public spaces through impact fees and dedication of space for Millcreek residents and visitors to enjoy. A payment in-lieu system is being considered in this area and Mill Park features and land could be dedicated instead of private open space. Such investments might include enhanced street amenities and features in and along the periphery of Mill Park. Additional landscaping and flexible outdoor spaces that can be adapted for public events are a few examples.



Millcreek City Center Plan potential full build out rendered plan

NEW CIVIC CENTER

As a new City, Millcreek may begin to create their long-term civic center in the City Center area. This plan recommends placement on a highly visible corner or a prime location along the center of Mill Park. This area could be the location for a City Hall, community recreation center, public library, and include public parking to serve business and civic needs within Mill Park and other community investments that would bring activity to the City Center area.

MIXED USE DEVELOPMENT

With a low level of 'day time' users currently found in the City Center area, more mixed-use developments with housing, retail, and office will bring people to the City Center at more times of the day and evening. These users would increase demand for retail and restaurants. Those working in the area would have easy access to conveniences found in a City Center. Millcreek Economic Development should create strategies for enticing these types of developments within the City Center during years two through five.



Evolution of the City Center

- Millcreek Common is both wider and bigger than what was envisioned in the master plan.
- Development impacts are less than what was envisioned in the master plan.



City Center Development Summary - Updated 16 November 2021

	Project	Address	Status	Dwellings	Commercial Area	Parking Stalls	Parking Ratio Per Dwelling	Notes
1	The Richmond	1280 E Villa Vista Ave	Under Construction	330	13,000	459	1.4	
2	Cottonwood Highland	1323 E Villa Vista	Under Construction	250	15,000	296	1.2	
3	MC33	3320 S Highland Dr	Technical Review	119	25,000	247	2.1	Owner Occupied
4	The Hudson	1306 E 3300 S	CUP	228	7,735	415	1.8	
5	Millcreek Common West	1311 E 3300 S	DA Pending	202	80,050	460	2.3	City Hall and Shared Parking
6	Millcreek Flats	1350 E Miller Avenue	CUP	198	2,100	351	1.8	
7	Brick Lofts Phase II	1353 E Miller Ave	Pending Application	89	TBD	TBD		
Totals				1,414	142,885	2,228		

Note: Parking ratios are per unit. Higher ratios typically account for differences in unit sizes and a higher share of commercial SF relative to residential dwellings in a project.

Project Status Legend		
Pending Application	Application in Review	Permitted
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction
Development Review Committee Meeting	Preliminary Approval Pending	Building Permit Issued
	Technical Review Pending	Under Construction



CCOZ District Map



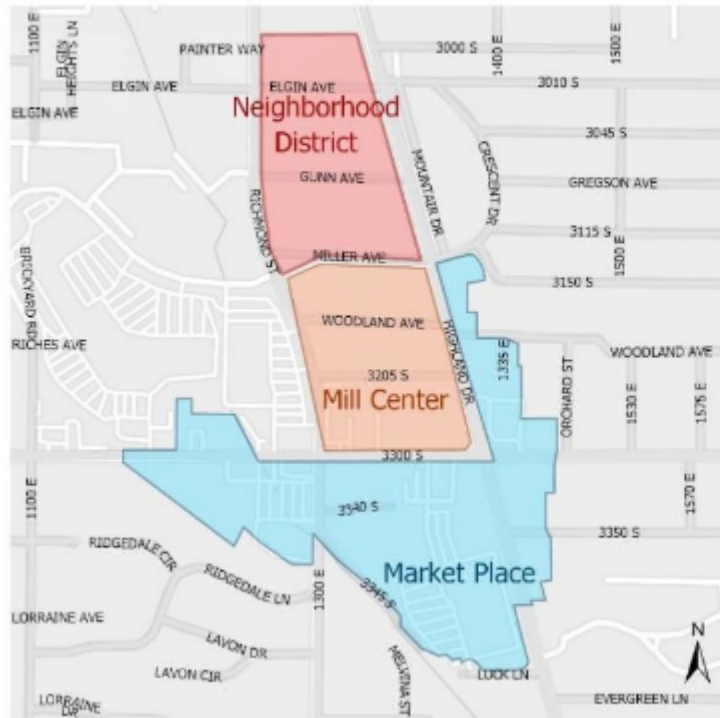
CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	28,000	755
Mill Center	427,000	1,059	82,150	400
Marketplace	321,000	1,042	32,735	345
Total	890,000	3,741	142,885	1,500

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.



Traffic Impacts

CCOZ District Map



CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	28,000	755
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Traffic Impacts

At least a free right from Chambers onto 1300 East

Free left and free right from Chambers onto Highland Drive

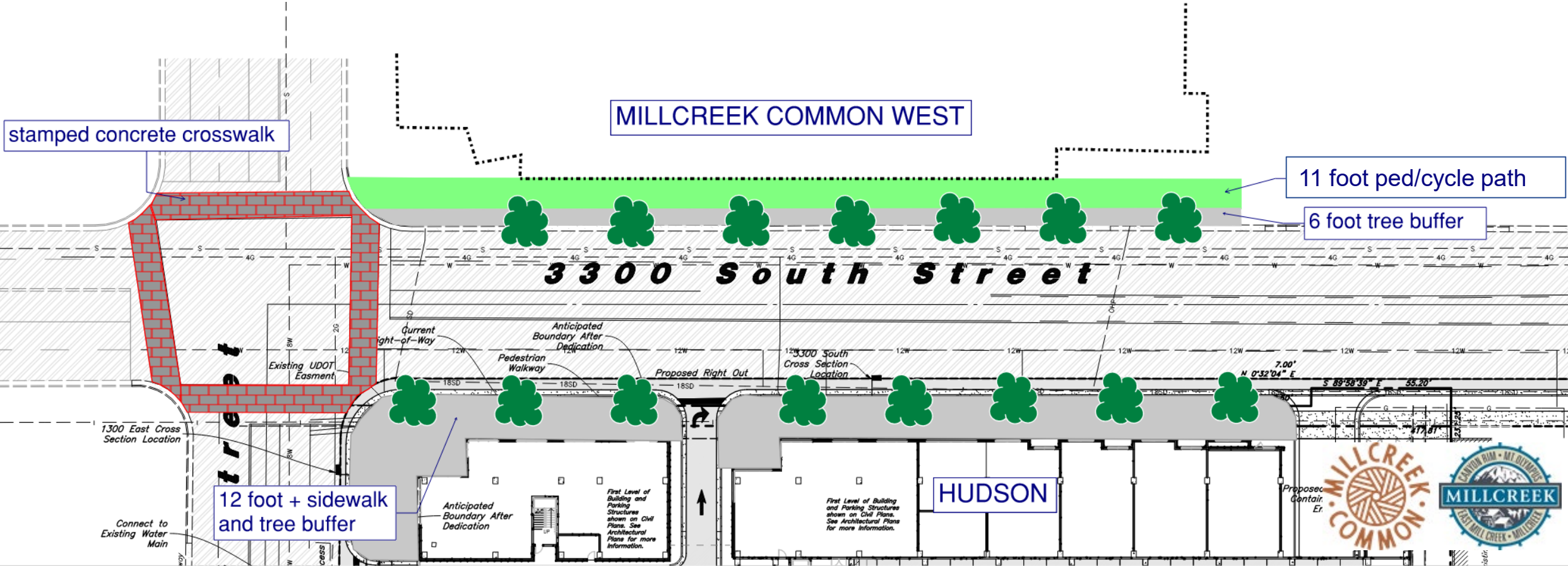
Southbound onto Millcreek Common Lane, then Westbound on 3300 South.

Improved bicycle experience along 3300 South.



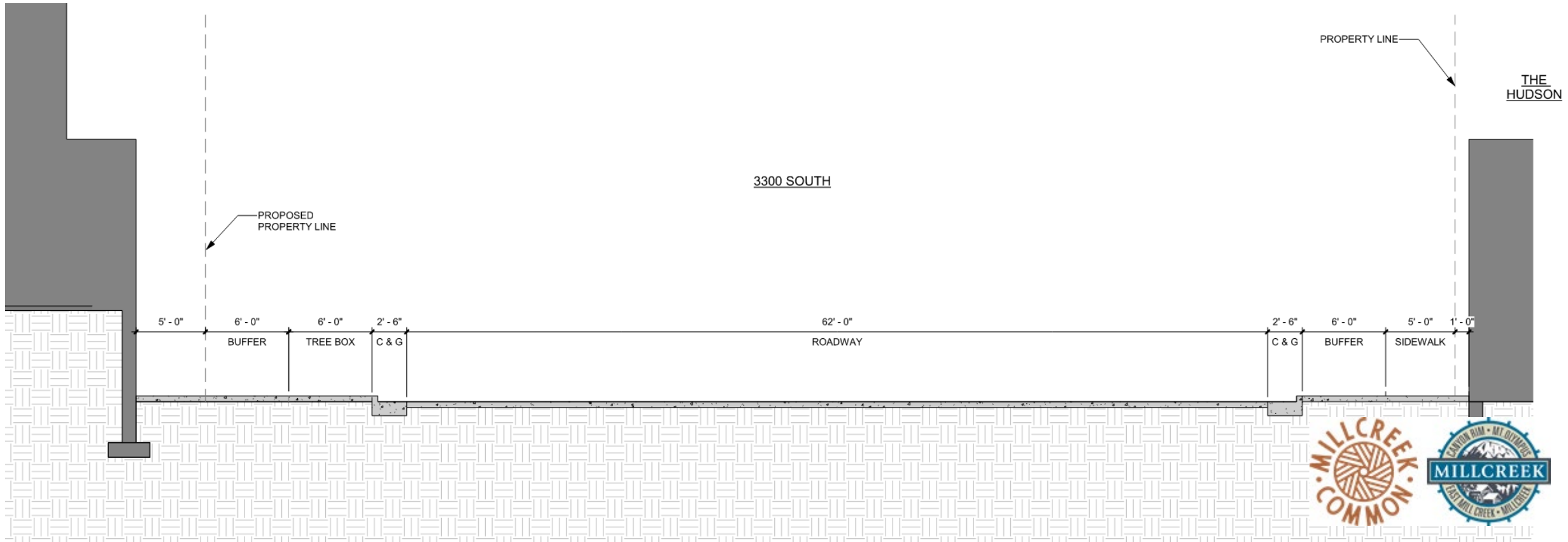
Requested Modifications

- Streetscape



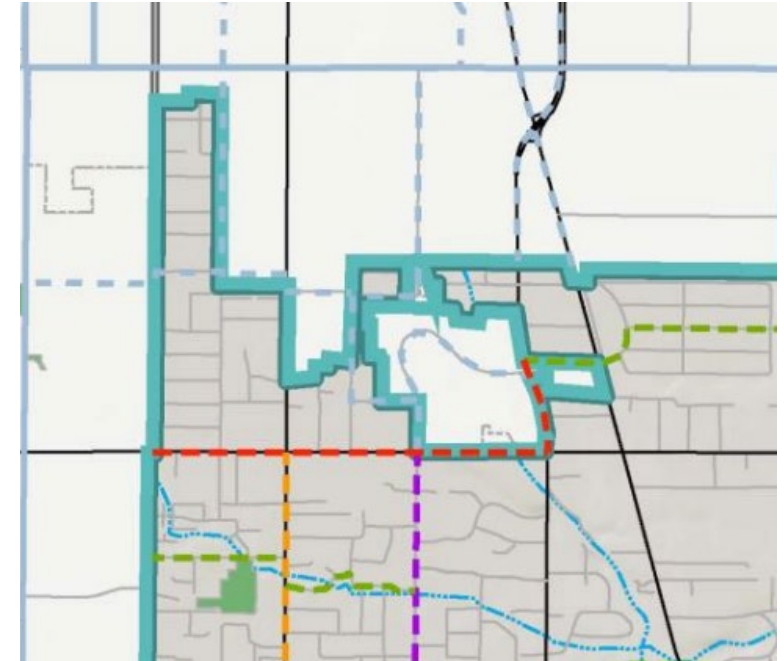
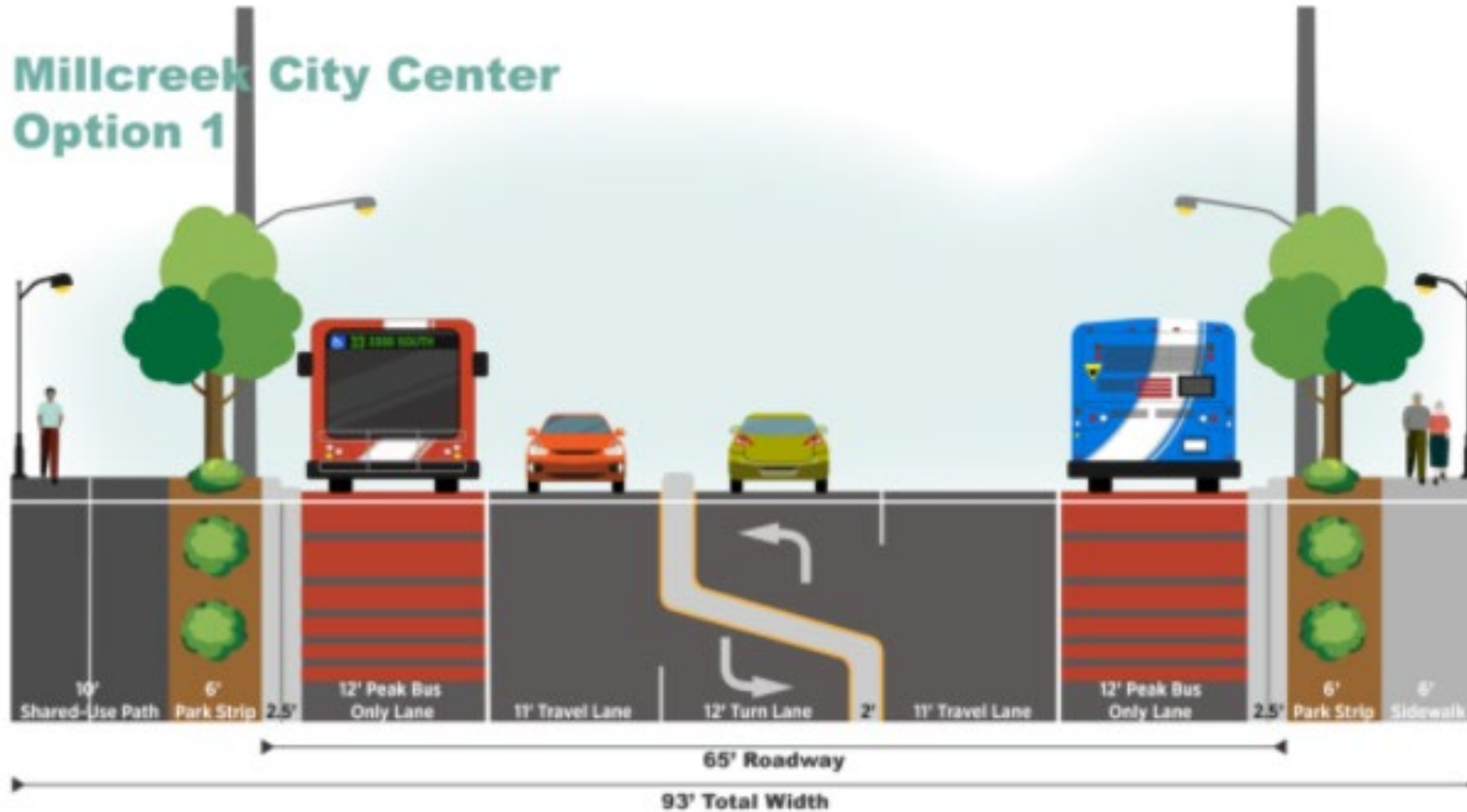
Requested Modifications

- Streetscape



Requested Modifications

- Streetscape



Design Considerations



E1 PLANTING PLAN
0' 10' 20'
1" = 10'



