

PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM



Planning Division
Department of Community
and Economic Development

Gold's Gym
Planned Development
PLNPCMC2013-001002
1172 Brickyard Road
February 12, 2014

Applicant:

Rachel McKenzie, architect for Richardson Design, on behalf of Gold's Gym

Staff:

Katia Pace, 535-6354,
katia.pace@slcgov.com

Current Zone:

CS – (Community Shopping)

Master Plan Designation:

High Density Mixed Use

Portion of Current Parcel#:

16-29-427-040

Proposed Lot Size:

87,555 square feet

Current Use:

Vacant

Community Council:

Sugar House - Maggie Shaw, Chair

Council District:

City Council 7 - Lisa Ramsey Adams

Applicable Land Use Regulations:

- 21A.26.040
- 21A.55
- 21A.59
- 21A.44

Attachments:

- A. Site Plan & Elevations
- B. Departmental Comments
- C. Pedestrian Access
- D. Parking Exhibit
- E. Photos
- F. Sugar House Community Council

Request

Rachel McKenzie, architect for Richardson Design and representing Gold's Gym, is requesting a Planned Development to remodel an existing unoccupied building (approximately 11,939 sq ft) located at 1172 E. Brickyard Road with a new entrance façade on the west side as well as expand the building towards the east approximately 10,691 sq ft. The proposed use is a gym. This property is located within the CS (Community Shopping) zoning district. In the CS zoning district when a building is expanded by more than 25% it is subject to planned development approval.

Recommendation

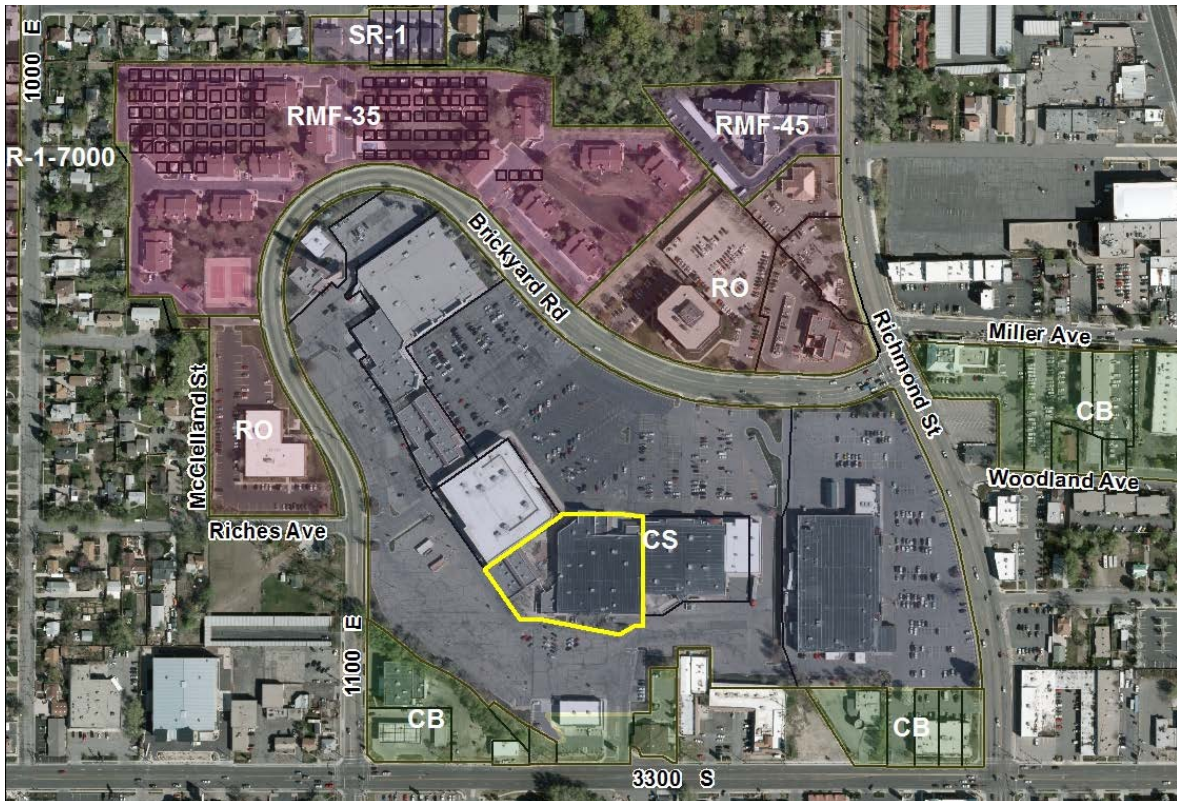
Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards for Conditional Use and therefore recommends the Planning Commission approve the application.

Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed Planned Development subject to:

1. The applicant will be required to meet City standards for development as stipulated by the various City Departments/Divisions in the attached comments.
2. That the applicant add a striped crosswalk through the parking lot drive aisles, connecting the pedestrian access from 1100 East.

VICINITY MAP



Project Information

Background

The project site is located at approximately 1172 E. Brickyard Road at the southern entrance to the Brickyard Plaza retail center. The Brickyard Plaza and the subject building were built approximately in 1980. The plaza is composed of five lots and multiple buildings. Four of the lots have multiple buildings and tenants, and are located in the center of the plaza. One of the five lots is the parking for the whole plaza and it surrounds all of the buildings.

The subject lot has two buildings divided by a courtyard. One of the buildings is the home for Zurchers and Office Max and for additional shops on the back. Zurchers and Office Max, along with the majority of the retail businesses in the plaza, face the north side of the plaza and Brickyard Road. There are a few small businesses and offices that face the south and west portion of the plaza. The primary access for the south and west portion of the plaza is from 3300 South and a secondary access from 1100 East.

The subject building is currently vacant and was more recently used as a gym on the main floor with offices on the upper floor.

Project Description

The proposal is to remodel this building (approximately 11,939 square feet) with a new entrance façade on the west side and expand the building towards the east approximately 10,691 square feet. The proposed use will be a Gold's Gym.

The project abuts a Kohl's store on the northwest. When approached by the applicant the big chain stores that occupy the north side of the plaza accepted the proposal for additional building with a condition that the parking and entrance be from the southwest side of the plaza and that the pedestrian path, that now connects both sides of the plaza, be eliminated. In addition, there is an agreement with the stores that there will be no entrance to the gym from the north side of the plaza. The companies have concerns that the proposed gym will generate too much demand for parking and take parking away from them. The parking on the west and south side of Brickyard Plaza is underutilized because most of the entrances to the stores are from the northeast side of the building.

Part of the courtyard will be eliminated due to the extension of the building. The courtyard is located behind the Zurchers and Kohl's buildings and not easily visible. It's currently not fully used and because of the lack of use this area has a drug activity problem.

The proposed project will keep in line with existing architectural styles, building forms, building materials and building relationships of the neighboring Brickyard Plaza buildings. The existing brick will be the prominent exterior building material with stucco accents. The new façade is proposed to have a gable parapet and new canopy to enhance the entrance of the proposed gym.

The Planned Development approval is necessary because the expansion is beyond 25% of the existing space. The existing buildings were built to property line, so any addition could not meet the setbacks required in the CS zone, however, the planning commission may modify the standards for this project in the approval of the planned development.

Zoning Considerations

Analysis: Zoning considerations are summarized as follows:

Requirement	Standard	Proposed	Complies?
Height	45' (plus additional 5 feet for mechanical equipment parapet wall)	32.5' - parapet wall 26'-8 1/4" - behind parapet wall	Yes
Front Yard Setback	30'	6' Front Entrance 1'	No. Requesting relief as part of the planned development
Side and Corner Yard Setback	15'	None	No. Requesting relief as part of the planned development
Rear Yard Setback	30'	Irregular shape, but greater than 30'	Yes
Lot Width	150'	Irregular shape, but greater than 150'	Yes
Lot Area	No minimum for shopping center pad	87,555 sq.ft. for the two buildings	Yes
Required Parking	68 regular spaces 3 ADA space 6 bike spaces	114 regular spaces 3 ADA space 6 bike spaces	Yes

Access Restrictions	One driveway per 150 feet of frontage on arterial or major collector street	Existing shared driveway from 300 South	Yes
Landscape Yard	Landscape yard of 15 feet on all front and corner side yards	Existing	Yes, the existing site has landscaping along street facing property lines.

Findings: This lot has an irregular shape. The subject lot contains two buildings that were built to the property line. There is space between the buildings that will diminish with the proposed development. The setback and landscaping for the project do not comply with the current zoning district, however, pursuant to chapter 21A.55 of the Zoning Ordinance, the planning commission may modify the standards for a project in the CS zoning district in the approval of a planned development.

Public Notice, Meetings and Comments

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on January 30, 2014.
- Public hearing notice posted on property on January 31, 2014.
- Public hearing notice posted on City and State websites on January 30, 2014.
- Public hearing notice emailed to the Planning Division list serve on January 30, 2014.

Sugar House Community Council Comments

On January 13, 2014, the applicant went before the Sugar House Land Use committee and on February 5, 2014 went to the regular meeting of the Sugar House Community Council. At the first meeting there was discussion about the result of eliminating the pedestrian path. The concern was that it will affect pedestrian traffic from 3300 South trying to access the north side of the plaza. There are other pedestrian accesses further east and west of the courtyard, but that means more walking and the east access is not pedestrian friendly. The notes from the second meeting can be seen as Attachment F.

