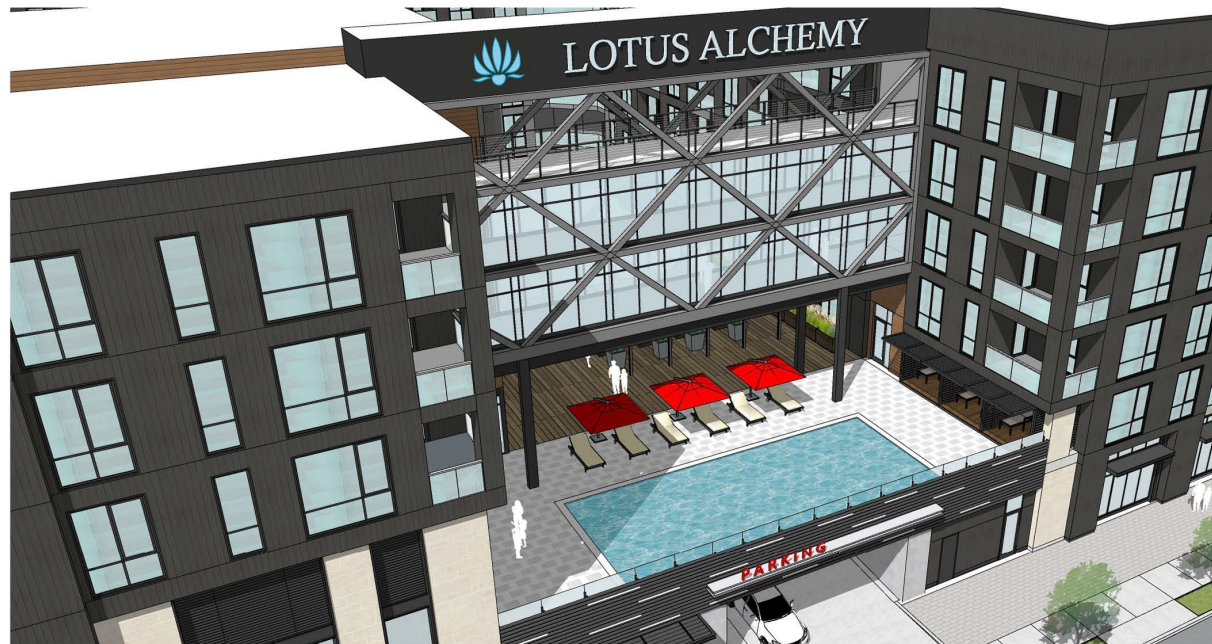




LOTUS™



- 1 PROJECT DESCRIPTION
- 2 DESIGN REVIEW ANALYSIS
- 3 DESIGN REVIEW EXHIBITS
- 4 EXISTING CONDITIONS
- 5 SITE PLAN
- 6 RENDERINGS
- 7 FLOOR PLANS & ELEVATIONS
- 8 MEET THE TEAM



Project Vision

Lotus Alchemy is a 214 Unit rental mixed-use development, located in downtown Salt Lake City within the D-2 Zoning District. The Project is located on 700 South between West Temple and Main Street. The site consists of three parcels totaling 1.84 acres (80,311 s.f.). The location sits in the heart of a burgeoning downtown district, with easy access to public transport. The Development will feature rich common area amenities catered towards an urban resident.

The project will feature 5-levels over a 2-level parking structure with 256 stalls. There will be a variety of floor plan options ranging from 1 to 3-bedroom units averaging 912 SF/Unit. The ground level will feature 3 commercial spaces totaling 9,720 s.f., and a lobby/leasing office of 1,400 s.f. The apartment component of the project will be a 5-level Type 3a wood-framed structure over a 2-levels of concrete/masonry podium Type 1a parking structure.

The development will house ample amenities such as a large amenity deck on the 2nd level of the building that will feature a pool, a 2-level fitness facility, and a 2-level luxury clubhouse. Additionally, the project will offer a spacious courtyard amenity area which includes pet facilities, game areas, and a walk path/track feature. With an iconic luxury skybridge hovering over a second level amenity courtyard that is visible from the street, the Lotus Alchemy will compliment the neighborhood and elevate the downtown Salt Lake City skyline.

The Lotus Alchemy project will be an iconic architectural marvel. At the Lotus Company we achieve our project goals with the vision to **Build** With Integrity, **Create** With Intention, and **Enhance** The Cities We Call Home.

Project Goals

Below are the project goals:

- Design an innovative mixed-use multifamily development to compliment the downtown masterplan and enhance the quality of living in the D-2 zoning district.
- Create a pedestrian friendly environment by offering a privately-owned public midblock walkway to influence engagement of neighborhood amenities.
- Provide amenities both residents and public pedestrians will enjoy. The project will feature 2 retail spaces, a restaurant space, and 6 Live/Work units.

Design Review Highlights

The Design Review Application is for the modifications of standards:

- The project building height of 72'-6" exceeds the design review standard of 65 ft. but is below the maximum 120 ft height. The additional height is to accommodate more square footage for public/resident enjoyment of the ground level amenities.
- The proposed project has a façade length of 292'-10", which exceeds the 200 ft. maximum façade. However, on the ground level the 700 South façade has multiple breaks, several material changes, and building massing changes.
- The project site has a midblock walkway identified in the Downtown-Central 9th District Master Plan. The proposed midblock walkway will connect to the 650 Main Office building and will continue to run south along the far east property boundary line to 700 South Street.

ZONING CODES

DISTRICT: D-2 DOWNTOWN SUPPORT DISTRICT

ALLOWED USES: COMMERCIAL, OFFICE, RESIDENTIAL
 MAXIMUM HEIGHT: 120'

SETBACKS:
 FRONT YARD 0'
 SIDE INTERIOR 0'
 REAR 0'

MID-BLOCK WALKWAY: 10' WIDE WITH A MINIMUM 6' WIDE UNOBSTRUCTED PATH

PARKING:
 RESIDENTIAL 1/2 PER DU
 NONRESIDENTIAL 0 SPACES UP TO 25000 SF USABLE FLOOR AREA

STREET FACING BUILDING FACADE:

GROUND FLOOR USE: 75% MINIMUM
 GROUND FLOOR MATERIALS: 80% DURABLE MATERIALS
 UPPER FLOOR MATERIALS: 50% DURABLE MATERIALS
 GLAZING: GROUND FLOOR 40% MINIMUM
 UPPER FLOOR 25% MINIMUM
 BLANK WALL MAXIMUM 15'
 STREET FACING FACADE: 200' MAXIMUM LENGTH

PROJECT MATRIX

GROSS SITE AREA	1.77	AC					
DWELLING UNITS	214	DU			PARKING SP PROVIDED	256	SP
DENSITY	121	DU/AC			PARKING RATIO	1.20	SP / DU
CONSTRUCTION TYPE	5 OVER 1 IIIA / IA						

TYPE	SF	#	AVG MIX	MIX	LSF	AVG UNIT SF
1A	660	50	100	47%	33,000	912.0
1B	700	40			28,000	
1B.1	750	1			750	
1C-LW	735	6			4,410	
1D	739	3			2,217	
2A	1,110	4	101	47%	4,440	
2B	1,073	44			47,212	
2C	1,082	5			5,410	
2D	1,032	20			20,640	
2E	1,106	3			3,318	
2F	1,114	25			27,850	
3A	1,406	5			7,030	
3B	1,352	3	13	6%	4,056	
3C	1,369	5			6,845	
TOTAL		214	214	100%	195,178	

AREA	SF	TOTAL
PODIUM FLOOR AMENITY 1	3,320	4,970
PODIUM FLOOR AMENITY 2	1,650	
RETAIL 1	3,700	9,720
RETAIL 2	1,650	
RETAIL 3	4,370	
LOBBY/ LEASING	1,400	1,400

PARKING PROVIDED

PARKING SUMMARY	DU	REQ SP / DU	TOTAL REQ	TOTAL PROVIDED
P1	214	0.5	107	111
P2				145
				256

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
A.	Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	Compliant: The Lotus Alchemy project complies with zoning regulations within the D-2 zoning district and the Downtown-Central 9th master plan. The project will be a mixed-use sustainable development in accordance with the D-2 purpose statement. The project will accommodate both residential, commercial, plus live-work units.	Sheet 4
B.	Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.	Compliant: The development is primarily oriented to the sidewalk with a landscape strip buffering between the sidewalk and 700 South Street. The storefronts that house the retail, restaurant and lobby/leasing are oriented toward the sidewalk along 700 South St. The primary vehicle and pedestrian access will be located on the primary facade facing 700 South Street. The structured parking is located within the interior of the podium structure.	Sheet 22
B.1.	Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).	Compliant: The Lotus Alchemy is designed to emphasize the ground floor retail & restaurant spaces as one of the primary attractions of the project. The project has two retail spaces totalling 5,350 SF, a restaurant space totalling 4,370 SF, and a lobby/leasing office space totalling 1,400 SF. The primary vehicle and pedestrian entrances will face the public sidewalk along 700 South Street and the secondary entrances will face the midblock walkway and interior of the building.	Sheet 22, 31
B.2.	Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.	Compliant: The development will utilize the no setback minimum in the D-2 zoning district to follow the public sidewalk and the development patterns of the neighborhood. The Lotus Alchemy project will align with the Central 9th transit-oriented development vision by enhancing the walkability to the nearby TRAX Station on Main Street.	Sheet 22, 31
B.3	Parking shall be located within, behind, or to the side of buildings.	Compliant: The Lotus Alchemy will have two levels of internal covered parking within a podium parking structure. Level 1 parking will include 111 stalls and Level 2 parking will include 145 stalls for a total parking count of 256 stalls provided. The structured parking will be located in the interior of the podium hidden by retail and residential amenities.	Sheet 26-27
C.	Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Compliant: The Lotus Alchemy façade is designed to include a substantial amount of floor-to-ceiling storefront and fenestration along the entire 700 South frontage. This fenestration and storefront will facilitate the interest and interaction desired to activate the 3 new retail/restaurant pads and leasing office that will occupy the ground level frontage.	Sheet 31-34
C.1.	Locate active ground floor uses at or near the public sidewalk.	Compliant: The active ground floor uses adjacent to the public sidewalk will include a lobby/leasing office space (1,400 s.f.), 2 retail spaces (5,350 s.f.), and a potential restaurant space (4,370 s.f.) that wraps around the corner and spills into the midblock walkway which is fronted with 6 live/work units.	Sheet 17, 22, 27,31-32
C.2.	Maximize transparency of ground floor facades.	Compliant: The ground floor facades will incorporate a high level of glazing for transparency along the 700 South Street frontage. An initiative of the project is to attract both residents and public pedestrians to enjoy the retail and restaurant spaces offered at the ground level of Lotus Alchemy. The transparency on the ground level will compliment the 2nd level with the glass railing bordering the amenity pool deck overlooking 700 South Street. The Live/Work units will include large operable glass/aluminum garage doors visible from the midblock walkway to encourage pedestrian interaction with small business owners.	Sheet 24-25,31-32

