



MILLCREEK PLANNING AND ZONING

3330 SOUTH 1300 EAST

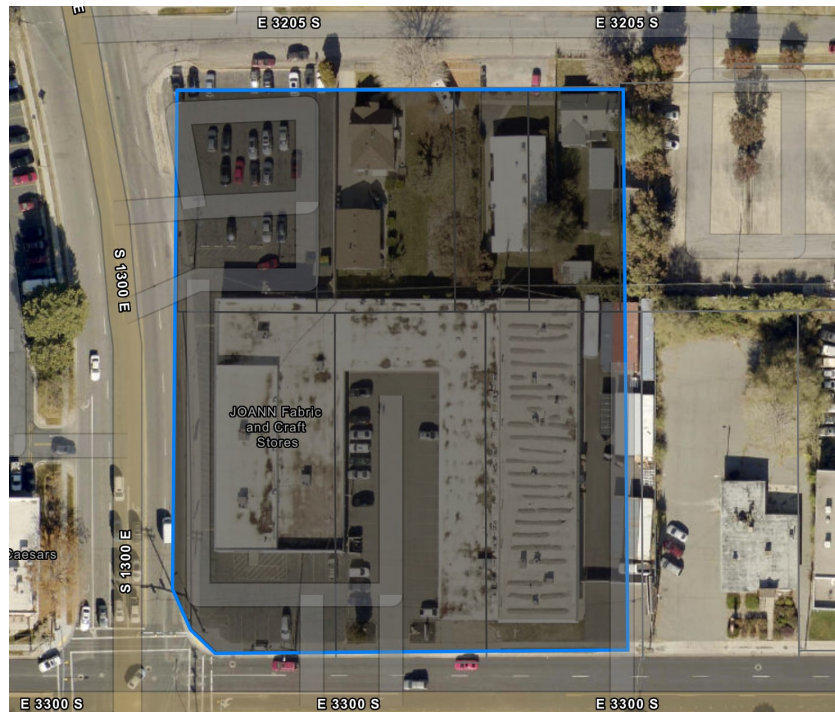
MILLCREEK, UTAH 84106

MEMORANDUM

To: **Planning Commission and City Council**
From: **Francis Xavier Lilly, AICP, Planning Director**
Meeting Date: **8 November 2021**

Re: **ZM-21-004 – Approval of a Development Agreement for Millcreek Common West
Joint Session of the City Council and Planning Commission**

Millcreek and Cottonwood Residential are partnering on a 2.5-acre mixed use development on the land between Chambers Avenue and 3300 South and 1300 East and the western edge of Millcreek Common.



The project will consist of the following (note that areas and parking numbers described below are approximate):

- 1) City Hall – 69,000 sf
 - a. Ground floor Public Market and Café / Restaurant Space – 6,400 sf
 - b. Unified Police Precinct Headquarters
 - c. 6th Floor Community Room – 6,400 sf
 - d. Municipal Offices
 - e. Outdoor Climbing Wall on the northwest corner of building
- 2) Mixed Use Building
 - a. 202 rental dwellings
 - b. Restaurant – 3,800 sf
 - c. Retail and Coworking Office Space – 7,250 sf



