



Architecture Belgique Inc  
7583 S Main St - Suite 100  
Midvale, Utah 84047

August 17, 2020

RE: Central West Apartments – 579 W 200 S – Design Review | GMU Ordinance Modifications

To Whom it May Concern,

Gardner Batt & Architecture Belgique Inc. are proposing the redevelopment of 579 W 200 S which is the current location of In The Venue. A new 6-Story 65-Unit Affordable Housing Apartment Complex will be replacing In The Venue. This Apartment project will provide 65 LIHTC Apartments ranging from Studio to 4-Bedroom configurations with off-street podium (covered) parking.

The following items are descriptive explanation of the GMU ordinance modifications associated with the proposed development:

#### Building Materials

- 1.) Ordinance Provision – 21A.31.010.P.1.a.2 | 70% Exterior Materials consisting of brick/masonry textured or patterned concrete and or cut stone.
  - a. Central West Apartments is designed with coordinating materials creating a visual interest and defining appearance than could be achieved by simply using only the materials noted within the ordinance. The base of the project consists strictly of the elements outlined within the ordinance complying with the intent of the zone at pedestrian level. Materials above level 1 include brick (thin and full) metal panel (corrugated or varying depth), and stucco. These materials offer different combinations of texture and appearance allowing for more dramatic accentuation of building features. (i.e. unit patios). Cost considerations are always at the forefront of design when developing affordable housing as the cost/rentable income potential is a narrower margin than the rentable income possible for full-market rate projects. The height of the structure, building code and fire code restrictions prevent the use of some of the approved exterior materials at the total height of the building. Full Brick, Masonry, Concrete, and Stone are prohibited from being used in full form above 30ft from grade and weight per sq foot requirements are listed in the 2018 IBC. While we have included the use of full brick to that point in some areas and included thin brick in areas extending to the roof, other approved materials are not available in a code-compliant form for use above 30ft. The materials selected for our design offer a wider range of color/texture and pattern styles than strict adherence to the ordinance would allow.

2.) Ordinance Provisions – 21A.31.020.D – Commercial Ground Floor Uses | All buildings fronting 200 South shall have commercial uses that may include retail goods/service establishments, offices, restaurants, art galleries motion picture or performing arts provided on the first floor adjacent to the property line.

a. Central West Apartments was designed to visually meet the intent and appearance of commercial spaces located on the first floor. The apartments leasing offices (specifically listed as acceptable) and community amenity spaces have been located along the street facing facades with visibility that matches what could have been provided had typical commercial spaces been provided. The community common spaces are active spaces used by community residents. The fitness area located on 600W would appear as a gym, the leasing office and lobby appear as commercial office space, and the clubroom with kitchen and fireplace can appear as a higher end restaurant. We believe that the predominant placement of these active spaces (along with “Active” elements located within, e.g. televisions) meet the intent of street-activating uses creating visual interest and interaction with pedestrian traffic as opposed to closed/screened private-use only purposes.

3.) Ordinance Provision – 21A.31.010.P.3.a.3 | Maximum Length of Blank Walls; the maximum length of an uninterrupted wall on the first floor is 15 feet.

a. Central West Apartment’s inclusion of an interior parking garage prevents the need for exterior unsightly parking. Central West’s location on the intersection of 600 W & 200 S creates an extended length, uninterrupted wall typically not visible at other development locations with zero-lot-line build allowances. While the incorporation of windows or other fenestrations would break up this wall, they would either be non-functional or be counter to the intention of enclosing the parking and removing it from view. We have designed the corner of the building at the 1<sup>st</sup> floor to include glass at all functional conditioned spaces (refer to item #2) and our intention is to provide large-scale artwork in the form of a 115 foot by 9 foot, 1035 square foot mural that is highly visible to Trax riders, and those utilizing the UTA transfer station. The current design direction for the artwork is to create contrasting murals with Central Station apartments along the lines of nature scape vs. city scape illustrations. Additional contrasting/opposite approaches are also being considered and developed. All artwork and final design themes will be submitted to the art council for approval. Street improvements along 600 W include the addition of (4) new trees, full-width sidewalk with patterned paver & tree grates, as well as the removal of overhead powerlines creating a sleeker cleaner more pedestrian friendly frontage in addition to the artwork.