Design Considerations



Rendering - FRONT CORNER



BR-01 GRAYSTONE VELOUR GENERAL SHALE
ARGOS PUTTY MORTAR



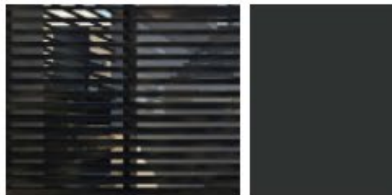
BR-02 MIDNIGHT MIST GENERAL SHALE
ARGOS CHARCOAL MORTAR



VCP 01 - HONEY
VERTICAL CEMENTITIOUS PANEL W/ TRIM- TEXTURED FINISH
WOODTONE - NH4992U



BLACK
PLY GEM WINDOWS
VINYL WINDOW SYSTEM



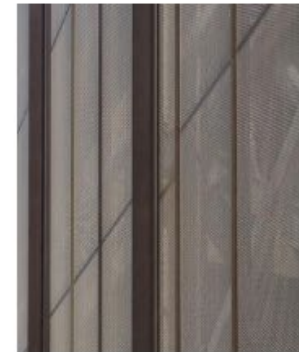
MTL 05- SCREEN
KNOTWOOD SMOKE - DECORATIVE ARCH. GRILL



CPL 01
CEMENTITIOUS PANEL W/ TRIM
DRIFT OF MIST SW 9166



CLS 01
CEMENTITIOUS SIDING W/ TRIM- SMOOTH FINISH
IRON ORE SW 7069



MTL 04- EXTERIOR GARAGE
BIG SPAN RUSTIC METAL- DECORATIVE ARCH. GRILL



MTL 01-EXTRA DARK
2 COAT KYNAR
MAPES ALUMINUM CANOPIES



MTL 02-DARK BRONZE
PERMACOAT POWDER COATING
KAWNEER STOREFRONT SYSTEM



MTL 03-ANODIZED BLACK
SKU: AB435
ALUCOBONDPLUS



Requested Modifications

- Stepbacks



Requested Modifications

- Stepbacks

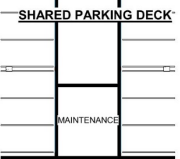


CHAMBERS AVENUE

PLAZA - NW
1,261 SF

1300 EAST STREET

PLAZA - SW
1,799 SF



CITY HALL BUILDING
BY OTHERS
LAYOUT TBD

PASEO
BY OTHERS
LAYOUT TBD

RESIDENTIAL UNITS ABOVE

Additional 10 foot stepback between 5th and 6th story

10 feet

25 Feet

Additional 25 foot stepback between 5th and 6th story

No Stepback

10 - 13 Feet

5 Feet

PLAZA - E
18,822 sf

AREA LEGEND	
	PLAZA - NW (1,261 SF)
	PLAZA - NW (1,261 SF)
	PLAZA - E (18,822 SF)

SITE REQUIREMENTS	
Microbreak West Lot	Total Site Area = 83,099 sf Open Space Req = 83,099 x 20% = 16,620 sf Plaza Space Req = 16,620 x 40% = 6,648 sf
City Hall Lot	Total Site Area = 16,905 sf Open Space Req = 16,905 x 20% = 3,381 sf Plaza Space Req = 3,381 x 40% = 1,353 sf
Lot 3	Total Site Area = 5,642 sf
Lot 4	Total Site Area = 3,839 sf
COMBINED TOTALS	
Combined Site Area = 111,485 sf	Open Space Req = 111,485 x 20% = 22,297 sf
	Plaza Space Req = 22,297 x 40% = 8,919 sf

OPEN SPACE	
Proposed Open Space	1,261 sf
Plaza - NW	1,261 sf
Plaza - SW	1,799 sf
2nd Level Courtyard	18,822 sf
6th Level Amenity Deck/Pool	4,773 sf
Total	26,656 sf

PLAZA SPACE	
Proposed Open Space	1,261 sf
Plaza - NW	1,261 sf
Plaza - SW	1,799 sf
Plaza - E	18,822 sf
Total	21,882 sf



366 WEST 300 SOUTH
SUITE 502
SALT LAKE CITY, UT 84101
PHONE: 385.273.3868
dwell@dwelldesign.com

MILLCREEK COMMONS
3300 SOUTH 1300 EAST - NE CORNER MILLCREEK, UTAH

33rd AND 13th, LLC.

ISSUE	DATE	DESCRIPTION
ISSUED - SCHEMATIC DEVELOPMENT		

REVISION	DATE	DESCRIPTION
----------	------	-------------

NO.	DATE	DESCRIPTION
-----	------	-------------

NO.	DATE	DESCRIPTION
-----	------	-------------

NO.	DATE	DESCRIPTION
-----	------	-------------

SITE DATA	
JOB NUMBER:	21-382-01
DRAWN BY:	Author
CHECKED BY:	Checker

SP-02

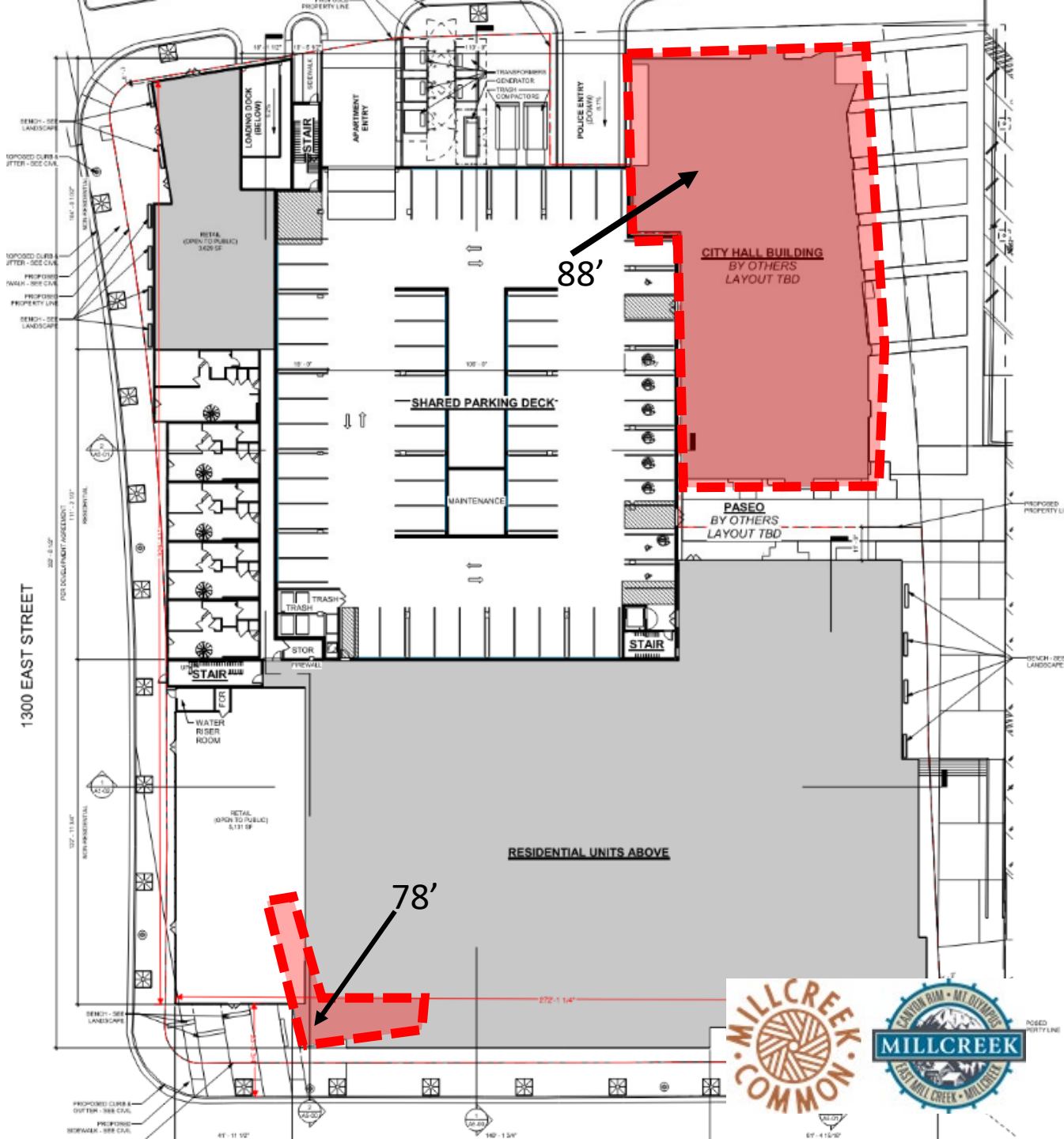
© dwell design studio - ALL RIGHTS RESERVED



10/19/2021 12:23:11 PM C:\Users\dwelldesign\Documents\Millcreek Commons West\GIS\dwelldesign\1982.dwg

Requested Modifications

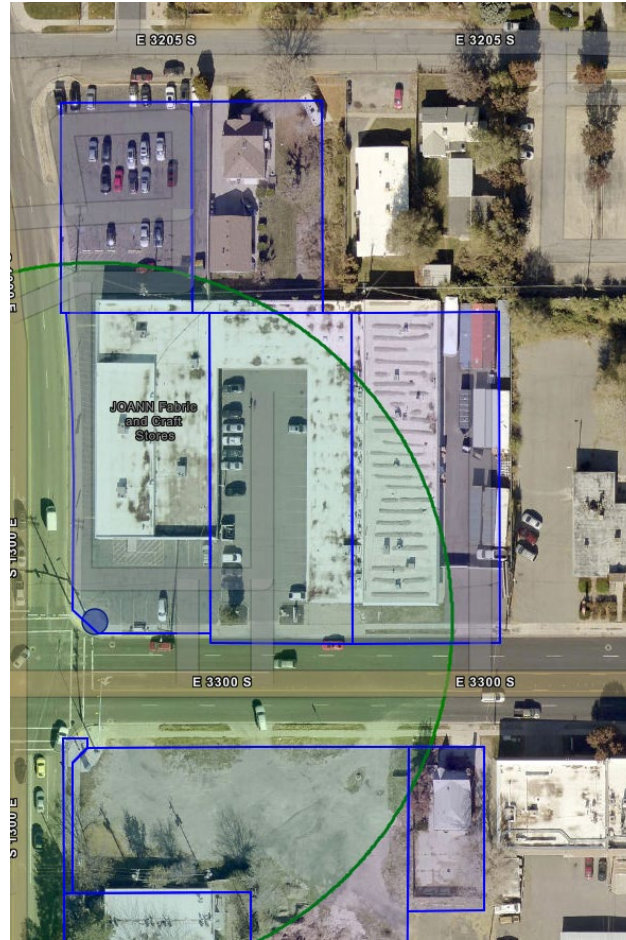
- Building Height
- Code Max: 75 feet



Requested Modifications

Move Location of Commercial

Code: 75% gross floor area within 250' of 3300 S /1300 E intersection.



CCOZ Requirement



Development Proposal



Requested Modifications

City Hall Roofline

Code: Rooflines
should vary every 100
feet.



VIEW FROM THE NORTH



VIEW FROM THE SOUTH EAST



VIEW FROM THE EAST



VIEW FROM THE NORTH EAST



Recommended Parking Need

Typical Day: 472 spaces used at peak hour

200 person Event: 495 spaces used at peak hour (weekend)

500 person Event: 501 spaces used at peak hour (weekend)

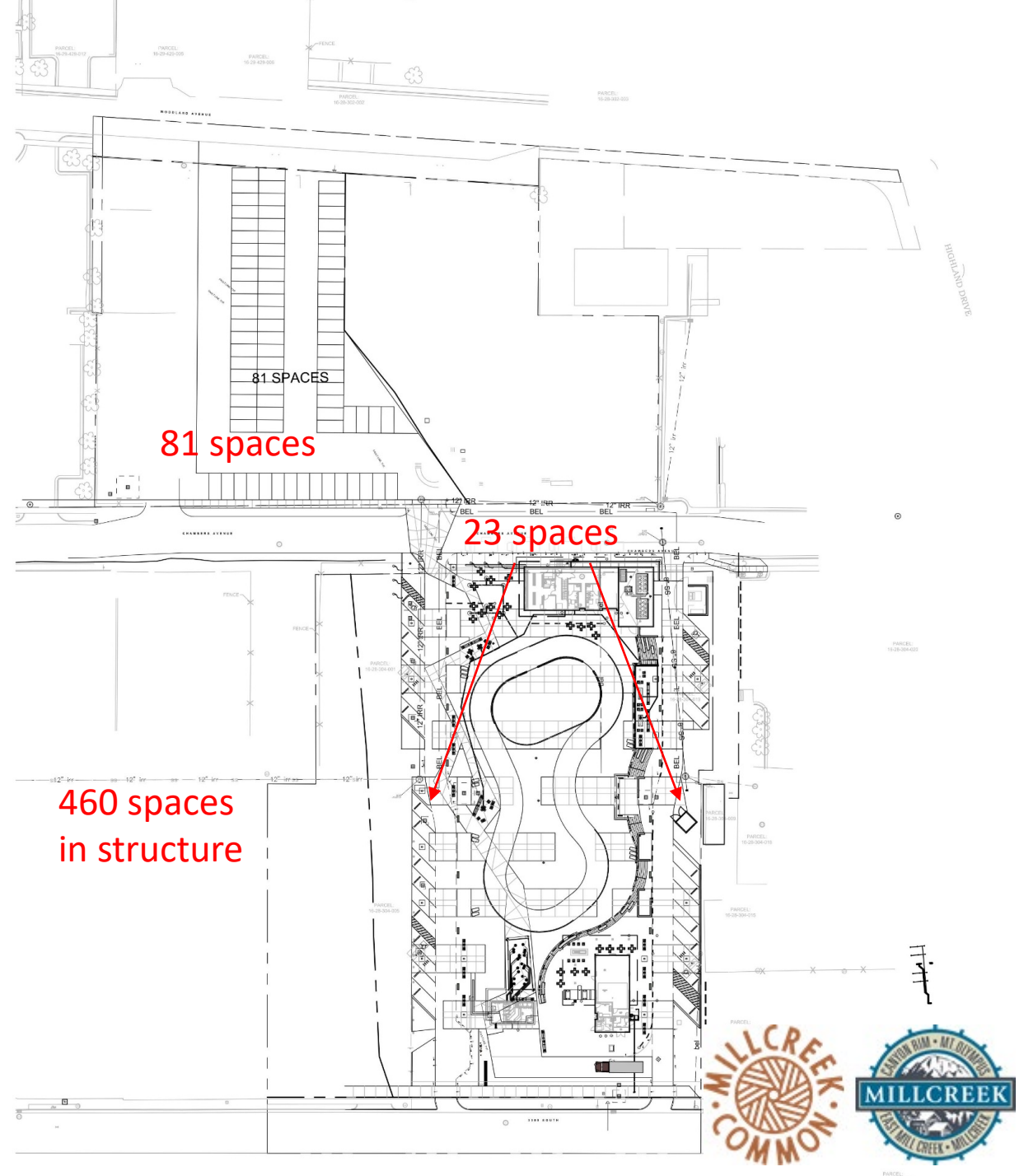
Parking Supply

Structure: 460 spaces (401 publicly available)

Millcreek Common Lanes: 23 spaces

Additional Surface Parking: 81 spaces

Total Available: 505 spaces



Proposed Ordinance Changes

19.73a.050 Development Standards

- A. *Generally: The development standards for any lot in the CCOZ-DA zone shall be the same as in the underlying zone in which the lot is located except as modified by this chapter and an approved site plan and development agreement.*
- B. *Bulk and Yard Regulations: Bulk and yard regulations for the underlying zone may be modified by development agreement, subject to the following limitations:*
- 1. Maximum height standards may only be modified for office/commercial/civic mixed use buildings, regulated by MKZ 19.73.070 (N)(5)(b). In order to qualify for a modification of the maximum height, an office/commercial/civic mixed use building, as defined in MKZ 19.73.070 (N)(5)(b), shall contain at least 40,000 square feet of public uses. In no case shall the maximum height of an office/commercial/civic mixed use building exceed **85 90** feet.*



Proposed Ordinance Changes

2. *Required minimum setbacks may be modified only for building facades developments that front have at least 100 feet of frontage along Millcreek Common, subject to the following standards:*
 - i. *Building setbacks for facades along Millcreek Common may be eliminated, provided the façade has at least 100 feet of frontage along Millcreek Common.*
 - ii. *Building setbacks for facades along 3300 South may be reduced to 5 feet, provided that pedestrian amenities, including sidewalks and a sidepath as defined in the Millcreek Transportation Master Plan, are at least 17 feet in width as measured from the back of curb.*
 - iii. *Building setbacks for facades along 1300 East / Richmond Street may be reduced to 10 feet, provided the façade has at least 100 feet of frontage along 1300 East / Richmond Street.*
 - iv. *No other required building setback may be modified.*
- C. *Required setbacks may be modified, but in no event to the point where shade trees, otherwise required, will not flourish to full maturity.*



Development
Agreement
Approval
Process

Neighborhood Meeting and Open House –
September 16

Joint Planning Commission / City Council
Meeting – November 8

Community Council Presentations -
December

Planning Commission Public Hearing -
December



City Council Meetings and Approval –
December / January



Community Council Recommendations

At a meeting on December 1, 2021, the **Canyon Rim Citizens Association** discussed the proposed project. They broadly expressed support for the project, especially for the protected bicycle lanes proposed for the project. One community council member expressed that the City Hall was too tall. Their bylaws prevent them from making a formal recommendation in December.

At a meeting on December 2, 2021, the **East Mill Creek Community Council** unanimously recommended approval of the proposed project and development agreement.



Community Council Recommendations

At a meeting on December 6, 2021, the **Mount Olympus Community Council** discussed the proposed project. Council members posed questions about emergency preparedness, the provision of affordable housing in this project or elsewhere in City Center, and the maintenance requirements for the wood soffit proposed for the City Hall road structure. They unanimously recommended approval of the proposed project and development agreement.

At a meeting on December 7, 2021, the **Millcreek Community Council** voted 9 to 1 in favor of the proposed project and development agreement. Members of the council expressed a desire for local restaurants along Millcreek Common, operations and maintenance requirements for the shared parking structure, a request that the City consider a traffic mitigation plan and a communications plan during construction, a desire for public art, a concern about combining police and municipal functions, a recommendation that the city consider paid parking as a management tool, and that the city consider a parking management plan for events in excess of 500 people.