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
C.3.	Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.	Compliant: The mostly masonry ground level street frontage will have recessed floor to ceiling storefront windows with clerestory glazing, and feature integrated metal awnings that provide signage opportunities, shade and create a more intimate pedestrian scale. Singage blades are also proposed between the storefronts for additional retail visibility.	Sheet 24-25,31-32
C.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.	Compliant: Lotus Alchemy will have three primary outdoor spaces which have a direct visual connection to street frontage along 700 South Street. The first outdoor space is the midblock walkway which encourages pedestrian engagement with 700 South Street. The second will be the exterior restaurant dining patio space located at the southeast corner of the building. The third outdoor space is the more private luxury amenity pool deck and clubhouse which overlooks 700 South Street from the second level amenity deck area.	Sheet 24-25
D.	Large building masses shall be divided into heights and sizes that relate to human scale.	Compliant: The building massing along our 700 South frontage is divided into 3 distinct masses which are further broken down through changes in plane and material into smaller scale components. The central mass features a recessed skybridge with a 31ft stepback, which spans 76ft. A mass to the east that is roughly 70ft long is broken down through varying roof heights as well as changes in plane and material. And a mass to the west of the bridge that spans 145ft and is further broken up into several masses through change in plane, roof height and materials.	Sheet 17, 31-34
D.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.	Compliant: Lotus Alchemy will compliment the existing neighboring buildings through an emphasis on building orientation, scale, and design. The development is designed to improve the neighborhood appearance and attract pedestrian walkability. The Lotus Alchemy structure will be six stories above grade. Nearby developments such as the Seven O2 Main apartments is five stories above grade, and the 650 Main office building is ten stories in height, thus establishing a vertical emphasis in the neighborhood. The Lotus Alchemy mid-rise building will be an excellent addition by providing an efficient amount of density to accommodate the Downtown-Central 9th masterplan vision.	Sheet 17, 31-34
D.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.	Compliant: The Lotus Alchemy project will provide several changes to the building heights and widths by creating an spacious amenity desk space on the second floor. The clubhouse and pool deck space will reduce the visual width and height of the structure from 700 South Street.	Sheet 17, 31-34
D.3.	Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.	Compliant: Lotus Alchemy will feature large apartment balconies with high-end laminated glass/stainless steel railings and large unit windows/doors. The project will also feature operable glass/metal overhead garage doors located along the east ground-floor live/work frontage. Additionally, a steel skybridge will be installed above the 700 South frontage and project amenity deck with extensive glass & glazing along the entire bridge span. The project will provide several different material elements in the buildings context to reduce visual width or height.	Sheet 17, 31-34
D.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.	Compliant: The Lotus Alchemy will help improve the character of the neighborhood by providing a balanced solid-to-void ratio. The neighborhoods solid-to-void ratio varies with the difference uses. The 650 Main office building is primarily all glass windows and the Six69 Office building directly west of the project site is mostly concrete with some windows facing West Temple Street.	Sheet 17, 31-34

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
E.	Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:	Compliant: The Lotus Alchemy has an overall façade length of 292'-10", which exceeds the 200 ft. maximum façade. However, the 700 South façade has multiple significant plane changes, facade relief elements, stepbacks, several material changes, and roof height changes.	Sheet 27
E.1.	Changes in vertical plane (breaks in facade);	Compliant: The building design is vertically broken down through variation in roof heights, balconies, changes in plane and material transitions as well as a 31ft stepback at the skybridge.	Sheet 17, 27, 31-34
E.2.	Material changes; and	Compliant: The development will utilize different design materials such as brick veneer, architectural stone veneer, hardie board siding, and metal to enhance plus define specific sections of the structure. The materials are designed to create variety and generate interest in the facades.	Sheet 17, 27, 31-34
E.3.	Massing changes.	Compliant: The Lotus Alchemy is separated into several different building massing changes. The two primary masses that compose the north and south towers of the structure above the podium level are connected via the elegant skybridge structure. This dynamic massing break will provide interest, relief, and a significant aesthetic appeal along the 700 South frontage.	Sheet 17, 27, 31-34
F.	If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:	Compliant: The Lotus Alchemy will feature a privately-owned public midblock walkway, which shall include benches for sitting space, landscape, and outdoor dining area at the ground level restaurant space.	Sheet 16, 23, 25
F.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");	Compliant: The midblock walkway will span an estimated 244 linear feet (2,440sf) and will include multiple benches along the frontage.	Sheet 16, 23, 25
F.2.	A mixture of areas that provide seasonal shade;	Compliant: Multiple steel awning structures will be installed along the 700 South façade to provide shade both inside the retail/restaurant areas as well as the pedestrian walkway.	Sheet 16, 23, 25
F.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;	Compliant: The 700 South frontage and east midblock walkway will include landscaping to enhance and encourage pedestrians to utilize the privately-owned public midblock. Trees installed throughout these areas will be a minimum 2" caliper and the quantity of trees installed will comply with the 800sf minimum requirement.	Sheet 16, 23, 25
F.4.	Water features or public art;	No water features are currently in the plans, but some public art may be determined later in the design process.	
F.5.	Outdoor dining areas; and	Compliant: The restaurant located at the ground level of the southwest corner facing 700 South Street will have a outside dinning area that both residents and public pedestrians can enjoy.	Sheet 16, 23, 25
F.6.	Other amenities not listed above that provide a public benefit.	Compliant: The midblock will be a public benefit, and will provide access to the Lotus Alchemy live/work units, a restaurant space, and retail spaces. Connecting the Lotus Alchemy midblock to the 650 Main office building midblock will give pedestrians a safe walkway from 600 South Street to 700 South Street.	Sheet 16, 23, 25

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
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.	Compliant: The Lotus Alchemy building height will compliment neighboring developments, and will elevate the architectural design standards of the downtown D-2 zoning. With innovative design features like the luxury skybridge and amenity spaces, the Lotus Alchemy will be a iconic piece of architecture improving Salt Lake City's skyline.	Sheet 31-34
G.1.	Human scale:		
G.1.a	Utilize stepbacks 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.	Compliant: The building design features a 31ft stepback in the primary facade that spans 76ft.	Sheet 31-34
G.1.b	For buildings more than three (3) 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.	Compliant: The Lotus Alchemy base, middle, and top sections of the building are defined through different material usage and breaks in the façade to reduce the sense of apparent height. The base will be comprised of spaces with taller floor to ceiling heights house resident amenities, ground level retail, restaurant, and live/work units with unique and differentiating facade elements, such as large storefront glazing, canopies and masonry veneer. The middle section will consist of a transition in materials and a visual break in the facade at the pool deck amenity space and skybridge. The top level includes a variation in parapet and awning articulation, material as well as roof elevation changes. The building is thoughtfully designed to a vertical height of 72'-6" to accommodate a spacious floor to ceiling height for the ground level amenity spaces.	Sheet 31-34
G.2.	Negative impacts:		
G.2.a	Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.	Compliant: Compliant: Lotus Alchemy will compliment the existing neighboring buildings through an emphasis on building orientation, scale, and design. The development is designed to improve the neighborhood appearance by providing an innovative skybridge and amenity spaces. The Lotus Alchemy building height will be comparable to nearby developments such as the 5-story Seven O2 Main apartments and the 3-story Six69 Office building.	Sheet 31-34
G.2.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.	Compliant: As shown in the shade study exhibits, the project illustrates minimal shadow impacts on the public realm along the 700 South Street southern facing façade. The west facing facade will have zero negative impacts to the Six69 Office building. The project's east facing privately-owned public midblock will have an efficient amount of lighting fixtures to accommodate late evening shadows. In comparison, the Lotus Alchemy project demonstrates minimal shadow impacts compared to the northern neighboring property 10-story 650 Main office building.	Sheet 18
G.2.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.	Compliant: The Lotus Alchemy is designed with an appropriate amount of stepbacks and vertical/horizontal dimensions to minimize potential wind impacts on public and private spaces.	Sheet 31-34
G.3.	Cornices and rooflines:		
G.3.a	Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.	Compliant: The rooflines are designed to be cohesive with each defined building massing. The Lotus Alchemy is designed to achieve a sleek, modern look with crisp lines and sophisticated aesthetics to elevate the Downtown-Central 9th district's characteristics.	Sheet 31-34
G.3.b	Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.	Compliant: Lotus Alchemy will complement the surrounding buildings. Similar to neighboring redevelopments, the project will continue the cohesiveness by providing a modern aesthetic and sleek roof lines.	Sheet 19, 31-34

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
G.3.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.	Compliant: The project will include a well landscaped amenity courtyard on the third level. The lush landscaping will be designed to establish a healthier lifestyle for apartment tenants.	
H.	Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Compliant: Lotus Alchemy will provide a single vehicular access point from 700 South Street, which will be setback from the active public sidewalks creating a safe pedestrian experience.	Sheet 26
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 building or located within the structure. (See subsection 21A.37.050K of this title.)	Compliant: All of the project's waste and recycling containers, mechanical equipment, storage areas, and loading docks will be fully screened from public view and will incorporate compatible building materials.	Sheet 27
J.	Signage shall emphasize the pedestrian/mass transit orientation.	Compliant: The ground level amenities and midblock walkway will have the appropriate amount of signage to promote a safe and friendly pedestrian experience.	Sheet 24-25, 31-32
J.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.	Compliant: The Lotus Alchemy signage will be included across the face of the building skybridge, and each ground level retail/restaurant space will incorporate signage to attract a vibrant pedestrian environment.	Sheet 24-25, 31-32
J.2.	Coordinate signage locations with appropriate lighting, awnings, and other projections.	Compliant: Signage will be strategically located throughout the building with appropriate lighting and protection.	Sheet 24-25, 31-32
J.3.	Coordinate sign location with landscaping to avoid conflicts.	Compliant: Signage will be provide to clearly define Lotus Alchemy landscaping.	Sheet 24-25, 31-32
K.	Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.	Compliant: Pedestrian comfort and safety is a project priority. The development will provide an efficient amount of lighting with an emphasis on entrances, the parking garage, corridors, amenity spaces, and the midblock walkway.	Sheet 2, 24-25, 31-32
K.1.	Provide street lights as indicated in the Salt Lake City Lighting Master Plan.	Compliant: Street lighting will be in accordance with the Salt Lake City Master Plan.	Sheet 2, 24-25, 31-32
K.2.	Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.	Compliant: The Lotus Alchemy electrical engineer will diligently work to generate a comprehensive lighting plan, which is designed for low-level illumination and minimal glare. Downward lighting will be provided along the 700 South Street façade.	Sheet 2, 24-25, 31-32
K.3.	Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Compliant: The Lotus Alchemy will provide the necessary lighting for a safe and comfortable pedestrian environment. The project lighting will provide a cohesiveness between architecture, signage, and pedestrian circulation.	Sheet 2, 24-25, 31-32
L.	Streetscape improvements shall be provided as follows:		
L.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.	Compliant: The Lotus Alchemy has designed the landscape to include an estimated 12 new trees planted every 30 ft. along the 700 South Street frontage. The existing project site has zero trees along the 700 South Street.	Sheet 2, 24, 31