4.) Ordinance Provision – 21A.31.010.P.5.a.2 | Artwork Requirements

a. See Item #3 Explanation

5.) Ordinance Provision – 21A.31.010.P.2 | Fenestration Requirements

a. Central West Apartments have been designed with intention to achieve 3-dimensional presence from all sides, angles, and views. It is our understanding that this provision was intended to prevent the construction of all-glass, complete curtain-wall or “glass cube” building construction. Central West Apartments includes many building jogs along each façade

lending to a very dimensional project and creating the visual impression of multiple buildings or spaces. Ground Floor and Second floor fenestrations are either oriented or recessed to provide additional small-scale dimensionality to complement the large-scale dimensions of the project. All windows located in brick facades (full brick at level 2-3) will appear to have a recess of 3" from the face of the head or sill transition (detail included). Unit patios extend 5' beyond an interior wall essentially creating voids (large scale dimensionality) at all locations. We believe that the inclusion of 3" recesses where possible on the lower levels meets the intent of eliminating smooth exterior construction. In addition to the multiple material transitions afforded by the design selection detailed in item #1 we believe that the three-dimensional detailing intended by this provision is being met through multiple means and methods. (details attached)

- 6.) Ordinance Provision – 21A.31.010.P.1.b.2 | Awnings & Marquees with or without signage are required over entries which are set back from the property line.
- a. An arcing marquee-style awning is provided over the entrance to the Central West Apartments project. This awning is integral to the post-tensioned concrete deck of level 2 and is shown on the PT Extents drawings as well as depicted via dashed lines on the first-floor floorplan drawing. As this is not a stand-alone element and a combination floor/floor extension above the entry it can be mistaken on plans. Detail 7/D1.11 of the construction documents (attached) demonstrates how that concrete element is finished into the colored marquee shown in the rendering. The Marquee extends a maximum of 4 feet beyond the face of the building creating a maximum 7'-6" covered entry.

The Central West Apartments development has been thoughtfully designed to coordinate with its sister project Central Station Apartments creating a sense of unity between the 2 developments while meeting the intents of the GMU zoning ordinances helping to create and compliment the current and future characteristics of the area. The materials used in the design have been thoughtfully utilized to meet the intent of the GMU zone while also meeting the cost considerations that come with the development of an all affordable-housing project.

Preliminary plans & renderings have been attached for your review. We look forward to your consideration and approval of this project in its current form.

Regards,



Eric Balls  
Project Manager – Architecture Belgique Inc.

CC: Guillaume Belgique; Michael Batt; Tammy Clarke



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August 17, 2020

RE: Central West Apartments – 579 W 200 S – Planned Development & Design Review

To Whom it May Concern,

Gardner Batt & Architecture Belgique Inc. are proposing the redevelopment of 579 W 200 S which is the current location of In The Venue. A new 6-Story 65-Unit Affordable Housing Apartment Complex will be replacing In The Venue. This Apartment project will provide 65 LIHTC Apartments ranging from Studio to 4-Bedroom configurations with off-street podium (covered) parking.

We have detailed our intentions to meet the design standards listed in 21A.59.050 as described below:

Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

- 1.) – Primary Entrances face the public sidewalk (secondary entrances can face the parking lot.)
  - a. Central West Apartments will have a predominant entry located beneath a 5-story Curtain Wall/Tower Element along the 200 S façade. The street level North Façade will incorporate considerable amounts of store-front glazing and architectural concrete paired with heavy steel awnings to create a strong base and street-activated presence (refer to renderings)
- 2.) Building(s) shall be cited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
  - a. A majority (75%+) Central West's ground level North Façade stands at the property line/sidewalk edge at 200 S and is lined with 11' tall store front glass windows providing views of the complex's leasing, lobby, & amenity spaces. The large glass windows with heavy architectural concrete columns flag the development's main entry beneath an overhanging Arc Awning. (see renderings). 100% of the ground level façade along 600 W stands at the property line/sidewalk. A 5-story glass curtain wall rises above the awning & showcases the elevator lobby while providing a dramatic view and prominent tower-like feature at the building's core. The proximity of the building to sidewalk and proportion of glass windows allows engagement both inside & outside the of the development for pedestrian traffic.
- 3.) Parking shall be located within, behind or to the side of the building.