Development Agreement Considerations

In exchange for the CCOZ modifications, staff is proposing a development agreement that addresses, at a minimum, the following:

1. The design of the project will be substantially similar to the proposal presented to the Community Councils and Planning Commission, subject to additional recommendations by the Community Councils or Planning Commission.
2. The developer and the City complete a cost-sharing agreement for the construction, operation, and maintenance of the shared parking structure.
3. The developer incorporate a restaurant of at least 3,700 sf along Millcreek Common.
4. The developer consider public art installations for the blank wall along the paseo and the plaza spaces on Chambers Avenue and 1300 East.
5. The developer install all required improvements along the project frontage, including but not limited to the shared bicycle/pedestrian path and the plaza fronting the Millcreek Common.
6. The developer implement the recommendations provided by EPG LLC, the Millcreek Common Designer.



Recommended Findings of Approval

1. The project is designed to enhance the placemaking and community building functions of the Millcreek Common and advances the goals of the general Plan and the City Center Master Plan. The proposed project does not conflict with any applicable policy and guidance of the general plan or the City Center Master Plan.
2. The utilization of shared parking, the use of consistent materials, the expansion of plaza space, the addition of a sidepath, and the program to develop a commercial frontage flanking the entire western edge of Millcreek Common is a design that on the whole serves as a better development than would be possible under the strict application of the City Center Overlay Zone.
3. The project was reviewed by staff and the preliminary site plan generally meets the use and other requirements of the CCOZ-DA and the underlying zones, except as otherwise allowed by the CCOZ-DA and the development agreement.



Recommended Findings of Approval

4. The inclusion of the Unified Police Precinct, the shared parking, the sidepath, the additional plaza space, and the commercial frontage along Millcreek Common enhances the public welfare, enhances urban design and walkability, and supports public investment in the Millcreek City Center.
5. City Hall will be designed to meet or exceed energy consumption standards through the inclusion of a rooftop photovoltaic solar system and a geothermal system for heating and cooling. In addition, all aboveground utilities will be relocated underground. The project does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, or sanitary sewer.





FEHR & PEERS

Christopher Bender, PE

Millcreek City Center Parking Study

Parking Analysis

Resources

- Millcreek City Code Chapter 19.73: City Center Overlay Zone (CCOZ)
- Millcreek City Code Chapter 19.80: Off-Street Parking Requirements
- Urban Land Institute's (ULI) Shared Parking, Third Edition (2020).

Millcreek Shared Parking Code

Use	Weekday			Weekend		
	12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM
Studio	100%	50%	80%	100%	75%	75%
1 Bedroom	100%	50%	80%	100%	75%	75%
2 Bedroom	100%	50%	80%	100%	75%	75%
Guest	10%*	50%	80%	10%*	75%	75%
Office	5%	100%	5%	0%	5%	0%
Restaurant	50%	70%	100%	70%	50%	100%
Retail	5%	100%	80%	5%	100%	60%
Entertainment	5%	20%	100%	5%	50%	100%

Millcreek Required Parking Analysis

Tenant	Land Use (Millcreek Parking Code)	Category	Units	Quantity	Requirement Ratio (Stalls/Unit)	Weekday			Weekend		
						12 ^{AM} - 7 ^{AM}	7 ^{AM} - 6 ^{PM}	6 ^{PM} - 12 ^{AM}	12 ^{AM} - 7 ^{AM}	7 ^{AM} - 6 ^{PM}	6 ^{PM} - 12 ^{AM}
Cottonwood Residential	Studio	Residential	Dwelling unit	55	1	55	28	44	55	42	42
	1 Bedroom	Residential	Dwelling unit	141	1.5	212	106	170	212	159	159
	2 Bedroom	Residential	Dwelling unit	18	2	36	18	29	36	27	27
	Guest	Residential Guest	Dwelling unit	214	0.33	8	36	57	8	53	53
	Retail (Less Intensive)	Retail	1,000 SF	10.400	3	2	32	25	2	32	19
	Restaurant	Restaurant	1,000 SF	3.750	3	6	8	12	8	6	12
	Office (Cottonwood)	Office & Industrial	1,000 SF	3.404	3	1	11	1	0	1	0
City Hall	Office (Public - Shared Space)	Office & Industrial	1,000 SF	29.000	3	5	87	5	0	5	0
	Office (Government Office)	Office & Industrial	1,000 SF	35.000	3	6	105	6	0	6	0
	Retail (Less Intensive)	Retail	1,000 SF	8.068	3	2	25	20	2	25	15
Totals						333	456	369	323	356	327

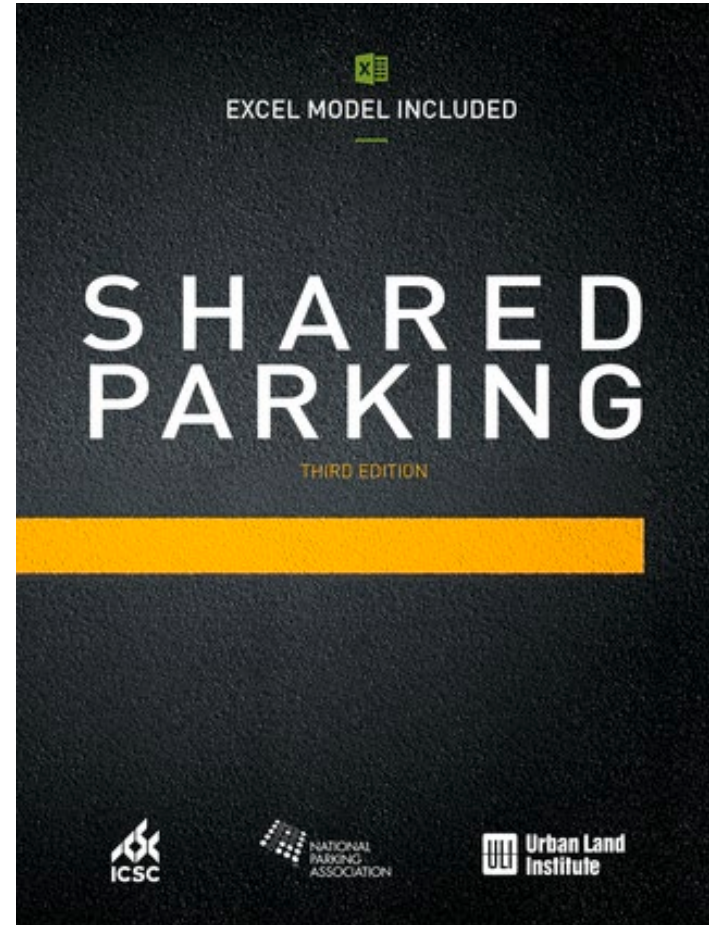
Tenant	Land Use (Millcreek Parking Code)	Category	Units	Quantity	Requirement Ratio (Stalls/Unit)	Weekday			Weekend		
						12 ^{AM} - 7 ^{AM}	7 ^{AM} - 6 ^{PM}	6 ^{PM} - 12 ^{AM}	12 ^{AM} - 7 ^{AM}	7 ^{AM} - 6 ^{PM}	6 ^{PM} - 12 ^{AM}
Millcreek Common	Sports Complexes (Ice ribbon)	Theater/entertainment	1,000 SF	15.846	5	4	16	80	4	40	80
Totals						4	16	80	4	40	80

Millcreek Required Parking Analysis

Tenant	Land Use (Millcreek Parking Code)	Category	Units	Quantity	Requirement Ratio (Stalls/Unit)	Weekday			Weekend		
						12 ^{AM} - 7 ^{AM}	7 ^{AM} - 6 ^{PM}	6 ^{PM} - 12 ^{AM}	12 ^{AM} - 7 ^{AM}	7 ^{AM} - 6 ^{PM}	6 ^{PM} - 12 ^{AM}
Cottonwood Residential	Studio	Residential	Dwelling unit	55	1	55	28	44	55	42	42
	1 Bedroom	Residential	Dwelling unit	141	1.5	212	106	170	212	159	159
	2 Bedroom	Residential	Dwelling unit	18	2	36	18	29	36	27	27
	Guest	Residential Guest	Dwelling unit	214	0.33	8	36	57	8	53	53
	Retail (Less Intensive)	Retail	1,000 SF	10.400	3	2	32	25	2	32	19
	Restaurant	Restaurant	1,000 SF	3.750	3	6	8	12	8	6	12
	Office (Cottonwood)	Office & Industrial	1,000 SF	3.404	3	1	11	1	0	1	0
City Hall	Office (Public - Shared Space)	Office & Industrial	1,000 SF	29.000	3	5	87	5	0	5	0
	Office (Government Office)	Office & Industrial	1,000 SF	35.000	3	6	105	6	0	6	0
	Retail (Less Intensive)	Retail	1,000 SF	8.068	3	2	25	20	2	25	15
Millcreek Common	Sports Complexes (Ice ribbon)	Theater/entertainment	1,000 SF	15.846	5	4	16	80	4	40	80
Totals						337	472	449	327	396	407

ULI Shared Parking Analysis

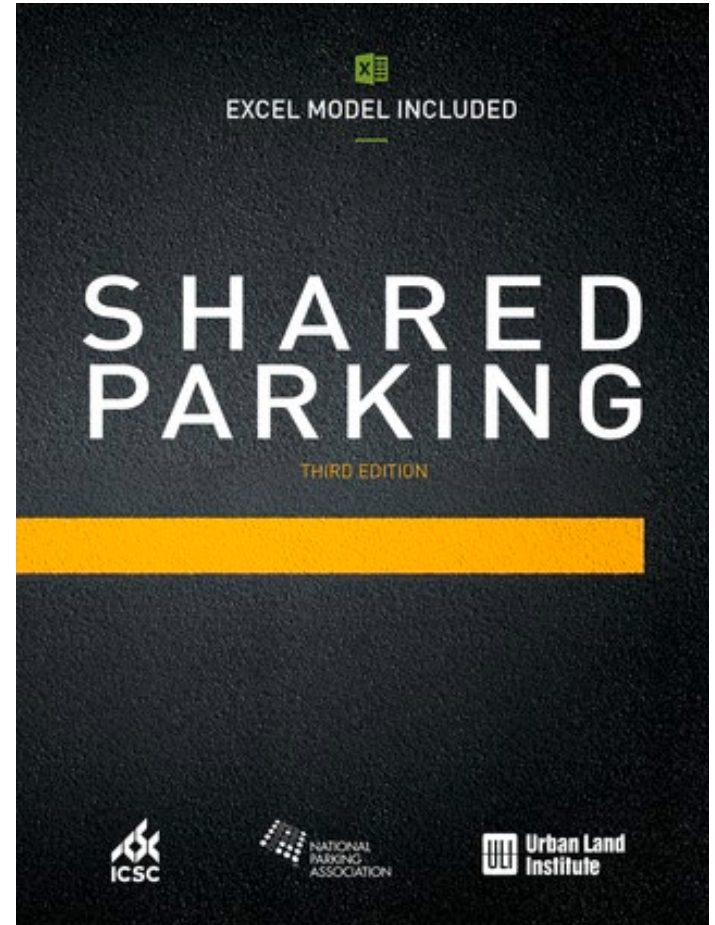
- Millcreek Common proposed to hold 200-500 person events
- ULI analysis used to calculate the projected demand
- Based on national state-of-the-practice mixed-use development research



ULI Shared Parking Analysis

Variables in *Shared Parking*

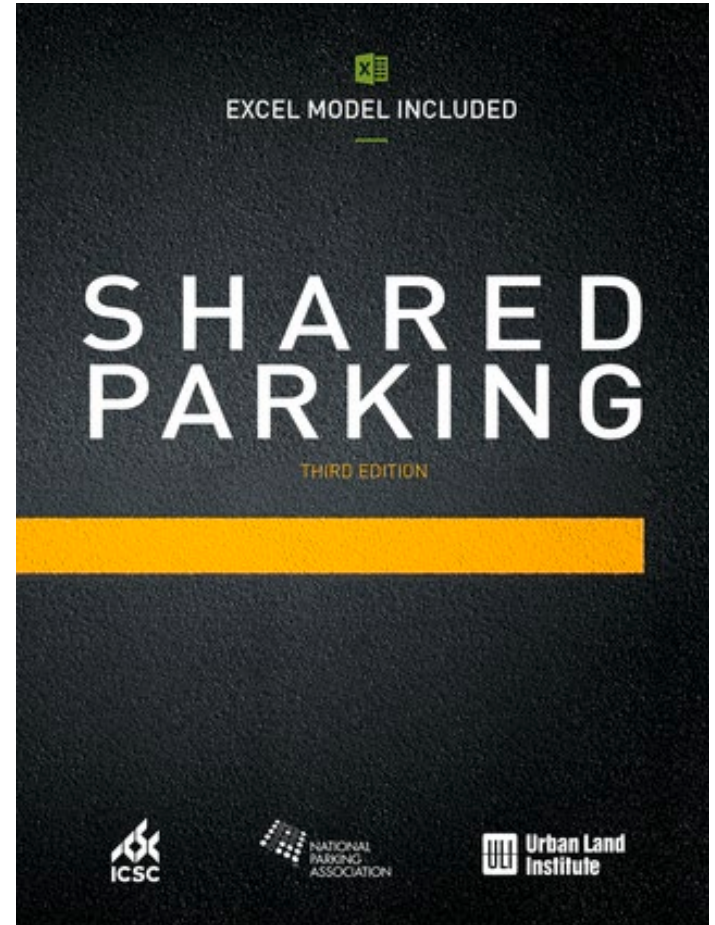
- Unit count of each land use
- Time of day patterns
- Month of the year patterns
- Traffic shifting to walk/bike/transit modes
- Trips captured internally to the site
- Employee, visitor, and resident patterns
- Reserved residential & office stalls



ULI Shared Parking Analysis

Scenarios Analyzed

1. City hall + residential complex
2. Millcreek Common
3. City hall + residential complex + Millcreek Common
4. City hall + residential complex + Millcreek Common + 200-person special event
5. City hall + residential complex + Millcreek Common + 500-person special event



ULI Shared Parking Analysis

City Hall + Residential Complex + Millcreek Common

- Weekday Peak: 494 stalls
- Weekend Peak: 340 stalls

Figure 5: Peak Month Daily Parking Demand by Hour (Weekday)
City Hall/Cottonwood Residential Building & Common Space

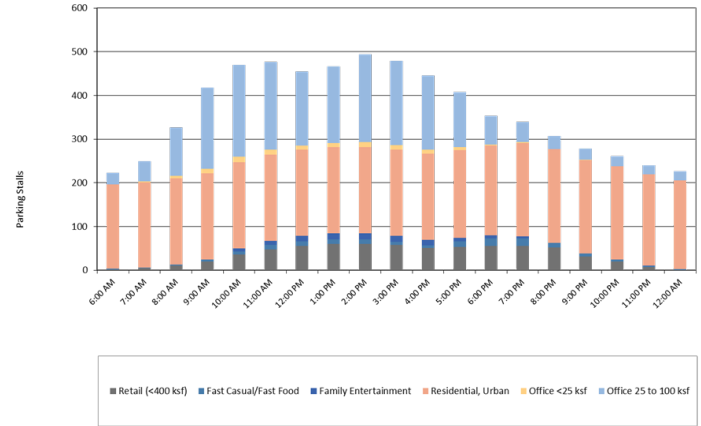
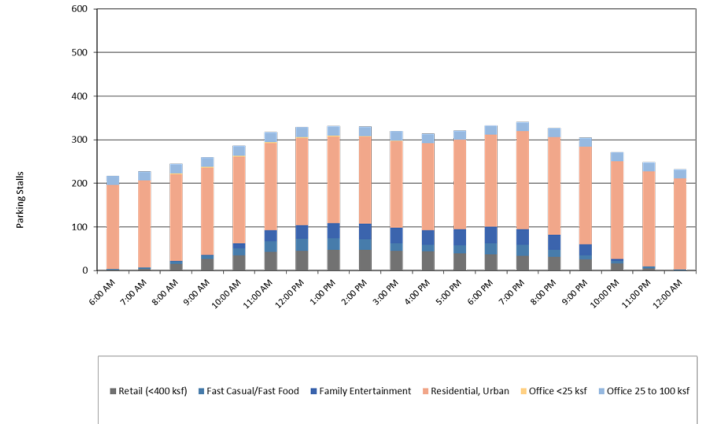


Figure 6: Peak Month Daily Parking Demand by Hour (Weekend)
City Hall/Cottonwood Residential Building & Common Space



ULI Shared Parking Analysis

City Hall + Residential Complex + Millcreek Common + 200 Person Event

- Weekday Peak: 495 stalls
- Weekend Peak: 392 stalls

Figure 7: Peak Month Daily Parking Demand by Hour (Weekday)
City Hall/Cottonwood Residential Building, Common Space, & 200 Person Amptheater