City Department Comments

Comments were received from City departments and can be viewed on Attachment B. No comments were received which would preclude the proposed development. The applicant will be required to meet City standards for development as stipulated by the various City Departments/Divisions in the attached comments.

Analysis

Staff Analysis (Standards for Planned Development in CS District; *Section 21A.55.050*)

A. **Planned Development Objectives:** *The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section;*

Analysis: City Code 21A.55.010 provides the following objectives for planned developments:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;

- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing; or
- H. Utilization of “green” building techniques in development.

Finding: The project follows objective A because it is trying to fit in better with the already existing buildings and development. In addition, it is trying to activate the southwest side of the plaza.

B. Master Plan and Zoning Ordinance Compliance: *The proposed planned development shall be:*

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and

Analysis: The proposed development is within the Sugar House Master Plan area and property designated for High Intensity – Mixed Use. The Sugar House Master Plan also recommends that Brickyard Plaza make attempts to be more pedestrian friendly.

The subject site is currently vacant; it is part of the larger Brickyard Plaza. The proposed recreation use is supported by the future land use map. There is a concern that the project will eliminate an existing pedestrian path; however, there are other pedestrian accesses (see Attachment C.) This does result in a further walking distance for pedestrians. The reason for eliminating the pedestrian path is to satisfy the adjacent property owner’s condition.

Finding: Even though it will eliminate the pedestrian path, this particular site will be located adjacent to 3300 South and will have the potential to be used by pedestrian because it is next to a bus route. In addition, it has the pedestrian access from 1100 East that is a connection to a residential neighborhood. Therefore the project complies with the master plan and intent of the zoning ordinance.

2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The purpose of the ‘CS’ Community Shopping district is “to provide an environment for vibrant, efficient and attractive shopping center development at a community level scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. ” The new gym on the southwest side of Brickyard Plaza will improve the utilization of the southwest side of the development because the use will act as an anchor to the area and the underutilized parking lot will be put to more efficient use. Furthermore, the activity level may increase the pedestrian environment from 3300 South to the site, which is currently lacking due to the nature of 3300 South.

Finding: The project complies with the purpose of the ‘CS’ Community Shopping zoning district.

C. **Compatibility:** *The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:*

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;

Analysis: Access to the site will primarily be gained from 3300 South, an arterial road, which is suitable and adequate to carry the anticipated traffic. Indirect access can also be gained through Brickyard Road and from 1100 East which is a residential road and more conducive to local pedestrian traffic. The project will also have bike racks near the gym.

2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.

Analysis: The public currently utilizes the shopping center driveway to gain access to Brickyard Plaza from the south. No unusual traffic patterns or conflicts will be generated by this proposed use. The south entrance to the plaza is used much less frequently than the entrances located along Brickyard Road to the north. This south driveway has the capacity to handle the proposed gym.

The proposed use has hours of operation of approximately 5:00 AM to Midnight. The adjacent properties are commercial use and therefore the proposed hours will not create any nuisances for these properties.

3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

Analysis: The proposed internal circulation system is designed for motorized traffic and pedestrian access via sidewalks. The pedestrian path to the north and south portions of the plaza will be eliminated which will mostly affect pedestrian traffic from 3300 South trying to access the north side of the plaza. There are other pedestrian accesses further approximately 610 feet to the east and 575 feet to the west of the courtyard (see Attachment C.). This does result in a further walking distance for pedestrians. The reason for eliminating the pedestrian path is to satisfy the adjacent property owner’s condition. The existing internal circulation system was designed primarily with the automobile in mind, with little regard to pedestrian connections. However, from 1100 East, there is an existing sidewalk through the parking area. There is not a

striped crosswalk where the sidewalk crosses the internal drive aisles, but it should be added to mark the safest place for pedestrians to cross the site. This crosswalk would be north of the subject building, closer to the remaining pedestrian access to the east side of the buildings.

4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

Analysis: The commercial plaza area is already served by Salt Lake City Public Utilities (water) and sewer services from the Mt Olympus Sewer District. The entire plaza complex is served by one master water meter. Any new water services to the proposed space would need to come from the existing onsite water services on the property side of the water meter.

5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and

Analysis: The surrounding land uses are commercial, so the impacts will be similar to what is emanated from adjacent users. The addition is located between the existing buildings in a relatively unused courtyard, so no additional light, noise, or odor is expected to be generated by the changes.

6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

Analysis: The existing surrounding uses are primarily retail in nature. As proposed, the development will improve this site, which has been vacant and may attract new users to the site, which could have beneficial results for the other businesses located in Brickyard Plaza or nearby.

Finding for standards 1 through 6: The stripe crosswalk should be a condition of approval that would satisfy standard 3. With said condition the project satisfies standards 1 through 6.

- D. **Landscaping:** *Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;*

Analysis: Landscape will be unaltered, except for where the new addition is taking some landscape out. Fourteen mature trees on the south side will be retained, and three mature trees will be retained on the north side or rear of the proposed building.

Finding: The project satisfies this standard.

- E. **Preservation:** *The proposed planned development shall preserve any historical, architectural, and environmental features of the property;*

Analysis: There are no historical, architectural, and environmental features to be preserved on the site.

Finding: The above standard does not apply to this project.

- G. *Compliance with other applicable regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.*

Analysis: Other than the modifications requested by the applicant, the proposed development complies with all other applicable codes and ordinances.

Finding: The project satisfies this standard.

In addition to the standards above, Zoning Ordinance section 21A.55.090 lists specific standards that apply to the CS zoning district. The following standards apply to this proposal:

- A. *Development shall be primarily oriented to the street, not an interior courtyard or parking lot.*

Analysis: The proposed development is compatible with the character of the area, which is primarily retail, both large and small stores. The proposed building design is similar to the existing Brickyard Plaza buildings and does not create any adverse impact on adjacent uses. The parking lot already exists and will not change. This area of Brickyard Plaza is technically in the rear of the project. However, the addition is filling in a gap between existing buildings. While the intent of this standard is to push development closer to the street, there are existing parcels of land between this property and 3300 South. The intent of this standard does not necessarily apply to an addition proposed on an existing building that is located several hundred feet from the closest street and that has other parcels of land between it and the street.

- B. *Primary access shall be oriented to the pedestrian and mass transit.*

Analysis: The entrance to the building will be on the south side of the Brickyard Plaza facing the 3300 South entrance to the plaza. Pedestrian traffic will most likely be generated from 3300 South because there is a bus stop at that entrance of the plaza. An existing sidewalk on 1100 East provides pedestrian access to Brickyard Plaza from a bus stop and the closest signalized intersection on 3300 South. By adding a striped crosswalk through the parking lot drive aisles, the pedestrian orientation would be improved.

Finding: The proposal complies with this standard provided a striped crosswalk is added where the existing sidewalk through the development crosses the drive aisle that is closest to the building.

- C. *Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.*

Analysis: The proposed project will keep in line with existing architectural styles, building forms, building materials and building relationships of the neighboring Brickyard Plaza buildings. The existing brick will be the prominent exterior building material with stucco accents. The new façade will have approximately 22 feet of glass which is approximately 22% of the front façade. The east elevation will have approximately 40% glass.

Finding: The proposed building facades will meet this standard.

D. *Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.*

Analysis: The new façade is proposed to have a gable parapet and new canopy to enhance the entrance of the proposed gym. In addition, the amount of glass will be increased at the entrance to the building that is located on the southwest side of the building.

Finding: The proposed building facades will meet this standard.

E. *Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.*

Analysis: The parking lot does not create any adverse impacts to the adjoining property or the neighborhood. The parking lot will be unaltered; it has been in existence since the 1980s. Furthermore, the parking lot south of the proposed addition is technically in the back of the development and separated from 3300 South by other parcels of land or other existing buildings.

Finding: The project partially satisfies this standard.

F. *Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.*

Analysis: As mentioned above, the proposed internal circulation system is designed for motorized traffic and pedestrian access via sidewalks. The pedestrian path to the north and south portions of the plaza will be eliminated which will mostly affect pedestrian traffic from 3300 South trying to access the north side of the plaza. There are other pedestrian accesses further east and west of the courtyard, but that means more walking and the east access is not pedestrian friendly (see Attachment C.)

Finding: By adding a crosswalk, the pedestrian access from the street is actually closer to the courtyard that will remain. In addition, the new gym on the southwest side of Brickyard Plaza will be a catalyst for change on that side of the plaza and with a bus route on 3300 South future development on this side of Brickyard will be more inviting to pedestrian as well as automobile customers.

G. *Dumpsters and loading docks shall be appropriately screened or located within the structure.*

Analysis: The dumpster location already exists and is screened. There are no loading docks proposed.

