

Minutes of the Design Review Committee meeting held on June 27, 2019, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present:	C.J. Kulp, Vice Chair Ray Black David Hunter Mo Meyers Melinda Greenwood, Community and Economic Director Jared Hall, Community Development Supervisor Zac Summerwood, Associate Planner Susan Nixon, Associate Planner Doug Hill, Chief Administrative Officer Jesse Allen, GSBS Project Manager David Garce, GSBS Landscape Architect
Excused:	Andy Hulka

Mr. Kulp welcomed all to the meeting.

1. APPROVAL OF MINUTES

There were no minutes for approval.

2. CONFLICT OF INTEREST

There were no conflicts of interest.

3. MURRAY CITY CORPORATION – 10 East 4800 South– Project # 19-079

Jared Hall reviewed the location and request for a Certificate of Appropriateness to allow construction of a City Hall building located on the property addressed 166 East Vine Street in the MCCD (Murray City Center District). The 5.5 acres owned by the Murray City Redevelopment Agency consists of 25 individual properties which will eventually include a subdivision and road dedication. Mr. Hall stated that the new City Hall building will require a Certificate of Appropriateness with a recommendation from the Design Review Committee forwarded onto the Planning Commission. The purpose of this meeting is to review the Conditions that were put in place and to provide us with an opportunity to review them in detail or suggest changes. Mr. Hall explained that the subject properties are located between 4800 South, State Street, 8th Avenue and Box Elder Street. The City owned properties will accommodate the proposed City Hall building, a central open space plaza and its associated parking lots. Once the 25 individual properties are combined, Poplar Street will be vacated, and Hanauer Street will be extended running south to 5th Avenue and eventually extend to Vine Street. Mr. Hall explained the layout of the new City Hall and stated that the principal entrances of the building are on the north and south sides. The Police Department will be located in most of the west wing of the building and its Sally Port will be located on the north side of the building. Various administration departments will be located throughout the entire east side of the building. The vehicle main entrance to the building will be from 4800 South and will run through the entire site and empty out onto 5th Avenue and have several connections to associated parking lots for the proposed City Hall building. Parking is made up of 276 surface parking stalls and is over parked by 116 stalls. The MCCD maximum parking allowance is capped at 229 stalls and Staff if working to find

a way to reduce parking stalls. Mr. Hunter asked if the parking count includes the police car fleet. Mr. Hall answered that the Police Department was not originally an anticipated occupant of the new City Hall building. Now the Police Department has been incorporated into this site and will be parking their fleet of police cars there. Code allows parking to exceed the maximums in the MCCD as long as structured parking is incorporated into the site. At this time structured parking is not planned but may be incorporated into the site in the future. Mr. Hall explained that Mr. Hulka had previously expressed concern that there is a need under the MCCD Guidelines and the High-Performance Standards to delineate what sections of the pedestrian area are hardscaped and where turf can be used. Mr. Hulka was additionally concerned that there is area between the building and the street which are setback more than we normally see in the MCCD Zone. Mr. Hall explained that Civic buildings are allowed to be setback back further if we treat those areas as open spaces. Staff would like to see more detail and scale in future landscaping plans for those open spaces. City buildings are allowed to have parking between the street and building only if it's accessible and able to be integrated into the site. Mr. Hall explained that Mr. Hulka also had concerns about the park block area because it was to become a linear park and explained that now the area has been changed to accommodate parking. Although, the park block is gone, an area still exists to allow space for the Murray Mansion and the open plaza. The park block requirements have not been fully met in this draft and Staff recognizes that it will need to be addressed in future plans. The Fraternal Order of the Eagles Club that is located near the proposed City Hall site does not plan to relocate at this time. Mr. Hall reviewed the building elevations and stated that the south side of the building is broken down into three portions which is comprised of a 3-story section, 2-story section and a ground floor section. The entire east side of the building from the north to the south will be occupied by city administration staff, the east rounded portion of the building will be occupied by the City Council and entire west portion of the building will accommodate the Police Department. Mr. Hall reviewed the interior layout of the building and stated that the main lobby runs along the entire inside corridor of the building from north to south which separates the administration departments and Police Department from each other. The front entrance that runs from the north to the south side of the building is conveniently set up to feed to the Utility Billing Department for the ease of our customers. The City Council Chambers will be set up as auditorium style seating and can be directly accessed from the pre-meeting room next door. The first floor will accommodate Utility Billing, Treasurer, City Recorders and City Council. The middle core of the building is set up to have the data rooms, restrooms, electrical rooms and mechanical rooms. The second level will have Community Development Staff and the City Council offices, restrooms and an open lobby. The third floor will have the more area for the Police Department, Mayors Office, Legal Department and I.T. Staff. The Police Department side of the building is a secured area. Mr. Hall reviewed exterior building materials and stated that the elevation of the rounded City Council Chamber will be comprised of copper cladding, windows with overhangs, and masonry on the lower portion. Most of the building is faced with glass windows with the exception of the west side which houses the Police Department. One area that will need further review is the space between the building and street which will need to show added landscaping to create more of a plaza feel and meet code requirements. Also, the pedestrian circulation of the site has many limitations and will need to show enhanced pedestrian connection with a sidewalk out to Hanauer Street, a painted street crossing, site improvements shown correctly on 5th Avenue & 4800 South for 15 feet of pedestrian zone, and additional trees added along the street. It was indicated that Lochner is developing the site plan for Hanauer Street from the back of sidewalk to back of