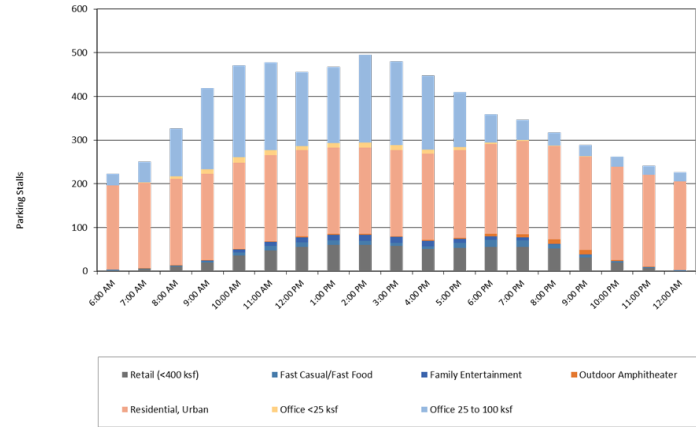
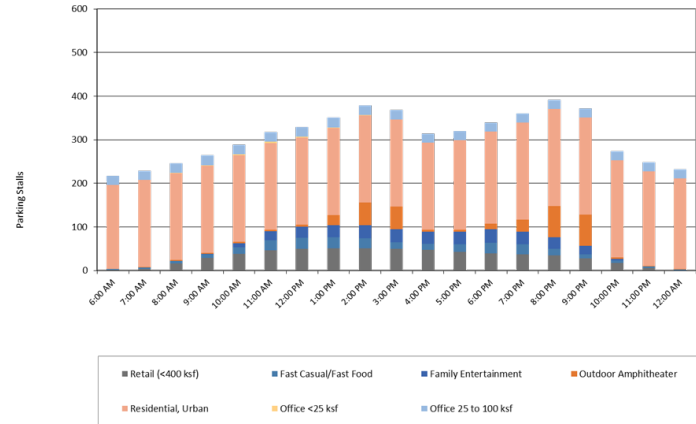


Figure 8: Peak Month Daily Parking Demand by Hour (Weekend)
City Hall/Cottonwood Residential Building, Common Space, & 200 Person Amptheater



ULI Shared Parking Analysis

City Hall + Residential Complex + Millcreek Common + 500 Person Event

- Weekday Peak: 498 stalls
- Weekend Peak: 501 stalls

Figure 9: Peak Month Daily Parking Demand by Hour (Weekday)
City Hall/Cottonwood Residential Building, Common Space, & 500 Person Amptheater

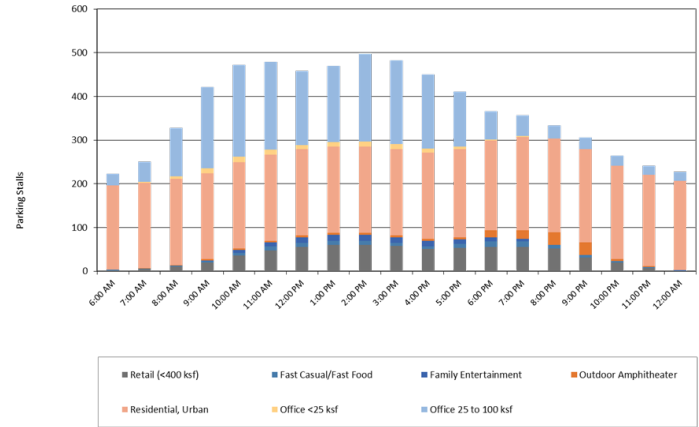
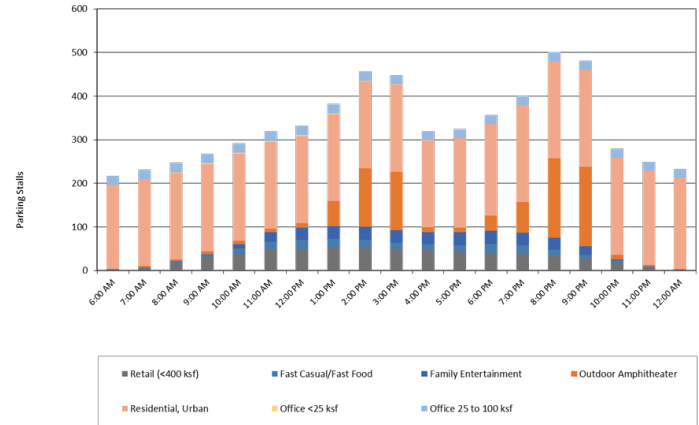


Figure 10: Peak Month Daily Parking Demand by Hour (Weekend)
City Hall/Cottonwood Residential Building, Common Space, & 500 Person Amptheater





In summary



SD-21-010

Boyd Circle

**Subdivision / Subdivision
Amendment**

3675 South Craig Circle

Location Map



2700 East

S 2700 E

S 2700 E

S 2700 E

E Craig Dr

E Craig Dr

E Craig Dr

E Craig Dr

Craig Circle

E Mountain View Dr

Subject Property



Zoning Map



Subject Property

Hillside Pines Cir

R-1-8

E 3600 S

E 3600 S

E Craig Dr

R-1-8

R-1-8

E Craig Dr

E Craig Dr

2700 East

S 2700 E

S 2700 E

S 2700 E

S 2700 E

E Craig Dr

Craig Circle

E Craig Dr

E Mountain View Dr

E Mountain View Dr

S Kimbary Way

S Kimbary Way

R-1-8

S 2900 E

R-1-8

E Oakridge

S Spring Hollow Dr

E Spring Hollow Dr

R-1-8

E Moraine Cir

E Upland Dr

E Upland Dr

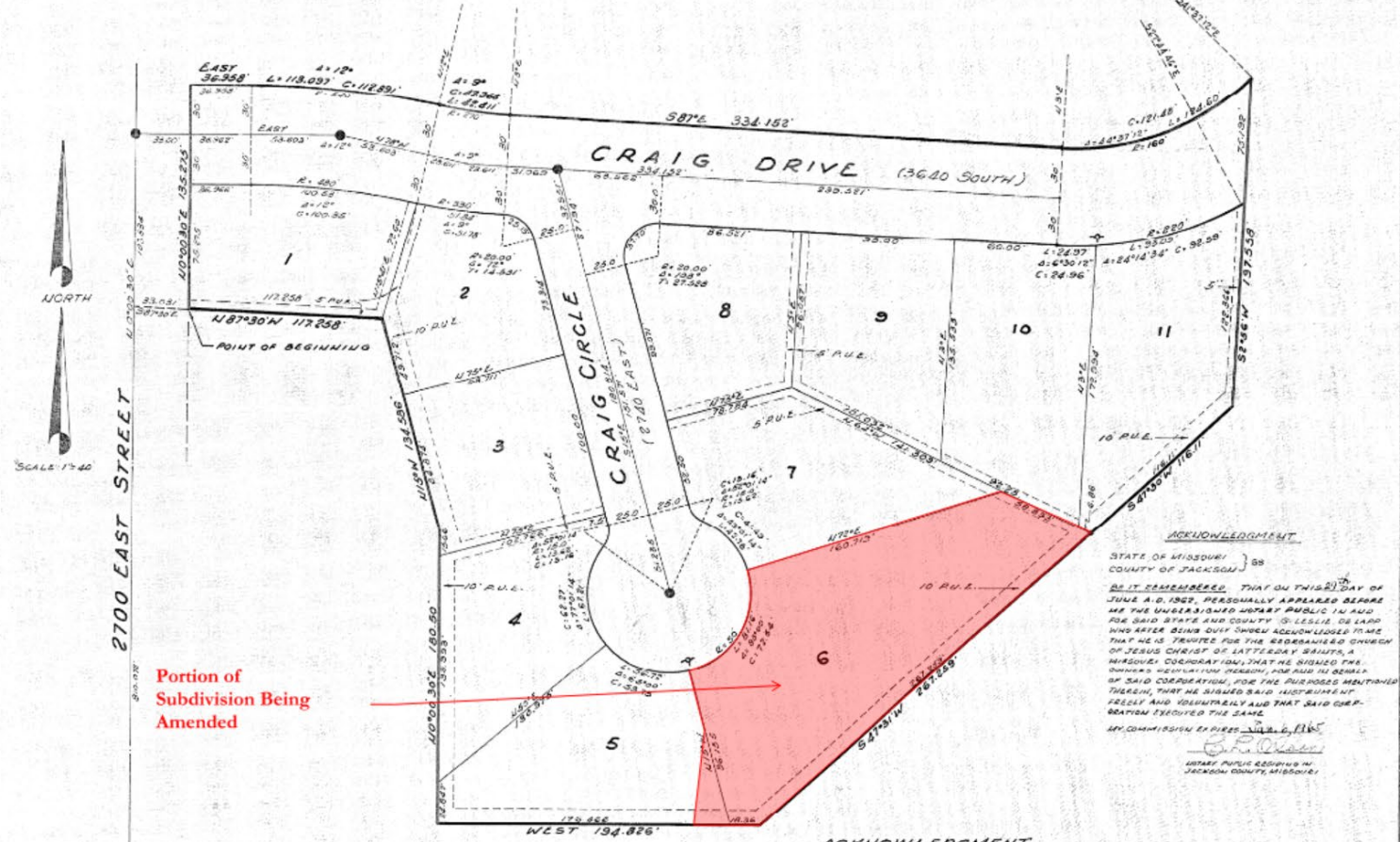
E Upland Dr

E Upland Dr

R-1-8

Sunnydale Dr

E Oakridge



Portion of Subdivision Being Amended

SURVEYOR'S CERTIFICATE
 I, CHARLES V. KING, do hereby certify that I am a Registered Professional Engineer and Land Surveyor, and that I hold certificate Nos. 1925 & 1929, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **UPLAND TERRACE PLAT "H"** and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION		
COURSE	DIST.	REMARKS
		BEGINNING ON THE EAST SIDE OF 2700 EAST STREET, SAID POINT BEING
N89°30'W	80.07'	FEET, AND
S87°10'E	38.93'	FEET FROM THE WEST S CORNER, SEC. 35, T.12, R.1E, S.L.B. 1M, THENCE
N00°00'E	135.21'	FEET, THENCE
EAST	36.958'	FEET, THENCE EASTERLY ALONG A 540' RADIUS CURVE TO THE POINT OF BEGINNING
		113.09'
		FEET TO A POINT OF REVERSE CURVE, THE CURVE BEING
		BASED ON A 210' RADIUS, THENCE EASTERLY ALONG SAID CURVE
		42.81'
		FEET, THENCE
S87°E	334.15'	FEET, THENCE EASTERLY ALONG A 160' RADIUS CURVE
		134.00'
		FEET, THENCE
S75°58'W	122.58'	FEET, THENCE
S47°30'W	108.71'	FEET, THENCE
S47°31'W	163.25'	FEET, THENCE
N62°W	194.68'	FEET, THENCE
N00°00'E	180.50'	FEET, THENCE
N15°W	134.96'	FEET, THENCE
N18°30'W	112.58'	FEET TO THE POINT OF BEGINNING.

FEB. 1962
 DATE

Charles V. King
 SURVEYOR

OWNER'S DEDICATION
 Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as **UPLAND TERRACE PLAT "H"** do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
 In witness whereof, we have hereunto set our hands this 21st day of June, A.D. 1962.

REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

William A. Woodbury
 W. A. WOODBURY, President

Samuel P. Richardson
 SAMUEL P. RICHARDSON, Vice President

Charles V. King
 CHARLES V. KING, Secretary

Richard Woodbury Mortgage Corporation
 RICHARDSON WOODBURY MORTGAGE CORPORATION, a Utah Corporation

ACKNOWLEDGMENT
 STATE OF UTAH }
 County of Salt Lake } S.S.
 On the 21st day of June, A.D. 1962, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the owner(s) of the above Owner's dedication, in G. in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.
 MY COMMISSION EXPIRES Sept. 20, 1963 *Wm. Elmer Hallmark*
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

UPLAND TERRACE PLAT "H"
 A SUBDIVISION IN THE NW 1/4 SEC. 35, T.12, R.1E, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

RECORDED #1863447
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDER AND FILED AT THE REQUEST OF
COON AND KING
 DATE NOV. 23, 1962, TIME 3:07 P.M. BOOK 7, PAGE 26
 18.55
 SALT LAKE COUNTY RECORDER

ACKNOWLEDGMENT
 STATE OF MISSOURI }
 COUNTY OF JACKSON } S.S.
 It is remembered that on this 21st day of June A.D. 1962, personally appeared before me the undersigned Notary Public in and for said State and County of Leslie, DE LAND WHO AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE IS TRUSTEE FOR THE REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A MISSOURI CORPORATION, THAT HE SIGNED THE OWNER'S DEDICATION, FOR AND IN BEHALF OF SAID CORPORATION, FOR THE PURPOSES MENTIONED THEREIN, THAT HE SIGNED SAID ACKNOWLEDGMENT FREELY AND VOLUNTARILY AND THAT SAID CORPORATION THROUGH THE SAME.

George P. Lusk
 NOTARY PUBLIC RESIDING IN JACKSON COUNTY, MISSOURI

ACKNOWLEDGMENT
 STATE OF UTAH,
 COUNTY OF SALT LAKE,
 On the 21st day of November, A.D. 1962, personally appeared before me *George P. Lusk*, Notary Public, who being by his duly sworn did say, that he, the said *George P. Lusk*, is the Vice President of *Richardson Woodbury Mortgage Corporation*, a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said *George P. Lusk* duly acknowledged to me that said Corporation executed the same.

Monuments to be set
 P.U.E.: PUBLIC UTILITY EASEMENT
 Fire Hydrants to be set.

Dec. 1, 1962
 My Commission Expires

George P. Lusk
 Notary Public Residing in Salt Lake Co.

SALT LAKE CO. BOARD OF HEALTH APPROVAL
 APPROVED THIS 21 DAY OF AUGUST, A.D. 1962

William C. Madsen
 DIRECTOR & L. CO. BOARD OF HEALTH

COUNTY PLANNING COMMISSION APPROVAL
 APPROVED THIS 19th DAY OF March, A.D. 1962 BY THE SALT LAKE COUNTY PLANNING COMMISSION.
William C. Madsen
 ACTING CHAIRMAN, SALT LAKE CO. PLANNING COMMISSION

COUNTY SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS SHOWN EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 DATE: Sept. 11th 1962.
Roscoe Brown
 SALT LAKE COUNTY SURVEYOR

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS DAY OF _____ A.D. 19____

George P. Lusk
 SALT LAKE COUNTY ATTORNEY

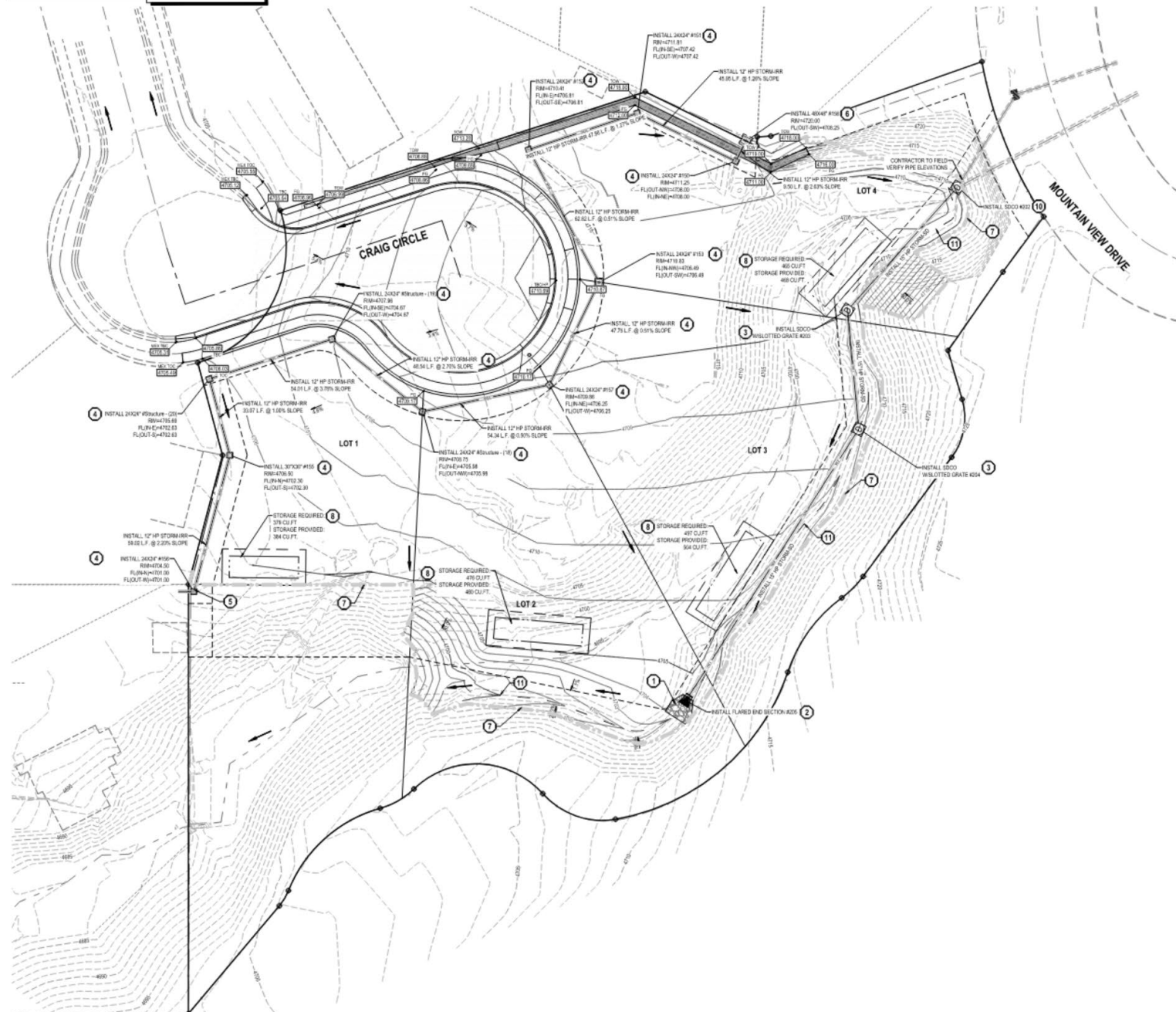
COUNTY COMMISSION APPROVAL & ACCEPTANCE
 REFERRED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 13th DAY OF November, A.D. 1962, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
George P. Lusk
 SALT LAKE COUNTY CLERK