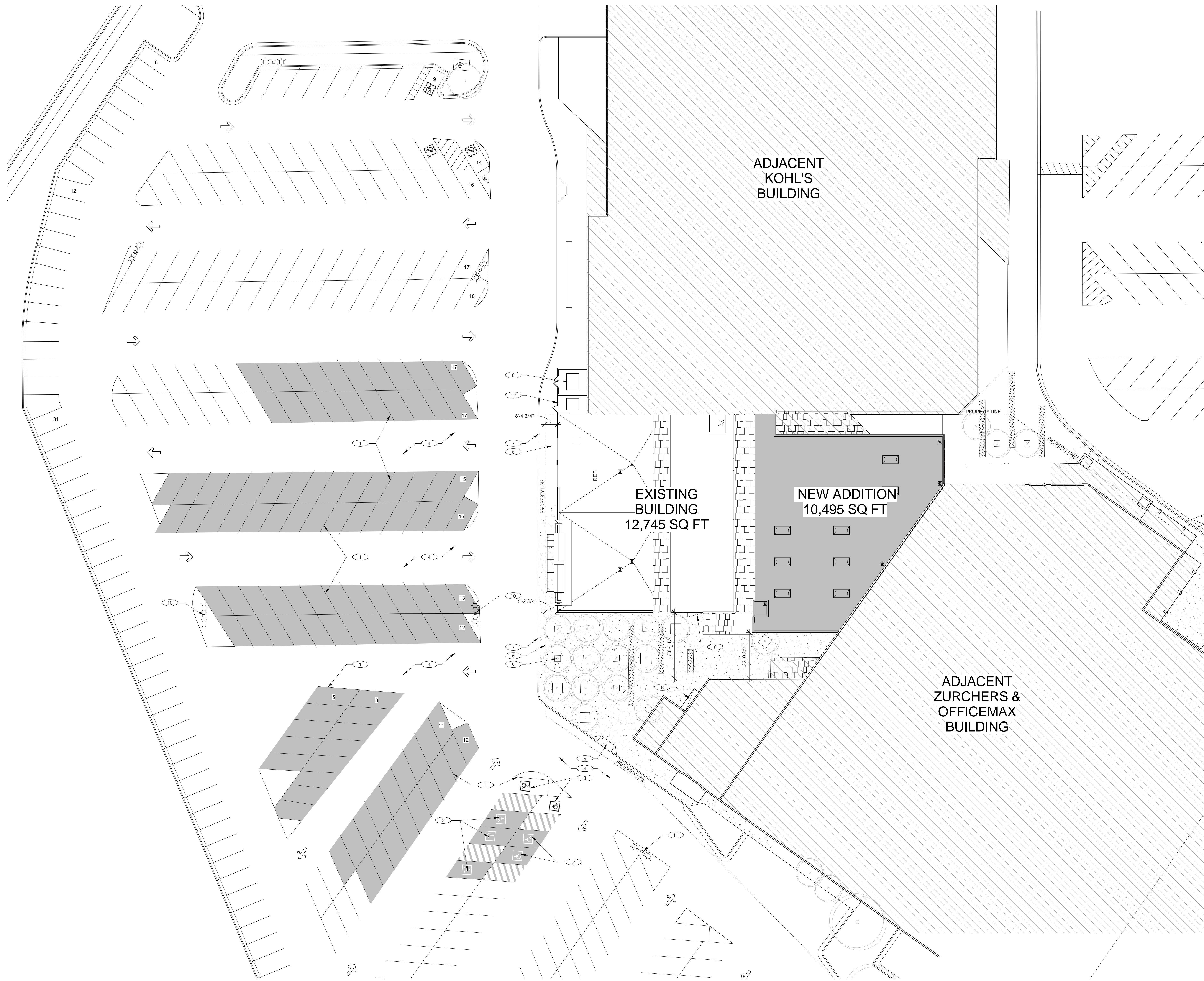
Finding: The proposed redevelopment satisfies this standard.

H. *Signage shall emphasize the pedestrian/mass transit orientation.*

Analysis: The front building façade will contain the name “Gold’s Gym Express” in lighted letters along with a logo. Also, a spot will be provided on the existing pylon signs.

Finding: The proposed redevelopment satisfies this standard.

**Attachment A
Site Plan & Elevations**



GENERAL NOTES	
1. EXISTING CONDITIONS ARE INCLUDED FOR CONVENIENCE AND CLARITY AND MAY CONTAIN INACCURACIES. THE CONTRACTOR SHALL MAKE HIM OR HERSELF FAMILIAR WITH AND FIELD VERIFY THE EXISTING CONDITIONS, AND ALL THE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION REQUIRED FOR THE NEW OR REMODEL WORK CALLED FOR IN THE CONTRACT DOCUMENTS.	

PARKING CALCULATIONS	
TOTAL BUILDING AREA:	23,240 S.F.
MAIN LEVEL:	18,106 S.F.
SECOND LEVEL:	5,134 S.F.
TOTAL PARKING REQUIRED:	70 STALLS = 3 STALLS / 1,000 S.F.
TOTAL PARKING PROVIDED:	117 STALLS = 5 STALLS / 1,000 S.F.
ADA STALLS REQUIRED:	5 STALLS
TOTAL ACCESSIBLE STALLS PROVIDED:	5 STALLS
ACCESSIBLE VAN STALLS REQUIRED:	1 STALL
TOTAL ACCESSIBLE VAN STALLS PROVIDED:	5 STALLS

■ DENOTES GOLD'S GYM PARKING

- SHEET NOTES**
- EXISTING PARKING LOT STRIPING TO REMAIN
 - NEW ACCESSIBLE PARKING STALL
 - EXISTING ACCESSIBLE STALL TO REMAIN
 - EXISTING ASPHALT PAVING TO REMAIN
 - EXISTING ACCESSIBLE RAMP TO REMAIN
 - EXISTING CONCRETE PAD/SIDEWALK TO REMAIN
 - EXISTING CONCRETE CURB / CURB & GUTTER TO REMAIN
 - EXISTING ELECTRICAL EQUIPMENT TO REMAIN - SEE ELECTRICAL PLANS
 - EXISTING LANDSCAPING TO REMAIN
 - EXISTING POLE MOUNTED PARKING LOT LIGHT FIXTURE TO REMAIN
 - GAS METER LOCATION - SEE CIVIL DRAWINGS
 - EXISTING FENCED ENCLOSURE TO REMAIN

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

01.13.14 - REVIEW SET - NOT FOR CONSTRUCTION

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6866
F: 801.355.6880

CONSULTANT:

GOLD'S GYM - BRICKYARD PLAZA
1172 EAST BRICKYARD ROAD
SALT LAKE CITY, UTAH 84106

GOLD'S GYM OF UTAH
1259 SOUTH 800 EAST
OREM, UTAH 84097

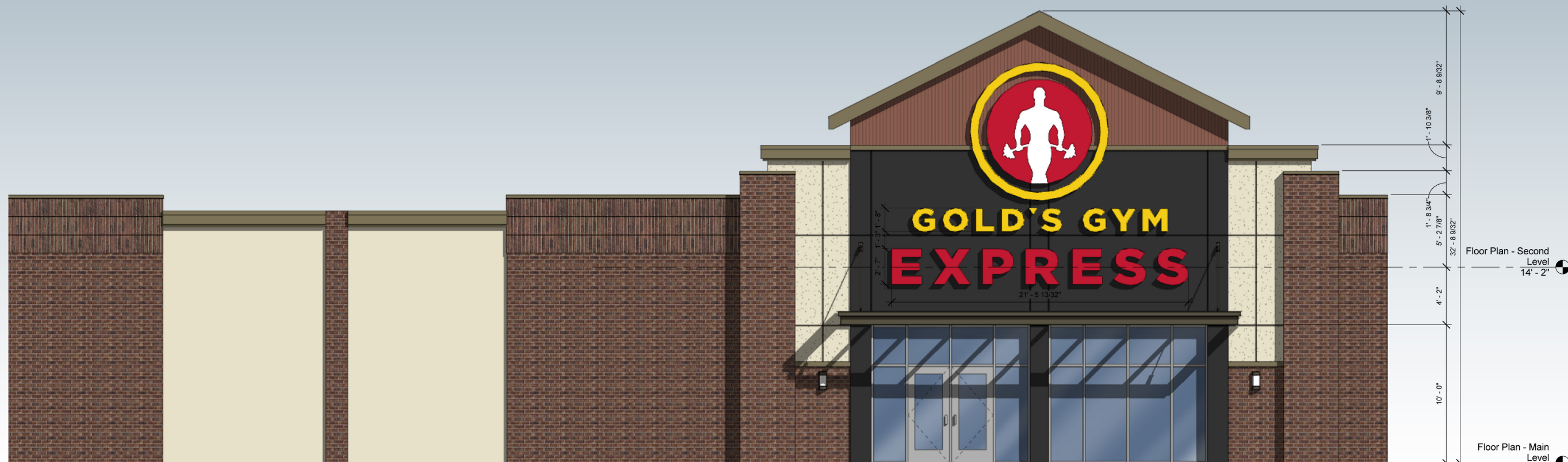
OWNER:

ARCHITECTURAL SITE PLAN

A001

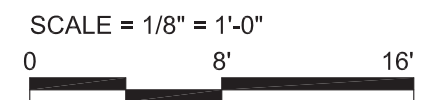
DATE	DESCRIPTION

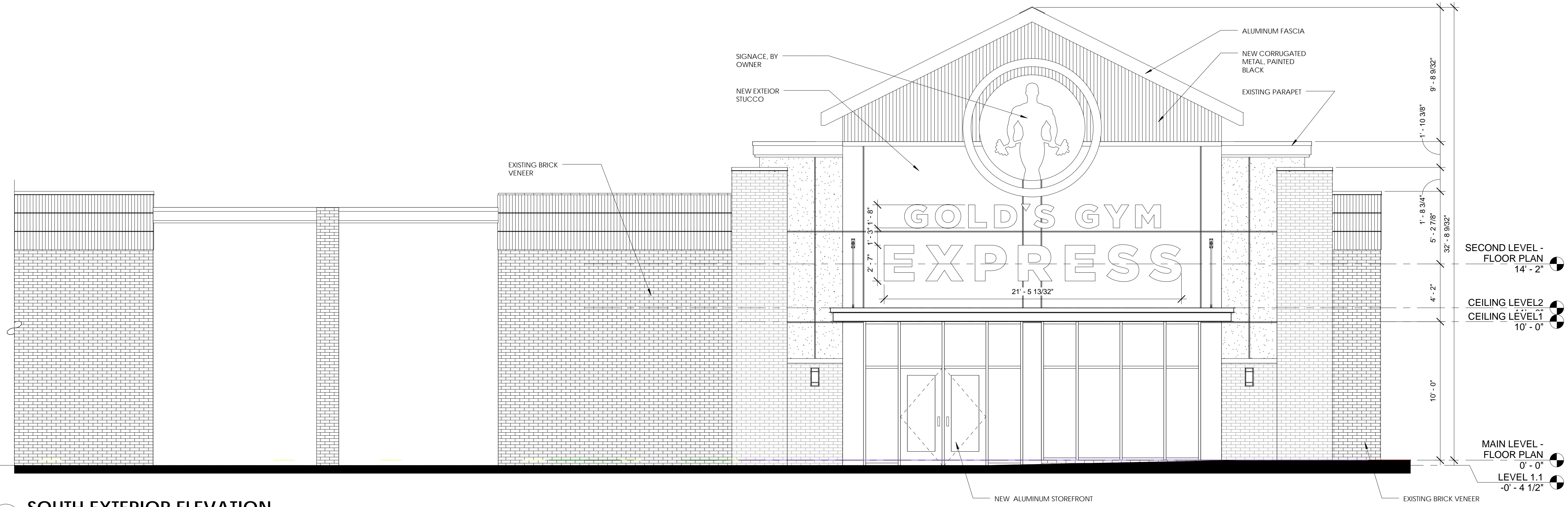
PROJECT # 1448 M
DRAWN BY: Kuby
CHECKED BY: Chisler
SHEET #



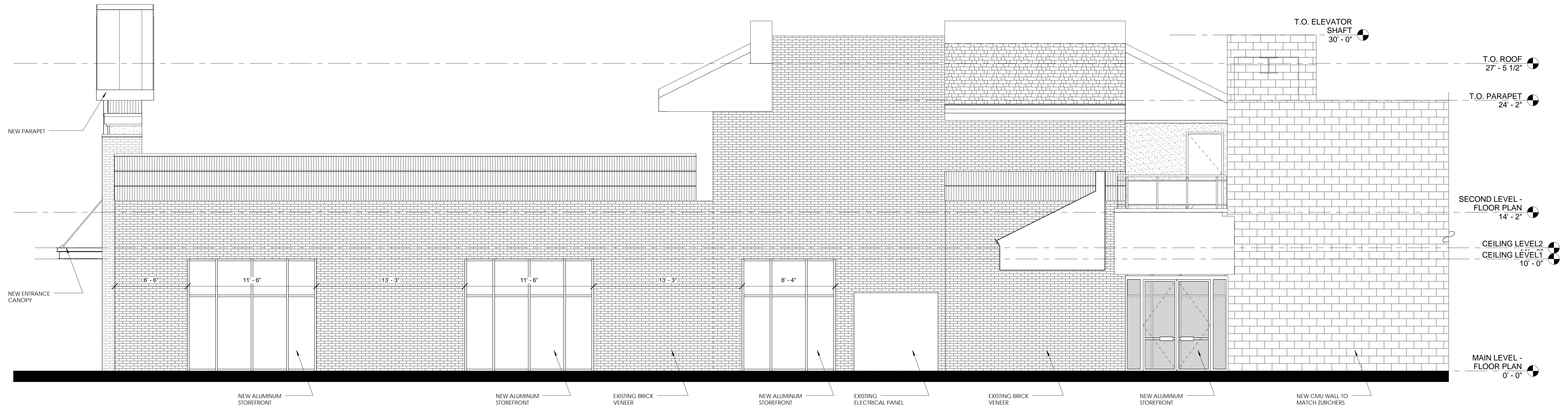
GOLD'S GYM - BRICKYARD PLAZA

FRONT EXTERIOR ELEVATION

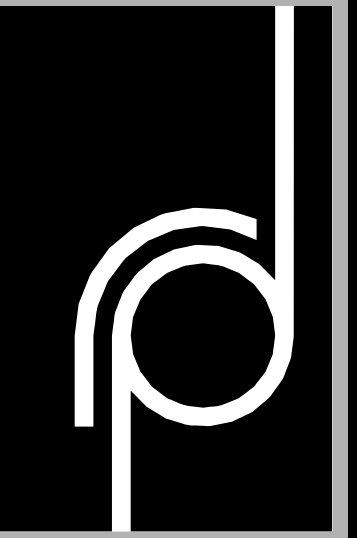




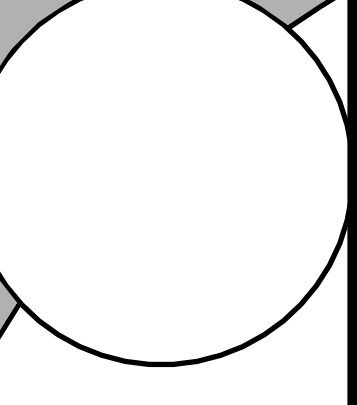
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6865
F: 801.355.6880



THE GRAPHIC MATERIAL AND DESIGN ON THIS SET ARE HEREBY SET ASHORE AND SHALL BE THE PROPERTY OF THE ARCHITECT. ANY REUSE OR REPRODUCTION OF ANY PART OF THE GRAPHIC OR DESIGN CONTENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. © 2018 THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. ALL RIGHTS RESERVED.

CONSULTANT:

Scott Felsted
OWNER:

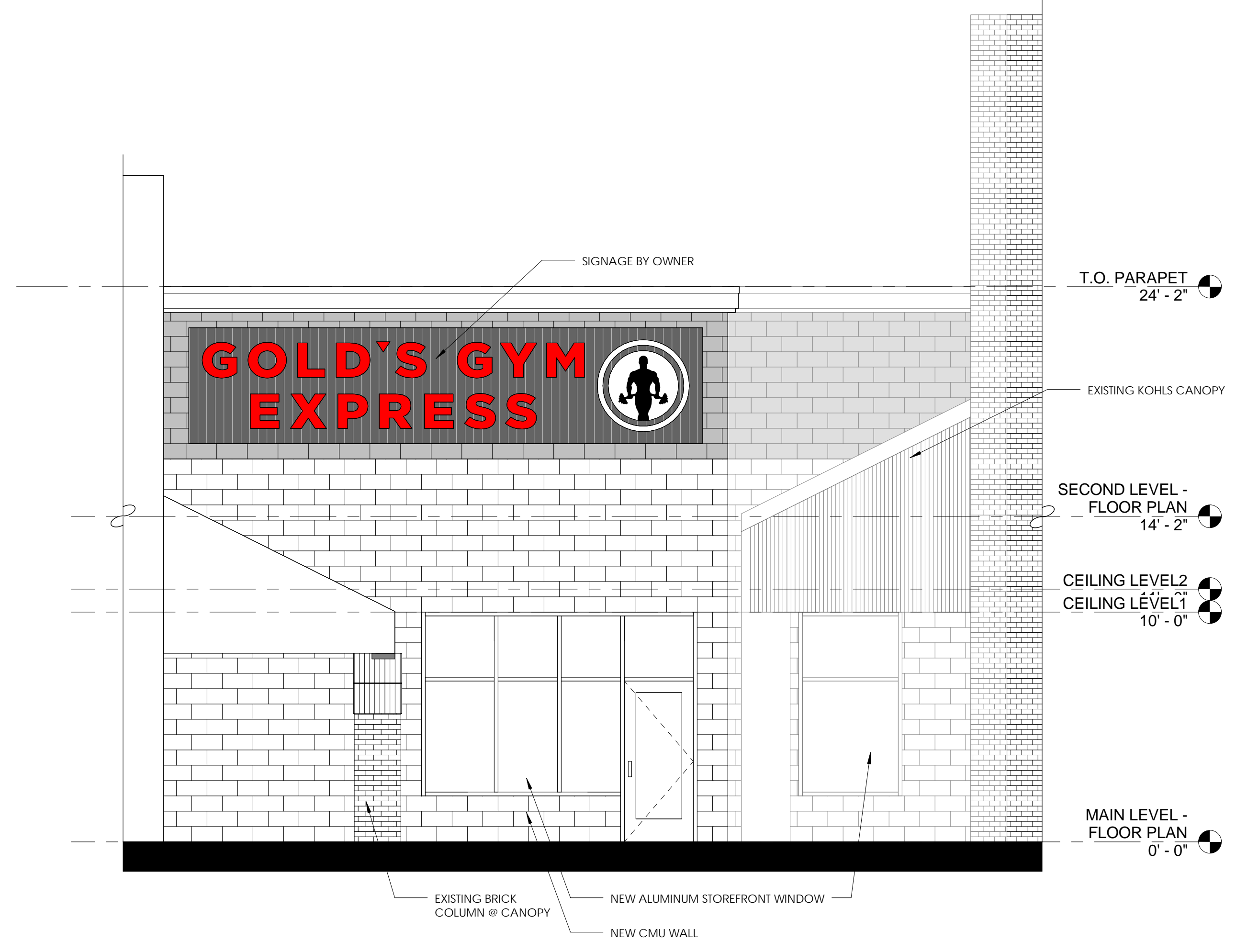
GOLD'S GYM - BRICKYARD PLAZA
1166 EAST BRICKYARD ROAD
SALT LAKE CITY, UTAH 84106