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
L.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:	Compliant: The Lotus Alchemy will differentiate the privately-owned public midblock from public spaces. Any public sidewalks replaced during construction will follow the applicable design standards. The project will comply with all permitted materials.	Sheet 22
L.2.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.	Compliant: Please See Response Section-L.2.	Sheet 22
L.2.b.	Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.	Compliant: Please See Response Section-L.2.	Sheet 22
L.2.c.	Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).	Compliant: Please See Response Section-L.2.	Sheet 22
L.2.d.	Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.	Compliant: The Lotus Alchemy's diverse materials of stone, brick, metal, and hardie board wood will compliment neighoring developments, and elevate the architectural design standards of the downtown D-2 zoning. With innovative design features like the luxury skybridge and amenity spaces, the Lotus Alchemy will be a iconic piece of architecture enhancing Salt Lake City's skyline.	Sheet 22
L.2.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.	Compliant: Please See Response Section-L.2.	Sheet 22
L.2.f.	Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)	Compliant: The project currently has no asphalt in the design plans.	Sheet 22

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
A.	Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.	Compliant: The Lotus Alchemy mixed-use project will be built with sustainability in mind, and will include high efficiency materials plus all electric appliances. The project will accommodate both residential, commercial, plus live-work units. The development will incorporate high lot coverage by meeting the required setbacks and mid-block standards. The project is designed to encourage pedestrians to walk safely to neighboring office buildings and the retail spaces within the ground level spaces of the project.	Sheet 4
B.	Uses: Uses in the D-2 Downtown Support District, as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter and this section.	Compliant: The Lotus Alchemy is a mixed-use development which will include both dwelling multi-family, retail, and restaurant uses. All of the project uses are considered "Permitted Uses" under 21A.33.050 and are allowed within the D-2 District.	Sheet 4-5
C.	Lot Size Requirements: No minimum lot area or lot width shall be required.	Compliant: There is no minimum lot area or lot width required in the D-2 District.	Sheet 22
D.	Maximum Building Height: The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.	Compliant: The Lotus Alchemy is currently designed to 72'-6" tall, which is well below the maximum height of 120 feet. The additional floor plate height is to accommodate more square footage for the ground level retail & restaurant spaces, which will provide a more comfortable open floor plan that is inviting to both residents and the public.	Sheet 31-34
E.	Minimum Yard Requirements:		
E.1.	Front And Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').	Compliant: The development is within the maximum front yard and corner side yard setback of 10 ft. The front setback on the southern property boundary line is 1.50 ft. near the restaurant space and 3.30 ft. along the retail frontage. The variation in setbacks is to incorporate breaking up the building's front facade to not exceed the 200ft. facade maximum as stated in the Design Review Standards 21A.59.050 Sec.E.	Sheet 22
E.2.	Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.	Compliant: Since the Lotus Alchemy is not adjacent to a single or two family residential zoning district, there is no minimum side yard setback requirement in the D-2 District. The project's interior side yard setbacks are an estimated 10ft. on the east and west property boundary lines.	Sheet 22
E.3.	Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.	Compliant: Since the Lotus Alchemy is not adjacent to a single or two family residential zoning district, there is no minimum rear yard setback requirement in the D-2 District. The project's rear yard setbacks are an estimated 10ft. to 13ft. on the north property boundary lines.	Sheet 22
E.4.	Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.	Not Required: The Lotus Alchemy does "not" abut to a residential district.	
F.	Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.	Compliant: The front and corner side yard will have landscape abutting the sidewalk along 700 South Street. Additionally, the project will have landscape, benches, and lighting along the mid-block walkway to provide a inspiring and safe pedestrian experience.	Sheet 23
G.	Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.	Compliant: The development includes zero surface parking along the front and corner side yard.	Sheet 26-27

SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
H.	Mid-Block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:	Compliant: The project site has a midblock walkway as identified in the Downtown-Central 9th District Master Plan. The Lotus Alchemy proposed midblock walkway will connect to the 650 Main Office building and will continue to run south along the far east property boundary line to 700 South Street. The midblock is designed with both residents and public pedestrians in mind. The midblock will offer a safe passage to our several live-work units, a restaurant, and retail spaces along 700 South Street. The midblock will incorporate landscape and lighting along the walkway for pedestrian safety.	Sheet 15-16,22-23,25
H.1.	The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.	Compliant: The midblock walkway is 10 ft. wide with a 6 ft. wide unobstructed path, which is reflected on our attached civil site plans.	Sheet 15-16,22-23,25
H.2.	The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.	Compliant: The midblock walkway will "not" be incorporated into the building, but will be located on the exterior of the building running along the east property boundary line. The midblock is designed to welcome public access by connecting to the 650 Main Office midblock from 700 South Street.	Sheet 15-16,22-23,25
I.	Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.	Not Required: The project is "not" facing State Street, Main Street, 800 South and 900 South.	
J.	Existing Vehicle Sales Or Lease Lots:		
J.1.	Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.	Not Required: The project will "not" include vehicle display areas.	
J.2.	Design Standards: Structures associated with accessory uses such as but not limited to repair shops or vehicle washing do not need to meet required design standards and may exceed the maximum front and corner side yard setbacks. Primary structures that contain sales floors and auto display areas must meet all design standards and setbacks.	Not Required: The project will not include any accessory uses or auto display areas.	
J.3.	Landscaping: A landscaped yard of at least ten feet (10') in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in Chapter 21A.48 remain applicable.	Compliant: The project will be occupied by permanent structure and will comply with the landscape requirements in Chapter 21A.48.	Sheet 23
J.4.	Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a parcel subject to all buildings being associated with the use of the lot as vehicles sales or lease. (Ord. 44-19, 2019: Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-	Not Required: No vehicle sales planned for development.	

STANDARD (CODE SECTION)	DISTRICT	RESPONSE
Ground floor use (%) (21A.37.050A1)	75	Compliant : 82% of the ground floor use is activated by retail, restaurant, and lobby/leasing office.
Ground floor use + visual interest (%) (21A.37.050A2)	60/25	Compliant : Please see response above.
Building materials: ground floor (%) (21A.37.050B1)	80	Compliant : The entire ground floor facing 700 South Street will be a combination of 60% durable materials (stone veneer, fiber cement, exposed concrete, and metal siding)
Building materials: upper floors (%) (21A.37.050B2)	50	Compliant : The upper floor facing 700 South Street will consists of 67% flush metal panels, fiber cement, and brick
Glass: ground floor (%) (21A.37.050C1)	40	Compliant : The ground floor facing 700 South Street will consists of 40% glass
Glass: upper floors (%) (21A.37.050C2)	25	Compliant : The upper floors facing 700 South Street will consists of 33% glass
Building entrances (feet) (21A.37.050D)	50	Compliant : The parking lot is located in the interior of the building, the window to wall ratio is greater than the required standards, and the development interacts with the sidewalk through sitting spaces and landscaping.
Blank wall: maximum length (feet) (21A.37.050E)	15	Compliant : No blank walls are in the design plans.
Street facing facade: maximum length (feet) (21A.37.050F)	200	Compliant : The ground level the 700 South façade has multiple breaks, several material changes, and building massing changes.
Upper floor step back (feet) (21A.37.050G)	N/A	N/A
Lighting: exterior (21A.37.050H)	X	Compliant : All exterior lightening along the 700 South Street façade will be downward or inward lighting fixtures
Lighting: parking lot (21A.37.050I)	X	Not Required : This requirement does not apply to interior podium garage structures.
Screening of mechanical equipment (21A.37.050J)	X	Compliant : All mechanical equipment will include the required screening.
Screening of service areas (21A.37.050K)	X	Compliant : All service areas will include the required screening.
Ground floor residential entrances (21A.37.050L)	N/A	Compliant : The project will provide two residential entrances along the 700 South Street façade
Parking garages or structures (21A.37.050M)	X	Compliant : The podium parking structure will be incorporated into the overall design of the building.

Central 9th District – Masterplan Initiatives

VISION:

The Lotus Alchemy will contribute to the Central 9th Districts vision of providing mixed-use mid-rise housing with higher density near main streets.

...IS CONNECTED

The Lotus Alchemy will support the emphasis of transit-oriented developments by providing convenient access to the nearby TRAX station on Main Street and public transit.

...IS WALKABLE

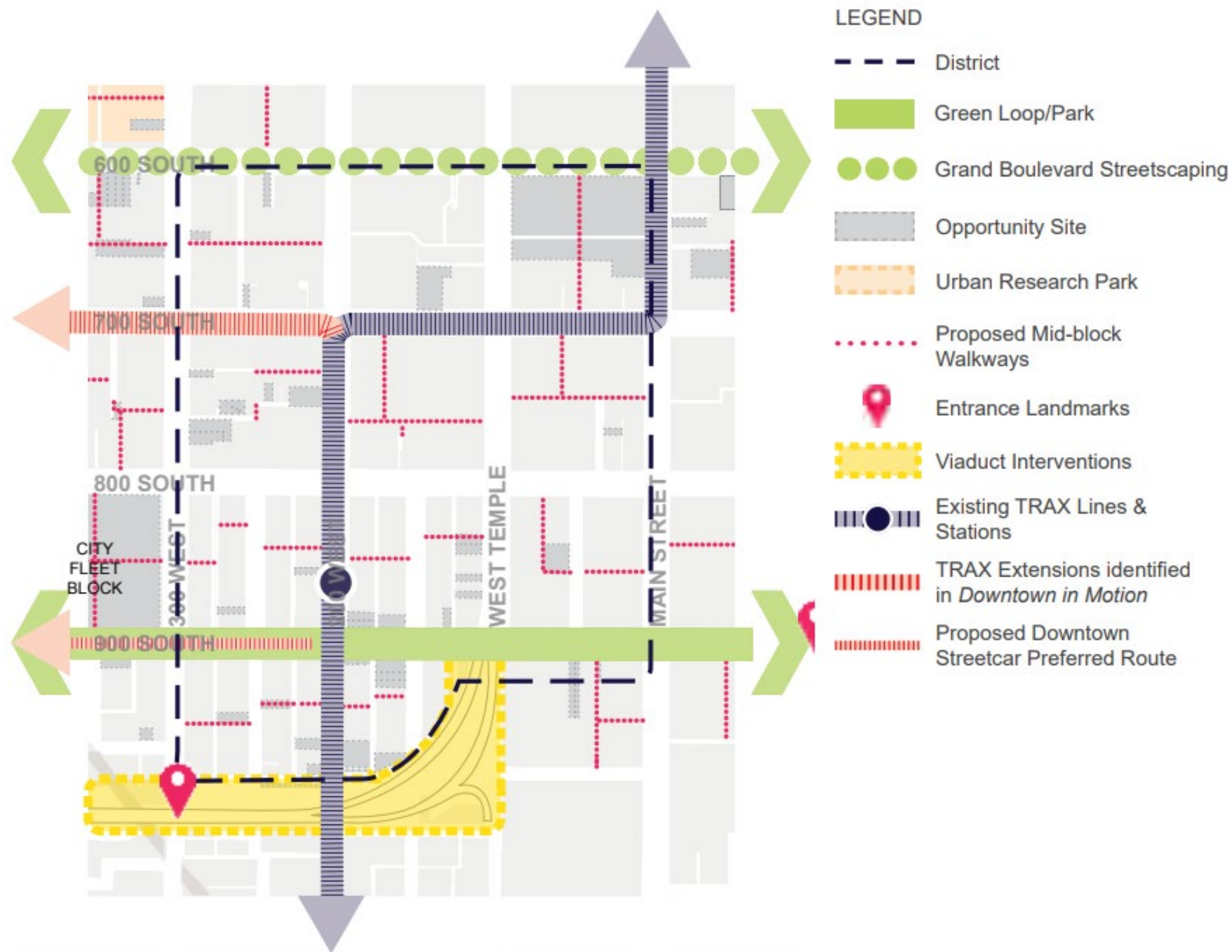
The project site has a midblock walkway identified in the Downtown-Central 9th District Master Plan. The proposed midblock walkway will connect to the 650 Main Office building and will continue to run south along the far east property boundary line to 700 South Street. The Lotus Alchemy is designed with an emphasis on providing a pedestrian friendly environment by offering ground level retail, restaurant space, and live/work units.