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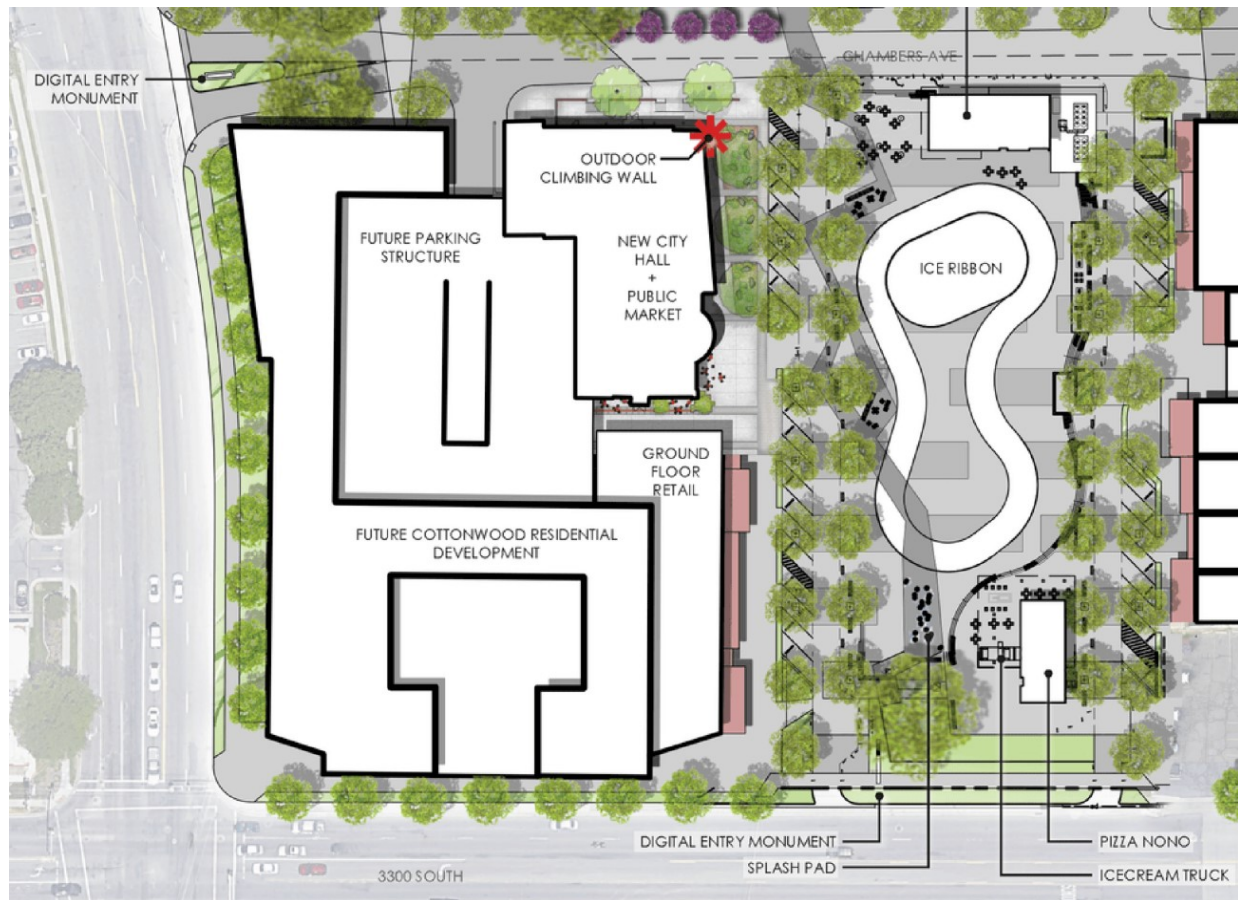
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3) Shared Parking Structure

- 460 total parking stalls (additional on-street parking along project frontage on Millcreek Common)
- 59 stalls reserved for police and city vehicles in a secured basement level
- Remainder of parking to be shared between City Hall and the Mixed Use Building
- Parking Structure costs \$13.5 million – to be jointly funded and operated by City and Millcreek Common West.
- 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.
- Parking will be publicly accessible.

The proposed development is indented to promote the activation of the western edge of Millcreek Common with commercial uses, including a public market and a full-service restaurant. It will be configured as follows:





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Both projects will require modification from the standards of the City Center Overlay Zone as written. They include:

1. Adjusting the *location* of the commercial requirement from the hard corner of 3300 South and Richmond to the frontage along Millcreek Common.
2. Eliminating setback requirements along Millcreek Common.
3. An additional request to modify setback requirements along 3300 South and Highland Drive. Currently the CCOZ requires a 20 foot setback. Applicant is seeking a reduction in that requirement to 10 feet, in order to accommodate the required parking structure.
4. Minor modifications to required open space requirements in lieu of adding an indoor public market, a climbing wall, a community room, and a well-amenitized pedestrian connection between the parking structure and Millcreek Common.
5. Acceptance of a shared parking analysis using the ULI standards more appropriate for a large mixed use development.
6. Allowance of a slightly longer building length for the mixed use building, along 1300 East.
7. Allowance of a slightly taller City Hall to accommodate the community room, and a 2 foot additional height allowance for the mixed use building to accommodate grade changes along the property

