

design

studio

Design Review

# 150 S. MAIN

Salt Lake City, UT

dwell



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## PROJECT NARRATIVE

In coordination and cooperation with Salt Lake City and its Redevelopment Agency (RDA), Hines proposes a new tower to the city's downtown skyline, redeveloping the historic Utah theater site. Fronting prominent Main Street, 150 S. Main is poised to contribute to the city's ever-evolving modernization of the built environment and mass transit infrastructure through the downtown district.

A century and a half ago, streetcars bustled along Main Street, the first mass transit in the intermountain west. At the end of the 20th century, the city advanced its mass transit to Utah's Transit Authority's (UTA) TRAX system currently serving Main Street and connecting downtown activity, history, and commerce to the airport and regional destinations throughout the valley.

The tower design capitalizes on the multimodal streetscape and mid-block connectivity running from the western edge of the proposed redevelopment, east to Regent Street, providing density and connectivity at the heart of downtown and contributing to its vitality.

The Type I tower construction will house 400 rental apartments, including 40 affordable housing units (60%-80% AMI), as well as retail tenants and several building amenities for resident use. Additional privately-managed public amenities are part of the site's program (see park exhibit for design concept; to be reviewed by deferred submittal).

Redevelopment of the historic theater site aims to significantly contribute to the evolution of Main Street and Salt Lake City's skyline with 21st century design and construction.

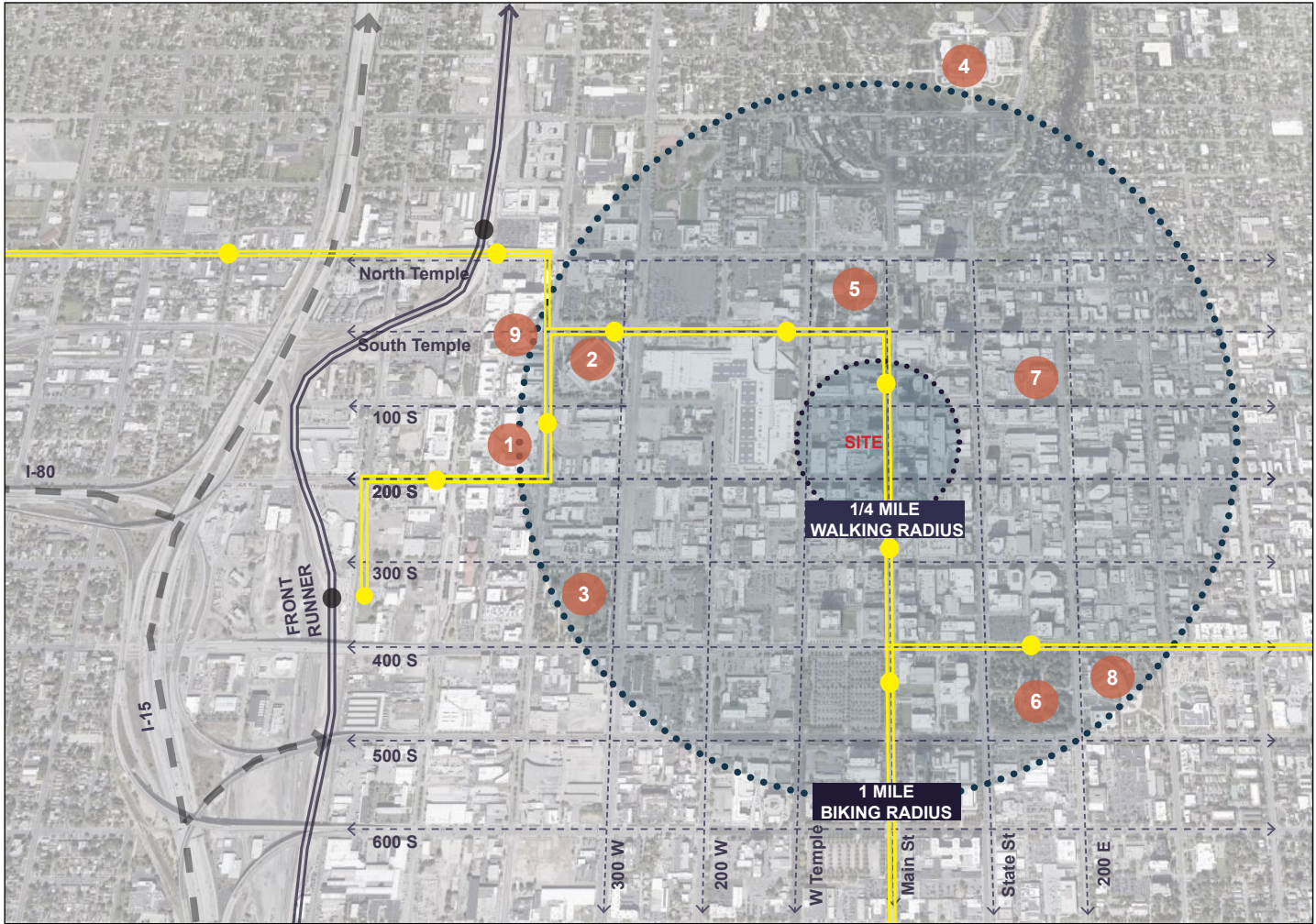
## PROJECT NARRATIVE



# CONTEXT AND CHARACTER



## CONTEXT AND CHARACTER: DISTRICT



**Nodes**

- 1. Clark Planetarium
- 2. Vivint Arena (Jazz)
- 3. Pioneer Park
- 4. Utah State Capital Building
- 5. Temple Square
- 6. Washington Square Park
- 7. Downtown Harmons
- 8. City Library
- 9. Rio Grade Depot

**CONTEXT AND CHARACTER: DISTRICT**

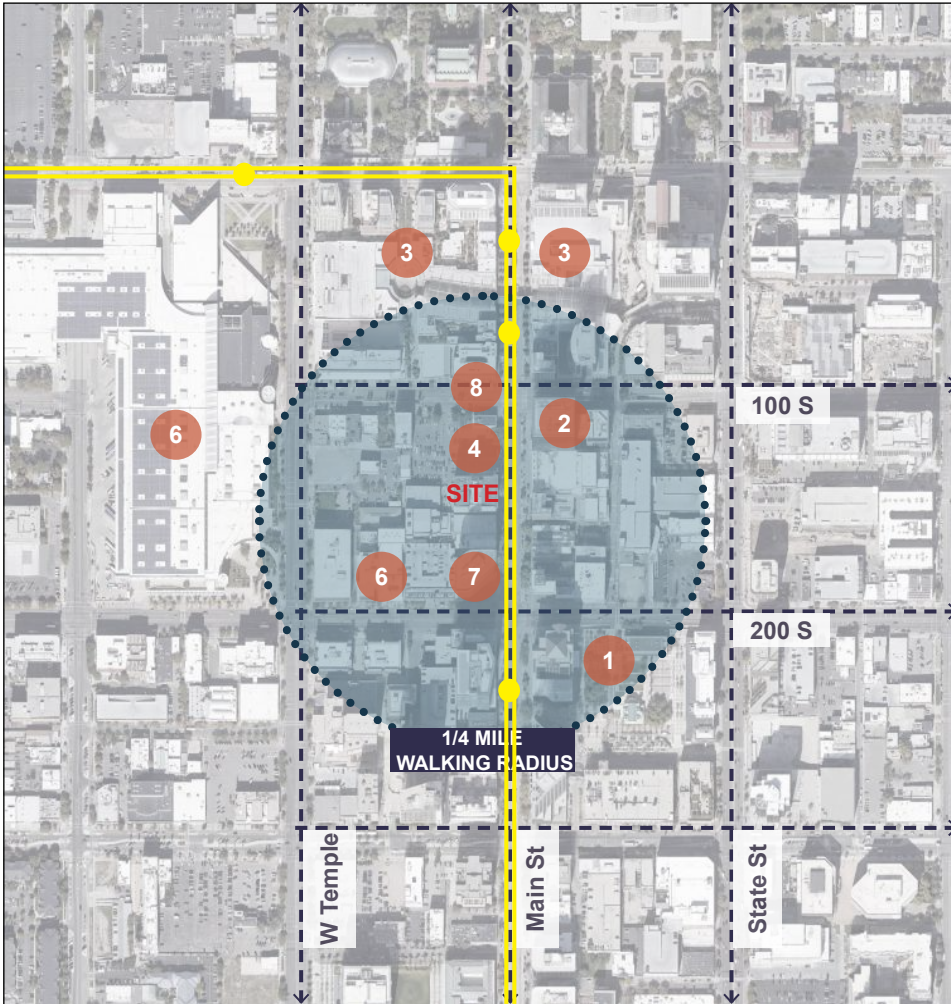


## CONTEXT AND CHARACTER: DISTRICT



## CONTEXT AND CHARACTER: DISTRICT





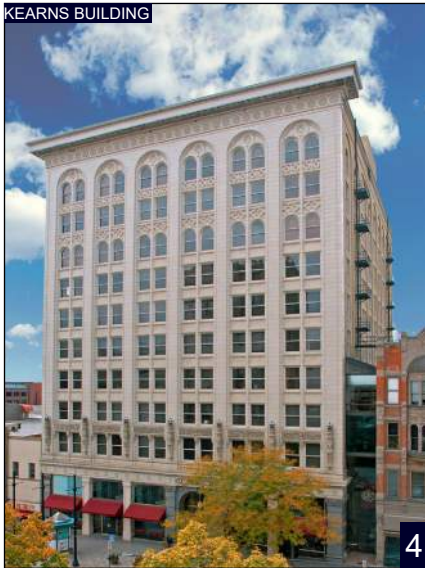
## Nodes

1. Gallivan Center
2. Eccles Theater
3. City Creek Center
4. Kearns Building
5. Salt Palace Convention Center
6. Capital Theater
7. US Bank
8. Zions Bank