...IS RICH IN ARTS & CULTURE

The Lotus Alchemy will inspire a community culture with a vibrant urban experience. The development will feature live/works units to provide opportunities for small businesses, and the ground level retail spaces will give local businesses the opportunity to expand into a growing neighborhood.

...IS PROSPEROUS

The intended use of the Lotus Alchemy development is to influence and encourage a cohesiveness throughout the Central 9th District.



Source: www.slcdocs.com/Planning/MasterPlansMaps/Downtown

Midblock Walkway

EXISTING SITE MIDBLOCK


Currently the project site has a midblock walkway identified in the Downtown-Central 9th District Master Plan. As illustrated on the downtown masterplan, the midblock runs North to South down the middle of parcels 28 W 700 S and 54 W 700 S. The intended use is to provide a privately-owned public walkway for pedestrians to connect to 600 South Street and 700 South Street.

NEIGHBORING SITE MIDBLOCK

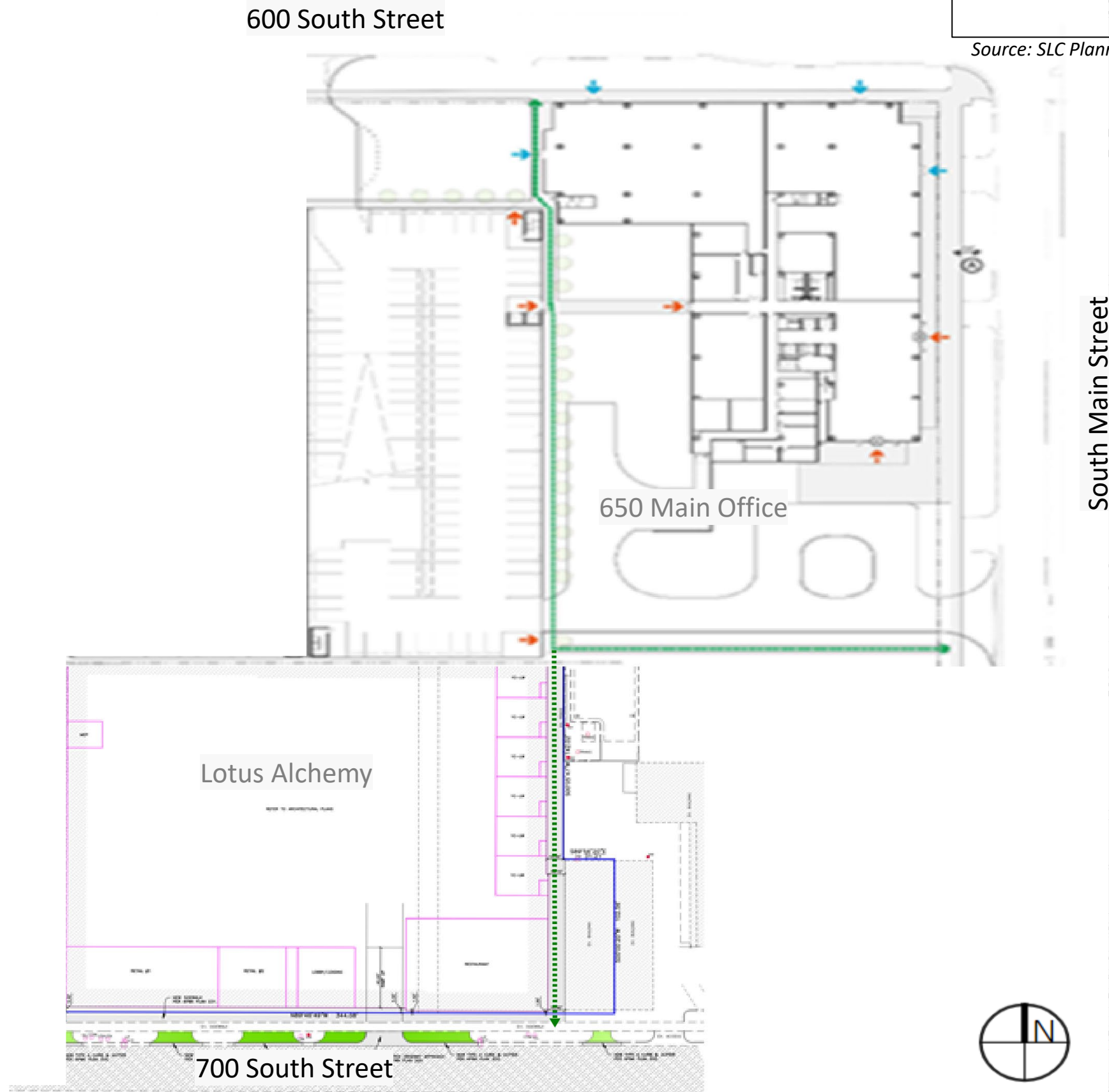
Immediately North of the proposed project site is the newly constructed 650 Main Office building. The Class A office building is 10-stories in height and offers over 300,000 s.f. of leasable space. The 650 Main office developers were able to receive approval for relocating the shared midblock approximately 154 ft. from the initial masterplan location.

PROPOSED SITE MIDBLOCK

The Lotus Alchemy proposed midblock walkway will connect to the 650 Main Office building and will continue to run south along the far east property boundary line to 700 South Street. The continuation of the 650 Main Office midblock walkway will define the identity of the shared midblock location and provide cohesiveness within the downtown masterplan. The development strategically designed the location of the midblock to allow public access to local restaurants, retail shops, and workplaces. The Lotus Alchemy project recognizes the midblock walkway as a valuable neighborhood amenity, which will provide a vibrant pedestrian experience for both the public and residents to enjoy.

LEGEND
 Proposed Mid-Block

Source: SLC Planning Dept. - Kimley-Horn



Base | Middle | Top Sections

BASE SECTION

The distinct base of the building has a taller floor to floor height and is clad in Masonry Veneer. The 700 South street level facade, and the entire ground level frontage along the midblock walkway are lined with retail and live-work units that feature full height storefront, glass roll-up doors, and outdoor seating areas, designed to engage the street at a pedestrian scale. Above the base are a variety of masses that are organized horizontally in a hierarchy of corner-middle-corner.