The process to approve a Development Agreement for a CCOZ project is outlined in Chapter 19.73A of the Millcreek Code. Part of that process involves a high-level discussion about the projects at a joint meeting of the Planning Commission and City Council. This is the purpose of Monday's meeting. The purpose of the joint meeting is described in MKZ §19.73A.060 (B):

Joint Work Session of the Planning Commission and City Council. *Prior to submitting a complete application and after conducting a neighborhood meeting, an applicant shall schedule with the City a joint work session of the Planning Commission and City Council. The purpose of the joint work session will be to discuss the proposed project and potential development agreement in conceptual detail. A Joint Work Session of the Planning Commission and City Council must be held prior to submitting a complete application.*

As we move toward adopting a development agreement, we hope to follow the schedule outlined below:

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



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Attached are some conceptual site plans, elevations, and renderings of both the mixed use building and City Hall. We welcome your comments and insights as we continue planning this project and preparing a development agreement.

Hyperlinks: [City Center Master Plan](#)
 [Millcreek Together General Plan](#)
 [City Center Overlay – Development Agreement Zone](#)

KEY PROJECT DRIVERS

INVITING AND WELCOMING COMMUNITY RESOURCE

1

The Millcreek City Hall will be a welcoming and inviting resource for the community by providing space that supports the civic engagement of constituents and visitors.

LEVERAGE PRIVATE PARTNERSHIPS TO CREATE A VIBRANT GROUND FLOOR

2

As an anchor within the new Millcreek Common, the goals of the Millcreek City Hall Building will be achieved through collaboration with public and private entities.

EMBRACE BEING CONNECTED BY NATURE

3

Shaped by natural light and views, the new Millcreek City Hall will encourage active movement throughout the building as well as Millcreek Common, embracing the abundant opportunities for outdoor recreation and being connected by nature.

ENHANCE AND SUPPORT THE **LOCAL ARTS AND BUSINESS COMMUNITIES**

4

As a beacon for the community, the Millcreek City Hall will enhance and support the vibrancy of the community by facilitating activities and gatherings that showcase local artists and entrepreneurs.

