



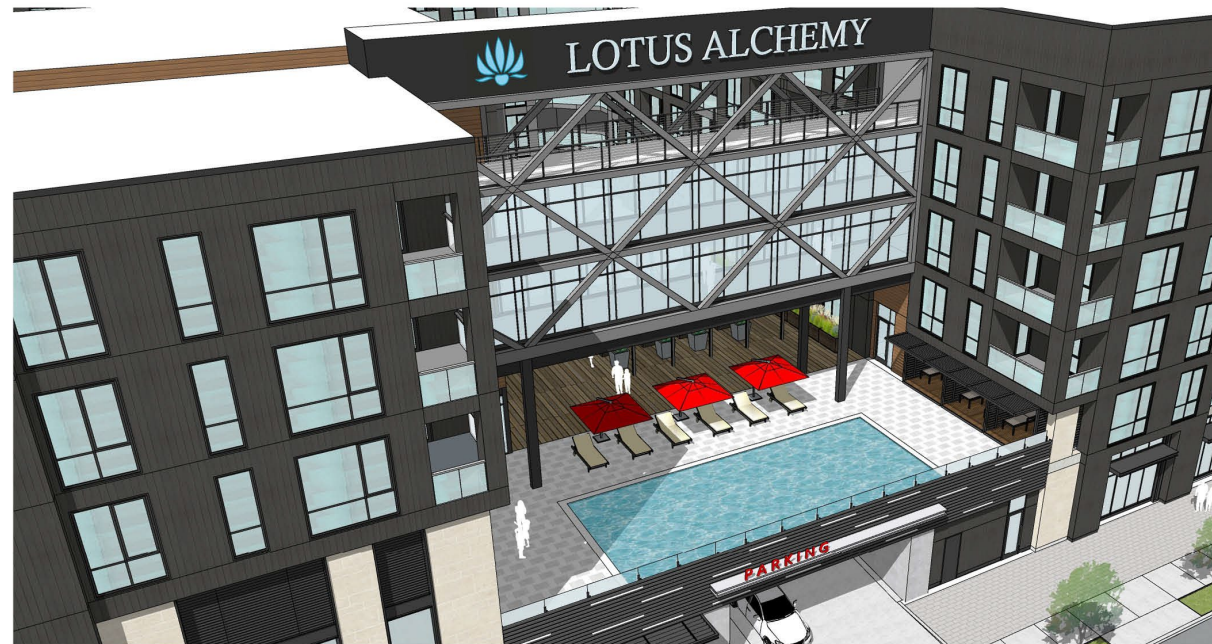
LOTUS<sup>TM</sup>







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## Project Vision

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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

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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.

## Planned Development Highlights

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The Planned Development Application is for the modification of standards:

- The D-2 zoning district has a minimum/maximum requirement of ½ space per dwelling unit for residential developments. The proposed Lotus Alchemy parking exceeds 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. By offering additional parking plus a midblock walkway to residents and the local retail tenants will enhance the Lotus Alchemy's accessibility and mobility to the neighborhood amenities.
- The Lotus Alchemy development is determined to deliver all methods of transportation to align with the Downtown Central 9th masterplan vision of transit-oriented developments. The project will support the emphasis of transit-oriented developments by providing convenient access to the nearby public transit, the TRAX station on Main Street, participation in a bicycle sharing program, and a midblock walkway.



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			912.0			
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	13	6%	7,030					912.0	
3B	1,352	3			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	256				
P2						145					



SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
A.	Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.	<b>Compliant:</b> The Lotus Alchemy project will be requesting a modification to the Salt Lake City zoning ordinance through the planned development process for additional parking (21A.44). The project site is located in the D-2 district which has a parking requirement of 1/2 space per dwelling unit for residential developments. Per the code, the required parking allowable is 107 stalls for 214 dwelling units. The Lotus Alchemy proposed parking is currently 256 stalls including 8 ADA stalls and 1 Short Loading Area for a 1.20 stall per unit parking ratio. Additionally, 75 of the 256 parking stalls is dedicated shared parking established through a parking agreement with the owners of the neighboring Six69 Office building, which reduces the overall parking ratio to 0.85 stalls per dwelling unit. By offering additional parking plus a midblock walkway to residents and the local retail tenants will enhance the Lotus Alchemy's accessibility and mobility to the neighborhood amenities. The Lotus Alchemy development is determined to deliver all methods of transportation to align with the Downtown Central 9th masterplan vision of transit-oriented developments.	Sheet 12, 21-22
B.	Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.	<b>Compliant:</b> The Lotus Alchemy will contribute to the Central 9th Districts vision of providing mixed-use mid-rise housing with higher density near main streets. The project will support the emphasis of transit-oriented developments by providing convenient access to the nearby TRAX station on Main Street and public transit. The Lotus Alchemy is thoughtfully designed to create a pedestrian friendly environment by offering ground level retail, restaurant space, and live/work units. The intended use of the Lotus Alchemy development is to influence and encourage a cohesiveness throughout the Central 9th District.	Sheet 11
C.	Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:	<b>Compliant:</b> 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.	Sheet 11, 14, 26-29
C.1.	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	<b>Compliant:</b> 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 26-29
C.2.	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	<b>Compliant:</b> 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. The development will utilize 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 26-29
C.3. C.3.a.	Whether building setbacks along the perimeter of the development: Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.	<b>Compliant:</b> 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 19, 26-29
C.3.b.	Provide sufficient space for private amenities.	<b>Compliant:</b> The development will include 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 D-2 Zoning District and elevate the amenity standards in downtown Salt Lake City.	Sheet 19, 22-24



SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
C.3.c.	Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.	<b>Compliant:</b> 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 17-18
C.3.d.	Provide adequate sight lines to streets, driveways and sidewalks.	<b>Compliant:</b> The midblock walkway, 700 South Street drive access way, and sidewalks will be clearly defined with adequate sight lines.	Sheet 13, 20
C.3.e.	Provide sufficient space for maintenance.	<b>Compliant:</b> The development will include sufficient maintenance storage located on the parking level within the interior of the podium structure.	Sheet 12
C.4.	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	<b>Compliant:</b> 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 19-20, 26-29
C.5.	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	<b>Compliant:</b> 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. 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 17
C.6.	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	<b>Compliant:</b> 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 21-22
C.7.	Whether parking areas are appropriately buffered from adjacent uses.	<b>Compliant:</b> The parking areas will be appropriately setback from active walkways and entrances providing a safe pedestrian experience.	Sheet 17
D.	Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:	<b>Compliant:</b> The Lotus Alchemy will include landscaping along the 700 South Street façade, the midblock walkway, and the interior courtyard located on the 2nd level of the building. The landscape will be designed to promote a healthier lifestyle to enhance the experience for both the residents and public can enjoy.	Sheet 17-20
D.1.	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	<b>Compliant:</b> 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 17-20
D.2.	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	<b>Compliant:</b> The existing site has minimal landscaping. The Lotus Alchemy 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 17-20
D.3.	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	<b>Compliant:</b> Please See Response Section D.	Sheet 17-20



SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
D.4.	Whether proposed landscaping is appropriate for the scale of the development.	<b><i>Compliant:</i></b> The Lotus Alchemy will incorporate a landscape design to compliment the scale of both the development and the neighboring properties.	Sheet 17-20
E.	Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:	<b><i>Compliant:</i></b> 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. Pedestrian comfort and safety is a project priority. The development will include an efficient amount of lighting, signage, and landscaping to all public sidewalks and entrances to support Citywide transportation goals.	Sheet 11, 14
E.1.	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	<b><i>Compliant:</i></b> 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 17
E.2.	Whether the site design considers safe circulation for a range of transportation options including:	<b><i>Compliant:</i></b> The Lotus Alchemy will support the emphasis of transit-oriented developments by providing convenient access to nearby TRAX station, public transit, public sidewalks and a privately-owned midblock walkway.	Sheet 14, 17, 20
E.2.a.	Safe and accommodating pedestrian environment and pedestrian oriented design;	<b><i>Compliant:</i></b> The Lotus Alchemy will establish a pedestrian friendly environment by offering a privately-owned public midblock walkway to influence engagement of neighborhood amenities. Additionally, the development will incorporate adequate lighting, signage, and landscaping to promote a safe and comfortable environment for pedestrians.	Sheet 13, 17
E.2.b.	Bicycle facilities and connections where appropriate, and orientation to transit where available; and	<b><i>Compliant:</i></b> Since the Lotus Alchemy is conveniently located downtown, the development will pursue the participation of an approved bicycle sharing program located onsite to promote transit to nearby neighborhood amenities.	
E.2.c.	Minimizing conflicts between different transportation modes;	<b><i>Compliant:</i></b> The Lotus Alchemy will provide a cohesiveness to the different transportation methods and will "not" disrupt the desired development patterns of the neighborhood.	Sheet 17
E.3.	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	<b><i>Compliant:</i></b> With the addition of the privately-owned public midblock walkway the Lotus Alchemy will influence public engagement of neighborhood amenities.	Sheet 13, 17
E.4.	Whether the proposed design provides adequate emergency vehicle access; and	<b><i>Compliant:</i></b> Per the Lotus Alchemy DRT Fire Review Comments dated 3/29/2022, the development will provide a road width of not less than 26 feet.	
E.5.	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	<b><i>Compliant:</i></b> Per the Schedule of Off Street Loading Requirement (21A.44.080), the multi-family usable floor area 100,000-200,000 SF and each additional 200,000 SF requires 1-Short Loading Area. The Lotus Alchemy has a total apartment 195,178 LSF and total retail/restaurant 9,720 SF, so the development includes 1-Short Loading Area within the parking structure.	Sheet 12, 21-22
F.	Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.	<b><i>Compliant:</i></b> Currently the property is being occupied by a auto collision repair shop and a auto mechanic shop. The proposed Lotus Alchemy will compliment the neighboring buildings by offering convenient housing within walkable distances to neighborhood amenities. In addition, the project will offer retail space for potential local shops and a restaurant space for both residents and the public to enjoy.	Sheet 14-15
G.	Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)	<b><i>Compliant:</i></b> The Lotus Alchemy will comply with each provided utility service plan to ensure the development will not have a detrimental effect on the surrounding area.	Sheet 16-17





SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
	<p>A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:</p>	<p><b>Compliant:</b> The Lotus Alchemy will be an innovative mixed-use multifamily development intended to compliment the downtown master plan and elevate the quality of living in the D-2 zoning district. The development is thoughtfully design to encompass the efficient use of land and resources to promote the Salt Lake City standards for planned development. The Lotus Alchemy will contribute to the Central 9th Neighborhood vision of providing mixed-use mid-rise housing with higher density near main streets. The project will support the emphasis of transit-oriented developments by providing convenient access to the nearby TRAX station on Main Street and public transit. The Lotus Alchemy is designed to create a pedestrian friendly environment by offering ground level retail, restaurant space, and live/work units. The intended use of the Lotus Alchemy development is to influence and encourage a cohesiveness throughout the Central 9th District.</p>	<p>Sheet 4, 11</p>
D. D.1.	<p>Mobility: Enhances accessibility and mobility:</p> <p>Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.</p>	<p><b>Compliant:</b> Please See Response Section D.1.</p> <p><b>Compliant:</b> 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.</p>	<p>Sheet 13, 17, 20</p>
F. F.1.	<p>Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</p> <p>A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. (Ord. 8-18, 2018)</p>	<p><b>Compliant:</b> Please See Response Section F.1.</p> <p><b>Compliant:</b> The 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.</p>	<p>Sheet 11, 14, 26-29</p>



SEC.	DESCRIPTION	RESPONSE	SHEET REFERENCE
C.	Transportation Demand Management Parking Incentives:		
C.1.	Purpose: The following parking incentives are intended to encourage the use of transportation demand management strategies not regulated elsewhere in this subsection. These additional strategies are available to applicants who want to modify the amount of off street parking required by either decreasing the number of spaces below the minimum requirement or increasing the number of spaces beyond the maximum requirement.	<b>Compliant:</b> The Lotus Alchemy project will be requesting a modification to the Salt Lake City zoning ordinance through the planned development process for additional parking. The Lotus Alchemy proposed parking is currently 256 stalls including 8 ADA stalls and 1 Short Loading Area for a 1.20 stall per unit parking ratio. Additionally, 75 of the 256 parking stalls is dedicated shared parking established through a parking agreement with the owners of the neighboring Six69 Office building, which reduces the overall parking ratio to 0.85 stalls per dwelling unit.	Sheet 12, 21-22
C.2.	Applicability: The regulations of this subsection shall only apply to applicants intending to provide transportation demand management elements beyond the required strategies in exchange for modification to the number of required parking spaces. These incentives are available to all new residential and non-residential uses requiring at least five (5) parking spaces according to section 21A.44.030, table 21A.44.030 of this chapter.	<b>Compliant:</b> The Lotus Alchemy will provide transportation demand management elements beyond the required strategies.	Sheet 12-13, 17, 21-22
C.3.b	Increase Of The Maximum Number Of Allowable Parking Spaces: The minimum number of off street parking spaces, as determined by subsection 21A.44.030G of this chapter, can be increased to double the minimum requirement under section 21A.44.030, table 21A.44.030 and "Table Of District Specific Minimum Off Street Parking Requirements", of this chapter provided the applicant fulfills at least one (1) of the major transportation demand management strategies and one (1) of the minor transportation demand management strategies listed in this subsection.	<b>Compliant:</b> The Lotus Alchemy will comply with the Major transportation demand management strategy: C.4.a(6) An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment. Minor transportation demand management strategies: C.4.b.(3) Participation in, investment in or sponsorship of an approved bicycle sharing program.	Sheet 23-24
C.4.	Eligible Transportation Demand Management Strategies: The strategies are available for use as part of the parking modification incentive process. Strategies not listed here, but demonstrated to meet the intent of this section, may be approved by the Planning Director.	<b>Compliant:</b> Please See Below Responses.	
C.4.a.	Major transportation demand management strategies:		
C.4.a.(6)	An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment.	<b>Compliant:</b> Included in the Lotus Alchemy amenity package is a 2-Level 1,250 SF Fitness Center plus a 450 SF Yoga/Wellness Center. The development amenities are designed to promote a healthy lifestyle for residents to enjoy.	Sheet 23-24
C.4.b.	Minor transportation demand management strategies:		
C.4.b.(3)	Participation in, investment in or sponsorship of an approved bicycle sharing program.	<b>Compliant:</b> The Lotus Alchemy will pursue the participation of an approved bicycle sharing program.	