DATE	DESCRIPTION

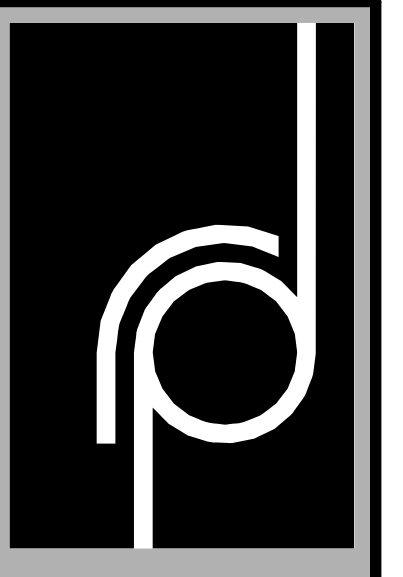
PROJECT # 1166
DRAWN BY: Kelly
CHECKED BY: Chris
SHEET #

EXTERIOR ELEVATIONS
A201

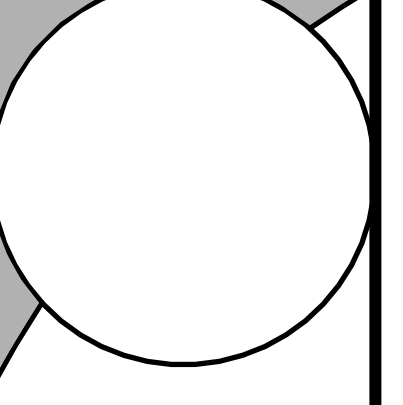
11.19.13 - REVIEW SET - NOT FOR CONSTRUCTION



1 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6865
F: 801.355.6880



THE GRAPHIC MATERIAL AND DESIGN ON THIS SET ARE REPRESENTATIVE OF THE DESIGN AND SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.

11.19.13 - REVIEW SET - NOT FOR CONSTRUCTION

CONSULTANT:

Scott Felsted

OWNER:

GOLD'S GYM - BRICKYARD PLAZA

1166 EAST BRICKYARD ROAD
SALT LAKE CITY, UTAH 84106

PROJECT:

DATE	DESCRIPTION

PROJECT # _____
DRAWN BY: Kelly
CHECKED BY: Chris

EXTERIOR ELEVATIONS

A202

Attachment B
Departmental Comments



Work Flow History Report

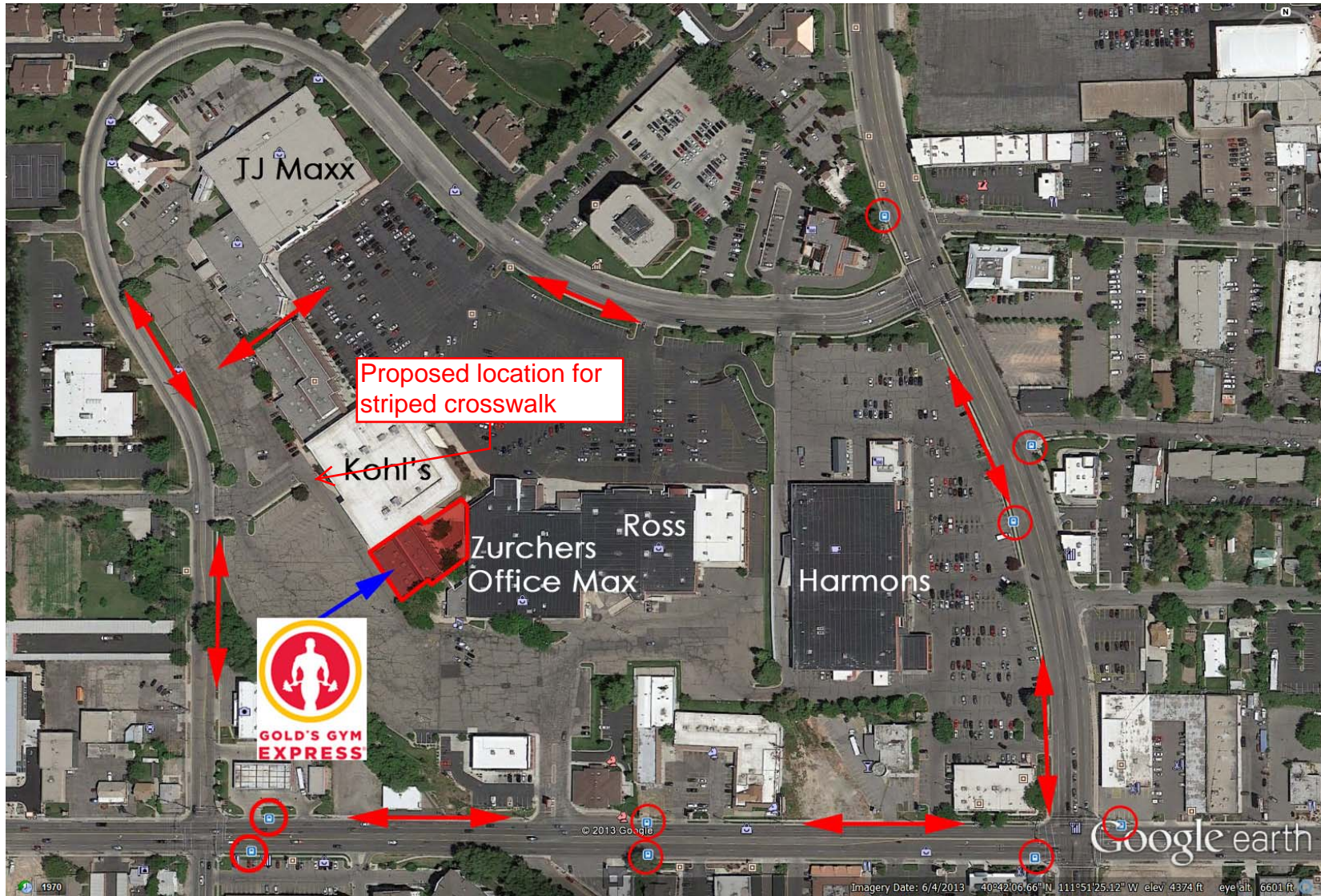
1172 E BRICKYARD Rd

PLNSUB2013-01002

Date	Task/Inspection	Status/Result	Action By	Comments
1/6/2014	Engineering Review	Complete	Weiler, Scott	<p>The Engineering comments at the DRT in November were:</p> <p>Public Way Permit may be required for project completion, depending on the applicant's need for water or sewer service upgrade. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact George Ott @ 801-535-6396 for Permit information) Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248.</p> <p>Assuming there is not a need to make utility cuts in the public way, I think the main comment is that a certified address may be needed.</p>
1/7/2014	Fire Code Review	Complete	Itchon, Edward	No comments.
1/8/2014	Building Review	Complete	Brown, Ken	The addition shall be designed to comply with all appropriate building and fire code requirements.
1/8/2014	Planning Dept Review	In Progress	Pace, Katia	Sugar House Land Use Mtg. for Jan. 13 th , and regular meeting on February 5 th .
1/8/2014	Zoning Review	Complete	Brown, Ken	21A.55 requires a legal description for the proposed 16-29-427-040 parcel along with a site plan which is drawn to scale, showing the property lines, the property line dimensions, and how the property lines relate to the proposed addition.
1/13/2014	Transportation Review	Complete	Walsh, Barry	The Brickyard parking calc's note 713 required stalls and 1298 provided with 585 extra, Gold's Gym notes 68 required with 3 ADA at 3/K and the Brickyard allocates 114 at 5/K. Bicycle parking needs to be noted at 5% of the allocated parking for the new use and expansion, equal to 6 bicycle stalls for that use. The Site plan needs to show bike rack location and details per city standard F1.f2.
2/4/2014	Public Utility Review	Complete	Stoker, Justin	<p>The commercial shopping area is already served by water for our department and sewer services from the Mt Olympus Sewer District. The entire shopping complex is served by one master meter. Any new water services to the proposed space would need to come from the existing onsite water services on the property side of the water meter.</p> <p>Plans for their connection would need to be provided for review, approval and permitting prior to construction.</p>
2/7/2014	Police Review	Complete	Pace, Katia	No comments.
2/7/2014	Sustainability Review	Complete	Pace, Katia	No comments.