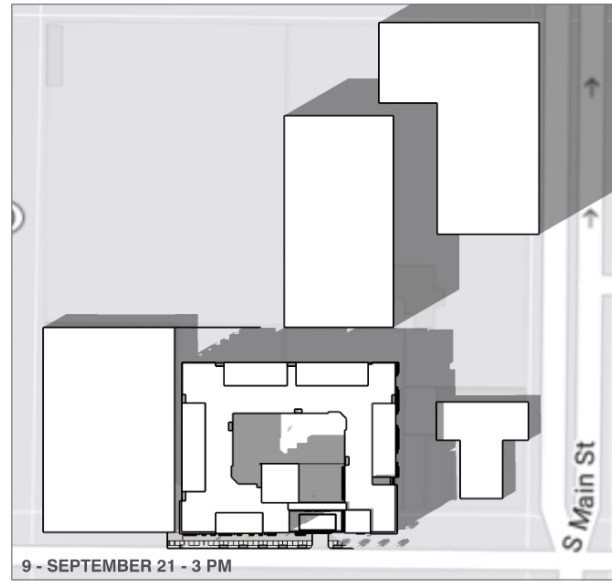
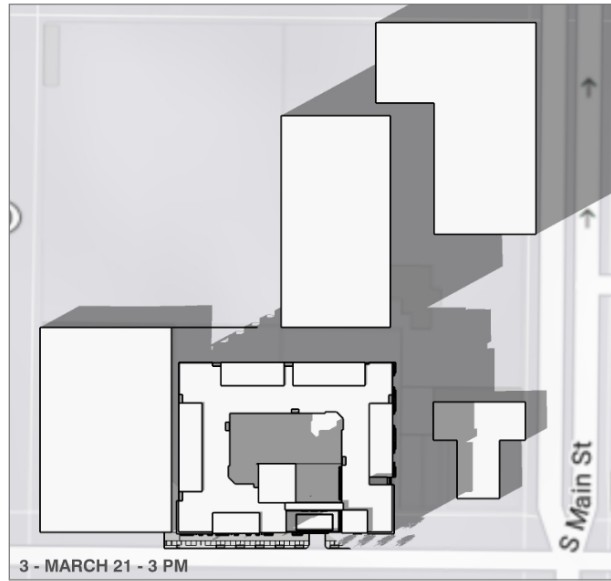
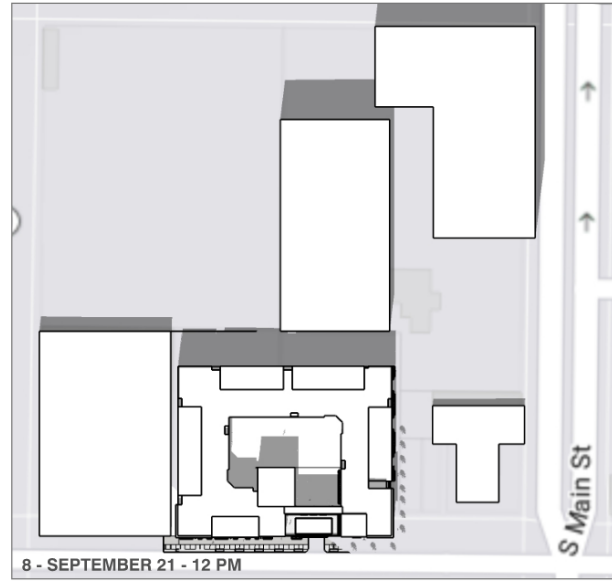
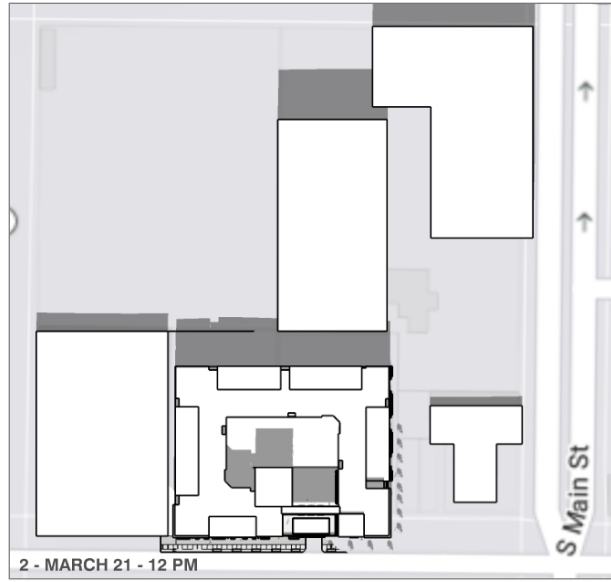
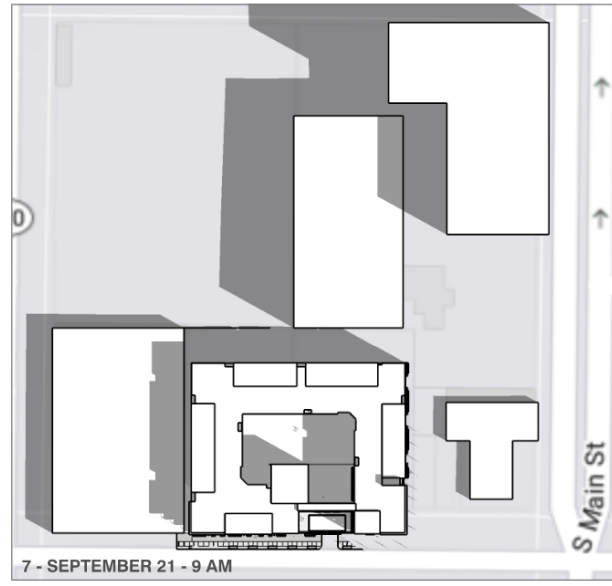
MIDDLE SECTION

The middle portion fronting 700 South is delineated into two separated volumes framing a skybridge that spans 76 ft and steps back 31ft from the podium edge to accommodate an amenity pool deck overlooking the street. The volumes are vertically delineated with different material expressions, and changes in the vertical planes.

TOP SECTION

The top elements are strongly established at the corner volumes through changes in materials, subtle setbacks, and are capped by metal cornices.





SUN STUDY

EXISTING SITE CONDITIONS

Currently the property is being occupied by Valley Collision – Rick Warner Body Shop which is an auto collision repair shop. The shop is located on the far East portion of the project site.

Additionally, directly West of the is the Autograff Motor Works is an auto mechanic shop. Majority of the existing site is a surface parking lot.

NEIGHBORING SITE CONDITIONS

Immediately East of the proposed project site is the Hein Atelier of Traditional Art and a Master Muffler automotive shop.

Directly West of the project site is the 669 W Temple Class B 131,000 SF office building, which is occupied by tenants such as Task Easy and Venue 6SIX9.

Northeast of the proposed project site is 650 Main Class A Office building which was recently completed. The building consists of an estimated 320,000 SF which is currently under lease-up phase.

PROPOSED SITE CONDITIONS

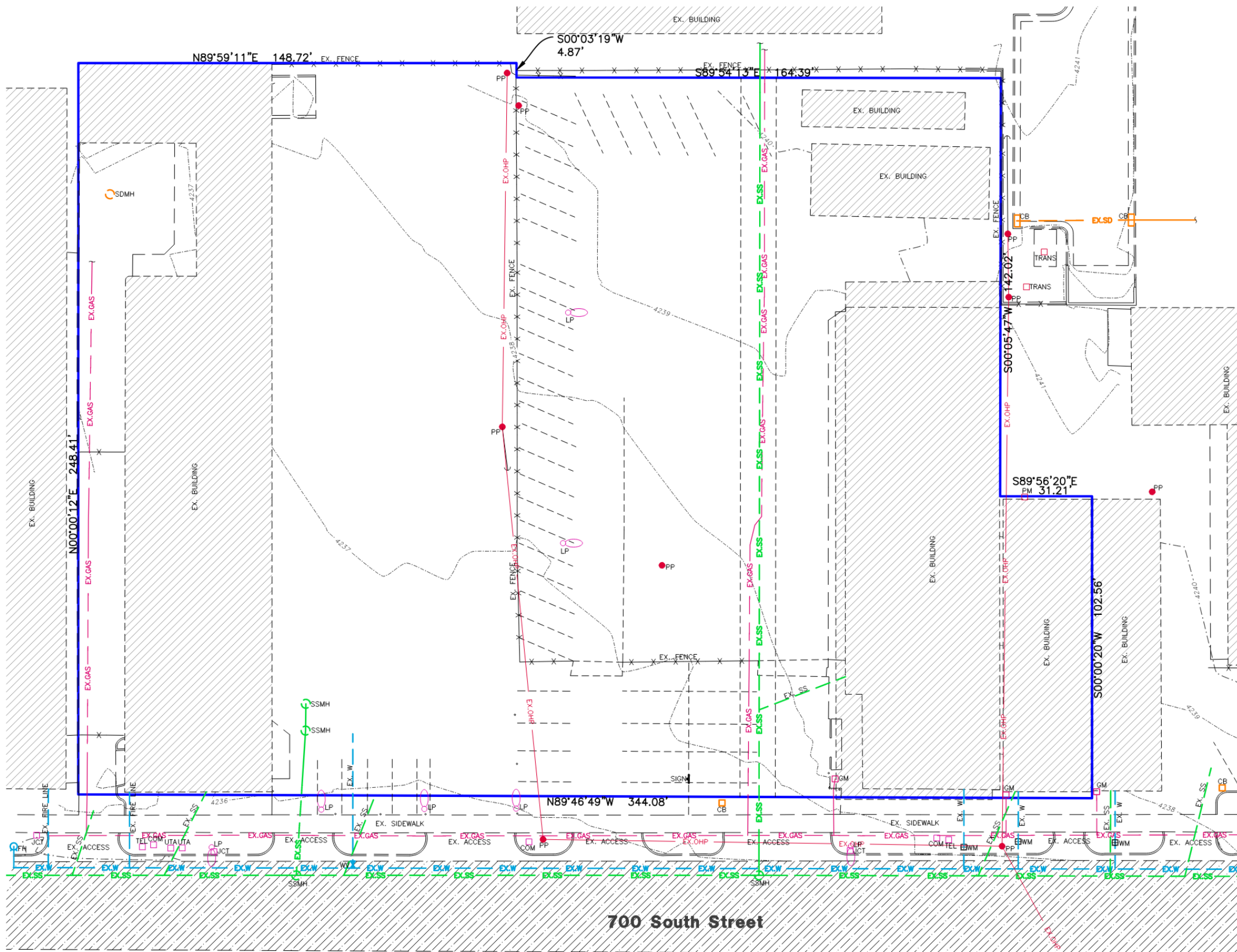
The Lotus Alchemy will compliment the neighboring buildings by offering convenient housing within walkable distances to future tenant's place of work. In addition, the project will offer retail space for potential local shops and a restaurant space for both residents and the public to enjoy.



Source: www.earth.google.com



Legend



- SW LAT = PROPOSED SECONDARY WATER LATERAL
- LD LAT = PROPOSED LAND DRAIN LATERAL
- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- - EX.W = EXISTING CULINARY WATER LINE
- SW/8 = PROPOSED SECONDARY WATER LINE
- - EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- - EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- - EX.SD = EXISTING STORM DRAIN LINE
- LD/8 = PROPOSED LAND DRAIN LINE
- - EX.LD = EXISTING LAND DRAIN LINE
- IRR/18 = PROPOSED IRRIGATION LINE
- - EX.IRR = EXISTING IRRIGATION LINE
- x x x = EXISTING FENCE LINE
- ○ ○ = PROPOSED FENCE LINE
- - - = DRAINAGE SWALE
- OHP = OVERHEAD POWER LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED SEWER CLEAN-OUT
- x = PROPOSED GATE VALVE
- x = EXISTING GATE VALVE
- L = PLUG & BLOCK
- = AIR VAC ASSEMBLY
- = DUAL SECONDARY METER
- ▨ = EXISTING ASPHALT PAVEMENT
- ▨ = PROPOSED ASPHALT PAVEMENT
- ▨ = PROPOSED CONCRETE
- ▨ = PROPOSED GRAVEL
- 4800 = EXISTING CONTOUR GRADE
- 4800 = PROPOSED CONTOUR GRADE
- = PROPOSED WATER METER
- = EXISTING WATER METER
- ▶ = PROPOSED REDUCER
- ▶ = EXISTING REDUCER
- = PROPOSED CATCH BASIN
- = EXISTING CATCH BASIN
- ⬇ = PLUG W/ 2" BLOW-OFF
- = STREET LIGHT
- = SIGN
- = POWER POLE
- BFE = BASEMENT FLOOR ELEVATION
- BLDG = BUILDING
- BOS = BOTTOM OF STAIRS
- BOW = BOTTOM OF WALL
- BP = BEGINNING POINT
- C&G = CURB & GUTTER
- CB = CATCH BASIN
- CF = CUBIC FEET
- CFS = CUBIC FEET PER SECOND
- EP = ENDING POINT
- FF = FINISH FLOOR
- FFE = FINISH FLOOR ELEVATION
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- INV = INVERT
- LF = LINEAR FEET
- NG = NATURAL GRADE
- OHP = OVERHEAD POWER
- PC = POINT OF CURVATURE
- PP = POWER/UTILITY POLE
- PRC = POINT OF RETURN CURVATURE
- PT = POINT OF TANGENCY
- PUE = PUBLIC UTILITY EASEMENT
- RCP = REINFORCED CONCRETE PIPE
- RIM = RIM OF MANHOLE
- ROW = RIGHT-OF-WAY
- SD = STORM DRAIN
- SS = SANITARY SEWER
- TBC = TOP BACK OF CURB
- TOA = TOP OF ASPHALT
- TOC = TOP OF CONCRETE
- TOFF = TOP OF FINISHED FLOOR
- TOS = TOP OF STAIRS
- TOW = TOP OF WALL
- TSW = TOP OF SIDEWALK
- UGP = UNDERGROUND POWER
- W = CULINARY WATER
- WM = WATER METER