sidewalk, but together they are collaborating to work out the details of the street trees, lighting and the connection crossing the street. Mr. Hall stated that he is aware of the dual partnership and that City Staff will help with the collaboration by working with Lochner to address on-street parking. The question was asked what will happen with the street parking when Hanauer becomes a one-way street? Mr. Hall answered that right now, the plan calls for Hanauer to be a two-way street, but the issue is that the future plan calls for parking on both sides of the street. Staff will need to address how the street will convert from a two-way street into a one-way street. Doug Hill explained that parking is meant to be down only one side of the street until the street becomes a dedicated one-way street. Mr. Hall stated that according to updated information provided the plan should show street parking on the same side of the street as City Hall and not the opposite side as it currently shows. Mr. Hall addressed the concerns that the plan should show the building has the ability to meet our High-Performance Building Standards (HPBS) by submitting a narrative which calls out the standards on the plan and explained that HPBS standards require the construction of the building to use low-impact development standards, pre-treat water on the site, submit a water use budget, delineate the hard scape and indicate the purpose for the use of these standards.

The question was asked about the plan to vacate the fire station during the construction of City Hall. Mr. Hill replied that the Fire Station will vacate shortly because the City is currently building a replacement fire station that should be finished in time for the new City Hall to be built. Once the Fire Station is vacated and the City has demolished the building then the new alignment of Hanauer Street can be completed. There is a cell tower on this site that will also need to be relocated to the west side of Box Elder Street and is planned to be moved by the end of 2019.

Mr. Kulp asked if the plan is over parked at the off-site parking area to the south and what is the incentive to develop that area. Mr. Hill stated that he just learned that the ordinance had a parking maximum and the plan to ensure development was to ensure we had enough parking to accommodate potential festival uses in the plaza. Additional room for festivals would include closing 5th Avenue at Hanauer Street & Box Elder Street on the west end. Mr. Hall stated that there maybe some flexibility for a special use that would apply to the on-site storage of the police cars and the Community and Economic Development fleet. The City has expressed interest in building structured parking at this site in the future and would free up the area for a park block.

Mr. Black stated that in his experience when a big project like this is built, it seems like there is always the need for additional parking once it is in use, and he is in favor of the additional parking area. Mr. Hunter stated that in his experience when a lot of parking areas for festivals are provided the site ends up with a lot of unused parking stalls when there are not any activities being held. Mr. Hill added that the Murray City downtown district has a lack of parking for the business that occupy the area and that is why there are a lot of vacant commercial spaces there. Mr. Hall agreed and added that it is particularly true for business on the north side of 4800 south in this area.

Mr. Meyers mentioned that he is not totally comfortable with the materials being used on the building and that code states the building should be built with compatibility to adjacent, significant, historic buildings. For example, there is too much glass as the primary wall surface and the façade treatments, orientation of the building, and there is a lack of earth

tone colors with bright accents. Mr. Hall stated that the proposed glass is clear and not spandrel, in addition to the added pilasters which connect the building to the ground. Mr. Hunter stated that the MCCD code also discourages highly reflective materials and that is what the preliminary plan shows for the building exterior. Mr. Garce suggested that one way to be in compliance with code is to extend the brick pilasters higher, embrace some historic elements or add cornices around the top of the building so it's not just glass embracing sky. Mr. Garce added that he likes the idea of a translucent, glass, central corridor and suggested that a different opaque material could be added to the east side of the building exterior because there is too much glass. Mr. Allen stated that they are trying to represent the identity of Murray's smelting past by using copper and metal materials as well as adding clear glass that will imply how our City is looking forward to the future. Mr. Meyers stated that he believes these features can be accomplished and still maintain the character of the MCCD and that it is unfortunate that the design code for the downtown district does not encourage forward thinking design for building exteriors. Mr. Garce stated that the City wants to make a statement about the transparency and openness of Government through the open and clear design of the building. The police side is designed to depict security and uses material that have more of a solid and secure look.