Attachment C Pedestrian Access

Access: PEDESTRIAN PATHS AND PUBLIC TRANSIT



SITE
CONTEXT

Walking Study: FROM THE 11TH EAST BUS STOP TO KOHL'S



Line Path Pro

Measure the distance between multiple points on the ground

Length: 0.24 Miles

Mouse Navigation

Save Clear



WALKING TIME = 4 MIN. 48 SEC.

SITE
LOCATION

Walking Study: FROM THE 11TH EAST BUS STOP TO KOHL'S



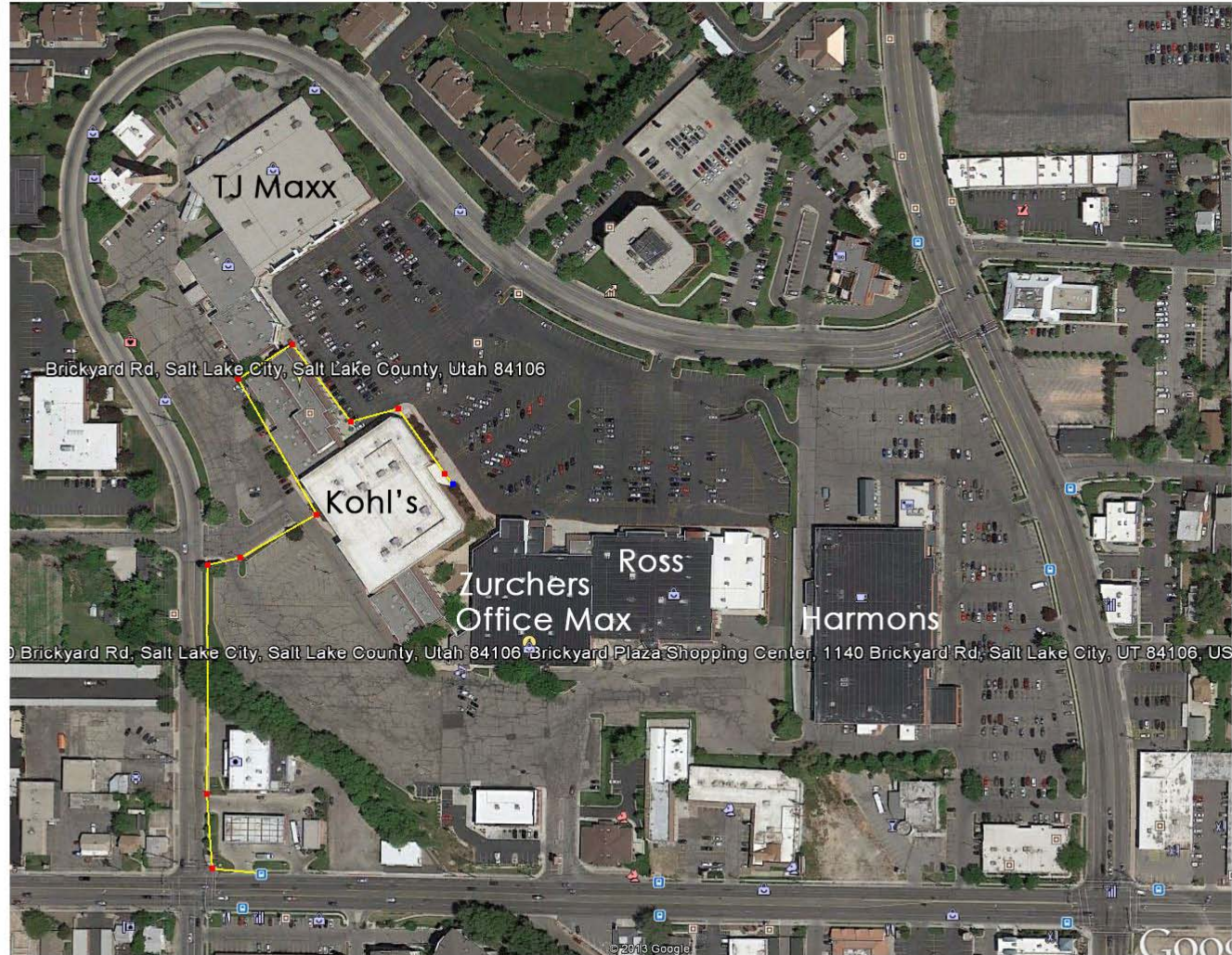
Line Path Pro

Measure the distance between multiple points on the ground

Length: 0.31 Miles

Mouse Navigation

Save Clear



WALKING TIME = 6 MIN. 12 SEC.
(+ 1 MIN. 24 SEC.)

SITE
LOCATION

Walking Study: FROM THE 12TH EAST BUS STOP TO KOHL'S



Line Path Pro

Measure the distance between multiple points on the ground

Length: 0.19 Miles

Mouse Navigation

Save Clear



WALKING TIME = 3 MIN. 48 SEC.

SITE
LOCATION

Walking Study: FROM THE 12TH EAST BUS STOP TO KOHL'S



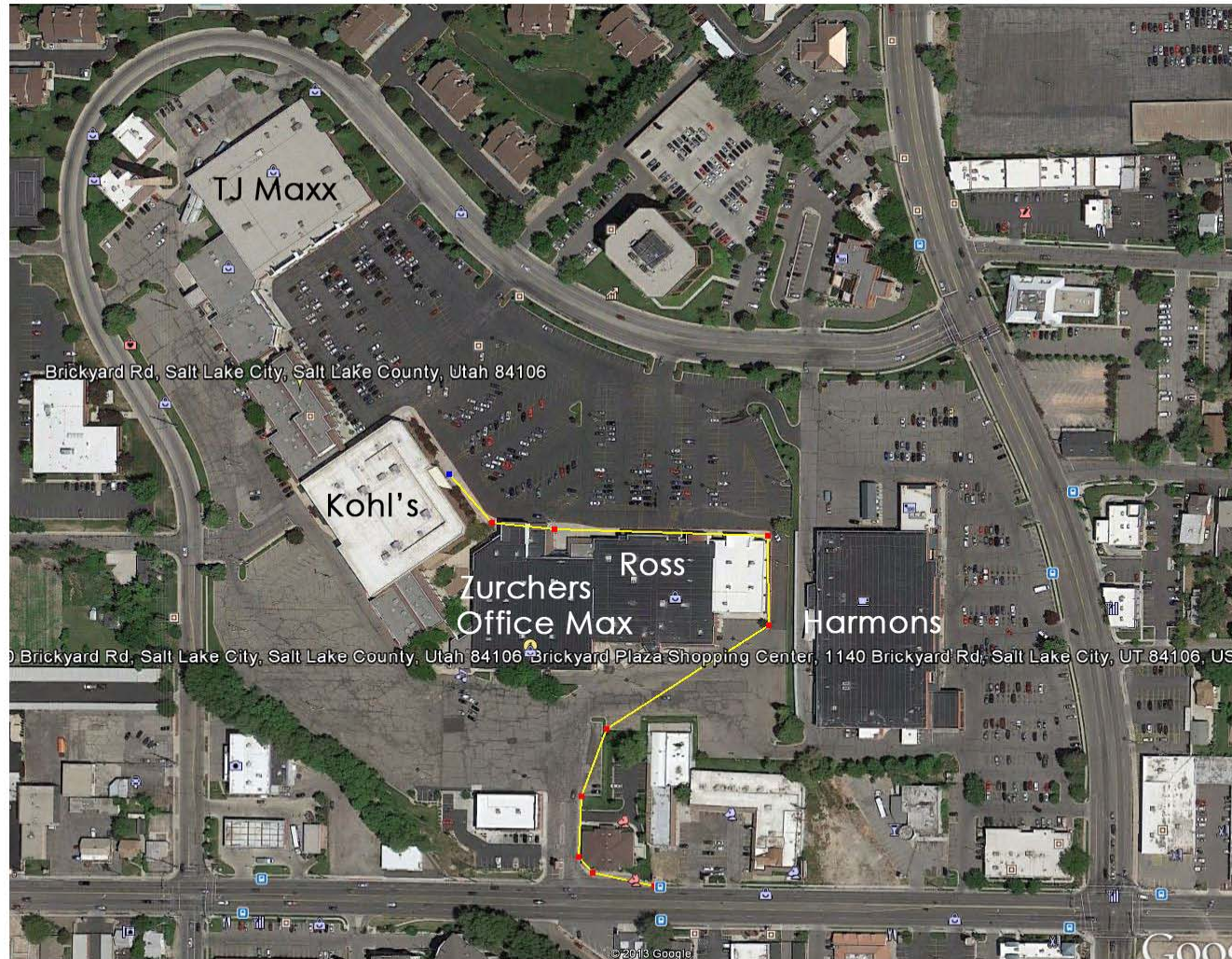
Line Path Pro

Measure the distance between multiple points on the ground

Length: 0.27 Miles

Mouse Navigation

Save Clear



WALKING TIME = 5 MIN. 24 SEC.
(+1 MIN. 36 SEC.)