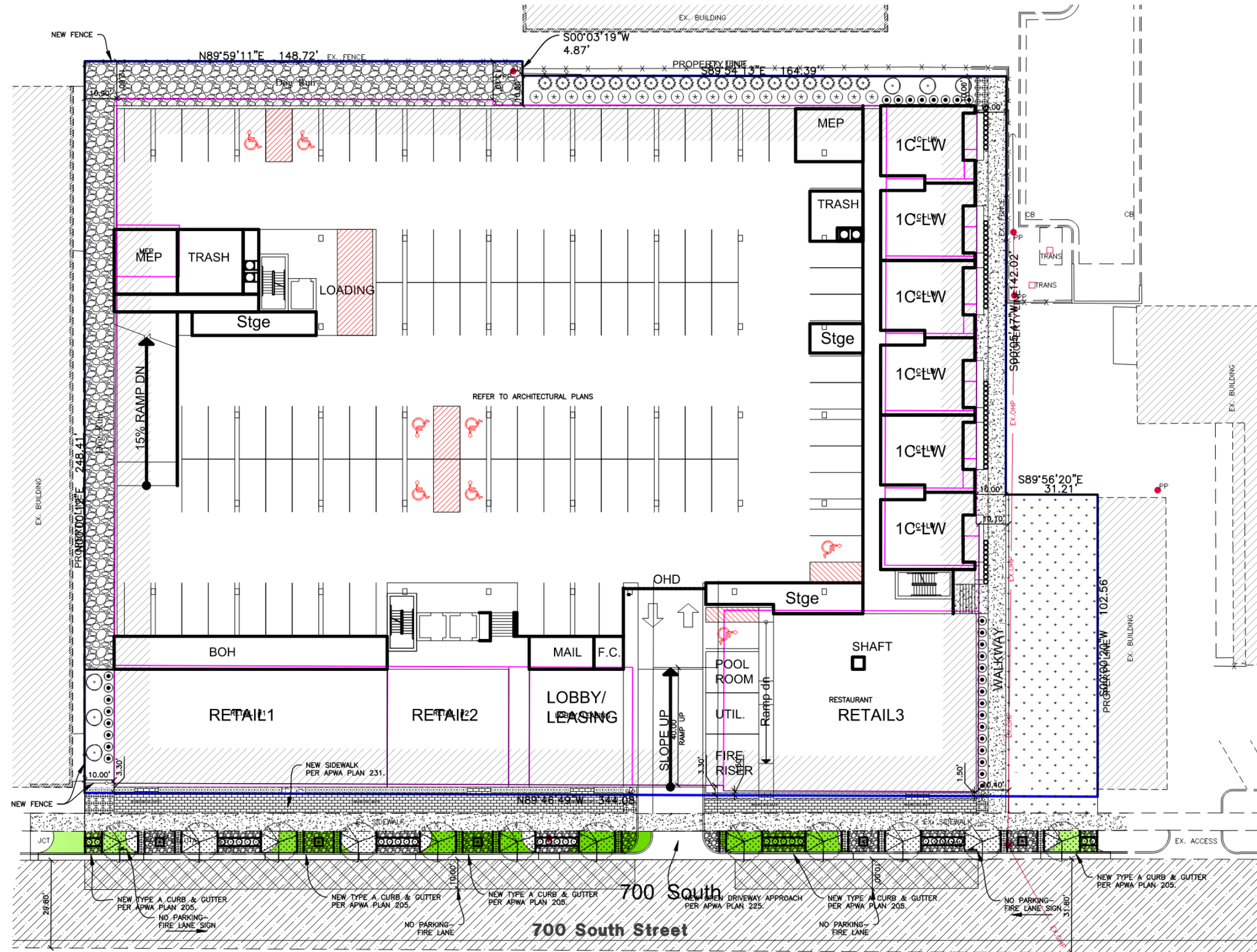
Site Plan Highlights

Acres: 1.84





Lot Sq. Ft.: 80,311

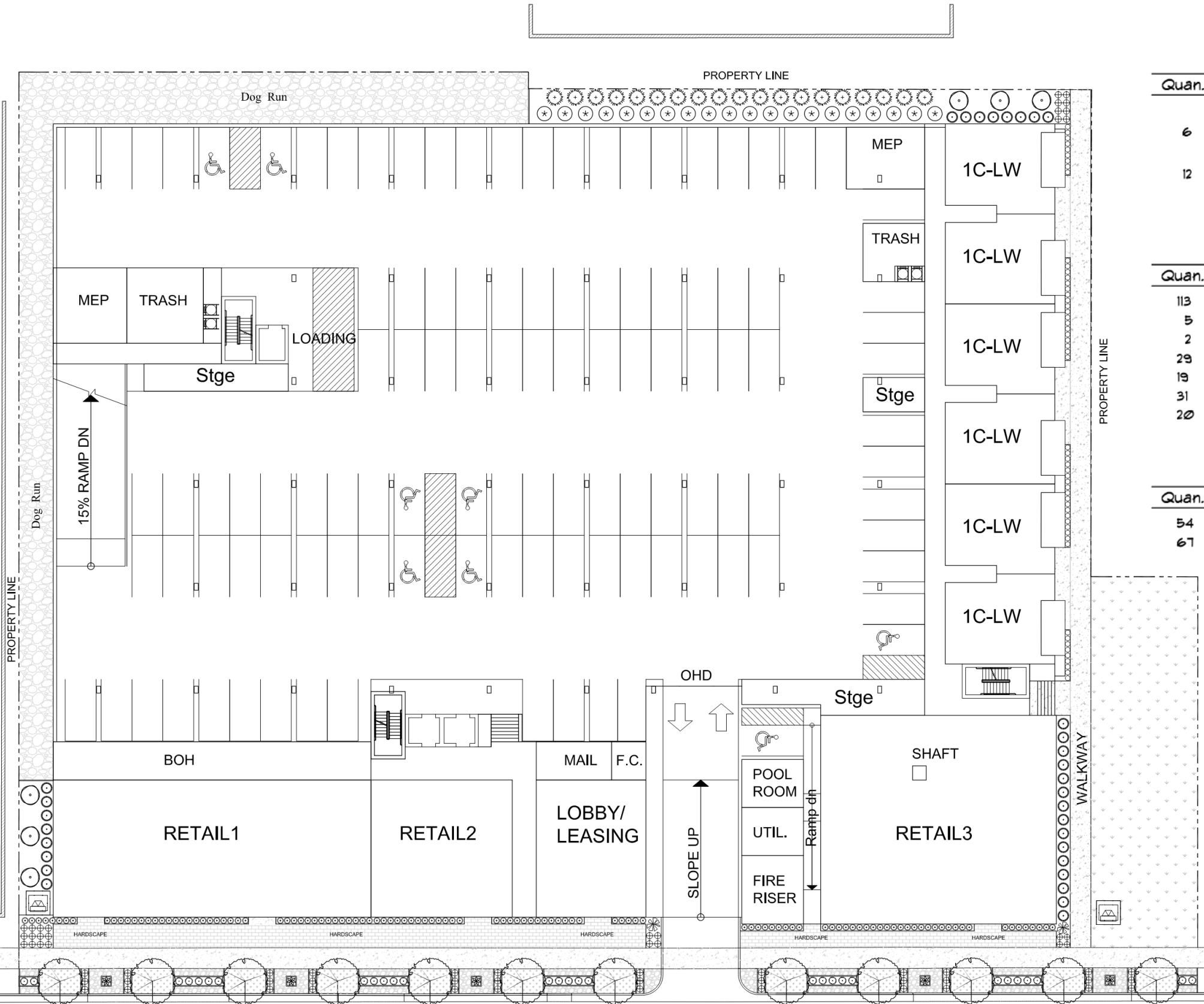
Setbacks: No minimum lot area or lot width required in the D-2 District.

The development will utilize the no setback minimum in the D-2 zoning district to follow the public sidewalk and the development patterns of the neighborhood. The Lotus Alchemy project will align with the Central 9th transit-oriented development vision by enhancing the walkability to the nearby TRAX Station on Main Street.



Legend

-  = EXISTING ASPHALT PAVEMENT
-  = PROPOSED ASPHALT PAVEMENT
-  = PROPOSED CONCRETE
-  = PROPOSED GRAVEL



700 South

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		<i>Fagus sylvatica</i> 'Dawyck'	Dawyck Columnar Beech	2 1/2" Caliper 10'-12' Height	Matched Heads Straight Trunks
12		<i>Zelcova serrata</i> 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Matched Heads Straight Trunks

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
113		<i>Buxus microphylla</i> Winter Gem	Winter Gem Boxwood	5 Gallon	15"-18" Height
5		<i>Buxus semper.</i> 'Green Velvet'	Columnar Boxwood	B 4 B	4'-5' Height
2		<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	7 Gallon	24"-30" Height
29		<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	5 Gallon	18"-24" Height
19		<i>Rhus aromatic</i> 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
31		<i>Taxus media</i> 'Dark Gr. Spreader'	Dark Green Spreading Yew	5 Gallon	18"-24" Spread
20		<i>Taxus media</i> 'Hickell'	Hick's Columnar Yew	B 4 B	4'-5' Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
54		<i>Nassella tenuissima</i>	Mexican Feather Grass	5 Gallon	15"-18" Height
67		<i>Seesleria autumnalis</i>	Autumn Moor Grass	5 Gallon	15"-18" Height

Legend

Symbol	Description
	1/4" x 6" Corten Steel Landscape Edging
	36" SQ. x 30" H. Corten Steel Planter / 1/4" Steel Thickness
	36" W. x 30" H. Corten Steel Planter / 1/4" Steel Thickness
	Dog Run Area(s) / Provide 6" Depth Of 3/4" Size Gravel
	Decorative Rock Area(s) / Provide 6" Depth Material
	Groundcover Plantings / 12" Maximum Height