CHAIRMAN, BOARD OF SALT LAKE COUNTY COMMISSIONERS



CALL RELEASERS
@ 911 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
SOUTHWEST QUARTER CORNER
OF SECTION 36
TOWNSHIP 30 N, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4675.97



GENERAL NOTES

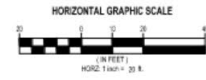
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF PROPOSED FILL, DYNAMICS, AND DEEPER PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVERPACKAGING OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48X.XX ON THESE PLANS.
5. LANDSCAPED AREAS REQUIRE 10% TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCAFFERED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURBS AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNSUBSURFACE UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES AND ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THEIR CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITIES AND UTILITIES STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MILLCREEK CITY STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. A LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK CITY PRIOR TO DISTURBING ANY VEGETATION ADJACENT TO SENSITIVE LANDS (STEEP SLOPES, ETC.) OR AREAS OVER 1-ACRE.
14. IRRIGATION NOTE: IRRIGATION SYSTEM IS OWNED BY EAST MILLCREEK WATER COMPANY (EMWC). STRUCTURES REQUIRED BY EMWC ARE SHOWN.
15. WATER MASTER: RICK COYLE (801-860-3860).
16. RESIDENCES MUST BE DESIGNED WITH HIGH GROUNDWATER CONSIDERATIONS. DESIGNS MUST ADHERE TO ALL GEOTECHNICAL RECOMMENDATIONS AND MILLCREEK CODE 17-12.000 MINIMUM STANDARDS.
17. 2:1 MAXIMUM LANDSCAPE SLOPES ALLOWED. SLOPES EXCEEDING 3:1 MUST HAVE PERMANENT STABILIZATION. PERMANENT STABILIZATION MAY INCLUDE SOIL BEDDING, SLOPE, INSTALLING A PERMANENT GEO-TEXTILE, PRE-SEEDING, EROSION CONTROL, BLANKET, OR AN ENGINEER APPROVED METHOD. SLOPES EXCEEDING 2:1 MUST BE STABILIZED WITH A NON-BINDERED ROCK OR ROCK WALL UP TO 4'-6" TALL. RETAINING WALLS OVER FOUR FEET MUST BE DESIGNED BY A LICENSED ENGINEER. WALL DESIGN AND CALCULATIONS MUST BE SUBMITTED UNDER A SEPARATE BUILDING PERMIT TO BE APPROVED BY MILLCREEK CITY.

SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. SRPPAP: 60#4; 1' DEEP PER APHA SPECIFICATIONS. PLACE SRPPAP WITH THE FOLLOWING MINIMUM DIMENSIONS: 4' WIDE, 51.7' LENGTH.
 2. FLARED END SECTION PER APHA STANDARD PLAN NO. 323.1 AND SPECIFICATIONS.
 3. CLEARWELL BOX PER MILLCREEK CITY STANDARD PLAN NO. 200. WHEN INDICATED, USE A SLOTTED GRATE AND COVER IN PLACE 1' 8" O.D. 8" DIA. 8" DIA. COVER.
 4. IRRIGATION BOX PER DETAIL C-600.
 5. PARK SLIDE GRATE 80-12 OR APPROVED EQUAL (INSTALL OVER OUTLET PIPE).
 6. IRRIGATION BOX PER DETAIL 80-600.
 7. APPROXIMATE DRAINAGE BOUNDARY.
 8. EXCESS RUNOFF FROM THE 80#0 CIRCLE BOXES OF BRAY WILL BE ALLOWED TO SHEET FLOW UNIMPEDED INTO THE CRAIG CIRCLE STORM DRAIN SYSTEM. THE EXCESS RUNOFF PRODUCED FROM THE PROPOSED IMPROVEMENTS WILL NOT EXCEED THE EXCESS RUNOFF PRODUCED UNDER EXISTING CONDITIONS AS SHOWN IN THE 2-DIMENSIONAL CALCULATIONS IN SHEET C-602. $Q_{max} = 70$ CFS (SEE CALCULATIONS BELOW).
 9. ALL ROOF DRAINS AND REAR LOT DRAINAGE SHALL BE DIRECTED TO THE RETENTION DRAINS PROVIDED ON EACH LOT. EXISTING DRAINAGE CHANNELS, HAS BEEN REGRADED TO ALLOW THE HISTORIC LOW FLOW TO BE MANAGED. RUNOFF SHALL BE TRAPPED VIA A VESICATOR TRAP PER A GUIDE TO LOW IMPACT DEVELOPMENT WITH IN-FRASEE SHEET FLOWS TO THE PROPOSED POINT OF DISCHARGE IN EACH LOT. RETENTION DRAINS HAVE BEEN SIZED TO RETAIN THE EXCESS RUNOFF PRODUCED BY THE AREA DETERMINED BY CONSTRUCTION. RETENTION CALCULATIONS ARE SHOWN IN SHEET C-602.
 10. RETENTION POND PER DETAIL 90C-051.
 11. AREA TO BE GRADED AT 2:1. SEE NOTE 9 FOR ADDITIONAL INFORMATION.
 12. THE EXISTING 12" CMP PIPE IS LOCATED DIRECTLY ON TOP OF THE EXISTING 18" CONCRETE PIPE AT NEW BOX #424. CONTRACTOR TO VERIFY WITH BOX MANUFACTURER THAT THIS IS STRUCTURALLY PRIOR TO CONSTRUCTION OF IRRIGATION CONTACT ENGINEER FOR REVISION IF NECESSARY.
 13. REDIRECTED FRANKLIN A. JOHN NEFF 0704 AS A 4-FOOT WIDE 1-FOOT DEEP SWALE. SWALE WILL SERVE AS THE OVERFLOW PATH FOR ALL LOTS.

	RETENTION DATA			Dimensions
	80th % Required (CF)	100-Year Required (CF)	Provided (CF)	
LOT 1	89.7	379	384	32'x15'
LOT 2	90.3	476	480	40'x15'
LOT 3	89.8	497	504	42'x15'
LOT 4	90.6	465	468	39'x15'

*SEE SHEET C-602 FOR CALCULATIONS



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSGING.COM

REYNOLDS CONSTRUCTION
881 S. 700 W.
MIDVALE, UT 84047
OWNER:
ROBERT REYNOLDS
PHONE: (801) 868-9332

BOYD CIRCLE SUBDIVISION

**3675 S CRAIG CIRCLE
MILLCREEK, UTAH**



**GRADING AND
DRAINAGE PLAN**

DESIGNED BY: MATHIAS
10/18
CHECKED BY: TISHA
DRAWN BY: DUSTIN DE
SCALE: AS SHOWN
DATE: 10/18/2014

C-300

Recommendation:

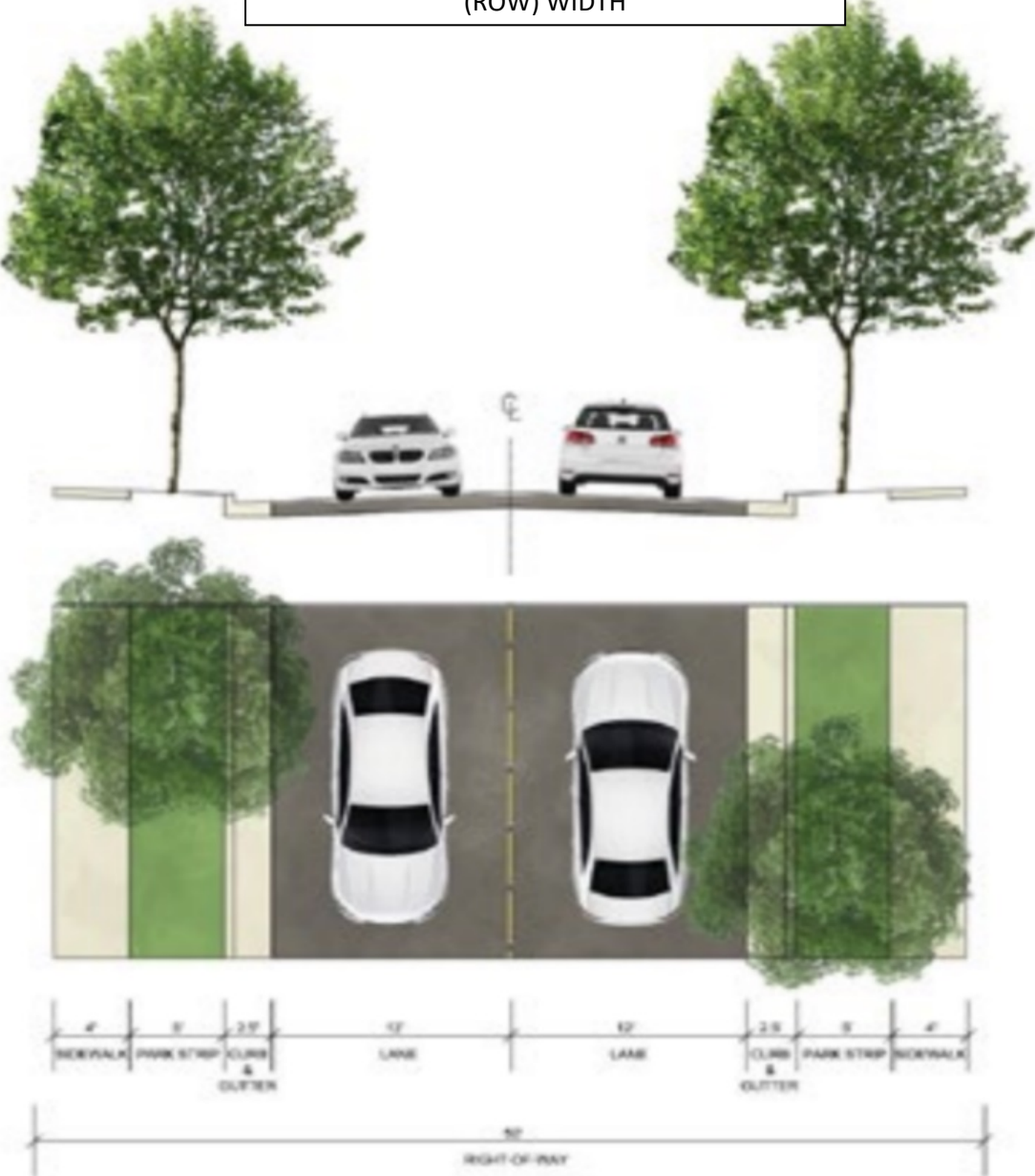
Base on the findings and conclusions listed above, Staff recommends that the Millcreek Planning Commission approve subdivision application number SD-21-010, per the proposed plans and subject to the requirements listed below:

MODEL MOTION

I motion that the Planning Commission approve subdivision application SD-21-010, as proposed, subject to the following requirements,

1. The applicant shall obtain any necessary permits as required by the Utah State Water Rights Division and/or Army Corps of Engineers.
2. The plans shall integrate all recommendations from other relevant government or other private agencies, as determined by City Staff, as well as requirements from all affected entities.
3. The buildable area of all future lots shall be unencumbered from all public utilities and public utility easements.