## CONTEXT AND CHARACTER: SITE

SALT LAKE CITY SKYLINE



CONTEXT AND CHARACTER: SITE



VIEW TO NORTH



VIEW TO EAST

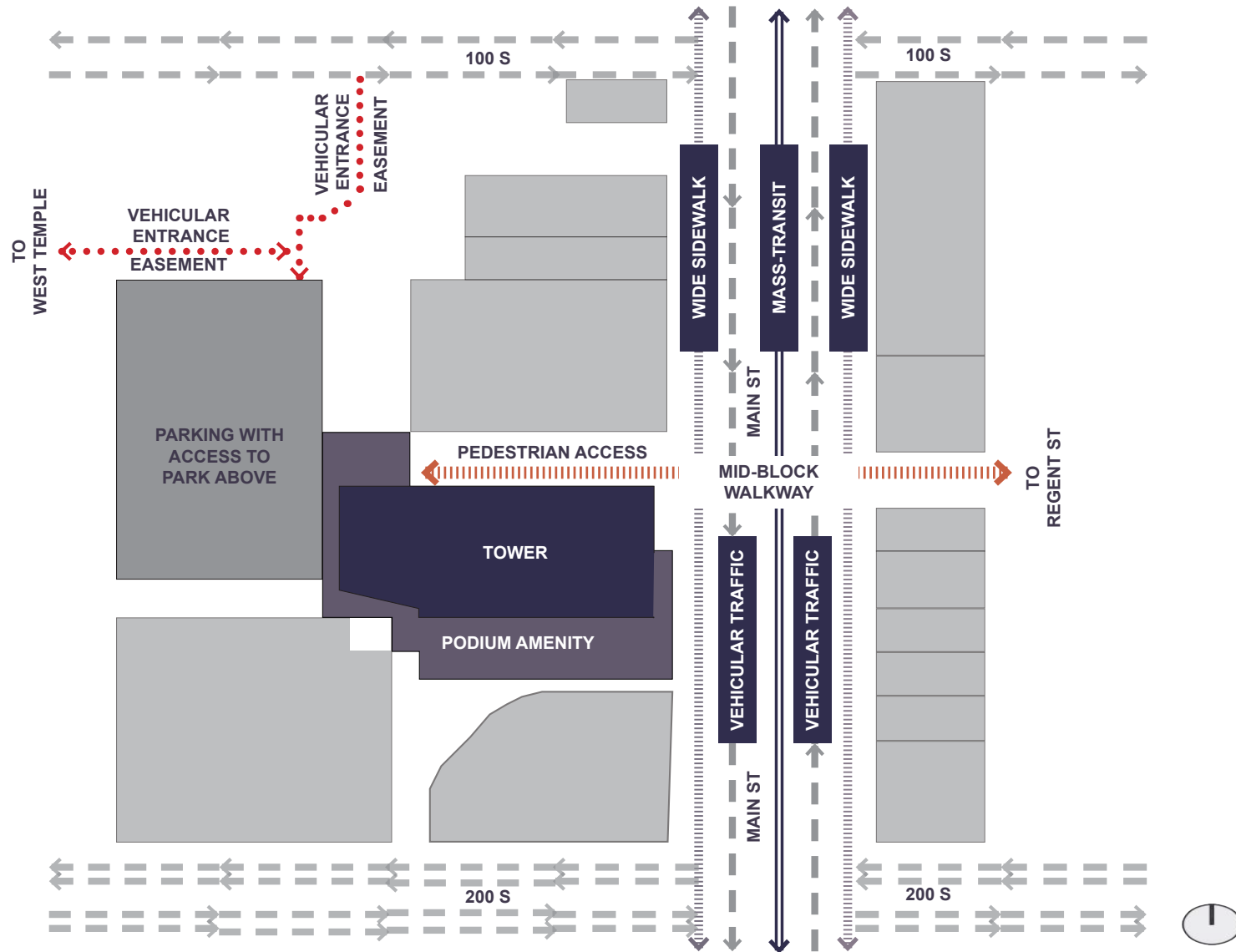


VIEW TO SOUTH



VIEW TO WEST

**CONTEXT AND CHARACTER: SITE**



MOBILITY DIAGRAM

CONTEXT AND CHARACTER: SITE



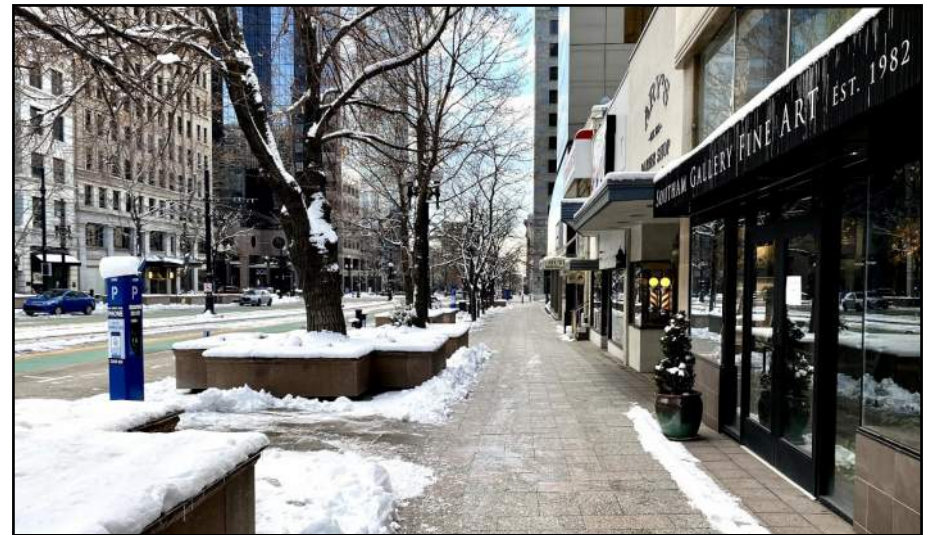
VIEW OF SITE ACROSS MAIN STREET



MAIN STREET LOOKING SOUTH



VIEW OF MID-BLOCK WALKWAY



MAIN STREET STREETScape AT SITE

## CONTEXT AND CHARACTER: SITE



SLC ZONING MAP: D-1

## ZONING NARRATIVE

The purpose of the D-1 Central Business District (CBD), where the subject property (150 S. Main) is located, is to spur and incentivize commercial and economic development within Salt Lake City's most urban and intense areas. Further, the CBD provides a broad range of uses, including very high-density housing, business, office, and retail, creating a 24-hour entertainment and cultural zone desirable to residents and tourists alike. Development within the CBD is intended to be dense with attractive streetscapes creating a safe and walkable pedestrian environment and preserving the urban nature of the downtown area.

The Downtown Plan designates Salt Lake City's downtown as the premier location for sustainable urban living, commerce, and cultural activity with a variety of housing options to meet the diverse needs of the region, to improve downtown livability, and to attract and retain skilled workers. The City's Master Plan envisions the CBD as a growing residential community for those seeking the ultimate urban experience within walking distance to the financial district, Main Street shopping, and the Downtown Art's District.

## CONTEXT AND CHARACTER: ZONING

## ZONING NARRATIVE CON'D

The design of 150 S. Main meets all applicable zoning-specific design standards except the mid-block building height and frontage requirements at the residential lobby entrance. Detail and design reasoning for the requested exceptions:

### Allowable Zoning Height

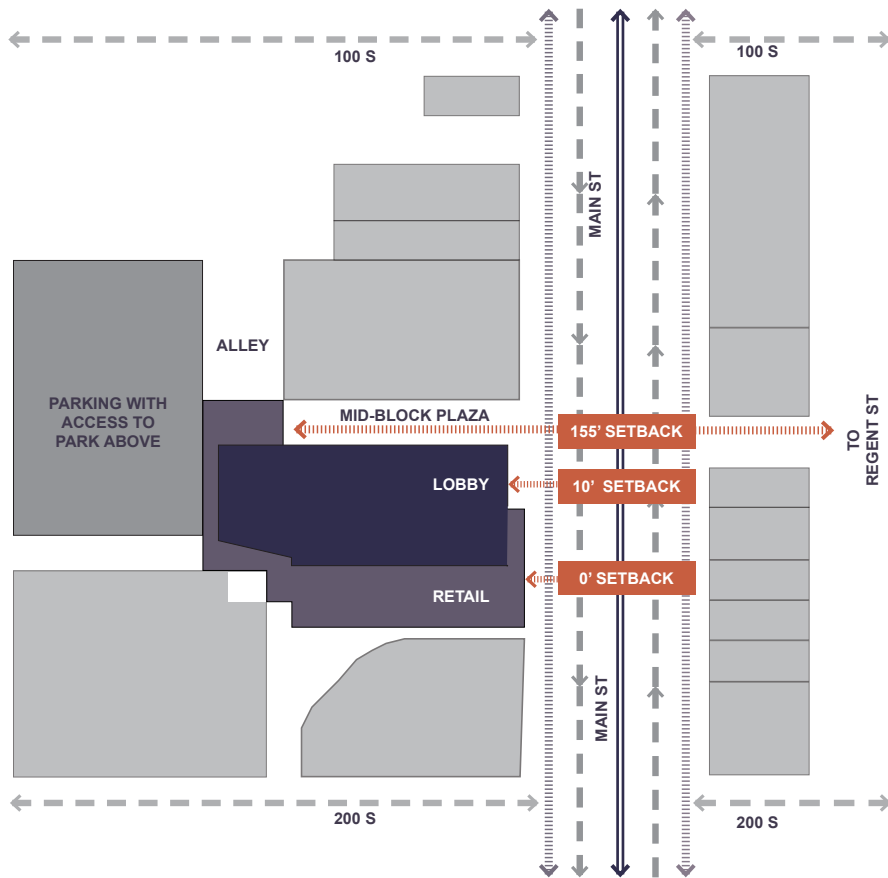
The project is located mid-block between the US Bank Tower and Kearns Office Building on the west side of Main Street. As a constrained mid-block site, the project is governed by city zoning ordinance 21A.30.020, which states “buildings at a mid-block shall be no more than one hundred (100) feet in height; provided, that taller buildings may be authorized through the design review process”. Additionally, the RDA development criteria require a minimum of 30 stories.

In order to meet high-density and complex programmatic requirements on a constrained site, the project team proposes a 31-story building at 368 feet in height, plus an additional 24 feet for rooftop mechanical units and overrun of the high-speed elevators, topping out at 392 feet.

### Zoning Frontage Requirements

Similar to the development pattern along Main Street, the tower’s pedestrian-focused entry facade along Main Street provides three prominent points of access, including entry to the retail space fronting Main Street, entry to the residential lobby, and access to the mid-block plaza leading to an elevated park located above the parking structure at the rear of the property to be reviewed by deferred submittal (see park exhibit for design concept). There is a hierarchy of the entries: the retail immediately fronts Main Street with no setback; the residential lobby entrance steps back ten feet from the retail face, signifying a slightly less public entrance; the open mid-block plaza serves as an entrance to the elevated park at the rear of the property.


The design’s mid-block plaza is an extension of Main Street’s mid-block walkway, connecting the tower from the elevated park at the rear of the property to Regent St (to the east) through Main Street’s public realm with pedestrian, vehicular, and mass-transit circulation. This public space and design element provides relief (~30 ft setback) from the neighboring Kearns building to the north, reducing the footprint of the tower and minimizing the tower’s shadow impact.