700 SOUTH STREET



MIDBLOCK WALKWAY

Parking Requirements/Info

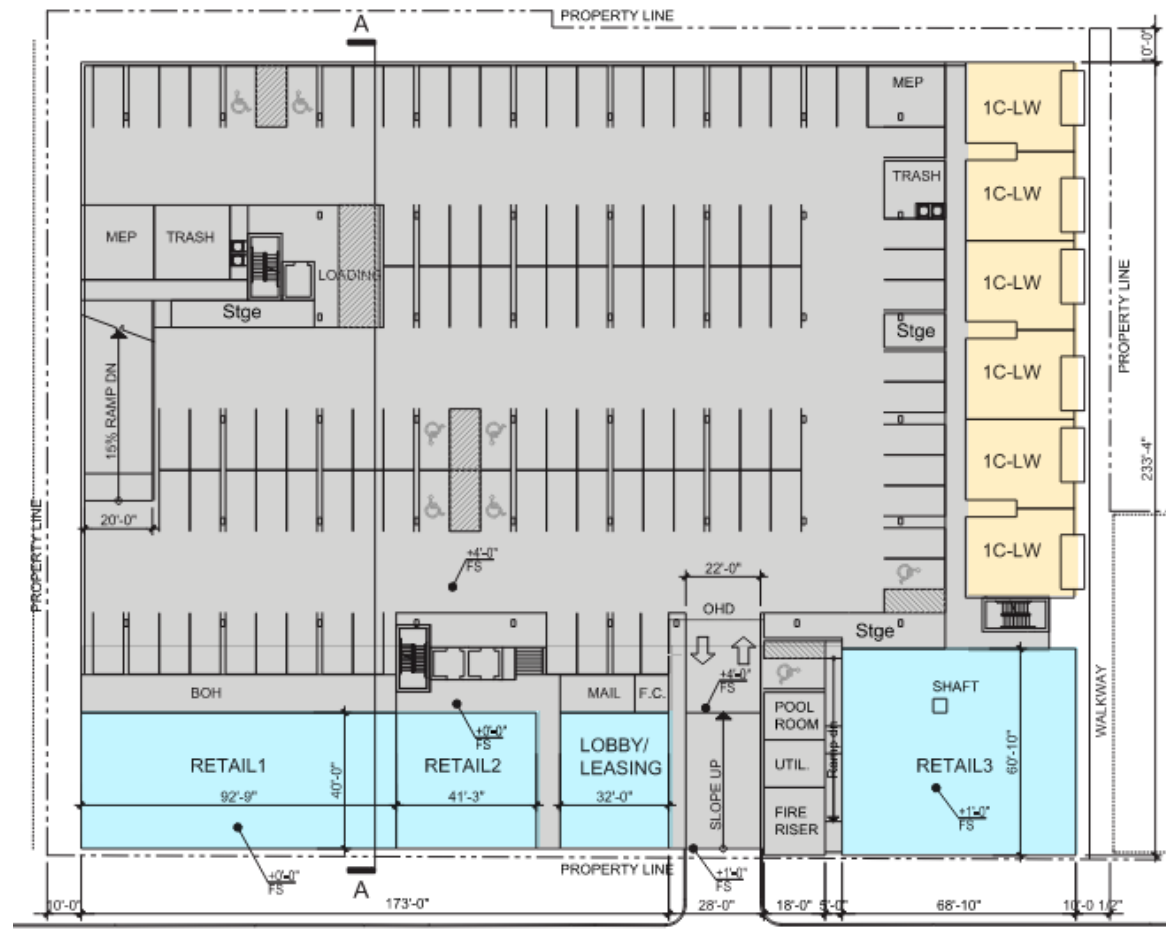
The D-2 district has a requirement of ½ space per dwelling unit for residential. The maximum parking allowed in D-2 zone is equivalent to the minimum. The proposed parking is double what is allowed in the D-2 zoning district due to a shared parking agreement with the owner of the neighboring Six69 Office building equaling to 75 parking stalls. Additional parking will have to be allowed through the Planned Development process.

Off-Street Parking Requirements (Chapter 21A.44)

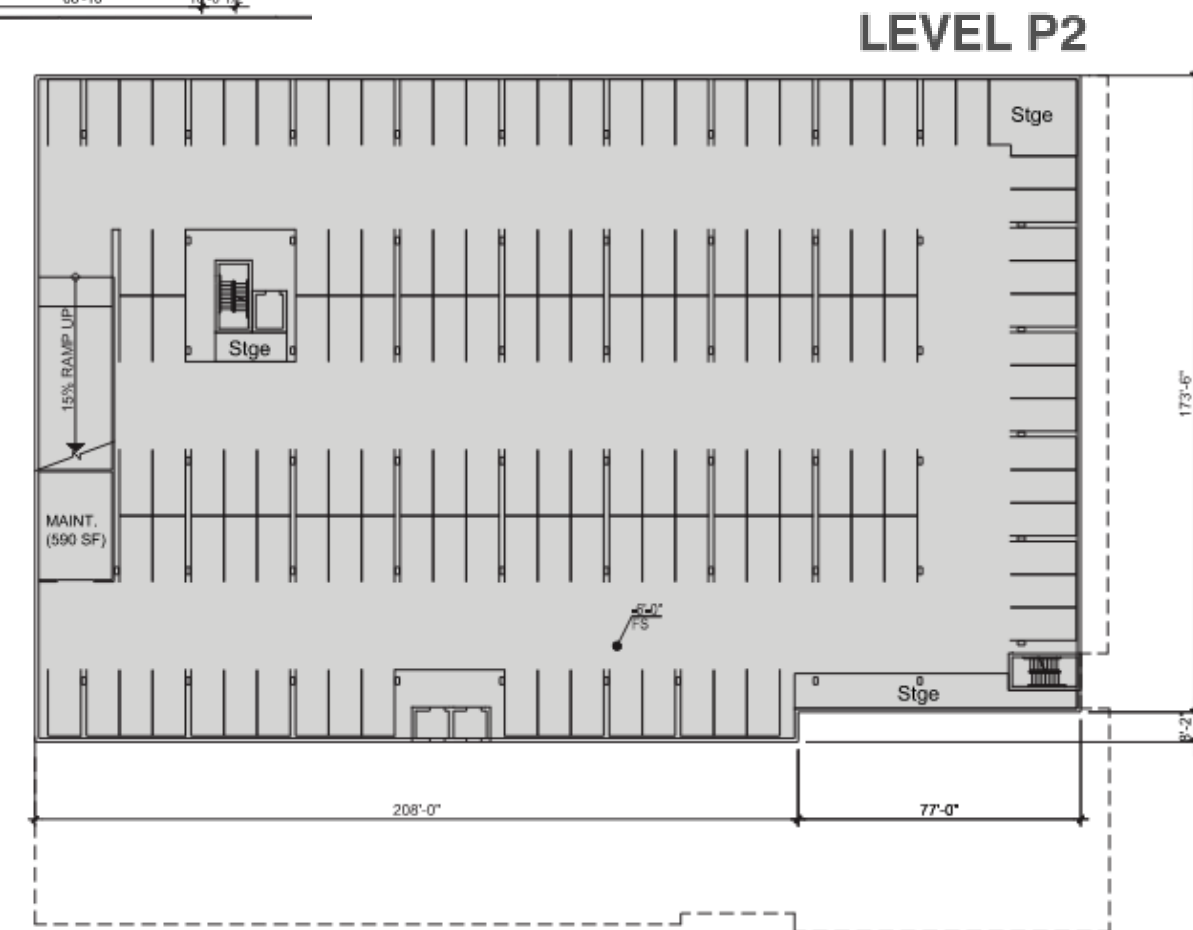
- Minimum Parking Requirements (1/2 stall per dwelling unit)
- Maximum Parking Requirements (equivalent to minimum)
- Transportation Demand Management (Section 21A.44.050(C)(3)(b)) allows for additional parking (up to double of maximum) if a parking incentive is provided.
- Required minimum total in parking lot spaces of 201 to 300 requires 7 parking spaces accessible to persons with disabilities.
- Additional parking will be requested through the Planned Development process.

Lotus Alchemy Parking

- 256 Parking Stalls (9' x 18') Inc. 75 shared parking
- 8 ADA Parking Stalls
- 1 Short Loading Area (15' x 36')



