



OLYMPIA HILLS

July 2, 2019

ELECTRONICALLY DELIVERED

Hon. Jenny Wilson, Mayor
Hon. Richard Snelgrove, Chair, Salt Lake County Council
Hon. Shireen Ghorbani, Member, Salt Lake County Council
Hon. Jim Bradley, Member, Salt Lake County Council
Hon. Arlyn Bradshaw, Member, Salt Lake County Council
Hon. Michael Jensen, Member, Salt Lake County Council
Hon. Aimee Winder Newton, Member, Salt Lake County Council
Hon. Ann Granato, Member, Salt Lake County Council
Hon. Steve DeBry, Member, Salt Lake County Council
Hon. Max Burdick, Member, Salt Lake County Council

Dear Mayor Wilson, Chair Snelgrove and Members of the County Council:

Pursuant to Resolution No. 5577 of 2019 adopted by the Salt Lake County Council (“Council”) on May 21, 2019 (“Council Resolution”) Olympia Land, LLC, (“Applicant”) is pleased to submit this revised application (“Application”) for the development of approximately 931.8 acres of land (“Olympia”) owned by The Last Holdout, LLC in the southwest corner of Salt Lake County. The MDA recognizes and addresses all of the matters raised in the Council Resolution and, in addition, other matters raised regarding Olympia at various public meetings and in other public forums. The Applicant recognizes that while it will never be possible to make everyone happy about any development of any property the comments have helped improve Olympia for all stakeholders. Specifically, the MDA has reduced the number of units proposed in Olympia by approximately 36%. This reduction in the number of units, as well as the focus of Olympia on creating a live/work/recreate community and the recently-announced Utah State University significantly mitigate the concerns previously expressed.

The Applicant stands ready to work with the Council and its professional staff, as well as with all other stakeholders including local governments, the Wasatch Front Regional Council, Silicon Slopes, UDOT, GOED, USU, the Jordan School District and other service providers to continue to refine and improve Olympia so that it can become the jewel of a development that will provide optimal benefits for everyone involved. Olympia Land has worked closely with USU regarding a centerpiece campus facility with numerous community amenities. Also, Olympia Land has worked with the Jordan School District regarding the possibly donation of other lands and the reservation/sale of additional



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properties.

The Applicant, along with all other responsible governmental entities and non-governmental organizations, recognizes that further growth is coming to the southwest corner of the Salt Lake Valley. The Applicant trusts that the County Mayor, the County Council and everyone else involved understands and agrees that master planned communities provide a better opportunity to manage the inevitable growth in a manner that optimizes the benefits to the community while mitigating over time and on a regional basis any potential adverse impacts.

Responses to Specific Issues in the Council Resolution.

The Master Development Agreement (“MDA”) (and the exhibits thereto, “Exhibits”) is intended to be submitted as a part of the process for the rezoning will address the issues raised in Section 5 of the Council Resolution as noted below. Of course, greater detail on these responses will be found in the Exhibits and the MDA.

a. Complete streets

Response: The Exhibits will recognize that streets serve more roles in the community than just corridors for transportation. Street layout and design can be a force for promoting a sense of community. Careful, quality design and layout provide opportunities to influence transportation choices and, also, to beautify the community. Street designs in Olympia will include, where appropriate, provisions for encouraging alternative transportation modes such as mass transit on major corridors, bus stops, BRT lanes along with bicycle lanes and parking. Streets will be, where appropriate, landscaped (including both alongside the streets and, potentially, in medians). Sidewalks will be widely used and incorporated in the landscaping sometimes in association with trail connectivity.

b. Street Connectivity, with many options beyond collector streets including small streets and smaller blocks, where streets connect versus collect

Response: As noted above, the Exhibits will recognize that various options encouraging neighborhoods requires multiple types of street design. Overly-wide streets are not appropriate in smaller neighborhoods for reasons including costs of maintenance, and snow-plowing as well as creating heat islands and increasing storm water runoff. Block sizes will take into account the type of development serviced by the various types of streets. The goals of the transportation system design will be to encourage the connections of residential neighborhoods with each other and with the commercial, institutional, recreational and other uses.

c. Plans for infrastructure and commitment for transportation, water and sewer

Response: The Exhibits will illustrate the backbone infrastructure necessary for Olympia and will create a process for ensuring during reviews of individual development projects that backbone infrastructure is sufficient for future master planned uses. The MDA will provide for “trigger” mechanisms to appropriately deal with the timing of the backbone infrastructure as those systems are driven by the development of Olympia and by other projects in the area that impact the same systems.



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- d. *Minimum Open Space for Development 10%, with minimum Open Space and Common Area (as both are defined in the P-C Zoning Ordinance) totaling 20%*

Response: The MDA will provide a mechanism to ensure that all future development plans will comply with the required amount of open space. These Open Space and Common Areas (and, also trails) will be phased based on the timing of the various projects. Importantly, the Open Space and Common Areas of Olympia will recognize the unique benefits of the USU campus which is presently contemplated to serve as a significant public gathering place with features such as recreational and cultural amenities and other similar features. The many features of the USU campus that will work towards meeting these mutual goals are illustrated in a publication by USU entitled Bastian Agricultural Center and dated June 20, 2019 that was circulated at the groundbreaking for the USU project on June 22, 2019.

- e. *Mix of housing types within neighborhoods, including for various ages and price points*

Response: One of the benefits of master-planned projects on larger parcels of property is the opportunity to create multiple types of housing. Actually, having different types of product available at all times helps absorption and, thus, cashflow. The Exhibits will provide examples of how different housing products will be integrated into neighborhoods and also in relation to surrounding commercial or other uses. Also, housing units of different sizes, types and price-points may be integrated into mixed use projects.