SITE
LOCATION

Walking Study: FROM THE 12TH EAST BUS STOP TO KOHL'S



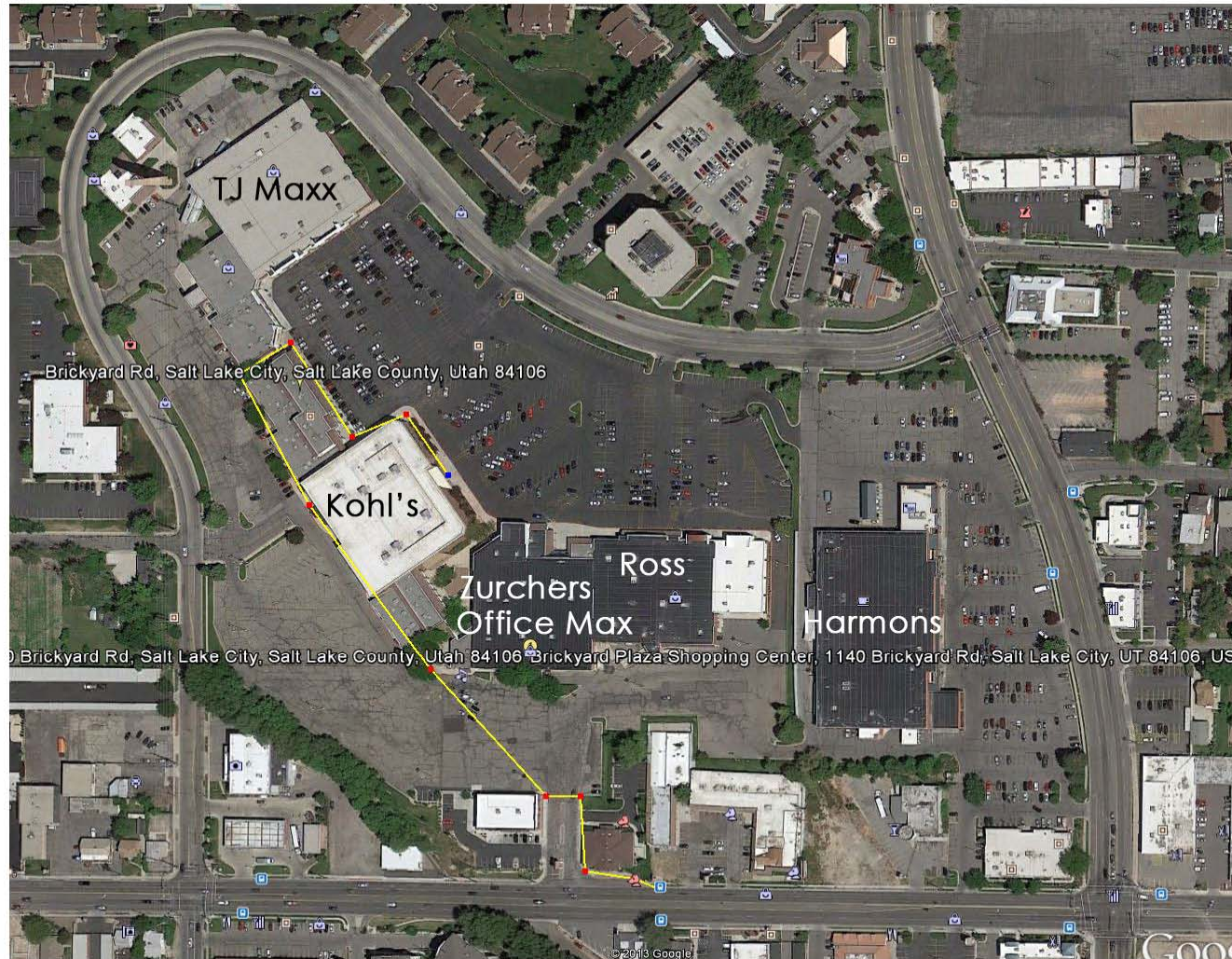
Line Path Pro

Measure the distance between multiple points on the ground

Length: 0.33 Miles

Mouse Navigation

Save Clear



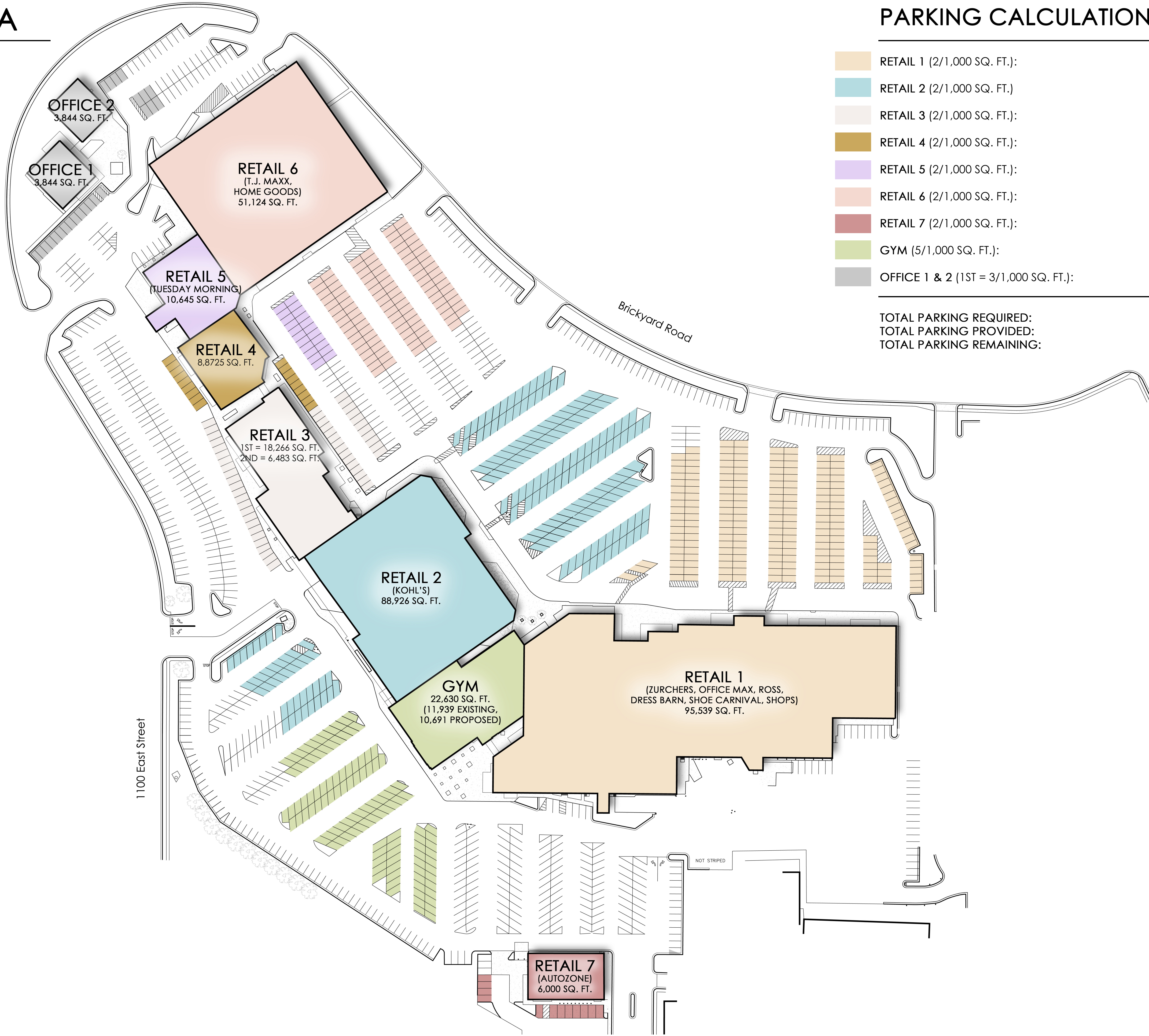
WALKING TIME = 6 MIN. 36 SEC.
(+2 MIN. 48 SEC.)