SETBACK DIAGRAM



## CONTEXT AND CHARACTER: ZONING

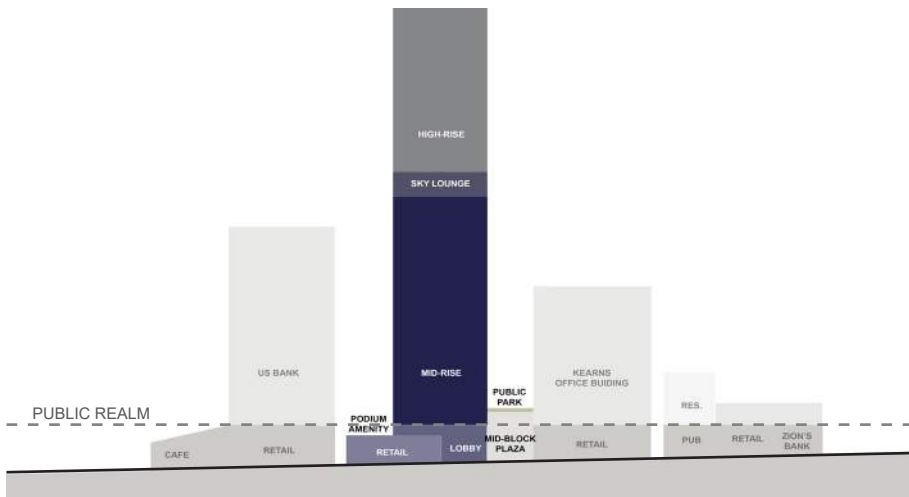


# PROJECT DESIGN





SITE PLAN



MAIN STREET - STREET SECTION

## DESIGN CONCEPT

Early concept design began with an investigation of building proportions of the site's immediate context, as well as the surrounding downtown fabric. Adjacency to the Kearns building to the north and the US Bank building to the south provide massing and siting cues.

The design team wanted to capitalize on the city and mountain views, while also appropriately responding to Main Street. In addition to the site's context, views, and streetscape, structural considerations further developed the building's efficiency and proportions. These considerations informed the following design objectives:

- 1) Establish a building setback hierarchy for street wall relief and reveal of the tower.
- 2) Define massing with materials and fenestration to reflect contextual cues.
- 3) Strategically locate amenity zones (mass vs. void) to take advantage of view corridors.

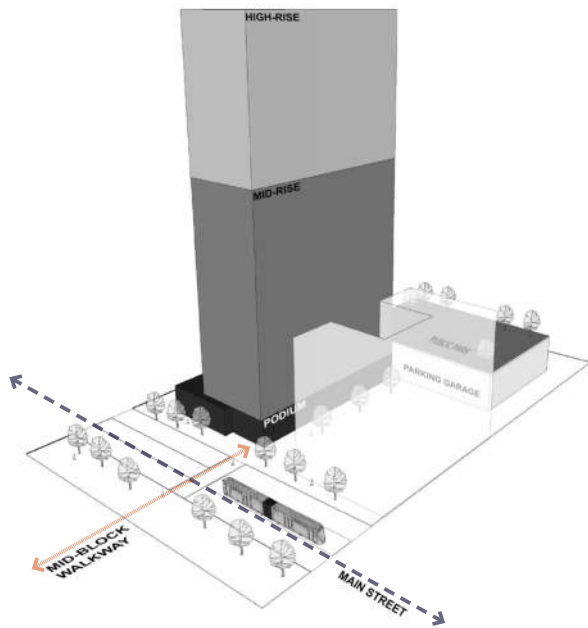
-Podium-level amenity to visually connect and activate the streetscape, further emphasizing the pedestrian-scale of the urban realm.

-Mid-rise amenity at a structurally desired-location—two-thirds the building height—to create an aesthetic and experiential moment in the building.

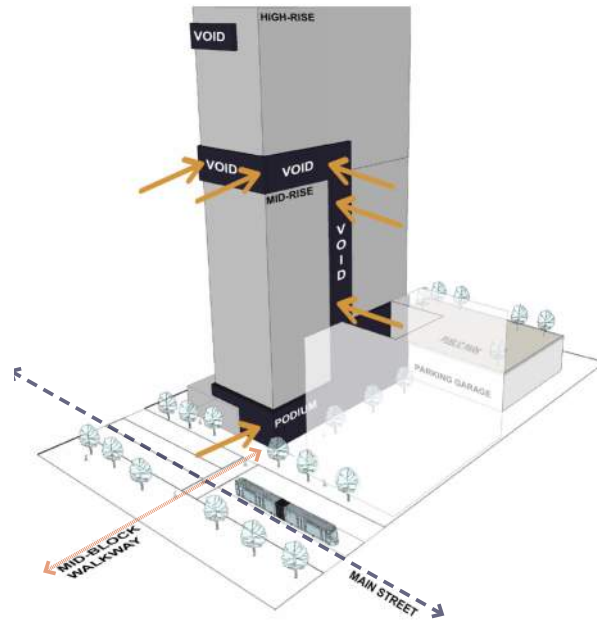
- 4) Prioritize facade features and privacy (for example, fewer residential balconies at locations facing neighboring buildings).
- 5) Add new feature and prominence to the SLC skyline, while also addressing the pedestrian realm—by creating a unique streetscape experience and identity and connecting to the city's multimodal infrastructure at the ground level.

Collectively the project objectives aim to address the site at both the downtown district level and pedestrian level, as well as define the resident experience and an engaged public experience.

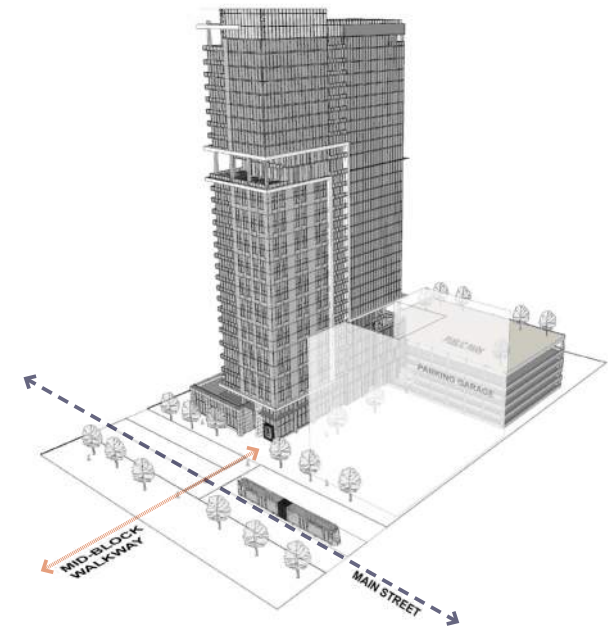
## PROJECT DESIGN: CONCEPT



GENERAL MASSING



VERTICAL / HORIZONTAL BREAKS



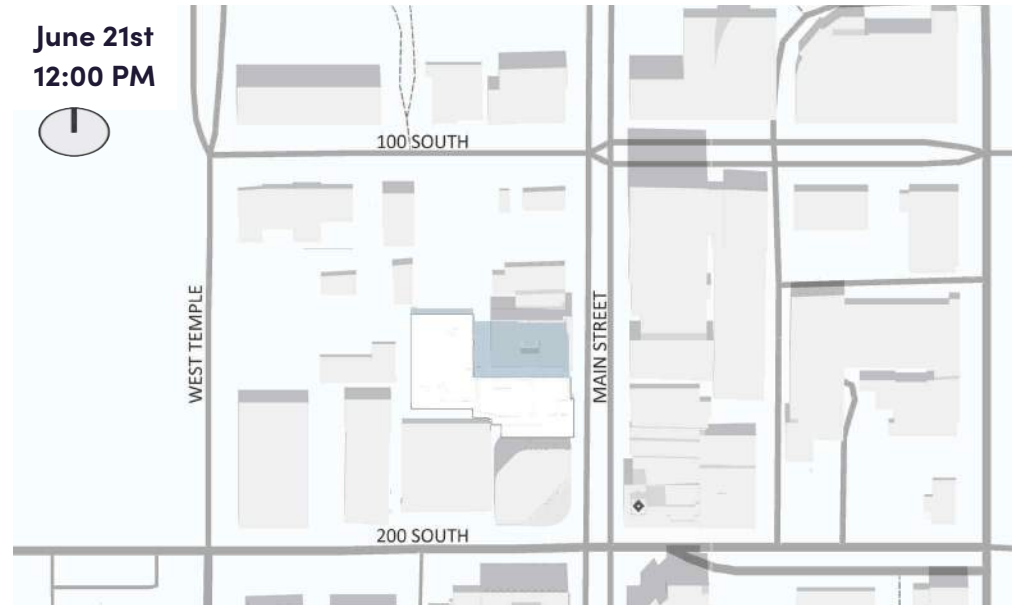
FACADE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT

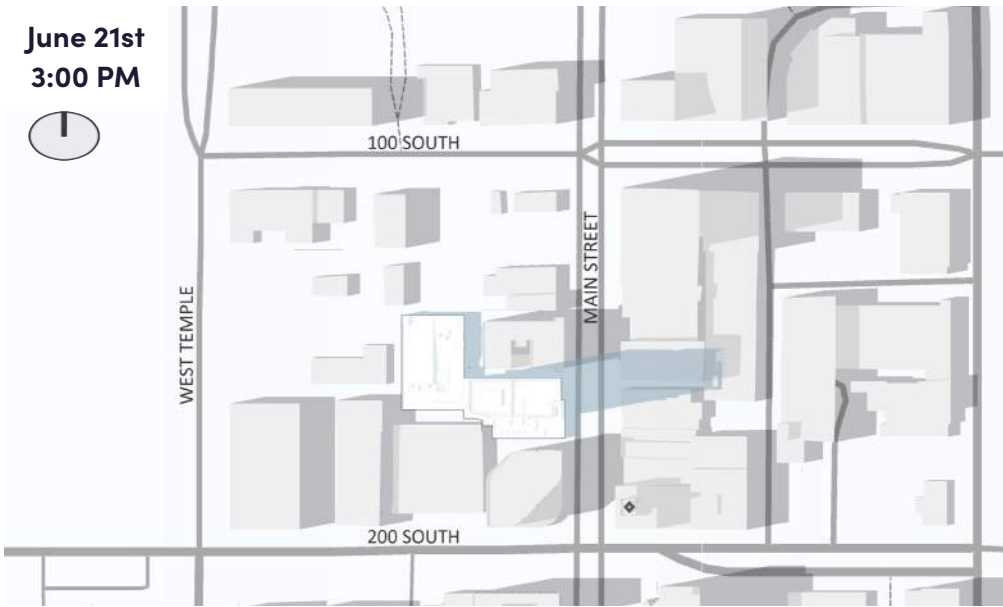
June 21st  
9:00 AM



June 21st  
12:00 PM



June 21st  
3:00 PM



June 21st  
6:00 PM



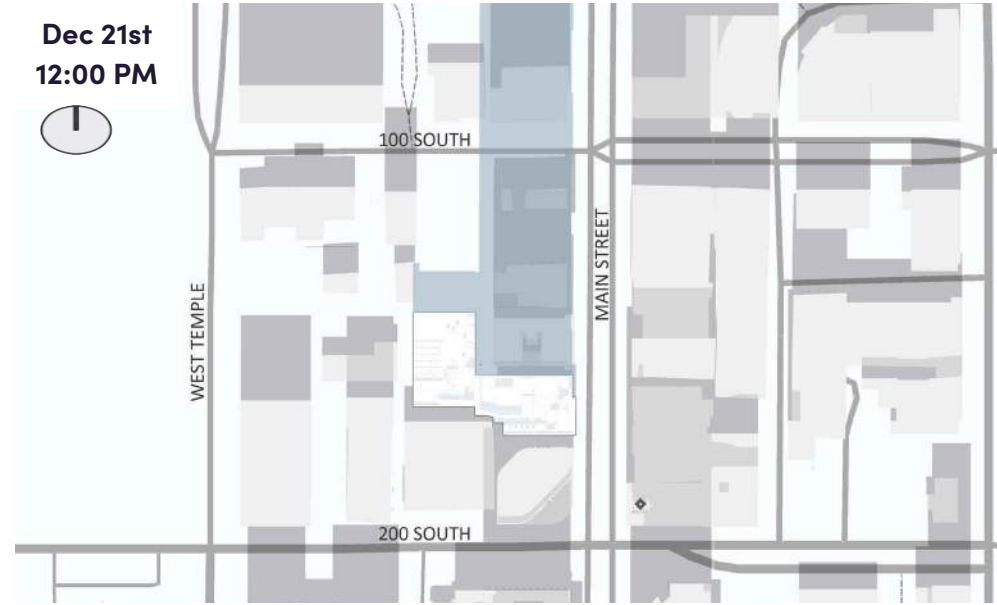
SUN STUDY: SUMMER SOLSTICE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT

Dec 21st  
9:00 AM



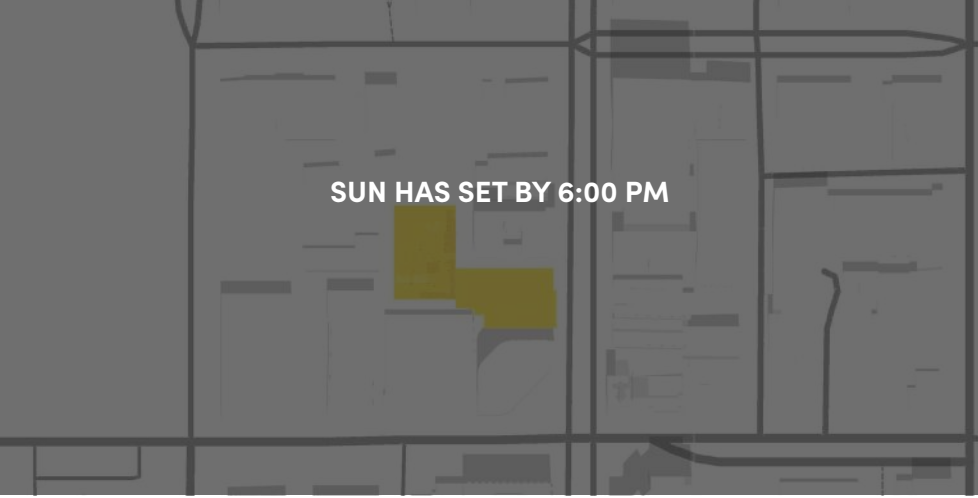
Dec 21st  
12:00 PM



Dec 21st  
3:00 PM



Dec 21st  
6:00 PM



SUN STUDY: WINTER SOLSTICE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT



Hines

150 S. MAIN | 20

150 South Main Street Salt Lake City, Utah

February 24, 2021

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HIGH-RISE



MID-RISE



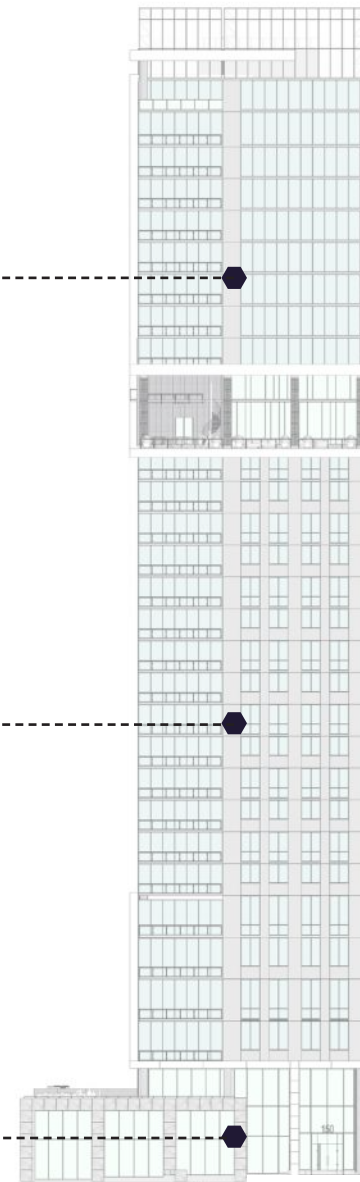
PODIUM



HIGH-RISE

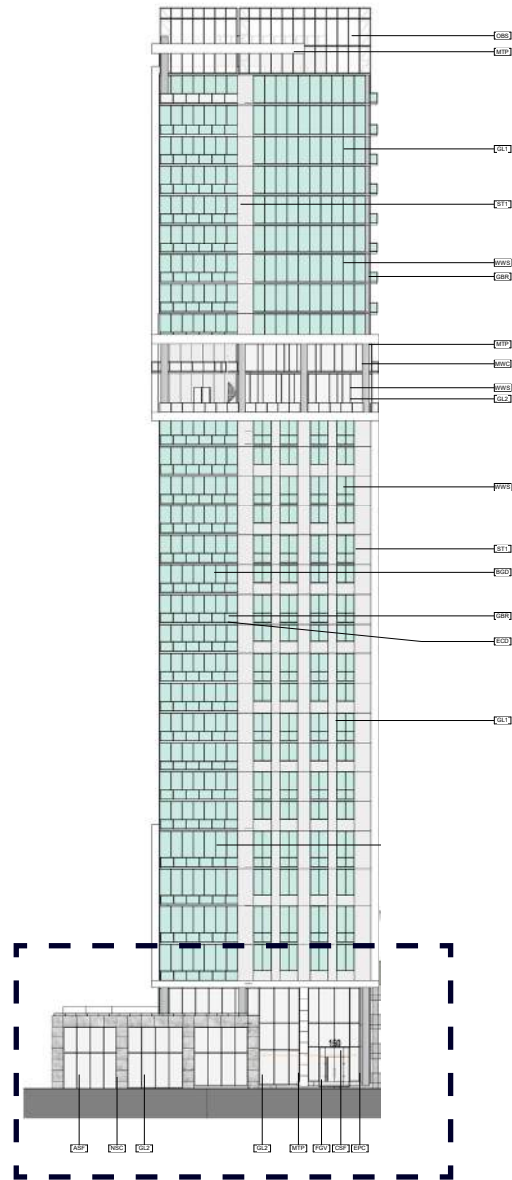
MID-RISE

PODIUM



TYPE I CONSTRUCTION

PROJECT DESIGN: MATERIALS



MAIN STREET ELEVATION

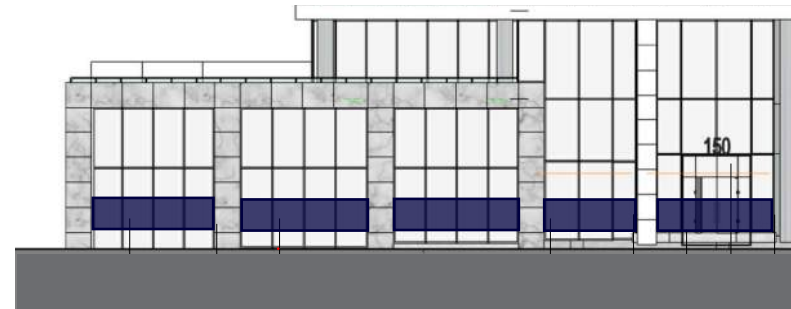
## MAIN STREET GLAZING

The zoning transparency calculation requires a minimum of 60%.  
The ground floor glazing facing Main Street equals 70%.

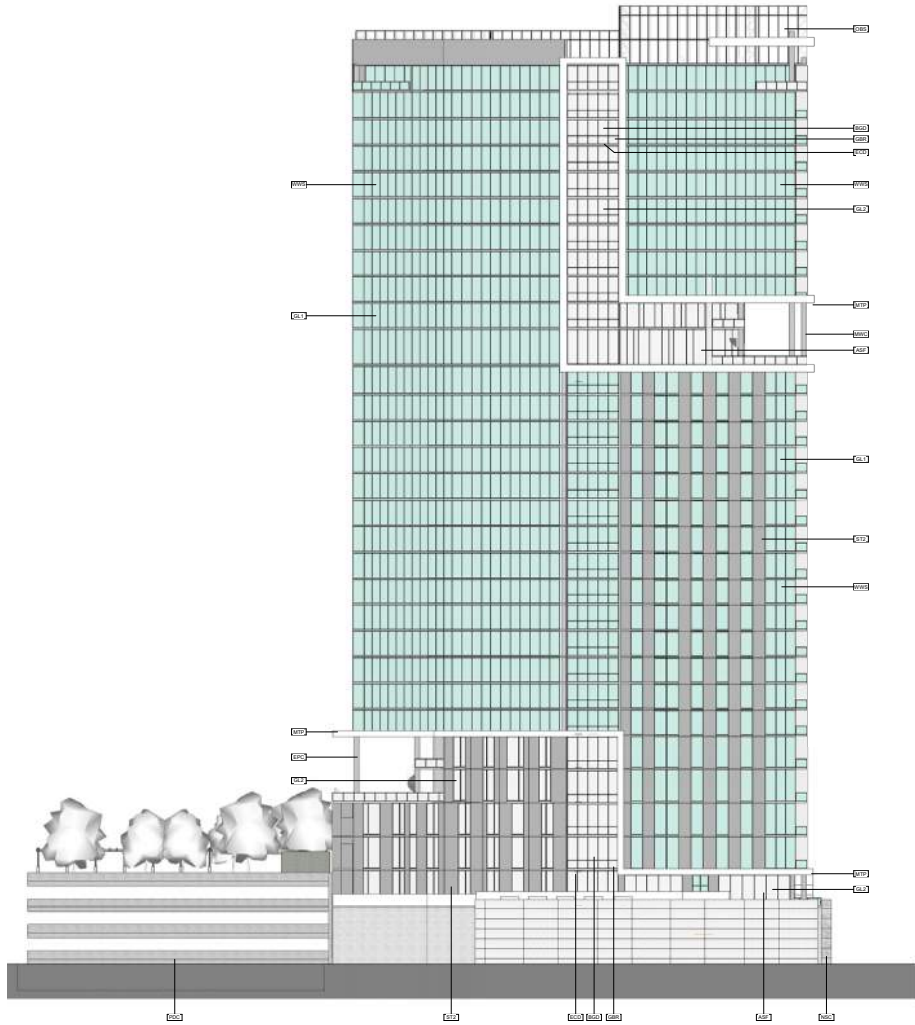
Of the 641 SF Main Street frontage allowed to be used in the transparency calculation, 448.5 SF is glazing.