WOVEN INTO THE FABRIC OF MILLCREEK COMMON

5

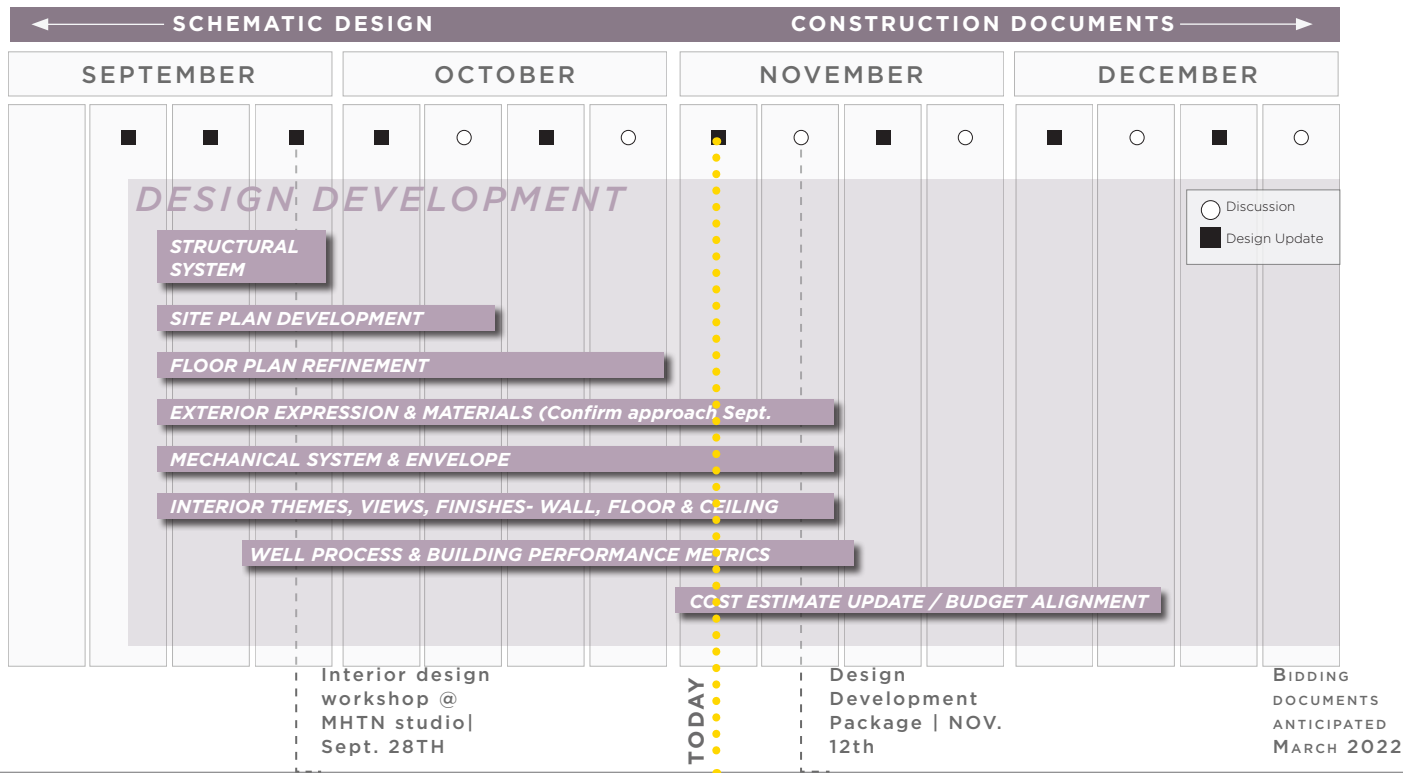
Millcreek City Hall is embedded within a dynamic zone of activity, woven into the fabric of Millcreek Common, surrounded by a variety of compatible businesses including shopping, dining, and entertainment options.

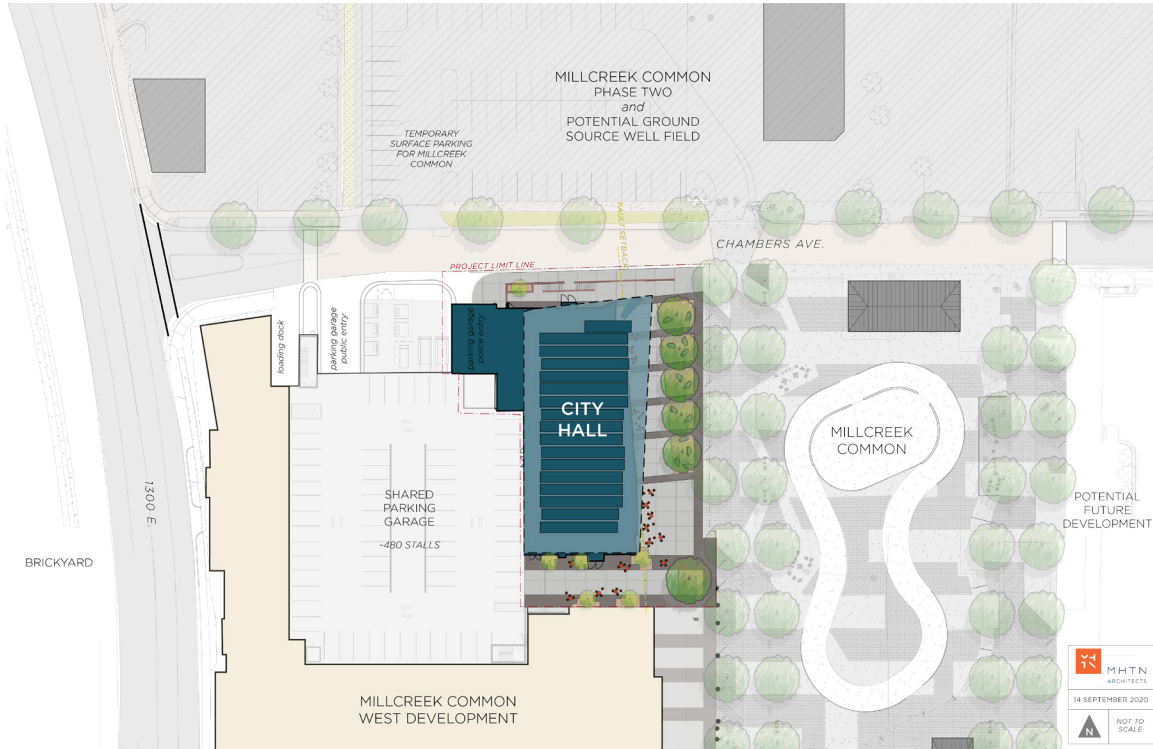
ENHANCE **POLICE- COMMUNITY RELATIONSHIPS**