STANDARD 50' LOCAL ROAD RIGHT-OF-WAY
(ROW) WIDTH



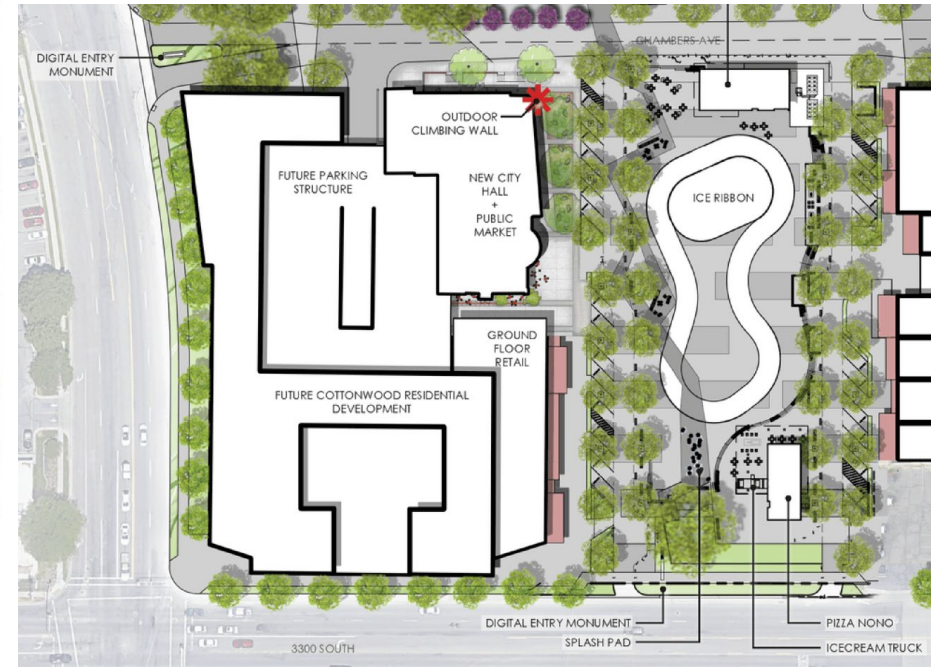
2019 Geotech
report
Pg. 25



KEY:
Test Pit Locations
Boring Locations

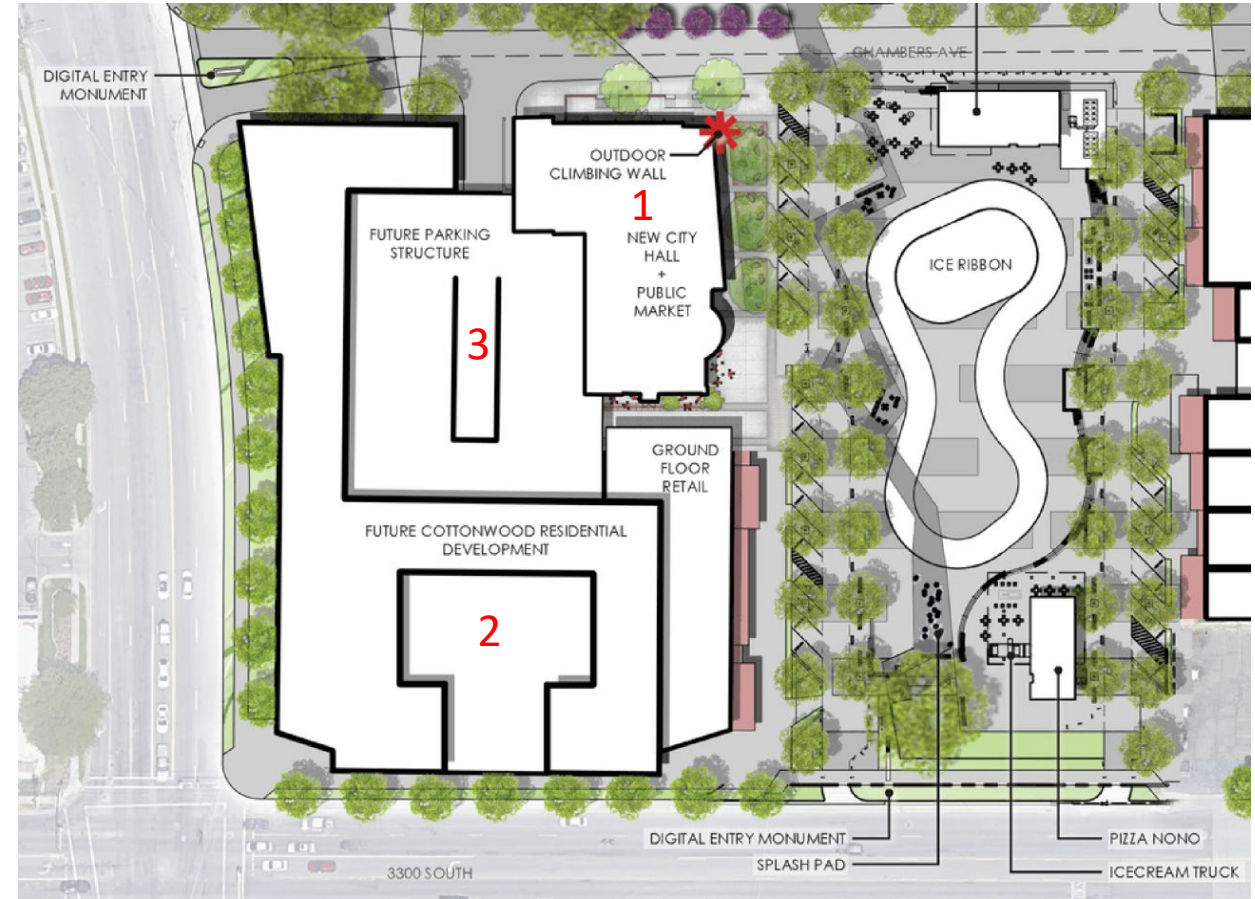
ZM-21-004 / ZT-21-008

MILLCREEK COMMON WEST DEVELOPMENT AGREEMENT

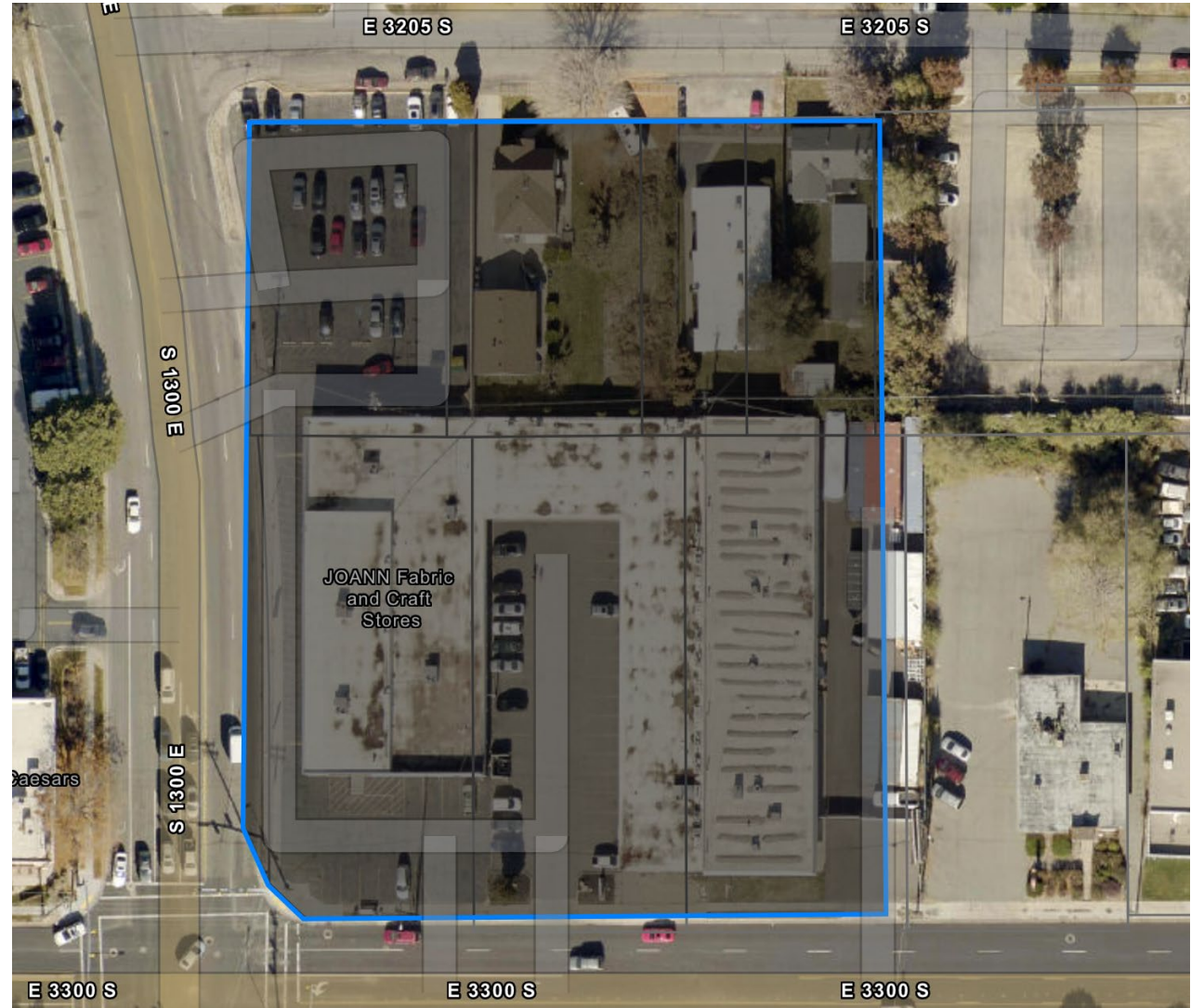


Project Summary

- 1. City Hall – 75,000 sf – 6 stories / ~87 feet in height**
 - a. Ground floor Public Market and Café / Restaurant Space – 6,400 sf
 - b. Unified Police Millcreek Precinct Headquarters
 - c. 6th Floor Community Room – 6,400 sf
 - d. Municipal Offices
 - e. Outdoor Climbing Wall on the northwest corner of building
 - f. PV system and geothermal wells
 - g. WELL Building certification
- 2. Mixed Use Building – 6 stories / 78 feet in height**
 - a. 215 rental dwellings
 - b. Restaurant – 3,800 sf
 - c. Retail and Coworking Office Space – 7,600 sf
 - d. Retail and Restaurant Space – 10,000 sf, including at least a 3,800 sf restaurant.
- 3. Shared Parking Structure**
 - a. 460 total parking stalls (additional on-street parking along project frontage on Millcreek Common)
 - b. 59 stalls reserved for police and city vehicles in a secured basement level
 - c. Remainder of parking to be shared between City Hall and the Mixed Use Building
 - d. Parking Structure costs \$13.5 million – to be jointly funded and operated by City and Millcreek Common West.
 - e. Shared parking analysis conducted using the Urban Land Institute’s shared parking ratios for Mixed Use Projects – accommodates City Hall, residential and restaurant use, and a portion of the parking demand anticipated by Millcreek Common.
 - f. Parking will be publicly accessible.
 - g. 46 electric vehicle charging stations.



Existing Conditions

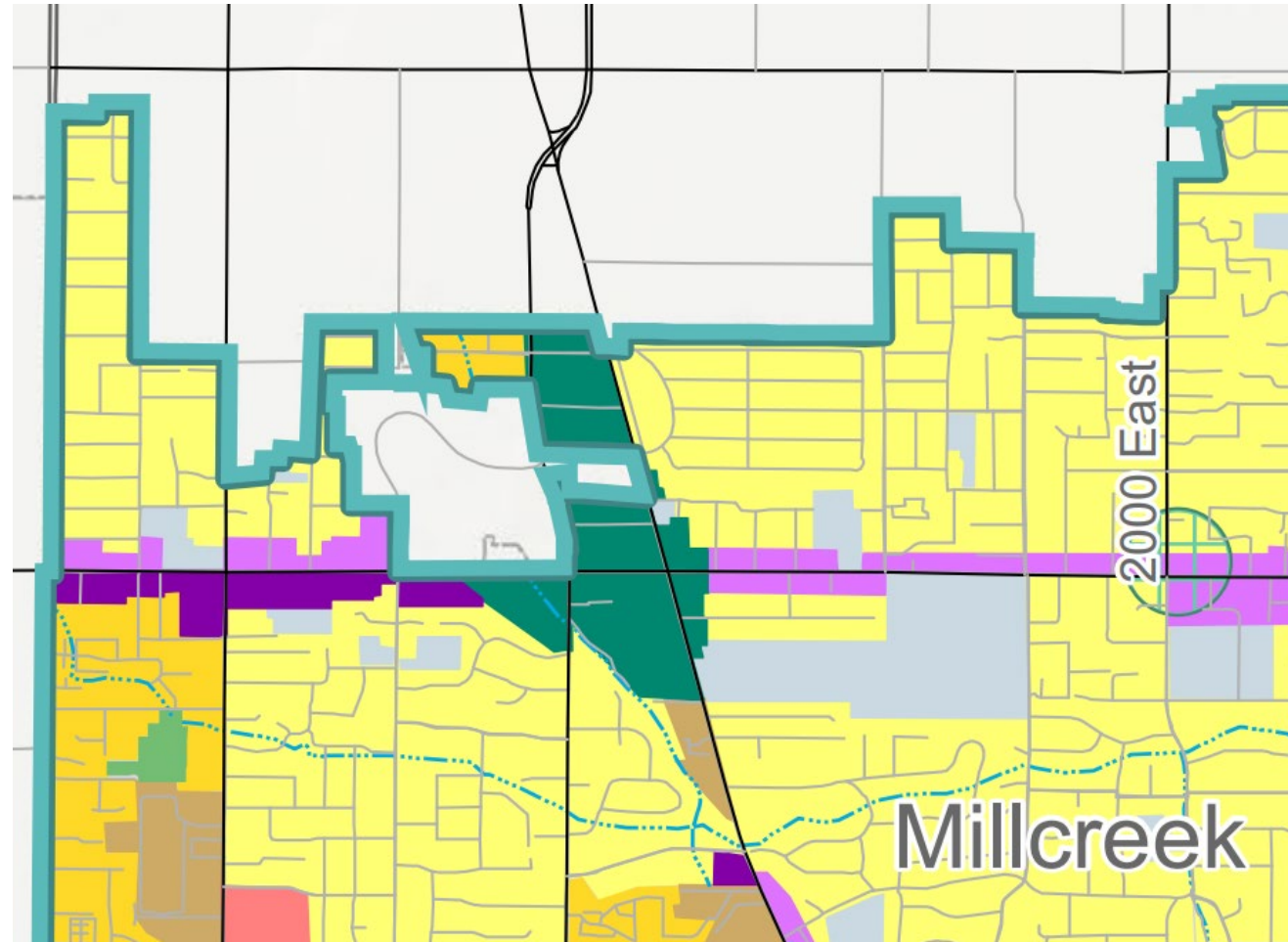


City Center

The City Center would be the highest concentration of development found anywhere in Millcreek. It is the focal point for the City, the center of government, cultural, office, commercial, financial, transportation and other activities with a variety of day and night activities that attracts visitors from throughout the City and region. Major arterials provide access and the City Center is envisioned to have both local and regional transit connections. Pedestrian access and movement would be high, and consideration for pedestrians is paramount. New development should be sensitive to the context of the surrounding neighborhoods and districts, and build on the strengths and character of these established areas.

The City Center is Millcreek's most intense development area, envisioned as a regional center for commerce and culture. The City Center should evolve into a vibrant mixed-use area with a range of employment, services, and housing. It should be highly walkable and well connected by multiple types of transportation and transit. It should have a balanced mixture of jobs and housing, and contain amenities that support residents, workers and employers within the center and also throughout the City. It is also envisioned that the City Center would be a central public gathering place, and home to many of Millcreek's entertainment and cultural institutions. The Center should also highlight and celebrate historic signage and landmarks in the area, such as the Villa Theater.

General Plan Considerations



General Plan Considerations

CITY CENTER

Primary: Retail in walkable, mix-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the City and region.

Secondary: Multifamily condominiums or apartments, hospitality, civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.

Building heights range from 2 – 6 stories. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

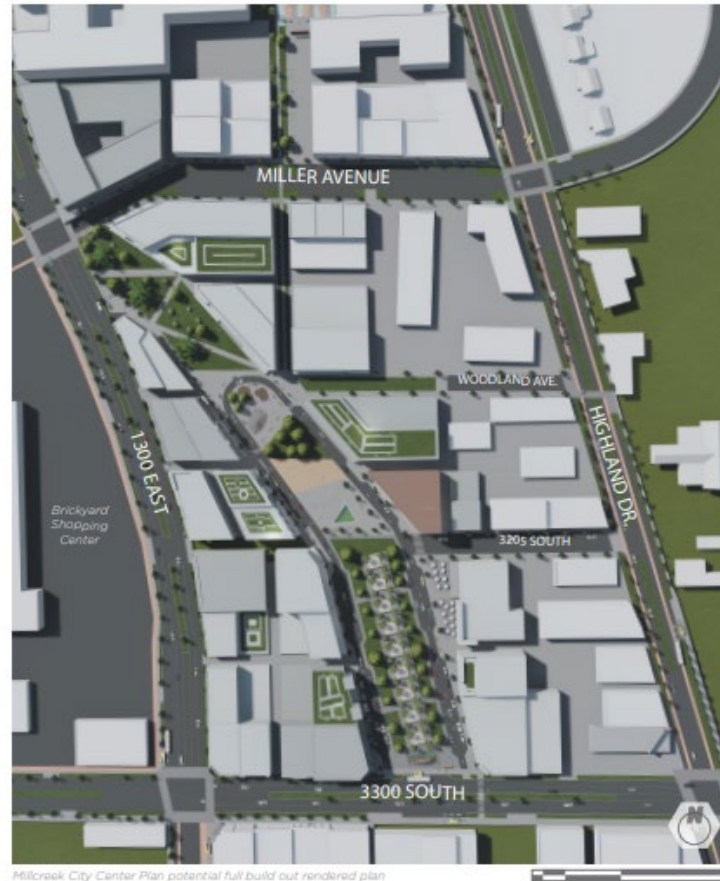
- Diverse mix of land use, including restaurants, community facilities, and multifamily residential.
- Space for local community events and daily socialization.
- Designed as a walkable and pedestrian-scaled activity center.
- Encourages redevelopment and infill.
- Provides employment opportunities.



City Center Master Plan Considerations

THE CITY CENTER SHOULD INCLUDE MUNICIPAL PROPERTY OWNED BY THE CITY AND DESIGNATED FOR PUBLIC USE.

The City Center should serve civic purposes and should include property owned by the City to be used for their goals, referenced in the Introduction section of this plan. This will lead to the development of a signature public space. Building in the City Center is a premier opportunity for any developer seeking to showcase a high-profile project. Therefore, it is appropriate to require developers to invest in public spaces through impact fees and dedication of space for Millcreek residents and visitors to enjoy. A payment in-lieu system is being considered in this area and Mill Park features and land could be dedicated instead of private open space. Such investments might include enhanced street amenities and features in and along the periphery of Mill Park. Additional landscaping and flexible outdoor spaces that can be adapted for public events are a few examples.



Millcreek City Center Plan potential full build out rendered plan

NEW CIVIC CENTER

As a new City, Millcreek may begin to create their long-term civic center in the City Center area. This plan recommends placement on a highly visible corner or a prime location along the center of Mill Park. This area could be the location for a City Hall, community recreation center, public library, and include public parking to serve business and civic needs within Mill Park and other community investments that would bring activity to the City Center area.

MIXED USE DEVELOPMENT

With a low level of 'day time' users currently found in the City Center area, more mixed-use developments with housing, retail, and office will bring people to the City Center at more times of the day and evening. These users would increase demand for retail and restaurants. Those working in the area would have easy access to conveniences found in a City Center. Millcreek Economic Development should create strategies for enticing these types of developments within the City Center during years two through five.



Evolution of the City Center

- Millcreek Common is both wider and bigger than what was envisioned in the master plan.
- Development impacts are less than what was envisioned in the master plan.



City Center Development Summary - Updated 16 November 2021

	Project	Address	Status	Dwellings	Commercial Area	Parking Stalls	Parking Ratio Per Dwelling	Notes
1	The Richmond	1280 E Villa Vista Ave	Under Construction	330	13,000	459	1.4	
2	Cottonwood Highland	1323 E Villa Vista	Under Construction	250	15,000	296	1.2	
3	MC33	3320 S Highland Dr	Technical Review	119	25,000	247	2.1	Owner Occupied
4	The Hudson	1306 E 3300 S	CUP	228	7,735	415	1.8	
5	Millcreek Common West	1311 E 3300 S	DA Pending	202	80,050	460	2.3	City Hall and Shared Parking
6	Millcreek Flats	1350 E Miller Avenue	CUP	198	2,100	351	1.8	
7	Brick Lofts Phase II	1353 E Miller Ave	Pending Application	89	TBD	TBD		
Totals				1,414	142,885	2,228		

Note: Parking ratios are per unit. Higher ratios typically account for differences in unit sizes and a higher share of commercial SF relative to residential dwellings in a project.