Refer to diagram below. The dark purple band denotes the transparency area used in the calculation, between 3 ft and 8 ft above ground level.

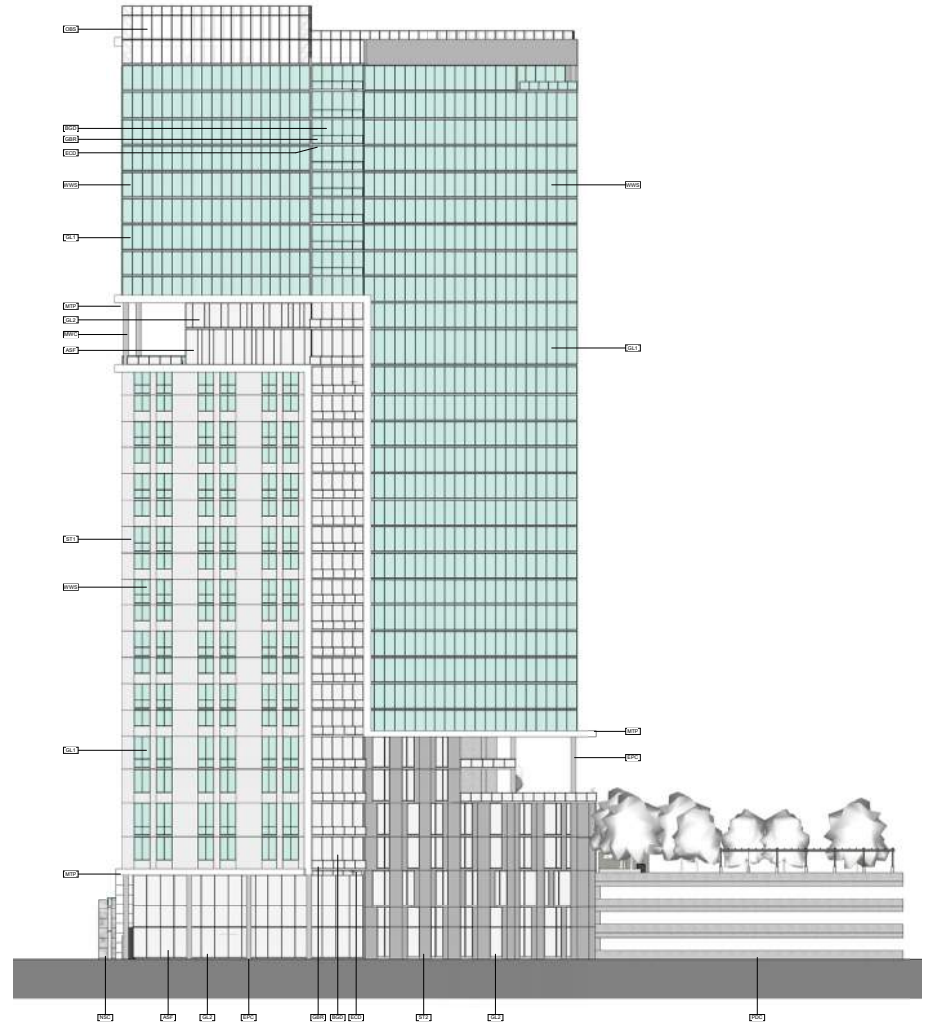
Signage to be placed outside of this band to meet transparency requirement.



## PROJECT DESIGN: MATERIALS



**SOUTH ELEVATION**



**NORTH ELEVATION**

**PROJECT DESIGN: MATERIALS**



## PROJECT DATA

**RETAIL:** 8,400 SF (ground floor)

### **RESIDENTIAL UNIT MIX:**

**Affordable** - 40 Units / 10%  
**Studio** - 75 Units / 18.75%  
**1-Bed** - 176 Units / 44%  
**2-Bed** - 104 Units / 26%  
**Penthouse** - 5 Units / 1.25%

**Total - 400 Units / 100%**

Average unit size = 767 SF

Density = 332.5 dwelling units per acre

### **PARKING DECK:**

**5 Levels (4 Levels + 1 Basement)**

.5 space per dwelling unit required = 200 spaces minimum

**Standard Spaces** - 185 spaces for Residents and 60 spaces reserved for Kearns building

**ADA Spaces:** 6 spaces

**EV Spaces:** 11 spaces (1 EV space required per 25 spaces provided)

**Total - 262 Spaces**

Bicycle storage located at ground level near parking deck can accommodate more than 13 bikes or the required 5% of the provided parking spaces.

## **PROJECT DESIGN: PROJECT DATA**



## **PROGRAM**

The tower's program primarily consists of apartments and accessory spaces (i.e. lobby, pool area, sky lounge and open-air terrace), but also includes 8,400 square feet of retail space at the ground floor fronting Main Street. The total number of units is 400, including 40 affordable, 355 market rate and 5 penthouses. The building facade is a combination of glazed curtain wall and stucco / metal panel on metal stud exterior framing. The construction is Type I.

The proposed parking structure's footprint is approximately 122 feet by 185 feet, with one level below grade and four levels above grade, with capacity for 262 vehicles. The parking structure design includes an elevated park covering the entire parking footprint at its roof level (see park exhibit for design concept; to be reviewed by deferred submittal).

### **Level 1 (double height):**

24 ft height space encompasses the residential lobby, leasing office, back-of-house, and retail space. Three prominent points of entry provide a grand first-impression of the building, and include access to the retail space, to the residential lobby, and the mid-block plaza connecting to the elevated park (to be reviewed by separate permit).

### **Level 2:**

Private patios adjoin the south-facing units above the retail space, as well as a co-working amenity space, with a patio overlooking Main Street, for residents to work remotely.

### **Levels 3 and 4:**

Forty (40) affordable housing units.

### **Level 5:**

A private pool overlooks Pantages Park located on the roof of the connected parking structure. The level also includes restrooms, showers, and a large clubhouse amenity space for resident use.

### **Level 6:**

A fitness center with direct access to the pool deck below via a spiral stair.

### **Levels 7-20 and Levels 23-30:**

Typical residential floorplate is designed at 13,265 square feet with 82.3% efficiency, consisting of fourteen (14) residential units, three elevators, two stair towers, one trash room, and one electrical room.

### **Levels 21 and 22:**

A large amenity sky lounge on the east half of the tower, as well as an open two-story terrace overlooking the city and mountains to the east.

### **Level 31:**

Five penthouse units with unobstructed views of the surrounding city, valley, and mountains.

## **PROJECT DESIGN: PROGRAM**



KEY

	BIKE SHOP		MAIL
	CORE		RETAIL
	CORRIDOR		STORAGE
	EMERGENCY ELECTRICAL		TRASH
	LOBBY/LEASING		UTILITY/MAINTENANCE

0' 8'-0" 16'-0" 32'-0"