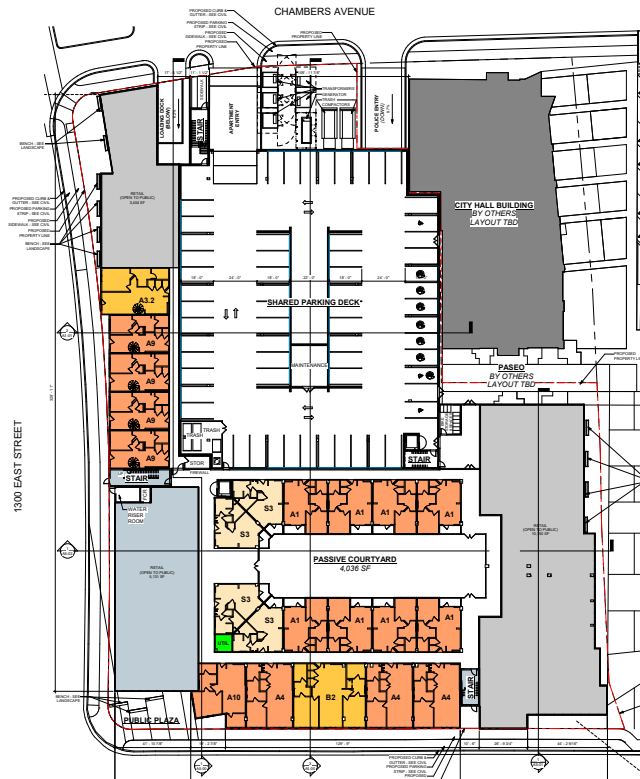
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Millcreek City Hall will be co-located, visible partners with Police, actively connecting with neighbors, promoting public safety through community-focused policing.