- f. *Mix of Housing options -with incentives for Affordable Housing and Rent/Buy*

Response: As noted above, appropriate mixing of housing product types benefits not only the community but the developer as well. The MDA will recognize that appropriately located projects will try to take maximum advantage of any incentives (such as the Olene Walker Fund and tax credits) to help make housing available at all income levels. Both rental and owned products will be provided in various locations as driven by the market.

- g. *Design standards in the following areas:*

- i. *Community wide (place making, centers, parks, trails and street connectivity)*

Response: The Exhibits will include provisions for creating neighborhood and regional centers for activities to help foster a sense of place. Olympia intends to be a place with a “there, there”. As noted above and below, this will be assisted with street layout and with appropriate parks and trails.

- ii. *Site design (parking, building placement, walks, landscaping, lighting and signs)*

Response: As noted throughout this response, the MDA and the Exhibits will carefully consider all aspects of site design including the issues referenced above, as well as integrated transportation planning, to make Olympia a vibrant community with its own sense of place where people of all income and age ranges are proud to live, work and play.

- iii. *Architecture (basic massing, not uniform "cookie cutter", doors, percentage of glass, mixture of architecture in residential and commercial construction)*

Response: The Exhibits will provide design guidelines to avoid typical suburban-style uniform housing designs where every home looks like every other home. Olympia will have a high-quality bias and encourage creative housing alternatives. The commercial, office and other



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components will be held to a quality design standard so, again, standard suburban “strip” centers will be discouraged.

iv. *Design that encourages communities - not neighborhoods*

Response: As noted elsewhere, all of the aspects of Olympia including street design, parks, landscaping, trails and architectural features will be integrated to encourage the creation of a common identity for the area.

v. *Parking as a supportive element - not the central design*

Response: While parking is, at least for the near- medium-future, necessary to support all of the uses in Olympia, the Exhibits will provide that parking is not the driving force in a design, but instead, fulfills its appropriate role as a sort of necessary evil. The design of surfaced and structured parking will incorporate landscaping and also accommodate alternative transportation modalities such as ride-sharing, EV-charging and mass transit.

vi. *Street parking*

Response: Street parking is appropriate in certain circumstances but not in others. Street parking will be carefully considered based on the types of uses and adjacent uses. Street parking will also consider the needs of bicycles and EVs.

vii. *Sustainable and energy-efficient design features*

Response: The Applicant recognizes that energy and water conservation features are positive selling points for all types of uses in Olympia. The MDA will encourage energy conservation by, among other things, ensuring that any design guidelines do not restrict, but instead promote design and construction elements such as solar panels, EV charging, xeriscaping and other similar features. Olympia hopes to coordinate the design and implementation of these important features with USU, the WFRM and other applicable governmental and non-governmental entities and service providers such as Rocky Mountain Power, Dominion Energy, and the South Valley Sewer District. The goal of Olympia is to be as high up the LEED scale as is reasonably possible.

viii. *Design standards review committee*

Response: All design features will be reviewed prior to submission of plans to the County by a robust and empowered design review committee including appropriate stakeholder representation.

h. *Work with UTA and UDOT on future road alignments for long-term population growth*

Response: The MDA will provide that the Applicant will cooperate not only with UTA and UDOT on such features as mass transit such as TRAX and BRT but will also cooperate with other governments in the area and the Wasatch Front Regional Council to minimize what are, by definition, regional issues caused by the overall growth in the south end of the Salt Lake Valley and the north end of Utah County with all developments and governments paying their fair share.

i. *Multi-family residential areas clustered around Town Centers and Villages*

Response: “Density” will be “feathered” to have higher concentrations near more intense non-residential uses such as office and retail. Higher density housing may also be appropriate in



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locations to support the USU and employment campus.

j. Place holders for Transit rights of way, trail systems, schools and churches

Response: As noted above, the street designs will consider, where appropriate, rights of way for mass transit. The entire Olympia project is also designed around the anchoring centrality of the USU campus and its key community-oriented facilities. Other developments will be designed to accommodate internal and connecting trails as well as parks that serve both neighborhood and community scale needs. School sites will be considered when designing transportation and other systems. Further, consistent with constitutional limitations, places for all religious uses and other community uses will be considered. Olympia has closely coordinated with the Jordan School District regarding approximately 120 acres of land in a mixed donation/purchase.

k. Plan road connectivity to adjacent neighborhoods within and outside the planned community

Response: As noted above regarding “a”, “b” and “h”, the Applicant will cooperate, and the MDA and the Exhibits will provide for cooperation regarding the design of Olympia to provide for the integration of all transit modalities to minimize transportation impacts in light of the regional issues caused by the overall growth in the south end of the Salt Lake Valley and the north end of Utah County with all developments and governments paying their fair share.

l. Transition edges of development to be compatible with adjoining communities

Response: The Exhibits will provide design guidance to recognize the types and intensities of land planning adjacent to Olympia and seek to minimize any adverse impacts on such planned or existing uses while carrying out the vision for Olympia.

m. Incentives for meeting development standards and/or penalties for not meeting development standards

Response: The MDA will have processes ensuring that what is committed to in the Exhibits for Olympia will be what is actually built in the future. Again, that is one of the primary advantages of doing large, master-planned projects with development agreements as opposed to piecemeal subdivisions where such assurances are not available. Under standard *Euclidean* zoning plans.

n. Parameters that the Mayor deems necessary before agreeing to execute the Master Development Agreement

Response: No additional input has yet been received but the Applicant is working regularly with County Staff to make sure that any input is incorporated into the MDA and the Exhibits. Of course, any input from the County Council will also be discussed and incorporated.

We look forward to presenting this to you at your earliest opportunity.

Respectfully,

Olympia Land, LLC