GROUND FLOOR

PROJECT DESIGN: PLANS AND SECTIONS



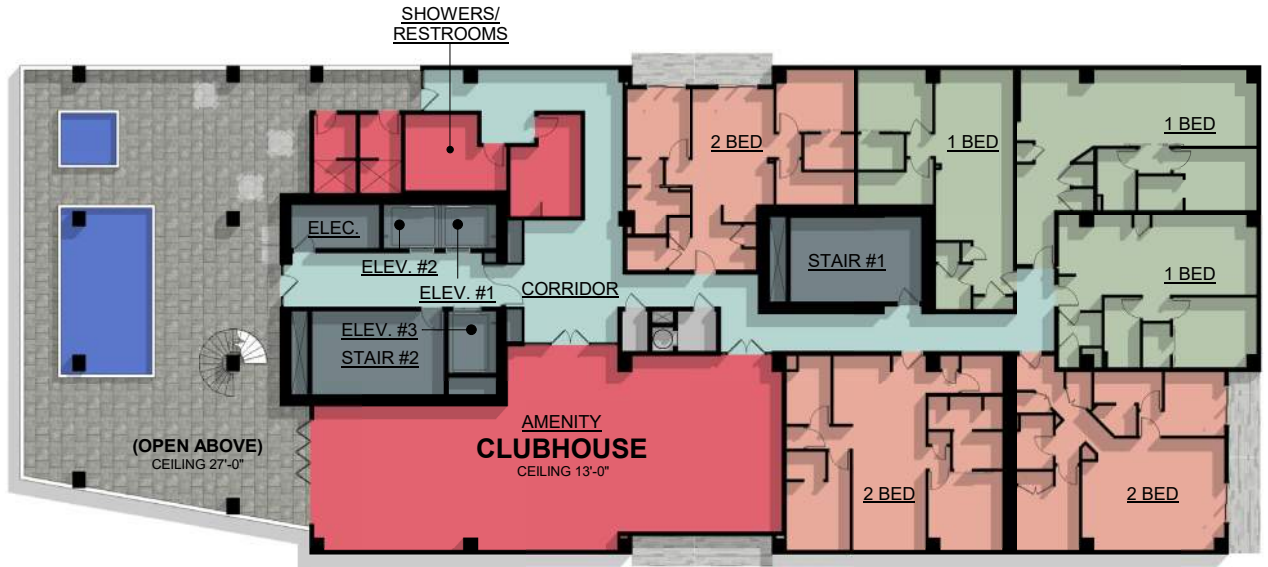
LEVEL 2: PRIVATE PATIO UNITS

PROJECT DESIGN: PLANS AND SECTIONS



LEVELS 3 AND 4: AFFORDABLE UNITS

PROJECT DESIGN: PLANS AND SECTIONS

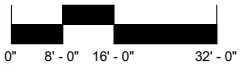


LEVEL 5: AMENITY DECK



LEVEL 6: AMENITY DECK

- KEY
- STUDIO
  - 1 BED
  - 2 BED
  - AMENITY
  - CORE
  - CORRIDOR
  - TRASH



**PROJECT DESIGN: PLANS AND SECTIONS**



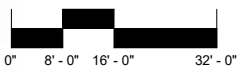
LEVEL 21: MID-RISE AMENITY DECK



LEVEL 22: MID-RISE AMENITY DECK

KEY

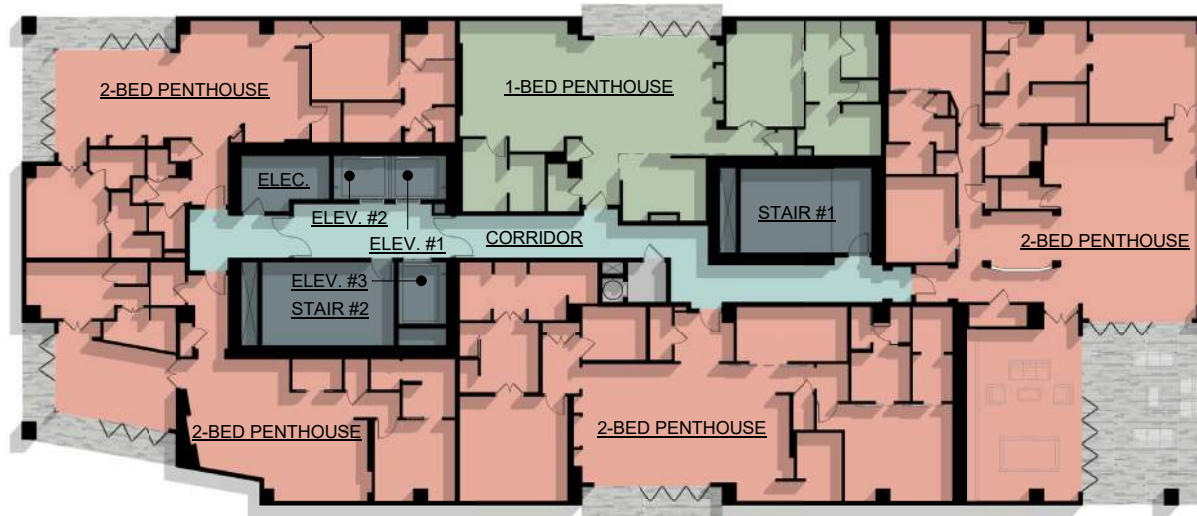
- STUDIO
- 1 BED
- 2 BED
- AMENITY
- CORE
- CORRIDOR
- TRASH



**PROJECT DESIGN: PLANS AND SECTIONS**



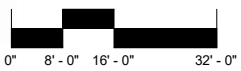
LEVELS 7-20, 23-30: TYPICAL FLOOR PLATE



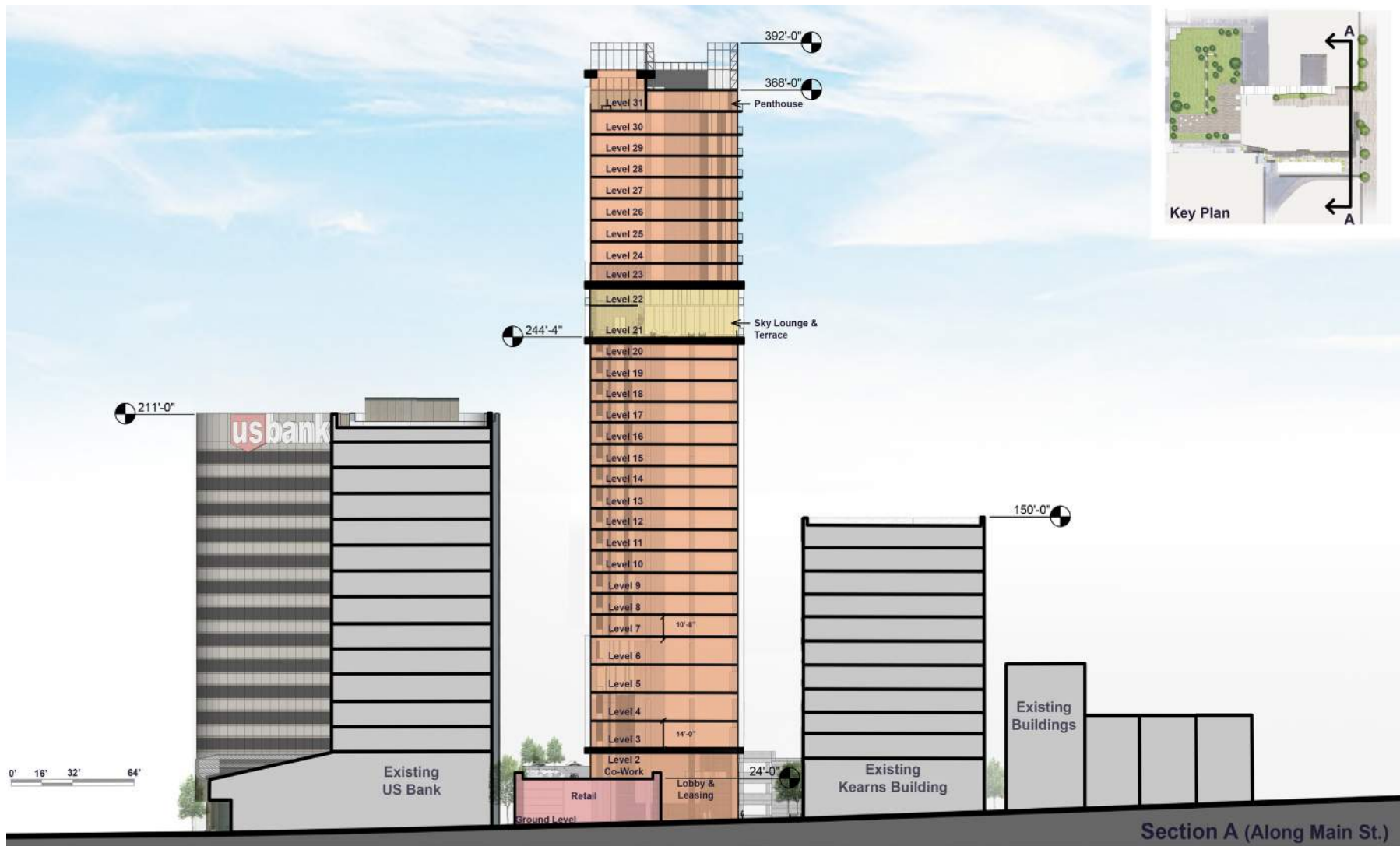
LEVEL 31: PENTHOUSE SUITES

KEY

- STUDIO
- 1 BED
- 2 BED
- AMENITY
- CORE
- CORRIDOR
- TRASH

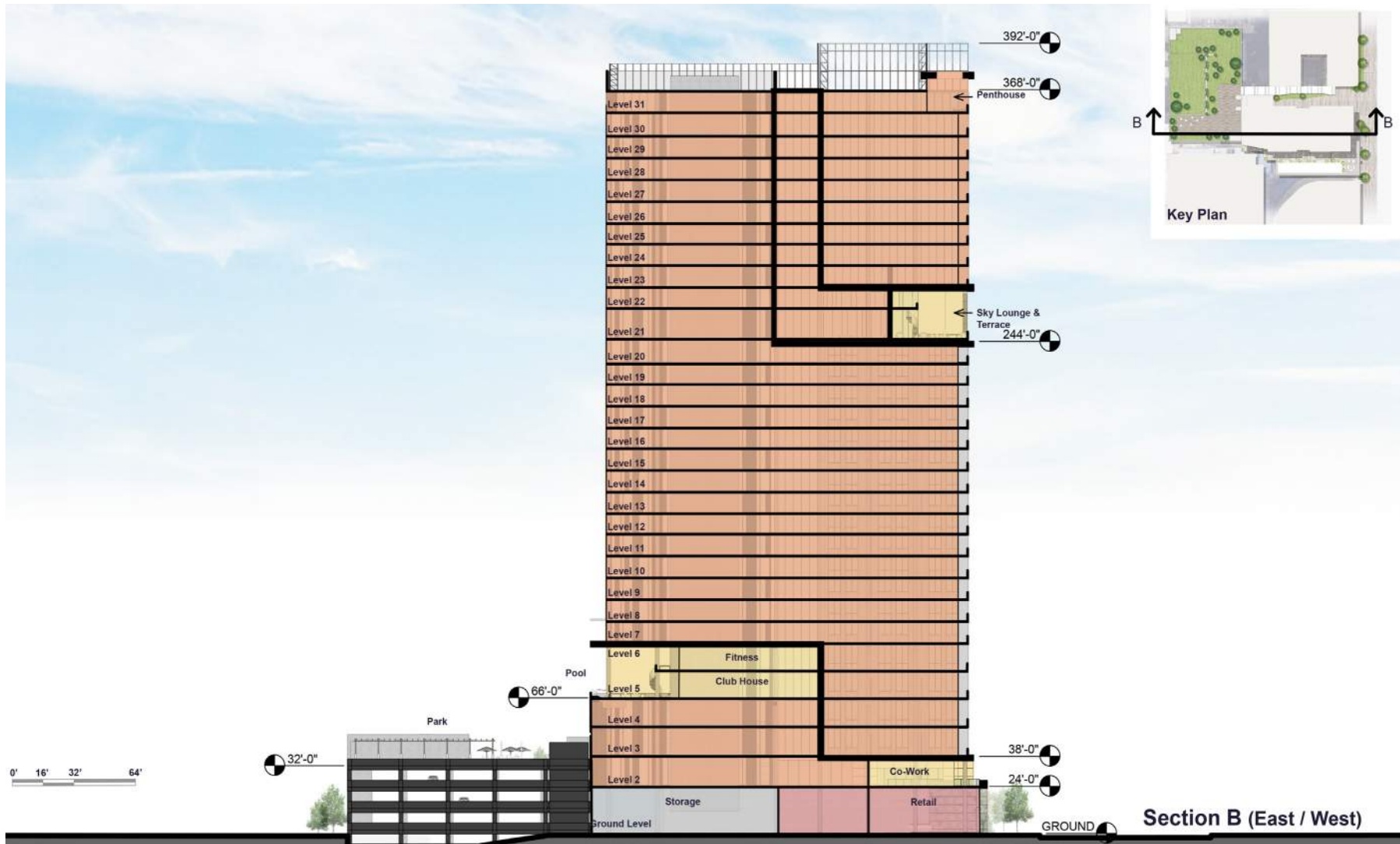


**PROJECT DESIGN: PLANS AND SECTIONS**



## PROJECT DESIGN: PLANS AND SECTIONS

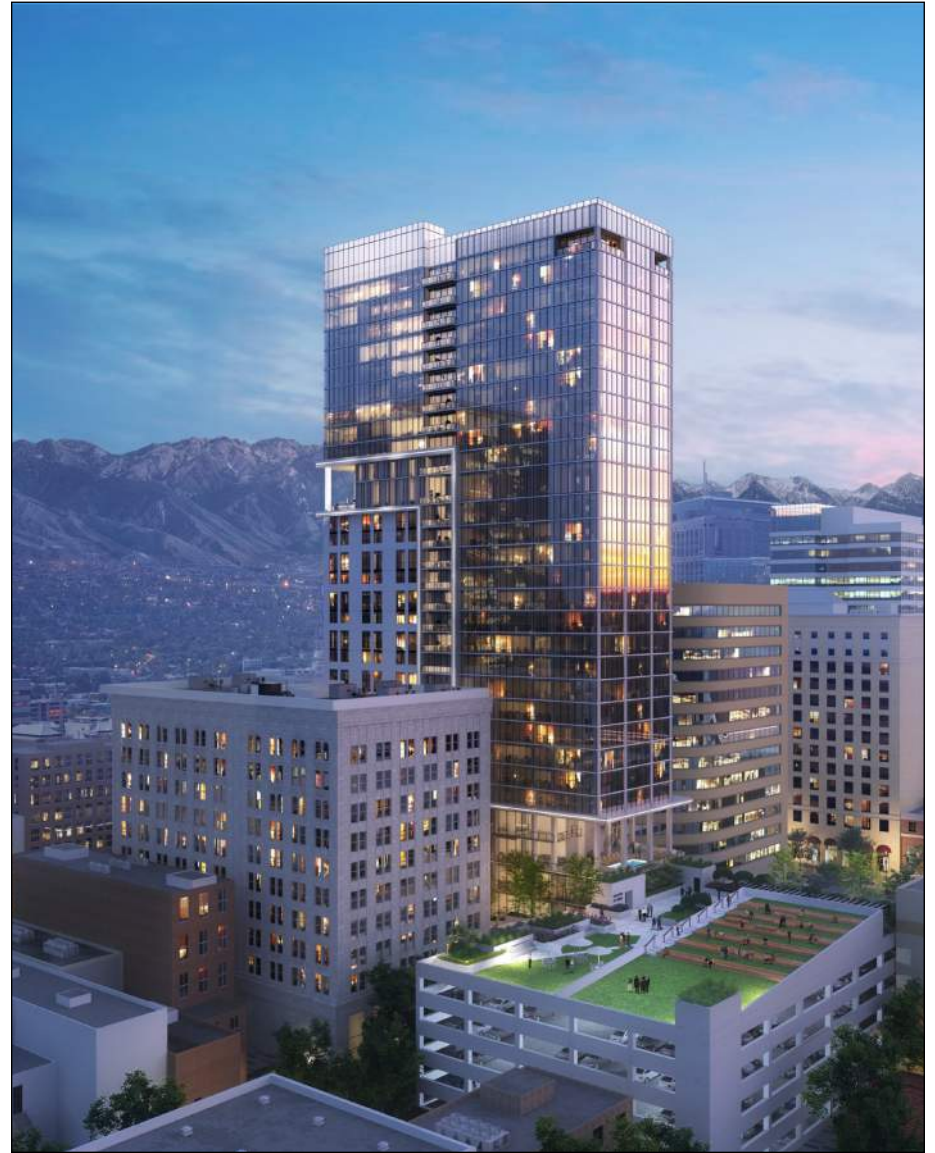




## PROJECT DESIGN: PLANS AND SECTIONS



# RENDERINGS



**RENDERING: DUSK**



**RENDERING: DAYTIME**



## RENDERING: MID-BLOCK WALKWAY



## RENDERING: STREETScape



## RENDERING: POOL AMENITY DECK



## RENDERING: SKY LOUNGE

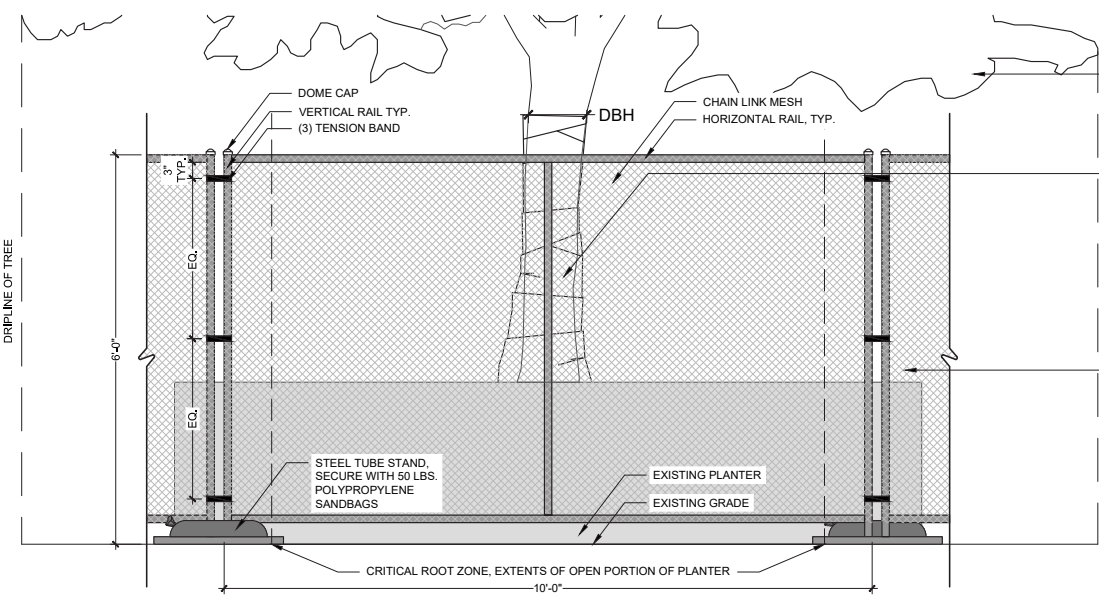
