

**Salt Lake City Planning Division - Public Information Sheet**  
**Design Review for Building Height – PLNPCM2021-00024**  
**150 S Main Street Apartments**



**Request Type:** Design Review for Building Height  
**Location:** 150 S Main Street  
**Zone:** D-1 – Central Business District

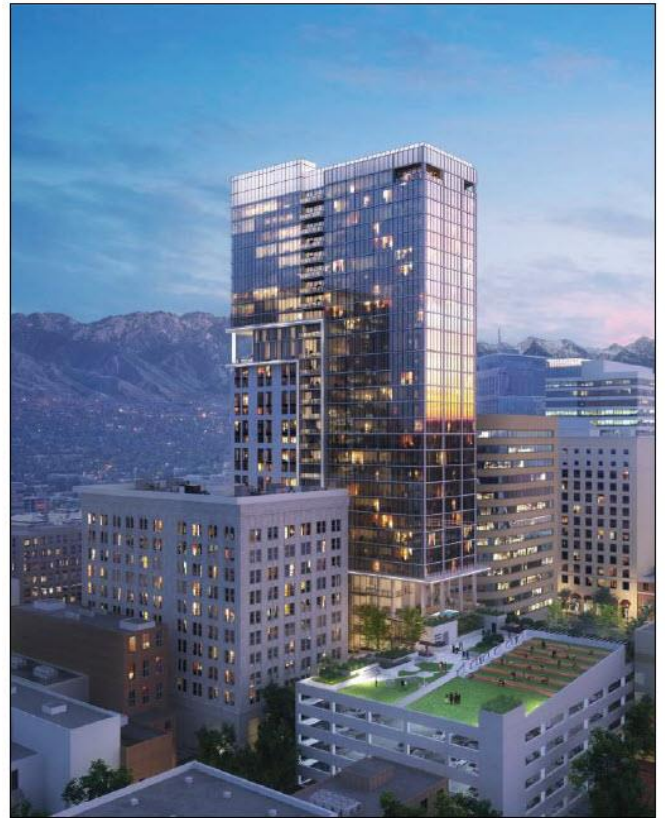
Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested Design Review approval for the 150 S Main Street Apartments to be located at approximately 150 S. Main Street on the site of the Utah Theatre. The combined 0.89 acre (39,000 square feet) parcel is owned by the Redevelopment Agency of Salt Lake City and is located in the D-1 – Central Business District.

The proposed project is for a 400-unit apartment building that will include 40 affordable, 355 market rate and 5 penthouse level housing units. The building will include a mid-block walkway and a park amenity on the separate parking structure in the rear. A total of 8,400 square feet of retail space will be included at the ground floor, fronting on main street. The proposed 31-story building will be approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be 392 feet.

Buildings in excess of 100-feet tall in the D-1 zoning district are allowed through the Design Review process with Planning Commission approval. In addition, the Design Review process is also being used to allow the residential lobby entrance to be set back 10-feet from Main Street. The zone specifies a maximum of 5-feet but this may be modified through the Design Review.

Renderings of the proposed structure are included below and on the following page of this information sheet.





If you have questions about the project or have comments, please contact the project planner:

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