- a. Vehicular access to the apartment complex parking is recessed from the 200 S R.O.W. and is defined by colored concrete contrasting with the sidewalk and SLC standard paving details as well as brick accenting at the door walls. The garage access drive is flanked by smooth finished architectural concrete walls with a lighted ceiling soffit to dress up the entrance to reduce the appearance of a typical parking garage entry while not detracting from the walkable street feel of the remaining façade. Parking is located within the building on the main level behind the amenity, leasing and fitness spaces. No parking is visible from any point outside the building.

Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest & interaction.

- 1.) Locate active ground floor uses at or near the public sidewalk.
  - a. The apartment complex's entry & elevator lobby are prominently visible from the sidewalk with the elevator's smooth finished concrete core and decorative tiling create visible interest for pedestrians. A large community clubroom sits east of the complex's entry behind floor-to-ceiling glass windows. Located at the corner of the main floor on 200 S & 600 West is main leasing lobby/office and fitness area. Televisions with active content are intended for the lobby, Clubroom and Fitness areas, and the location of the clubroom fireplace adorning the east wall of the clubroom adds visible interest from street level.
- 2.) Maximize transparency of ground floor facades
  - a. The ground floor has been heavily designed with large floor-to-ceiling (11feet tall) windows not only maximizing the transparency of the ground floor at the sidewalk but creating sight lines into the complex's active areas (leasing, fitness & clubroom). Glass storefront is maximized on the 200 S façade with structural concrete columns and the vehicular parking access being the only non-glass elements.
- 3.) Use or reinterpret traditional store front elements like sign bands, clerestory glazing articulation and architectural detail at window transitions.
  - a. The ground floor glazing is accented by alternate textures of smooth concrete columns, steel overhead window-awnings and an arcing marquee style awning displaying the complex name. The main floor storefront windows are separated by concrete columns of considerable mass creating a visual contrast from the transparent glass. Windowpanes appear to be set in relief as the concrete columns and steel awnings create varying depths at each window group. The arcing Marquee awning partially extends over the side walk and covers a recessed entry providing an area of refuge during stormy weather and an inviting recessed entry for residents and potential leases (see renderings) As the building wraps the 600 W 200 S intersection the corner glass allows visible sightlines through the building essentially opening up the corner. Just south of the last floor to ceiling window a 115ft x 9ft mural creates visual interest for the entire south stretch of building

as well as creating a landmark view for those arriving/transferring at the Trax station.

Large masses shall be dividing into heights and sizes that relate to human scale.

- 1.) Relate building scale and massing to the size and scale of existing and anticipated buildings such as alignment established cornice heights building massing, step-backs and vertical emphasis.
  - a. Vertical emphasis is created at street level though varying heights of glass windows, steel awnings, concrete columns, and marquee elements. Steel awnings bisect the floor-to-ceiling windows which provide a "grounding" element that emphasizes the human-scale factor of the 6-story building and flank the entry creating symmetry along the majority of the street level facade, while the marquee awning provides the prominent height at street level. Multiple complete-building vertical height elements create interest above street level as the stair tower extends from sidewalk to roof and the curtail wall tower element begins just above the marquee and tops out the building with an extended eave roof cap.
- 2.) Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights & widths) of the building in context to reduce the visual width or height.
  - a. The building jogs creating massed sections by the introduction of unit patios and/or varying apartment unit footprints. Long-length flat walls are minimized where possible to continue carrying interest around all sides of the building and provide options to change material types colors etc. to maintain visual interest, While there are some areas where an end-unit's footprint doesn't allow for multiple wall breaks alternating window sizing has been utilized.
- 3.) Include secondary elements such as balconies porches vertical bays, belt courses fenestration & window reveals.
  - a. Apartment units include patios in varying widths and sizes and "unit stack" patios are framed in an alternate metal exterior finish to create a grouped differentiation for indoor vs. outdoor space.
- 4.) Reflect scale & solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.
  - a. Window Glazing at ground level has maximized to 61% of the 200 S Façade and 14% (this wall conceals the interior parking garage) of the 600 W ground floor. The 600 W façade will display a 115ft x 9ft mural (1035 sqft) to cover the area south of the glazed corner. Fenestration on the overall building is a mix of oversized windows and oversize patio doors.

Building facades that exceed a combined contiguous length of 200' shall include:

- 1.) Changes in vertical plane (breaks in façade)
- 2.) Material Changes

3.) Massing Changes

- a. While we do not have a contiguous street facing building façade at or greater than 200' (our 600 W Façade is 158'-0). We have still provided changes in vertical plane Through the varying of unit footprint, material transitions, patio projections as well as varying vertical material transitions along the entire length of the building.