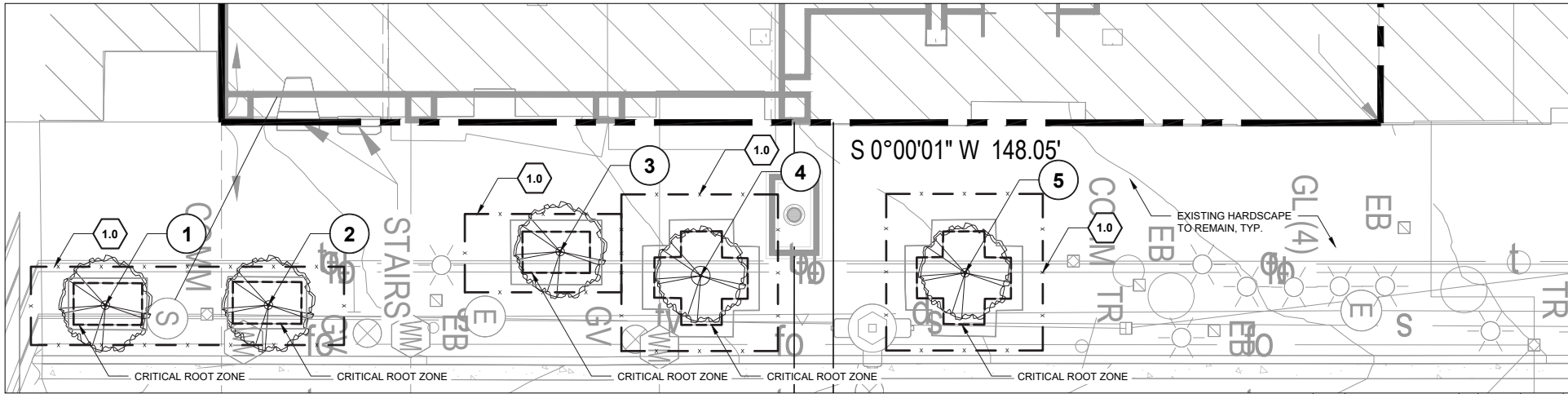




## RENDERING: SKY LOUNGE



# SITE DESIGN



**ZONE 3: LOWER CANOPY PROTECTION**  
 CONTACT LANDSCAPE ARCHITECT AND SALT LAKE CITY URBAN FORESTRY DEPARTMENT IF ANY PRUNING IS NEEDED PRIOR TO WORK IF POTENTIAL FOR DAMAGE EXISTS.

**ZONE 2: TRUNK PROTECTION**  
 REQUIRED IF CONSTRUCTION EQUIPMENT INVOLVED WITHIN THE CRITICAL ROOT ZONE (PERMITTED INSIDE THE TREE PROTECTION AREA ONLY IF EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE AND NO SOIL COMPACTION TAKES PLACE.) ALL EXCAVATION WITHIN THE CRITICAL ROOT ZONE OF ANY TREE IF APPROVED BY LANDSCAPE ARCHITECT AND SALT LAKE CITY URBAN FORESTRY DEPARTMENT SHALL BE NON MECHANICALLY HAND EXCAVATED.

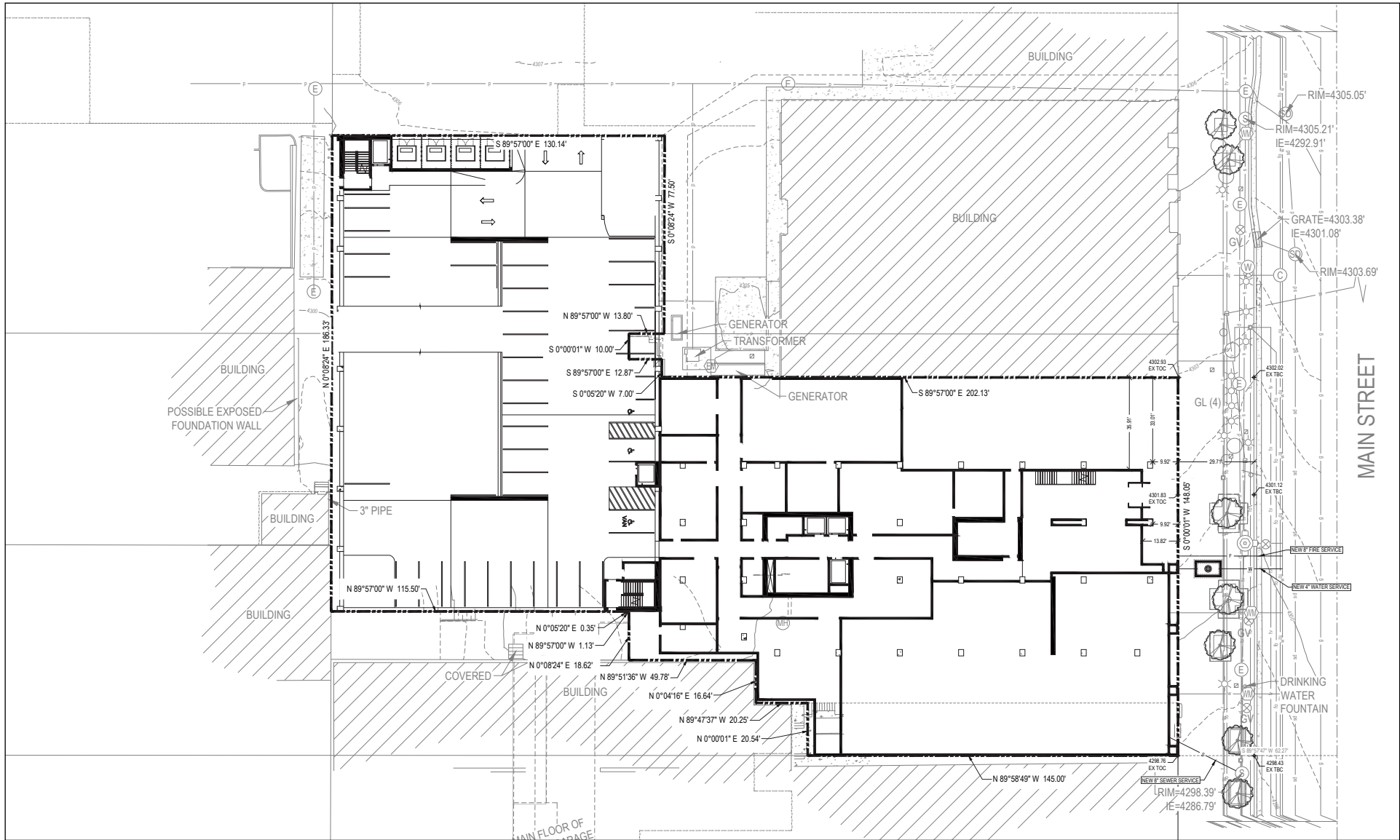
**ZONE 1: ROOT PROTECTION**  
 TREE PROTECTION FENCE, 6' MINIMUM HEIGHT. PLACE AT LIMITS OF TREE PROTECTION ZONE. REMOVE AT END OF CONSTRUCTION, OBTAIN CONSENT OF LANDSCAPE ARCHITECT PRIOR TO REMOVAL. TREE PROTECTION ZONE SIGNAGE (IN ACCORDANCE WITH SALT LAKE CITY URBAN FORESTRY DEPARTMENT SIGNAGE) MUST BE POSTED ON EACH LINEAR SPAN OF FENCING. TREES MUST BE FENCED WITH SEMI-PERMANENT, CHAIN LINK FENCE.