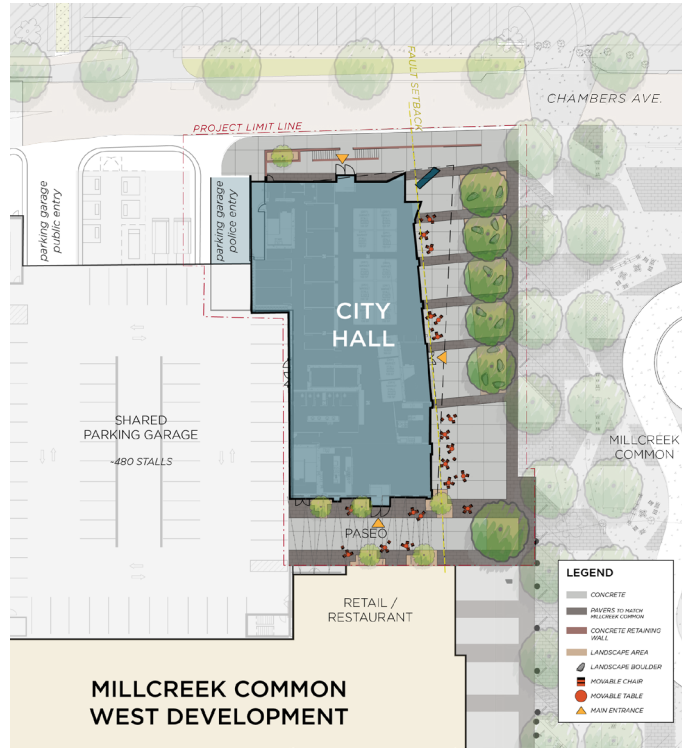


DESIGN DEVELOPMENT UPDATE 09
NOVEMBER 2 2021 | MILLCREEK



MHTN
ARCHITECTS

EAST - DAY | EXTERIOR





DESIGN DEVELOPMENT UPDATE 09
NOVEMBER 2 2021 | MILLCREEK



MHTN
ARCHITECTS

EAST - NIGHT | EXTERIOR



DESIGN DEVELOPMENT UPDATE 09
NOVEMBER 2 2021 | MILLCREEK



MHTN
ARCHITECTS

NORTHEAST | EXTERIOR



DESIGN DEVELOPMENT UPDATE 09
NOVEMBER 2 2021 | MILLCREEK



MHTN
ARCHITECTS

NORTH | EXTERIOR



South-West Corner



North-West Corner - Leasing / Amenity



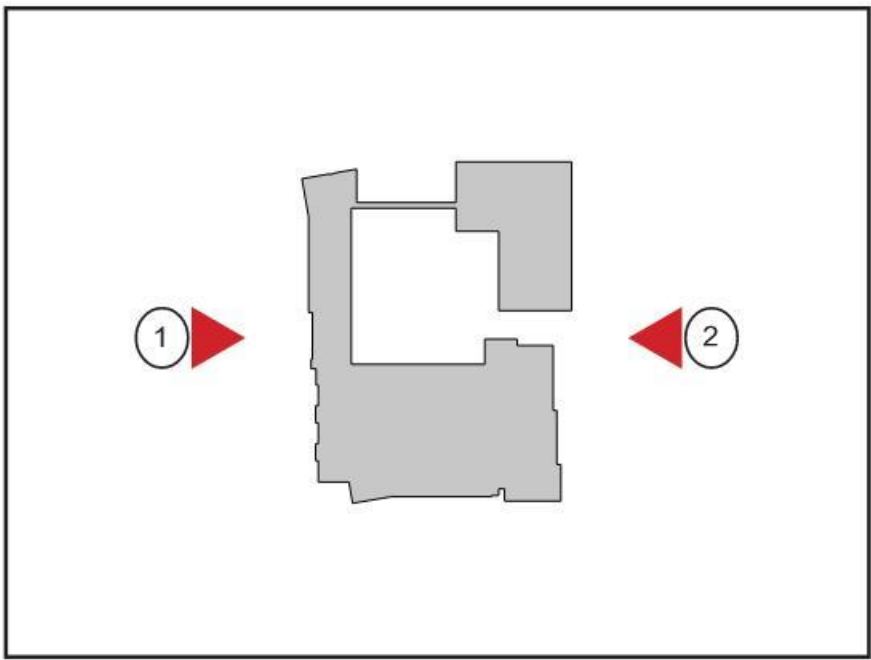
South-East Corner



East Retail View



1 EAST ELEVATION
1/16" = 1'0"



TAG NO.	MATERIAL INFORMATION
01	BRICK -01
02	BRICK-02
03	CPL- 01 DRIFT OF MIST SW 9166
04	CLS- 01 IRON ORE SW 7069
05	MTL- 01 DARK BRONZE
06	MTL- 02 DARK BRONZE
07	MTL- 03 DARK BRONZE ACM PANEL
08	MTL- 04 DECORATIVE SCREEN STYSTEM
09	MTL- 05 DECORATIOIVE LOUVER SYSTEM
10	VCP 01-VERTICAL CEMENTITIOUS PANEL
11	ALUM. MESH RAILING
12	GLASS RAILING
13	STOREFRONT SYSTEM
14	DECORATIVE ALUM. TRELLIS