Mr. Allen commented that he wants to ensure the building does not come off looking as machine like because it has a progressive design while keeping the aspect of transparency and encouraged it to instead embrace some historicity. Mr. Smallwood asked what the reasoning was to put the evidence locker directly on the street frontage. Mr. Allen answered that they originally had it on the plaza side but it was flipped towards the street frontage because there were issues with the way the floor plan was laid out along the corridor accessing the employee gymnasium and moving the police department off of the plaza area. Because the side of the building is solid where the evidence locker is located would be a good place to put Murray City signage or a piece of public art could be placed in that frontage area. Mr. Hall stated that area would be a good place to put public art because it is near the public parking area and it would have good visibility and requested that those elements as well as some landscaping to be added to future renderings.

Mr. Hunter stated that he believes the building is missing the element of connecting to the ground because it only uses pilasters that discourages the use of foundation landscaping. Mr. Hall added that he likes the idea of using only pilasters because this area is going to be used as plaza space and we want good visibility into the main floor from the outside, but it is contradictory because code designates that we are to meet the ground with masonry elements. Mr. Hunter commented that in his experience with building Class A Office buildings, people really want the glass pulled down to the floor because it allows people on the 2nd and 3rd floor to look down into the plaza area. Mr. Meyers stated that he agrees but, the zone designates the way the exterior should look, and the renderings do not reflect the code. Mr. Hall commented that is true and that there are general suggestions that the pilasters could be made taller and wider to help delineate the base of the building. Mr. Hunter stated that the design they are using makes the height of the building look taller than it actually is and putting a cornice on the building would make it feel shorter.

Mr. Hall commented that Mr. Hulka has suggested the plan be reviewed again instead of forwarding it on to the Planning Commission tonight. Mr. Meyers stated that he feels it is an incomplete application and agrees with Mr. Hulka. Mr. Hall asked GSBS representatives if they would feel comfortable taking the plans back to review the comments provided tonight

and then resubmit to the MCCD in July. Mr. Hill stated they can work on more detailed landscaping plans, exterior materials, planning schedule, and other items that are listed in the conditions but, they are not sure if they can have them ready in time for the July meeting.

Mr. Garce stated that GSBS appreciates all the comments from the MCCD Committee and added that the firm just finished schematic designs and will not finish construction documents until early 2020 and they could come back at a later date with much more information. Mr. Garce added that there may have been a misunderstanding of what information was expected tonight but they could be ready closer to October. Mr. Hall stated that Staff can work with GSBS on the comments and design then bring them back in September for review by the MCCD and they could possibly be sent to the Planning Commission in October. Mr. Hill asked that if GSBS was not able to be ready in September, would there be an option for later dates. Mr. Hall stated that there are later dates available however, we are required to meet in September during a Public Hearing to inform them the public that we have continued the item. Mr. Smallwood added that State law requires us to specify a future continuance date in that meeting and that we would need to work out a set date to bring the item back. Mr. Hall stated that Staff will be proposing a simple ordinance amendment to address the needs of the Police Department and its security issues which require us to have glass. The proposed change will be taken to the Planning Commission.

Mr. Kulp called for a motion.

Mr. Meyers made a motion to continue item # 19-079 to allow the applicant to work closer with Staff to address the recommendations as discussed and to bring the building façade closer into compliance with MCCD requirements. Seconded by Mr. Hunter.

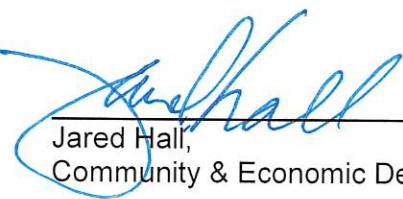
A Mr. Hunter
A Mr. Meyers
A Mr. Black
A Mr. Kulp

Motion passed, -0.

5. OTHER BUSINESS

Mr. Hall stated that Mr. Meyers will leaving the MCCD and we are looking for a replacement.

Meeting adjourned.



Jared Hall,
Community & Economic Development Supervisor

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