SECTION  
 NOTES:  
 \* DBH: DIAMETER AT BREAST HEIGHT  
 \* TREE PROTECTION ZONE IS DEFINED AS THE EXTENTS OF THE EXISTING PLANTER

**EXISTING TREE INVENTORY**

Tree Inventory	Tree Number	Tree Species	Tree Size (DBH)	Location	Condition	Status
	1	Gleditsia triacanthos	8"	Public	Good	Proposed Preserved
	2	Acer platanoides	12"	Public	Good	Proposed Preserved
	3	Acer platanoides	12"	Public	Good	Proposed Preserved
	4	Tilia cordata	24"	Public	Good	Proposed Preserved
	5	Tilia cordata	10"	Public	Good	Proposed Preserved
<b>Total Tree Count:</b>	5					
<b>Total Tree DBH (In.) to be Preserved</b>	66"					
<b>Total Tree DBH (In.) to be Removed</b>	0"					

**SITE DESIGN: R.O.W. LANDSCAPE**



## SITE DESIGN: UTILITIES



# DESIGN REVIEW STANDARDS

## **SLC Design Review Standard - B**

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

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
3. Parking shall be located within, behind, or to the side of buildings.

## **Compliance of Standard - B**

1-2. The main entry of the proposed tower, referred to here as 150 S. Main, is oriented towards the Main Street sidewalk. Similar to the development pattern along Main Street, the tower's pedestrian-focused entry facade along Main Street provides three prominent points of access, including entry to the retail space fronting Main Street, entry to the residential lobby, and access to the elevated park (see park exhibit for design concept; reviewed by deferred submittal) located above the parking structure at the rear of the property. There is a hierarchy of the entries: the retail immediately fronts Main Street with no setback; the residential lobby entrance steps back about ten feet from the retail face, signifying a slightly less public entrance; the elevated park is accessed from Main Street via an open, activated, and landscaped mid-block plaza.

3. Parking is located at the rear of the tower with vehicular access via an access easement from 100 South and West Temple. Pedestrians access the parking structure via the tower and the mid-block plaza.

## **SLC Design Review Standard - C**

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

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

## **Compliance of Standard - C**

1. Active ground-floor uses at / near the public sidewalk include retail frontage, main residential lobby, and a landscaped mid-block plaza with access to an elevated park reviewed by deferred submittal (see park exhibit for design concept)
2. Glazing at the retail frontage is 2-stories in height, and 3-stories at the residential lobby entry. The glazing also wraps the corner of the residential lobby extending the transparency for pedestrians walking along the mid-block plaza.
3. The retail facade is delineated with pilasters breaking up the retail glazing into typical storefront spacing and coordinating with main street rhythm.
4. The mid-block plaza to provide outdoor gathering and connection to the elevated park; the plaza physically and visually connects the Main Street public realm to the elevated park at the rear of the property. Note: The mid-block plaza and park design are under review with the SLC RDA, and are requested to be part of a deferred submittal (see park exhibit for design concept).

## **DESIGN REVIEW STANDARDS**

## SLC Design Review Standard - D

**Large building masses shall be divided 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 alignments with established cornice heights, building massing, step-backs, and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration, and window reveals.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

## Compliance of Standard - D

1. The retail massing relates to the ground-level band massing of the building (170 S. Main Street) immediately south of the project site. The retail massing also relates to the typical storefront rhythm and scale experienced along Main Street, including along the front facade to the Kearns building immediately north of the property.

The mid-rise massing portion of the building relates to several existing buildings in the Central Business District (CBD), including 170 S. Main Street to the south and mid-rises located to the north at City Creek Center.

The proposed building relates in overall height to several buildings in the CBD, including 222 S. Main Street, however many towers within the CBD typically have a wider footprint, and associated mass, fronting the street. The project design proposes a more slender base and frontage towards Main Street, maximizing pedestrian permeability and connectivity.

2. Multiple amenity zones provide horizontal breaks and massing relief referenced from contextual building forms. The front facade materials and massing are also vertically organized: a more solid form with punched openings at the north end of the mid-rise portion of the tower, a more light and transparent form floating above in the high-rise portion of the tower, and a slender stack of balconies at the southeast corner emphasizing building program and scale (particularly floor-to-floor heights).

3. In addition to the larger amenity zones, secondary elements (balconies, vertical bays, fenestration, and window reveals) have been incorporated into the design of each facade, emphasizing the residential use of the tower.

4. The scale and ratio of doors at the ground level relate to the typical street frontage along Main Street (storefront scale and rhythm of transparency and entry).

## DESIGN REVIEW STANDARDS

## **SLC Design Review Standard - E**

**Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:**

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

## **Compliance of Standard - E**

The lot frontage for the proposed building is less than 150 feet in width. The proposed building width at the ground floor along Main Street is about 115 feet; the mid-block plaza is approximately 33 feet wide and 193 feet long.

1-3. Vertical breaks in the Main Street facade occur over the retail space at the second level, matching the facade break in the adjacent building south of the subject property, and at a recessed area over the residential lobby space at the third level, providing another break and relief in the front facade experienced at the pedestrian level. Materials and massing likewise change at these facade breaks to further delineate the change in building program.

## **SLC Design Review Standard - F**

**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 two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

## **Compliance of Standard - F**

SLC Design Review Standard is noted by the design team, and the design of the privately-owned and managed public spaces (activated mid-block plaza and elevated park) to meet three of the above six elements. The team anticipates complying with elements 2, 4, and 5 at a minimum. Both public amenities to be reviewed by deferred submittal (see park exhibit for design concept).



## **SLC Design Review Standard - G**

**Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.**

1. Human scale:
  - a. Utilize setbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
  - b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle, and top sections to reduce the sense of apparent height.
2. Negative impacts:
  - a. Modulate taller buildings vertically and horizontally so that it steps up or to its neighbors.
  - b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
  - c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.
3. Cornices and rooflines:
  - a. Shape and define rooflines to be cohesive with the building's overall form and composition.
  - b. Include roof forms that complement the rooflines of surrounding buildings.
  - c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

## **Compliance of Standard - G**

1. The building's height and mass are broken into three groups: the podium level, emphasizing pedestrian activity along Main Street; the mid-rise level, responding to several contextual buildings within the CBD; and the high-rise level, relating to other towers of the SLC skyline. Amenity zones provide vertical relief through massing setbacks.
2. The design's activated and landscaped mid-block plaza is an extension of Main Street's mid-block walkway, connecting the tower from the elevated park at the rear of the property to Regent St (to the east) through Main Street's public realm. As a result, this public space and design element provides relief (~30 ft setback) from the neighboring Kearns building to the north, reducing the footprint of the tower and minimizing the tower's shadow impact. The tower is also setback from Main Street (~10 ft), aiding in massing relief to the street wall. The amenity zones provide further massing relief.
3. Similar to several commercial buildings within the CBD, the design proposes flat roofs with glazed parapets terminating the high-rise curtain-wall form. The project design includes a substantial green roof in the form of an elevated park above the parking structure at the rear of the building (see park exhibit for design concept; to be reviewed by deferred submittal).

## **SLC Design Review Standard - H**

**Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.**

### **Compliance of Standard - H**

Parking is located at the rear of the tower property with vehicular access via an access easement from 100 South and West Temple. Pedestrians access the parking structure via the tower or the mid-block plaza that serves as an extension of Main Street's mid-block walkway, connecting the tower from the elevated park at the rear of the property to Regent Street (to the east) through Main Street's public realm with pedestrian, vehicular, and mass-transit circulation.

## **SLC Design Review Standard - I**

**Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall 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.**

### **Compliance of Standard - I**

Service-use areas are not visible to the public and are located at the rear of the building, or within the parking structure. The rooftop mechanical units above the retail area are screened from view with landscaping at the third-level resident patios and at the large, community-use patio adjacent to the co-working space. Transformers are located at the rear alley, near the parking structure, away from the public access.

## **SLC Design Review Standards - J**

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

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts

### **Compliance of Standard - J**

SLC Design Review Standard noted by the design team. Signage to be reviewed by deferred submittal.

## **DESIGN REVIEW STANDARDS**

## **SLC Design Review Standards - K**

**Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.**

1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up-lighting directly to the sky.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety

## **Compliance of Standard - K**

SLC Design Review Standard noted by the design team. The hardscape and landscape design of the exterior amenities and circulation to comply with the City's lighting requirements. Lighting design to be reviewed by deferred submittal.

## **SLC Design Review Standard - L**

**Streetscape improvements shall be provided 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 thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

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 standards:
  - a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
  - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
  - c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
  - d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
  - e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
  - f. Asphalt shall be limited to vehicle drive aisles.

## **Compliance of Standard - L**

SLC Design Review Standard is noted by the design team, and the design of the public spaces (including those privately owned and managed) to meet the criteria of the standards listed.

1. Requirement is noted; project team to protect existing street trees during construction.
2. Hardscape along Main Street within the R.O.W. to be preserved and protected during construction. Team anticipates coordination with City engineer(s) if hardscape is determined to be removed during construction (with reinstallation following construction). Hardscape in privately-owned public spaces to comply with the design review standard requirements.

# DESIGN REVIEW STANDARDS