LEVEL L1/ P1



LEVEL P2

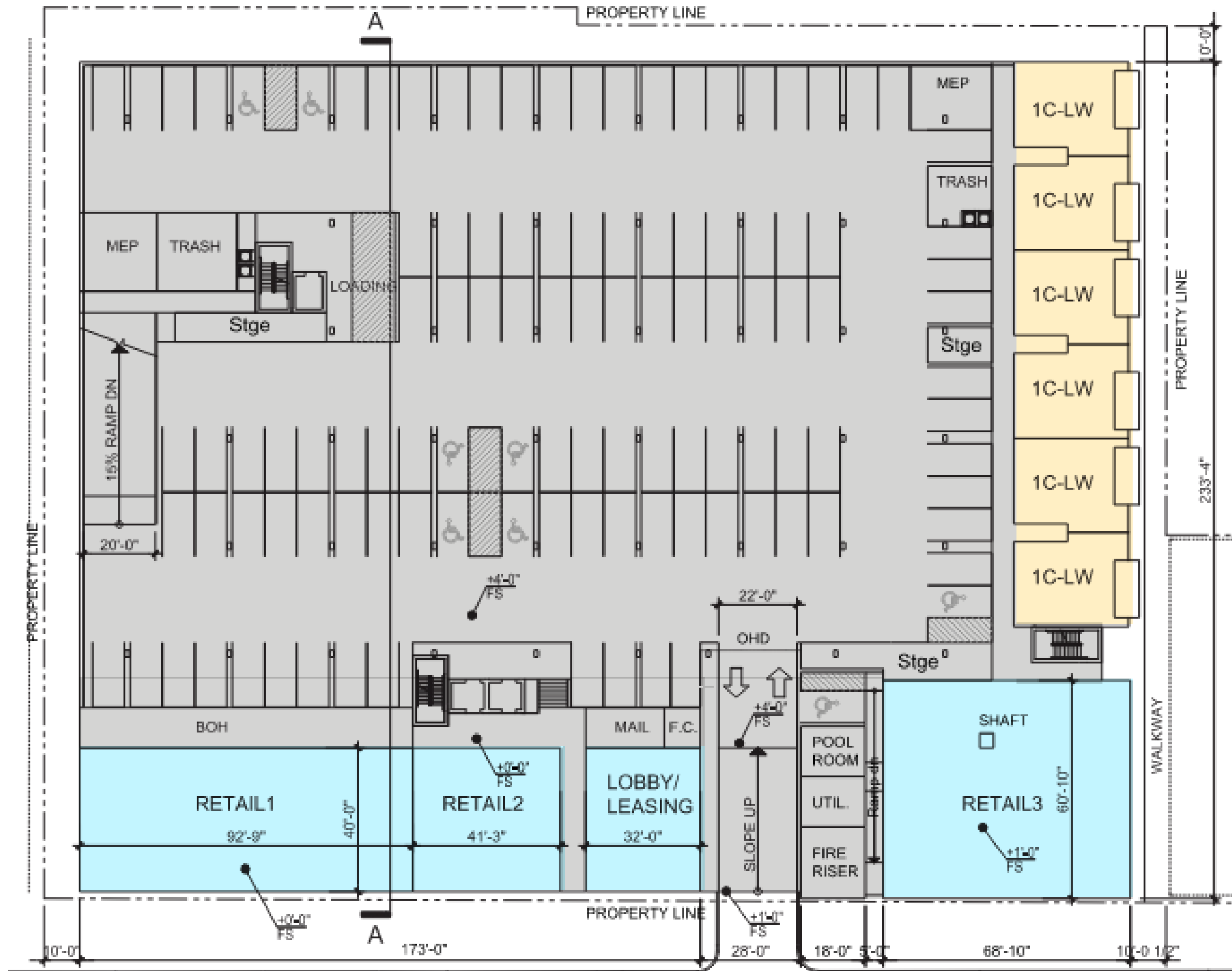
Level 1 | Floor Plan

Commercial Units

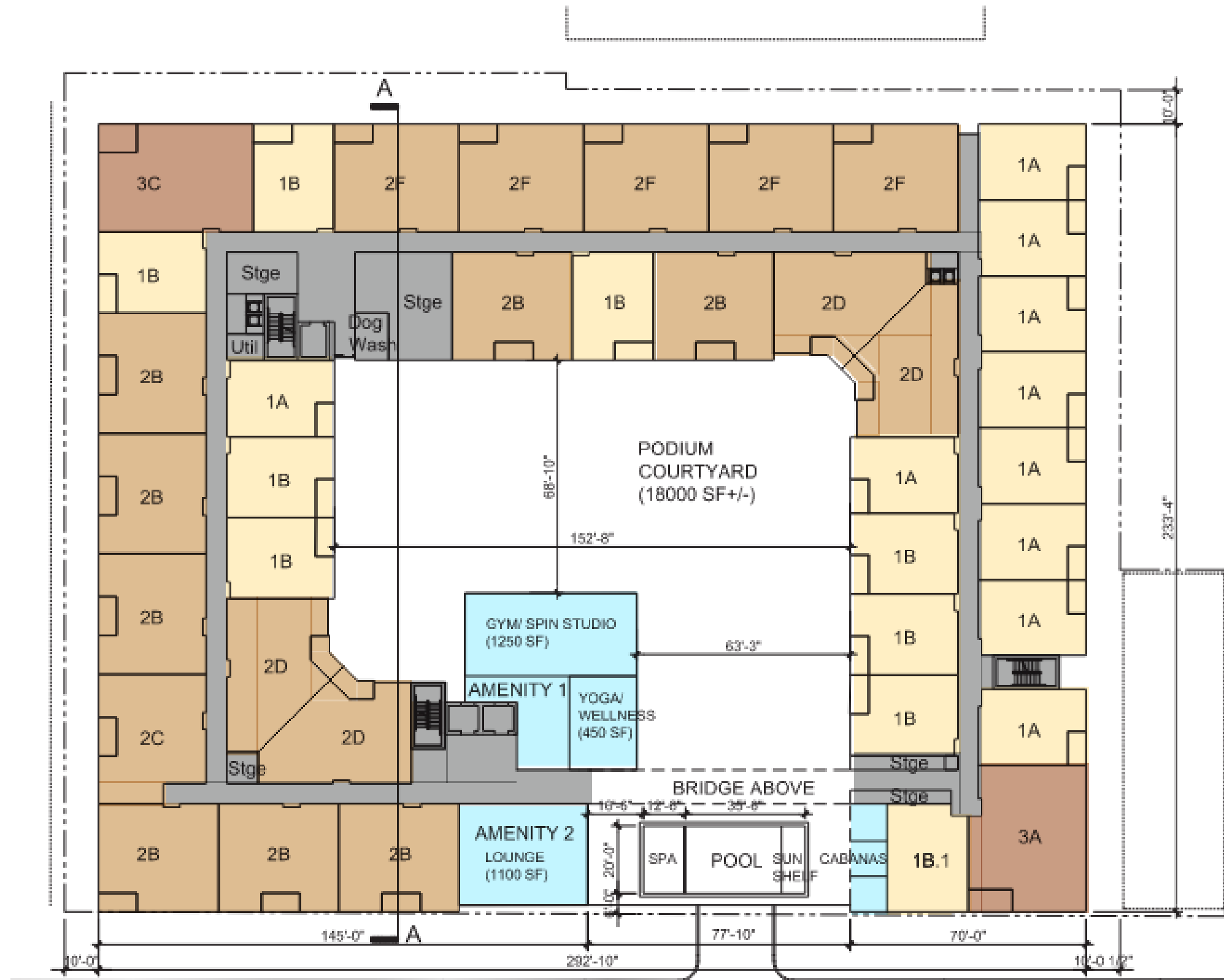
- Lobby/Leasing: 1,400 SF
- Retail 1: 3,700 SF
- Retail 2: 1,650 SF
- Retail 3: 4,370 SF

Apartment Units

- Live/Work - 1-Bedroom: 6 units



Level 2 | Floor Plan



Amenity Spaces

- Amenity 1: Gym/Spin – 1,250 SF
- Amenity 1: Yoga/Wellness – 450 SF
- Amenity 2: Clubhouse – 1,100 SF
- Podium Courtyard – 18,000 SF +/-
- Pool + Spa

Apartment Units

- 1-Bedroom: 19 units
- 2-Bedroom: 18 units
- 3-Bedroom: 2 units

Level 3 | Floor Plan



Apartment Units

- 1-Bedroom: 18 units
- 2-Bedroom: 20 units
- 3-Bedroom: 2 units

Level 4 - 6 | Floor Plan



Apartment Units

- 1-Bedroom: 57 units
- 2-Bedroom: 63 units
- 3-Bedroom: 9 units

KEYNOTES - SDP

- 1 FLUSH METAL PANEL
- 2 FIBER CEMENT SIDING
- 3 STUCCO FINISH
- 4 BRICK VENEER
- 5 STONE VENEER
- 6 VINYL WINDOWS
- 7 GLASS RAILINGS
- 8 STOREFRONT
- 9 METAL CANOPY
- 10 SIGNAGE
- 11 SKY BRIDGE
- 12 BRACING
- 13 LOUVER SYSTEM
- 14 CONCRETE
- 15 METAL CORNICE



SOUTH ELEVATION

KEYNOTES - SDP	
1	FLUSH METAL PANEL
2	FIBER CEMENT SIDING
3	STUCCO FINISH
4	BRICK VENEER
5	STONE VENEER
6	VINYL WINDOWS
7	GLASS RAILINGS
8	STOREFRONT
9	METAL CANOPY
10	SIGNAGE
11	SKY BRIDGE
12	BRACING
13	LOUVER SYSTEM
14	CONCRETE
15	METAL CORNICE



EAST ELEVATION

KEYNOTES - SDP	
1	FLUSH METAL PANEL
2	FIBER CEMENT SIDING
3	STUCCO FINISH
4	BRICK VENEER
5	STONE VENEER
6	VINYL WINDOWS
7	GLASS RAILINGS
8	STOREFRONT
9	METAL CANOPY
10	SIGNAGE
11	SKY BRIDGE
12	BRACING
13	LOUVER SYSTEM
14	CONCRETE
15	METAL CORNICE

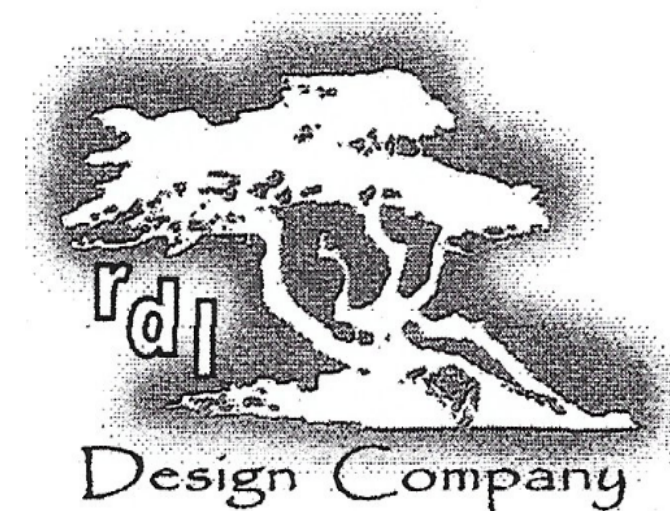


NORTH ELEVATION

KEYNOTES - SDP	
1	FLUSH METAL PANEL
2	FIBER CEMENT SIDING
3	STUCCO FINISH
4	BRICK VENEER
5	STONE VENEER
6	VINYL WINDOWS
7	GLASS RAILINGS
8	STOREFRONT
9	METAL CANOPY
10	SIGNAGE
11	SKY BRIDGE
12	BRACING
13	LOUVER SYSTEM
14	CONCRETE
15	METAL CORNICE



WEST ELEVATION





Bryan Wrigley | Founder & Chief Executive Officer



Since its inception in 2007, Lotus Company has evolved into a dynamic and award-winning property venture and hospitality organization with a ground-up asset portfolio in excess of \$200M, and a current \$315M development pipeline encompassing some of the most diverse and engaging projects along the Wasatch Front.

Prior to forming Lotus Company, Bryan held executive management, project management, partnership and acquisition advisory roles in multiple real estate organizations from a NYSE-traded real estate investment trust, to a regional investment company and a New York City boutique developer. Bryan has acted as principal or in a principal-advisory role in property

acquisitions, dispositions and financing valued at more than \$700M over the course of his 22-year career in real estate development and investment.

Bryan holds a Master's Degree with an emphasis in Real Estate Development and Finance from Columbia University. Additionally, Bryan earned a Bachelor's Degree from the University of Utah. In 2014, Bryan was recognized by Utah Business Magazine as one of Utah's top business executives under the age of 40.

Bryan enjoys sharing his passion for travel with his three beautiful children whenever life affords him the opportunity.

Joe Torman | President of Construction and Development



Joining Lotus Company in 2018, Joe brings with him over 20 years of experience in the construction and development industries. After graduating with a degree in Construction Management from Brigham Young University, Joe began his career with Kier Construction where he managed pre-construction services for multi-family, industrial and commercial projects ranging in value from \$5M to over \$50M.

Following his successful 11-year tenure with Kier, Joe joined Parleys Partners as Director of Construction, where he oversaw multiple \$15M+ multi-phase apartment projects as a partner. In alignment with Lotus' goal of sustainable and intentional development, Joe is LEED accredited and has successfully managed the

implementation of Enterprise Green Communities and Energy Star Certification on over 1,200 dwelling units.

Joe and his family enjoy the natural splendor of their home state whenever possible; skiing, snowboarding and canyoneering along the Wasatch Front.



LOTUS COMPANY

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