2 WEST ELEVATION
1/16" = 1'0"



Rendering - FRONT CORNER



VCP 01 -HONEY

VERTICAL CEMENTITIOUS PANEL W/ TRIM- TEXTURED FINISH
WOODTONE -NH4992U



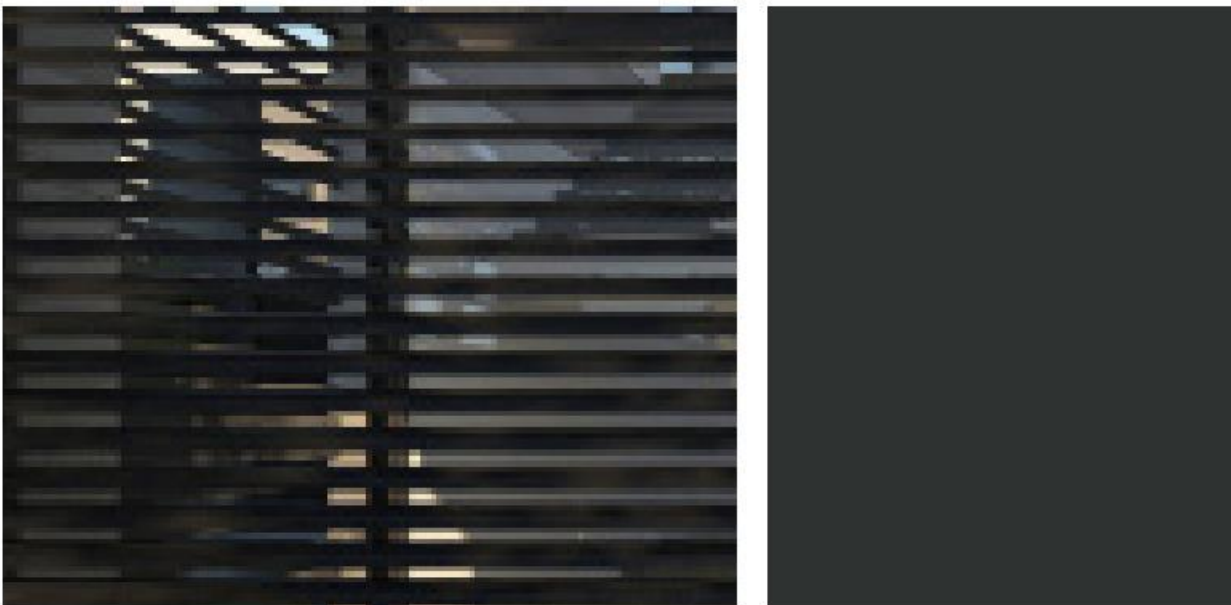
BR-01 GRAYSTONE VELOUR GENERAL SHALE
ARGOS PUTTY MORTAR



BR-02 MIDNIGHT MIST GENERAL SHALE
ARGOS CHARCOAL MORTAR



BLACK
PLY GEM WINDOWS
VINYL WINDOW SYSTEM