Project Status Legend		
Pending Application	Application in Review	Permitted
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction
Development Review Committee Meeting	Preliminary Approval Pending	Building Permit Issued
	Technical Review Pending	Under Construction



CCOZ District Map



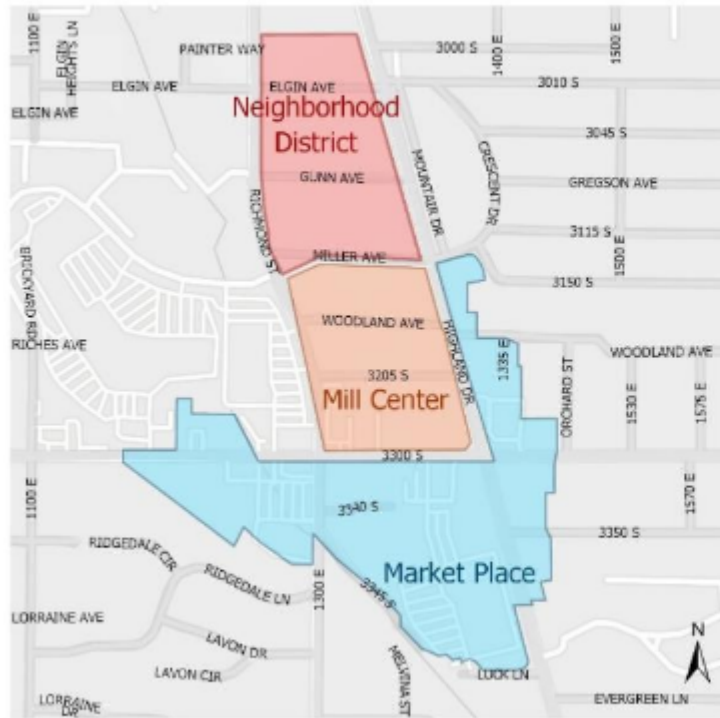
CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	28,000	755
Mill Center	427,000	1,059	82,150	400
Marketplace	321,000	1,042	32,735	345
Total	890,000	3,741	142,885	1,500

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.



Traffic Impacts

CCOZ District Map



CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	28,000	755
Mill Center	427,000	1,059	82,150	400
Marketplace	321,000	1,042	32,735	345
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Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.



Traffic Impacts

At least a free right from Chambers onto 1300 East

Free left and free right from Chambers onto Highland Drive

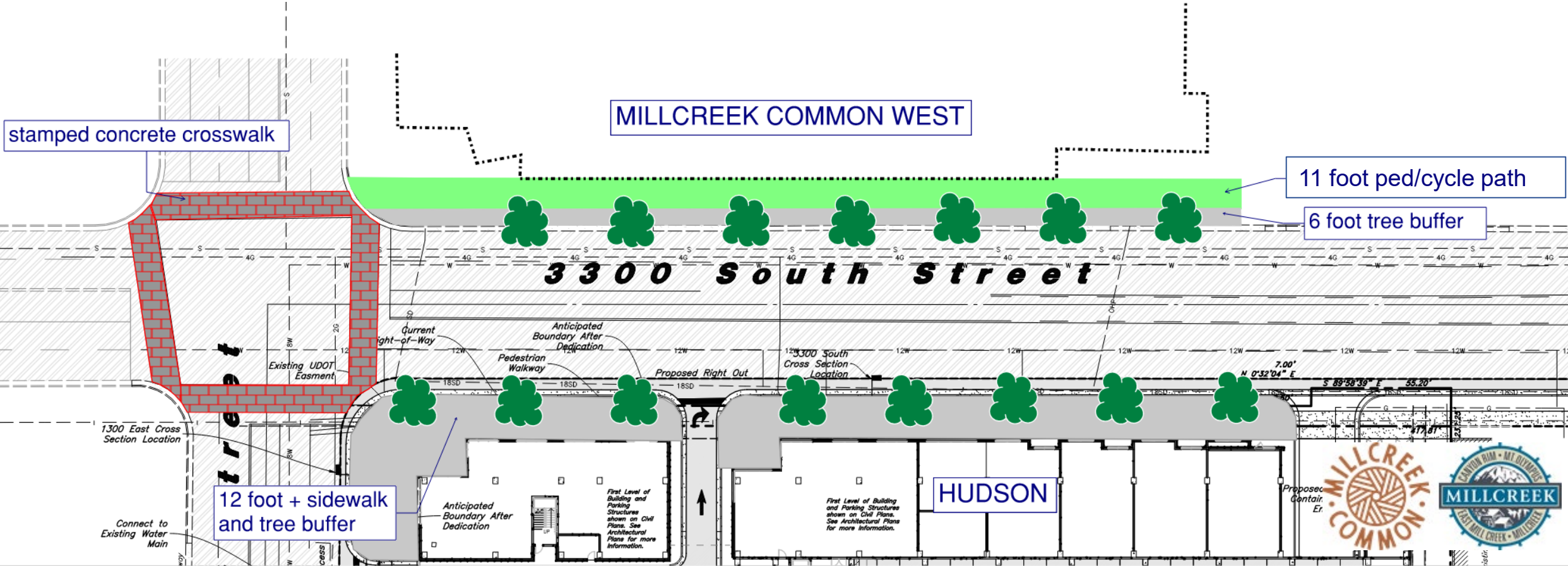
Southbound onto Millcreek Common Lane, then Westbound on 3300 South.

Improved bicycle experience along 3300 South.



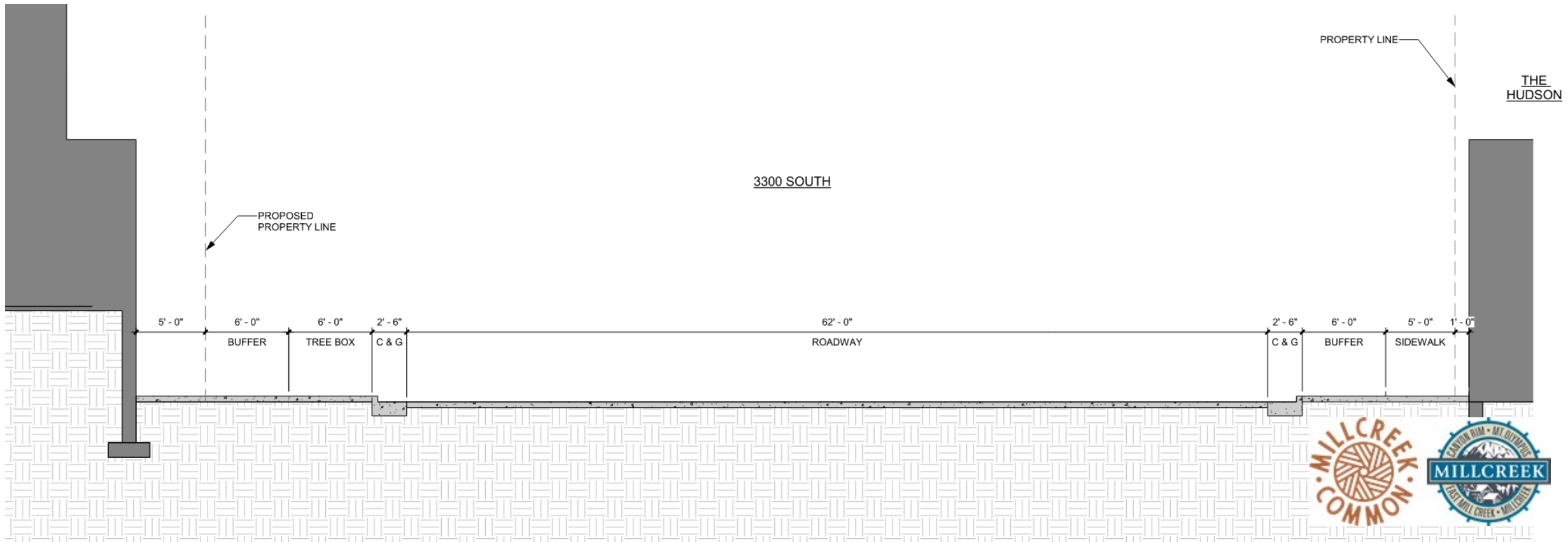
Requested Modifications

- Streetscape



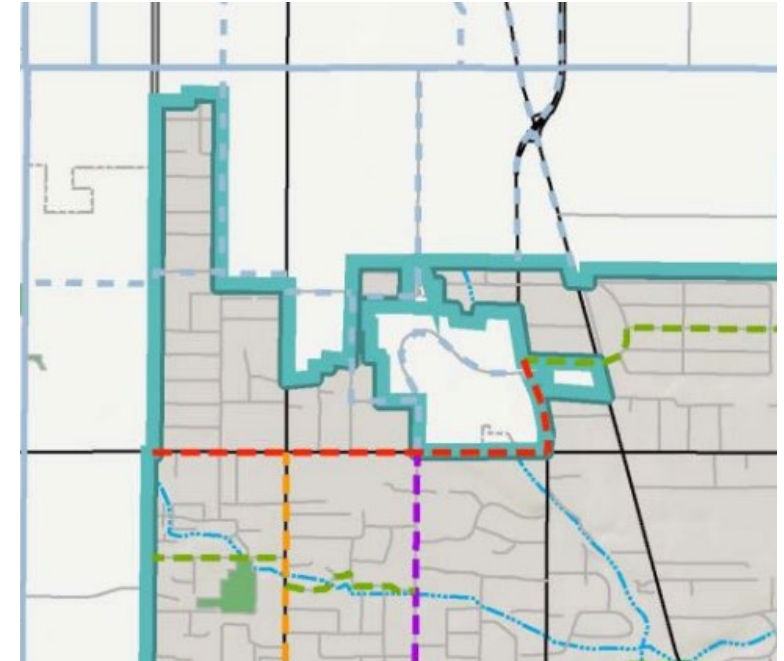
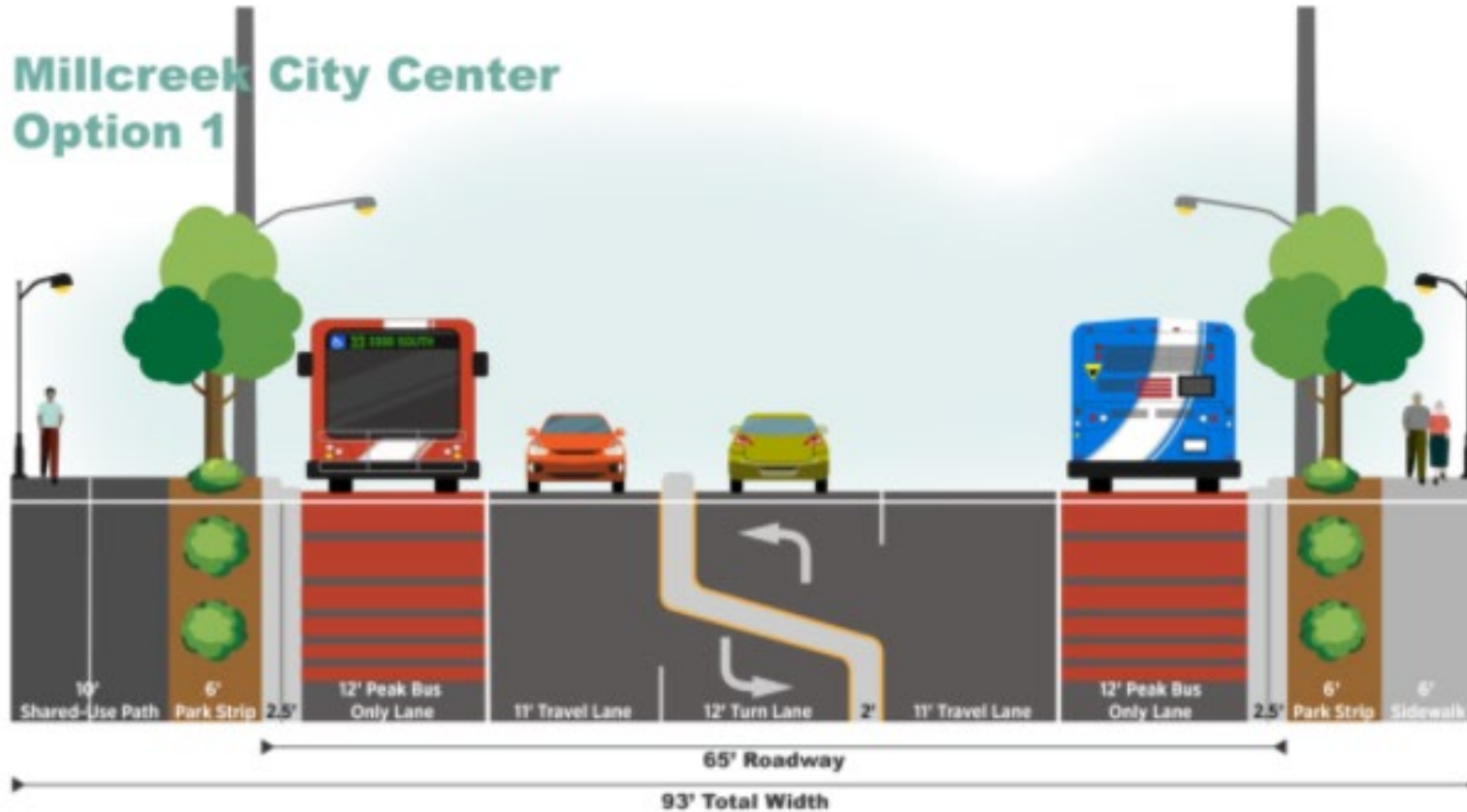
Requested Modifications

- Streetscape



Requested Modifications

- Streetscape



Design Considerations



E1 PLANTING PLAN
0' 10' 20'
1" = 10'



Design Considerations



Rendering - FRONT CORNER



BR-01 GRAYSTONE VELOUR GENERAL SHALE
ARGOS PUTTY MORTAR



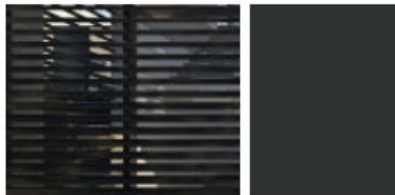
BR-02 MIDNIGHT MIST GENERAL SHALE
ARGOS CHARCOAL MORTAR



VCP 01 - HONEY
VERTICAL CEMENTITIOUS PANEL W/ TRIM- TEXTURED FINISH
WOODTONE - NH4992U



BLACK
PLY GEM WINDOWS
VINYL WINDOW SYSTEM



MTL 05- SCREEN
KNOTWOOD SMOKE - DECORATIVE ARCH. GRILL



CPL 01
CEMENTITIOUS PANEL W/ TRIM
DRIFT OF MIST SW 9166



CLS 01
CEMENTITIOUS SIDING W/ TRIM- SMOOTH FINISH
IRON ORE SW 7069



MTL 04- EXTERIOR GARAGE
BIG SPAN RUSTIC METAL- DECORATIVE ARCH. GRILL



MTL 01-EXTRA DARK
2 COAT KYNAR
MAPES ALUMINUM CANOPIES



MTL 02-DARK BRONZE
PERMACOAT POWDER COATING
KAWNEER STOREFRONT SYSTEM



MTL 03-ANODIZED BLACK
SKU: AB435
ALUCOBONDPLUS



Requested Modifications

- Stepbacks



Requested Modifications

- Stepbacks



CHAMBERS AVENUE

PLAZA - NW
1,261 SF

1300 EAST STREET

PLAZA - SW
1,799 SF

SHARED PARKING DECK

CITY HALL BUILDING
BY OTHERS
LAYOUT TBD

10 feet

25 Feet

PASEO
BY OTHERS
LAYOUT TBD

PLAZA - E
18,822 sf

LOT 4

RESIDENTIAL UNITS ABOVE

5 Feet

Additional 10 foot stepback
between 5th and 6th story

Additional 25 foot stepback
between 5th and 6th story

No Stepback

Stepbacks between the 2nd or 3rd
story and upper stories

Stepbacks above the 5th story

AREA LEGEND

PLAZA - NW (1,261 SF)
PLAZA - NW (1,261 SF)
PLAZA - E (18,822 SF)

SITE REQUIREMENTS

Microbreak West Lot
Total Site Area = 83,099 sf
Open Space Req = 83,099 x 20% = 16,620 sf
Plaza Space Req = 16,620 x 40% = 6,648 sf
City Hall Lot
Total Site Area = 16,905 sf
Open Space Req = 16,905 x 20% = 3,381 sf
Plaza Space Req = 3,381 x 40% = 1,352 sf
Lot 3
Total Site Area = 5,642 sf
Lot 4
Total Site Area = 3,839 sf
COMBINED TOTALS
Combined Site Area = 111,485 sf
Open Space Req = 111,485 x 20% = 22,297 sf
Plaza Space Req = 22,297 x 40% = 8,919 sf

OPEN SPACE

Proposed Open Space
Plaza - NW
Plaza - SW
Plaza - E
2nd Level Courtyard
6th Level Terrace Deck/Pool
Total

PLAZA SPACE

Proposed Open Space
Plaza - NW
Plaza - SW
Plaza - E
Total



365 WEST 300 SOUTH
SUITE 502
SALT LAKE CITY, UT 84101
PHONE: 385.273.3868
dwell@dwelldesign.com

MILLCREEK COMMONS
3300 SOUTH 1300 EAST - NE CORNER MILLCREEK, UTAH

33rd AND 13th, LLC.