SITE
LOCATION

**Attachment D
Parking Exhibit**

BRICKYARD PLAZA

PARKING

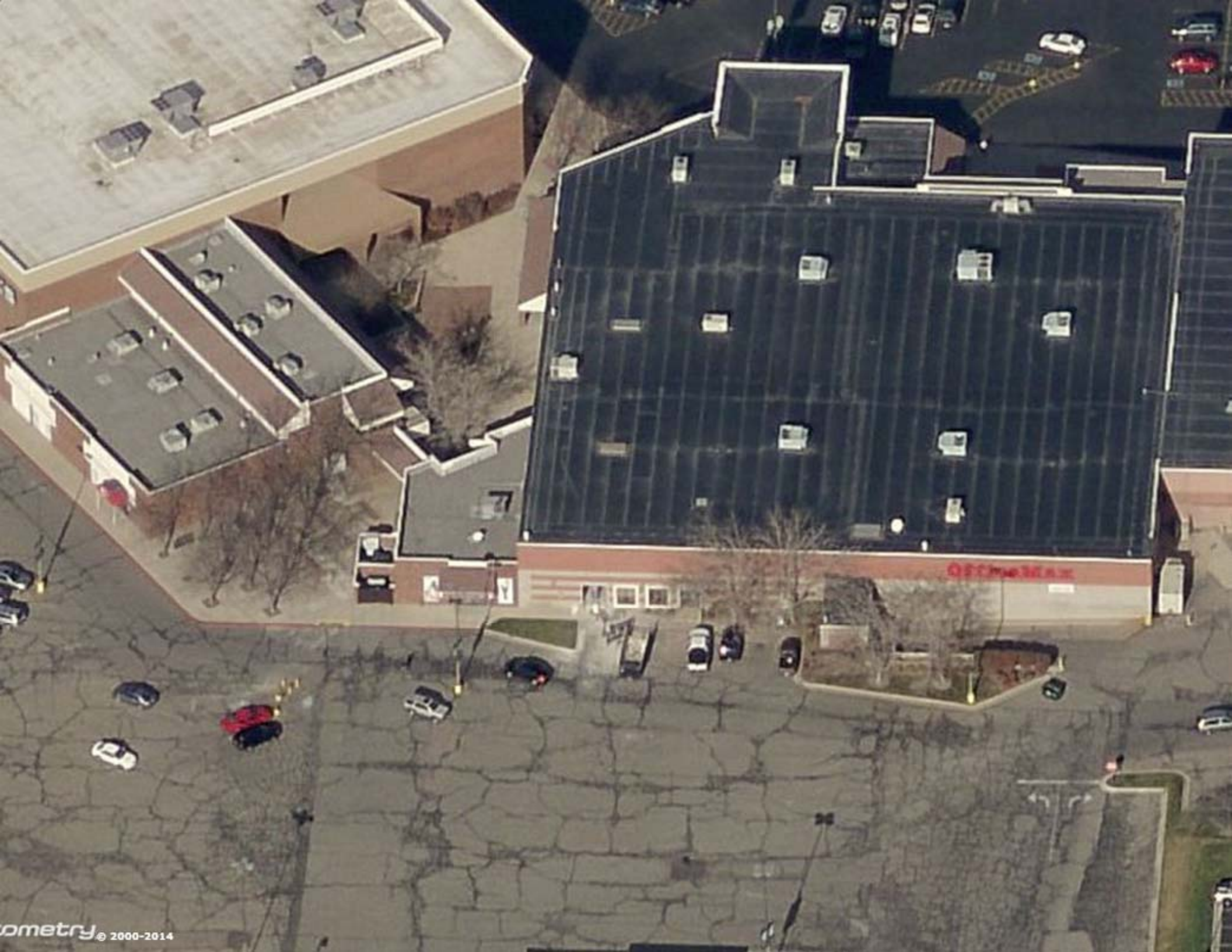


PARKING CALCULATIONS

RETAIL 1 (2/1,000 SQ. FT.):	192 STALLS
RETAIL 2 (2/1,000 SQ. FT.):	178 STALLS
RETAIL 3 (2/1,000 SQ. FT.):	50 STALLS
RETAIL 4 (2/1,000 SQ. FT.):	18 STALLS
RETAIL 5 (2/1,000 SQ. FT.):	22 STALLS
RETAIL 6 (2/1,000 SQ. FT.):	103 STALLS
RETAIL 7 (2/1,000 SQ. FT.):	12 STALLS
GYM (5/1,000 SQ. FT.):	114 STALLS
OFFICE 1 & 2 (1ST = 3/1,000 SQ. FT.):	24 STALLS

TOTAL PARKING REQUIRED: 713 STALLS
 TOTAL PARKING PROVIDED: 1,298 STALLS
 TOTAL PARKING REMAINING: 585 STALLS

Attachment E Photos



Attachment F
Sugar House Community Council

February 6, 2014

TO: Salt Lake City Planning Commission

FROM: Judi Short, Land Use Chair
Sugar House Community Council

RE: Gold's Gym Express at Brickyard



The Sugar House Community Council has reviewed the proposal for a new Gold's Gym Express to be located at the Brickyard Shopping Center in the location formerly occupied by The Ladies Club. They need our approval because their expansion is more than 25% larger than the existing space in a Community Shopping zone. The existing building is about 12,000 square feet and they are adding an additional 10,500 square feet.

The south and west side of the Brickyard Shopping Center has become a no man's land, with absolutely no activity whatsoever, and this will definitely improve that problem. When the shopping center was originally built, a number of the stores had both a front and rear entrance, so shoppers could park on either side and gain entrance to the store. Remember Ernst, and Mervyns', and a few others? As the owners of this shopping center have chosen to lease to national chain stores that have a "formula" model, we have seen the rear access to the stores disappear. We are told of considerable drug activity in that part of the development, in the empty parking lot, and the photo lab nearby, and adding more cars and traffic may improve that situation. A better solution would be to build a full-sized, free-standing Gold's Gym just north of the photo lab, to increase activity in the dark area, and still be able to use the huge empty parking lot that is on the west side of the Brickyard Shopping Center.

We also think this is a tremendous opportunity to take some traffic pressure from the Sugar House business district, and allow customers who live near the Brickyard to have the option of going to a gym right near their house. The neighborhoods on the west and north sides could even walk to the gym, and not have to drive to get there. One member of our Council talked to someone who lives at the Brickyard Condos, and she feels like she lives next to a blighted area.

I've copied below from our Sugar House Master Plan the pertinent pieces that refer to this shopping center. They refer very clearly to making this area walkable. This proposal is not one bit walkable, and for that reason, is our biggest objection to this proposal. By closing off the walkway between this gym and the east of the shopping center, it forces someone who might use the gym and then run an errand at Kohl's or Tuesday Morning, to get in their car and move it closer to the store, rather than being able to access the front of the mall using this walkway. The argument that the formula stores are making is a hollow one. It is human nature to park as close to the entrance as possible. We think maybe one or two cars a day will actually park on the front side, walk through the access walkway, and enter the gym. That is not a big impact on parking availability for the other stores. The idea that the mall owners would entertain a contract that treats some stores differently from others in terms of their parking seems short-sighted. Are there parking police who check the cars to see which stores the occupants enter?

FROM THE SUGAR HOUSE MASTER PLAN

1. Page 6, "Traffic and Pedestrian Orientation" Policies:
"Increase pedestrian access in the area of the Brickyard Shopping Center and the Brickyard Apartments to the north and to the east across Richmond Street."
2. Page 7, "Brickyard Plaza," paragraph 2"
"The center remains a vibrant, auto-oriented retail center for the Sugar House Community, the City and outlying residential communities. However, with the prospect of a future light rail route going south near the Brickyard development, it has the potential to become a more transit and pedestrian oriented area. Therefore, the area should be supported with appropriate zoning and a land use plan that allows for this long-term transition."
3. Page 7, "Brickyard Plaza" Policies:
 1. "Plan for new development in this area to provide a mixture of land uses that support a pedestrian orientation and transit."
 2. "Provide access and reopen obstructed segments of the Salt Lake Jordan Canal/McClelland Trail Corridor."
4. Page 15, "Transit" Policies
"Support the construction of light rail along the Sugar House rail corridor and determine locations for future transit stations and park and ride facilities within the Sugar House Business District, near the Brickyard Plaza and on 2100 South near 2300 East."

Closing the walkway does impact the ability of someone who takes a bus to the gym and gets off at the 3300 South bus stop to get to the mall, without having to walk a long way around all of the buildings. Without access, we expect there to be no bus riders who will stop at this shopping center. The pedestrian will have to walk an additional 870' if she walks to the NW, and 930' if she walks to the east through a path that is a 25' wide auto corridor unsafe for pedestrians.

Here is a comment from one of the trustees, "...the argument that because two people walk through that area today means that once improved business happens only two people will walk through then, cannot be substantiated and actually flies in the face of what you would consider would happen, logically, with improving that area and thus improving population visits - the number of people around there. So, really, when you think about this logically, and why the store owners don't get it, I don't know, having a small walk way through there, no matter how "unattractive" it is by someone's standards, would only better serve the mall stores by assuring easy access for increased foot traffic to shop on their side.

I would doubt they, the merchants, are going to get this idea or care about it in any timely manner to allow this project to take off. And these comments probably don't make a bit of difference to SLC planning because this project just needs to get done and not be held up forever with arguing. So, we are right back to where I began: I am in support of this project. Think it will improve our community tremendously. And ask that they still consider assuring a corridor for foot traffic between east and west side of mall. "

Jeff Byers from Richardson Design presented the plan, and while the façade of the gym will be tall so that automobile drivers will see the gym from the road, and the façade matches the rest of the mall, it still isn't very attractive. We are working hard to ensure walkability in Sugar House, and there is nothing attractive about the façade that would make me linger. I will enter the gym as fast as possible, and not even look at the outside. We are also trying to maintain the

unique character of Sugar House, and making all the strip malls look the same detracts from that goal. Every mall, in every city, has the same stores and the same look. I call it “the boring of America.”

The trustee on our Council who does not drive and only is able to get around by bus, had plenty to say about this lack of consideration for the pedestrian. A quick survey of gyms in the Sugar House area shows there are 9 gyms and 7 are locally owned. Our preference is always for locally owned, because it eliminates the formula requirements. And, with a 20 year lease, we will have this gym here for a long time, with automobiles to activate the space in front of the door, but no way for the drivers of those automobiles to easily shop at any other store in the mall. Once this walkway is closed off, there is no way to re-activate it later.

In general, the Council is supportive of the proposal in terms of expanding the size of the gym, and reactivating the west side of the mall. However, we are displeased with the lack of consideration to pedestrians, and feel that both the Gold’s Gym, and the mall owners, could come together and be more creative about a way to solve this problem. They could increase customers if they could make it walkable, but instead are creating an automobile centered, cold atmosphere.