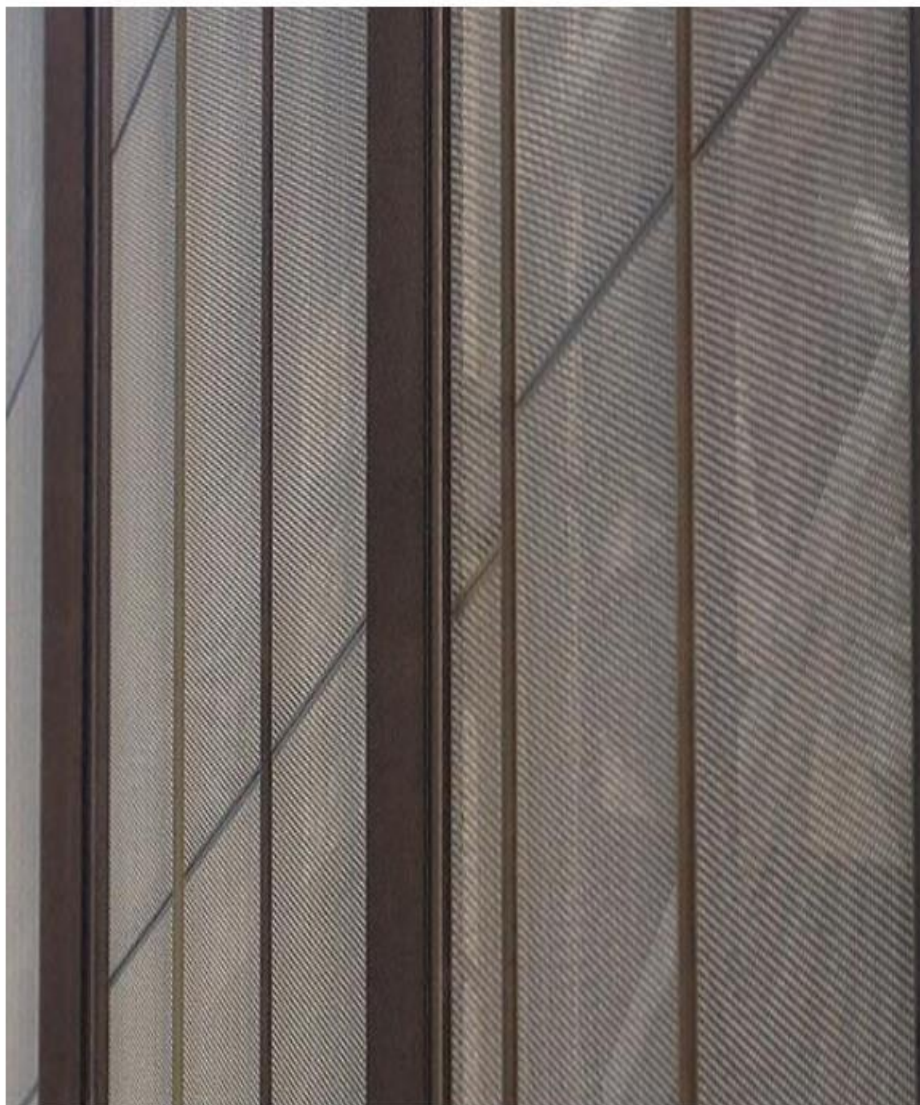
MTL 05- SCREEN
KNOTWOOD SMOKE - DECORATIVE ARCH. GRILL



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



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



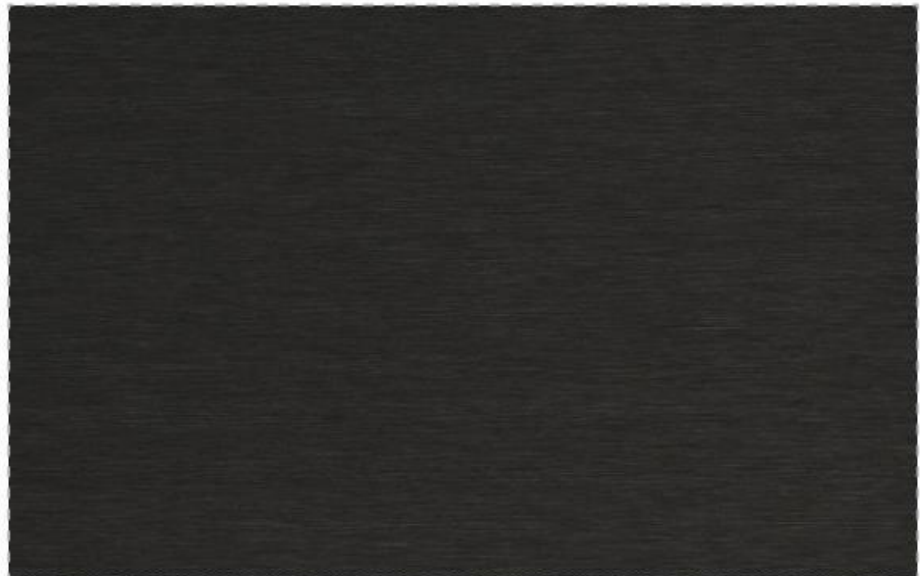
MTL 04- EXTERIOR GARAGE
BIG SPAN RUSTIC METAL - DECORATIVE ARCH. GRILL



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