ISSUE
1.0000 - SCHEMATIC DEVELOPMENT

REVISION

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SITE DATA

JOB NUMBER: 21-382-01
DRAWN BY: Author
CHECKED BY: Checker
SP-02

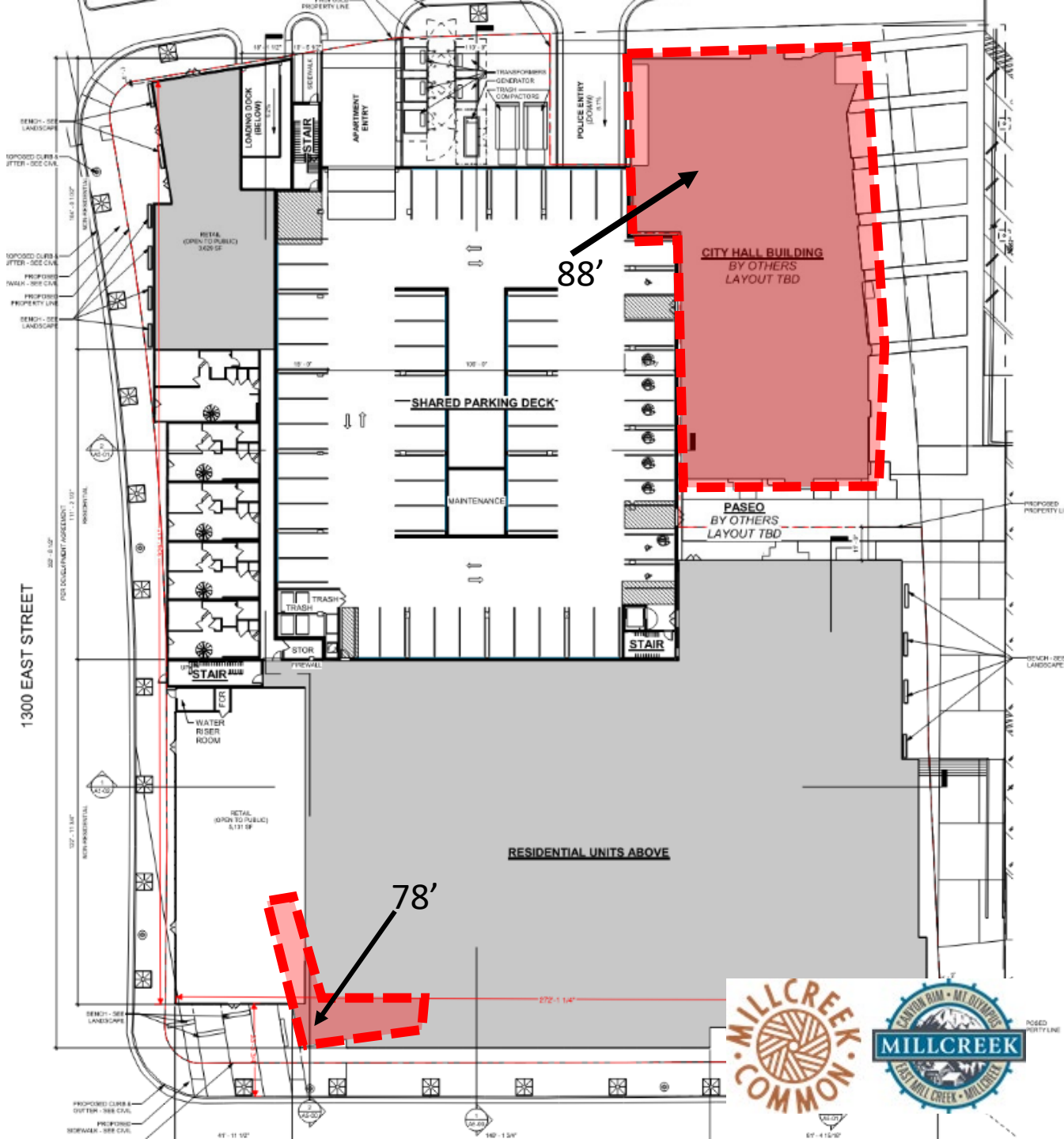
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10/19/2021 12:23:11 PM C:\Users\dwelldesign\Documents\Millcreek Commons West\GIS\dwelldesign\1982.dwg

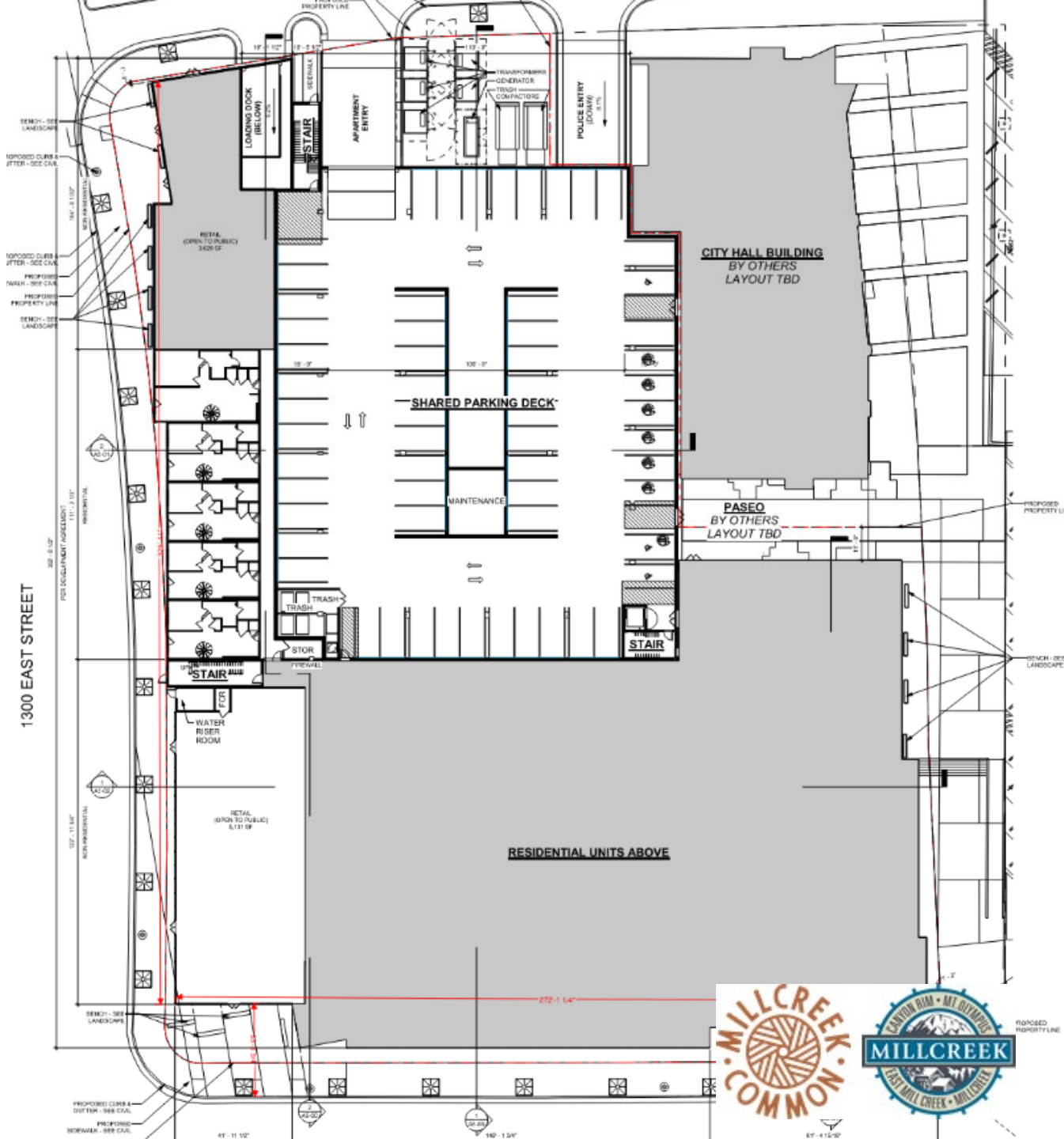
Requested Modifications

- Building Height
- Code Max: 75 feet



Requested Modifications

- Building Length – 330 feet along 1300 East
- Code Max: 300 feet



Requested Modifications

City Hall Roofline

Code: Rooflines
should vary every 100
feet.



VIEW FROM THE NORTH



VIEW FROM THE SOUTH EAST



VIEW FROM THE EAST



VIEW FROM THE NORTH EAST



Recommended Parking Need

Typical Day: 472 spaces used at peak hour

200 person Event: 495 spaces used at peak hour (weekend)

500 person Event: 501 spaces used at peak hour (weekend)

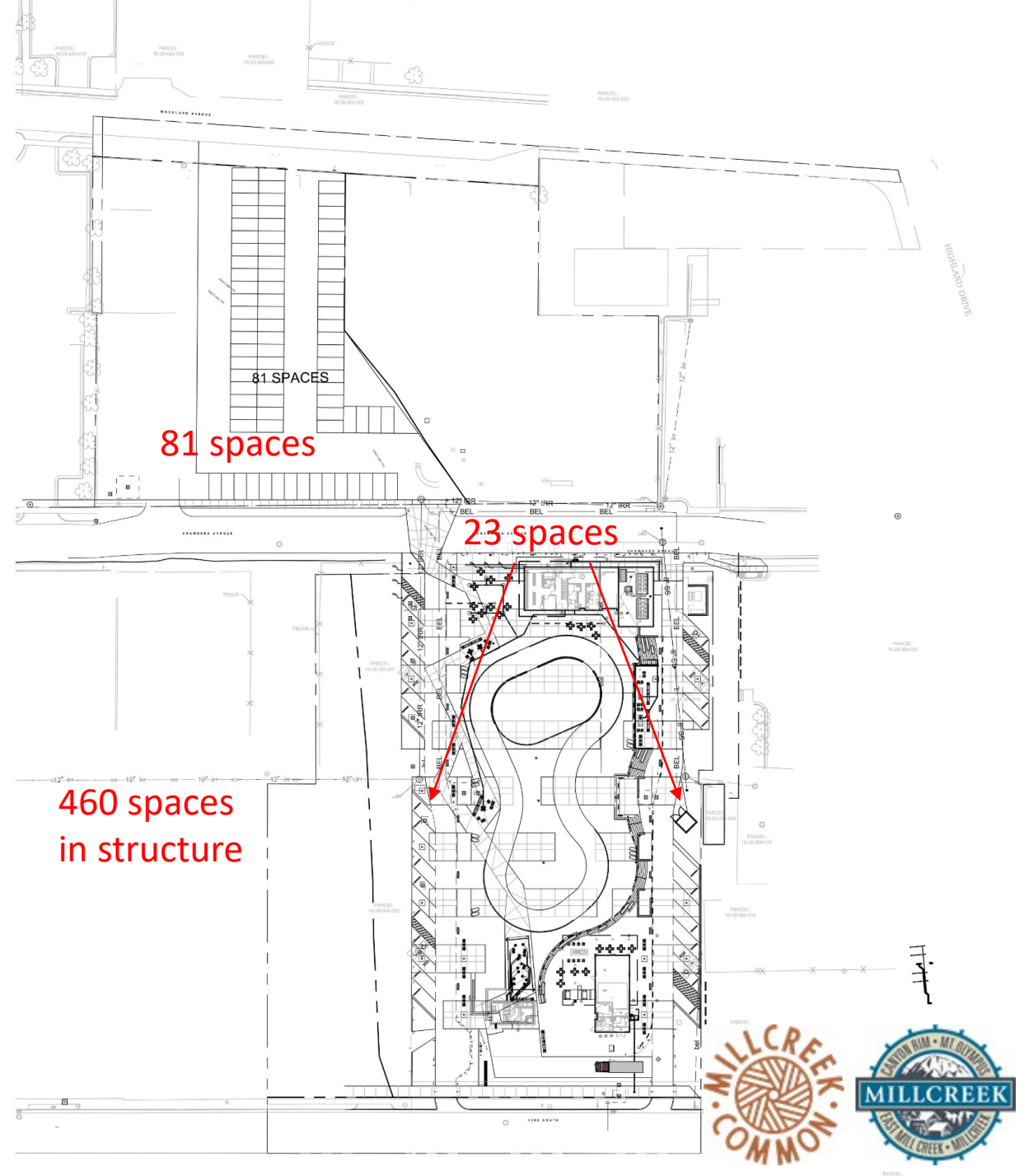
Parking Supply

Structure: 460 spaces (401 publicly available)

Millcreek Common Lanes: 23 spaces

Additional Surface Parking: 81 spaces

Total Available: 505 spaces



Proposed Ordinance Changes

19.73a.050 Development Standards

- A. *Generally: The development standards for any lot in the CCOZ-DA zone shall be the same as in the underlying zone in which the lot is located except as modified by this chapter and an approved site plan and development agreement.*
- B. *Bulk and Yard Regulations: Bulk and yard regulations for the underlying zone may be modified by development agreement, subject to the following limitations:*
- 1. Maximum height standards may only be modified for office/commercial/civic mixed use buildings, regulated by MKZ 19.73.070 (N)(5)(b). In order to qualify for a modification of the maximum height, an office/commercial/civic mixed use building, as defined in MKZ 19.73.070 (N)(5)(b), shall contain at least 40,000 square feet of public uses. In no case shall the maximum height of an office/commercial/civic mixed use building exceed **85 90** feet.*



Proposed Ordinance Changes

2. *Required minimum setbacks may be modified only for building facades developments that front have at least 100 feet of frontage along Millcreek Common, subject to the following standards:*
 - i. *Building setbacks for facades along Millcreek Common may be eliminated, provided the façade has at least 100 feet of frontage along Millcreek Common.*
 - ii. *Building setbacks for facades along 3300 South may be reduced to 5 feet, provided that pedestrian amenities, including sidewalks and a sidepath as defined in the Millcreek Transportation Master Plan, are at least 17 feet in width as measured from the back of curb.*
 - iii. *Building setbacks for facades along 1300 East / Richmond Street may be reduced to 10 feet, provided the façade has at least 100 feet of frontage along 1300 East / Richmond Street.*
 - iv. *No other required building setback may be modified.*
- C. *Required setbacks may be modified, but in no event to the point where shade trees, otherwise required, will not flourish to full maturity.*



Development
Agreement
Approval
Process

Neighborhood Meeting and Open House –
September 16

Joint Planning Commission / City Council
Meeting – November 8

Community Council Presentations -
December

Planning Commission Public Hearing -
December



City Council Meetings and Approval –
December / January



Community Council Recommendations

At a meeting on December 1, 2021, the **Canyon Rim Citizens Association** discussed the proposed project. They broadly expressed support for the project, especially for the protected bicycle lanes proposed for the project. One community council member expressed that the City Hall was too tall. Their bylaws prevent them from making a formal recommendation in December.

At a meeting on December 2, 2021, the **East Mill Creek Community Council** unanimously recommended approval of the proposed project and development agreement.



Community Council Recommendations

At a meeting on December 6, 2021, the **Mount Olympus Community Council** discussed the proposed project. Council members posed questions about emergency preparedness, the provision of affordable housing in this project or elsewhere in City Center, and the maintenance requirements for the wood soffit proposed for the City Hall road structure. They unanimously recommended approval of the proposed project and development agreement.

At a meeting on December 7, 2021, the **Millcreek Community Council** voted 9 to 1 in favor of the proposed project and development agreement. Members of the council expressed a desire for local restaurants along Millcreek Common, operations and maintenance requirements for the shared parking structure, a request that the City consider a traffic mitigation plan and a communications plan during construction, a desire for public art, a concern about combining police and municipal functions, a recommendation that the city consider paid parking as a management tool, and that the city consider a parking management plan for events in excess of 500 people.



Development Agreement Considerations

In exchange for the CCOZ modifications, staff is proposing a development agreement that addresses, at a minimum, the following:

1. The design of the project will be substantially similar to the proposal presented to the Community Councils and Planning Commission, subject to additional recommendations by the Community Councils or Planning Commission.
2. The developer and the City complete a cost-sharing agreement for the construction, operation, and maintenance of the shared parking structure.
3. The developer incorporate a restaurant of at least 3,700 sf along Millcreek Common.
4. The developer consider public art installations for the blank wall along the paseo and the plaza spaces on Chambers Avenue and 1300 East.
5. The developer install all required improvements along the project frontage, including but not limited to the shared bicycle/pedestrian path and the plaza fronting the Millcreek Common.
6. The developer implement the recommendations provided by EPG LLC, the Millcreek Common Designer.



Recommended Findings of Approval

1. The project is designed to enhance the placemaking and community building functions of the Millcreek Common and advances the goals of the general Plan and the City Center Master Plan. The proposed project does not conflict with any applicable policy and guidance of the general plan or the City Center Master Plan.
2. The utilization of shared parking, the use of consistent materials, the expansion of plaza space, the addition of a sidepath, and the program to develop a commercial frontage flanking the entire western edge of Millcreek Common is a design that on the whole serves as a better development than would be possible under the strict application of the City Center Overlay Zone.
3. The project was reviewed by staff and the preliminary site plan generally meets the use and other requirements of the CCOZ-DA and the underlying zones, except as otherwise allowed by the CCOZ-DA and the development agreement.



Recommended Findings of Approval

4. The inclusion of the Unified Police Precinct, the shared parking, the sidepath, the additional plaza space, and the commercial frontage along Millcreek Common enhances the public welfare, enhances urban design and walkability, and supports public investment in the Millcreek City Center.
5. City Hall will be designed to meet or exceed energy consumption standards through the inclusion of a rooftop photovoltaic solar system and a geothermal system for heating and cooling. In addition, all aboveground utilities will be relocated underground. The project does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, or sanitary sewer.