If provided, privately owned public spaces shall include at least three (3) of the six (6) following Elements

- 1.) Sitting space of at least one sitting space for each 250 sq ft shall be included in the plaza. Seating shall be a minimum of 16" in height and 30" in width. Ledge benches shall have a minimum depth of 30".
  - a. N/A
- 2.) A Mixture of areas that provide seasonal shade
  - a. N/A
- 3.) Trees in Proportion to the space, at a minimum of one tree per 800 square feet at least 2" in caliber.
  - a. N/A
- 4.) Water Features or public art – none planned
- 5.) Outdoor dining areas
  - a. N/A
- 6.) Other amenities not listed above that provide a public benefit – none planned
  - a. N/A

Building height shall be modified to relate to human scale and minimize the negative impacts.

1.) Human Scale

- a. Vertical Material & design changes create a base for the Central West at all ground floor facades, a change in brick, metal panel and stucco above the ground floor helps to create 2 distinct perceived building masses. The same material changes works horizontally by adding additional perceived vertical masses. Both approaches help to create multiple smaller "buildings" or grouped visual masses. (See Renderings & Elevations)
- b. The building has a distinct concrete & glazed base while metal siding defines patios above and brick & precast material transitions help to define vertical elevations changes. The contrasting styles help to give the impression of commercial spaces at ground level with residences above lending to a mixed-use style development (See renderings & elevations).

2.) Negative Impacts

- a. See explanations of building modulations in "Human Scale" Above. See Renderings & Elevations.
- b. The modular shape breaks and varying roof/parapet heights will also vary the intensity of shadows when cast.
- c. Wind Impacts – no impact different from neighboring buildings of similar height and accented roof element.

3.) Cornices & Rooflines

- a. Central West has 3 distinct roofline elements integrating seamlessly with the overall design of the project. Exterior Patio(deck) Areas are adorned with a metal façade and roof that terminates below a parapet wall directly behind. This parapet wall also varies in height as it transitions around the building. While an upper roof with extending eave creates the tallest and most prominent roof line.

Parking & Circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities or midblock walkway.

- 1.) Waste & recycling containers, mechanical equipment, storage areas and loading docks that be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of the building or located within the structure.
  - a. The Trash & Recycling and Collection are located within the parking structure and are not visible from the street.

Signage shall emphasize the pedestrian/mass transit orientation

- 1.) Define Specific spaces for signage that are integral to the design of the building.

Signage for the complex will be located on/above (standing) the arcing marquee awning. Signage (window stenciling) is also anticipated at the main entrance doors. Other possible locations for signage could include window signage that the 200S/600W intersection, community branding elements located on the garage door and/or integration of the branding to the art mural along 600 W.

Streetscape improvements shall be as follows:

- 1.) One Street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each 30' of property frontage.
  - a. One Street tree would need to be removed from the 200S roadway to allow for the access drive aisle to the parking garage, however 600 W will be improved through the burying of power lines, curb and gutter installation, side walk and paving details as well as (4) additional street trees with accompanying sidewalk paving details.
- 2.) Hardscape paving material shall be utilized to differentiate privately owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately owned public spaces shall meet the following guidelines:
  - a. While Central West is not providing any privately owned public spaces, access to the property for both vehicle and pedestrian are differentiated using pavers or alternate colored concrete.

The Central West Apartments development has been thoughtfully designed to coordinate with its sister project Central Station Apartments creating a sense of unity between the 2 developments while still creating a unique differentiator



between the 2 apartment complexes. Dramatic artwork will add visual interest and pedestrian traffic potential as it is prominently visible from the Trax/UTA Transfer station (Central Station also exhibits this trait though the artwork is different but complimentary). The ground level was designed with the intention of creating a commercial feel though the spaces are primarily used as part of the development. The materials used in the design have been thoughtfully utilized to meet the intent of the GMU zone while also meeting the cost considerations that come with the development of an all affordable-housing project.

Preliminary plans & renderings have been attached for your review. We look forward to your consideration and approval of this project in its current form.

Regards,

A handwritten signature in black ink, appearing to read 'Eric Balls', with a long horizontal flourish extending to the right.

Eric Balls  
Project Manager – Architecture Belgique Inc.

CC: Guillaume Belgique; Michael Batt; Tammy Clarke