## Central 9<sup>th</sup> District – Masterplan Initiatives

### VISION:

The Lotus Alchemy will contribute to the Central 9<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> District.



Source: [www.slcdocs.com/Planning/MasterPlansMaps/Downtown](http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown)



## Parking Requirements/Info

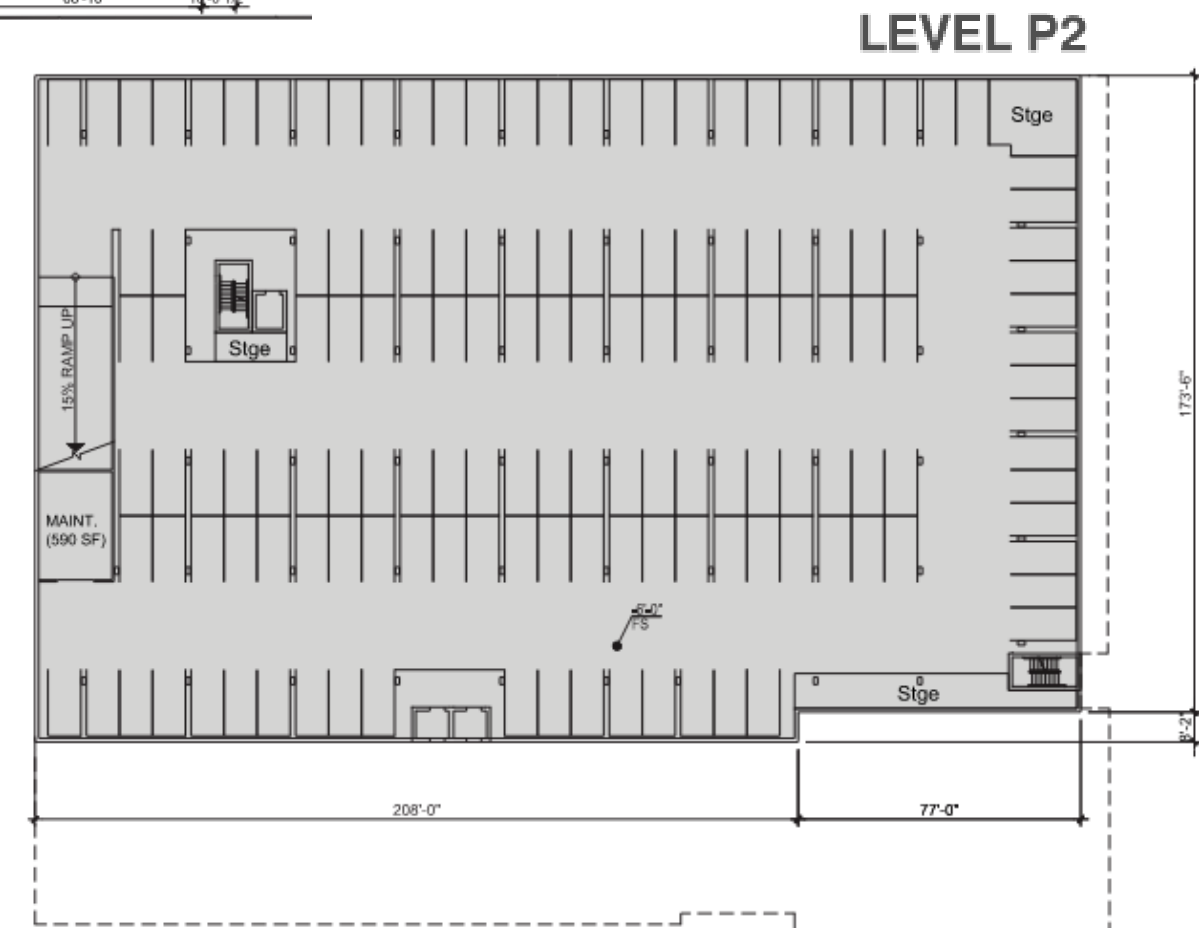
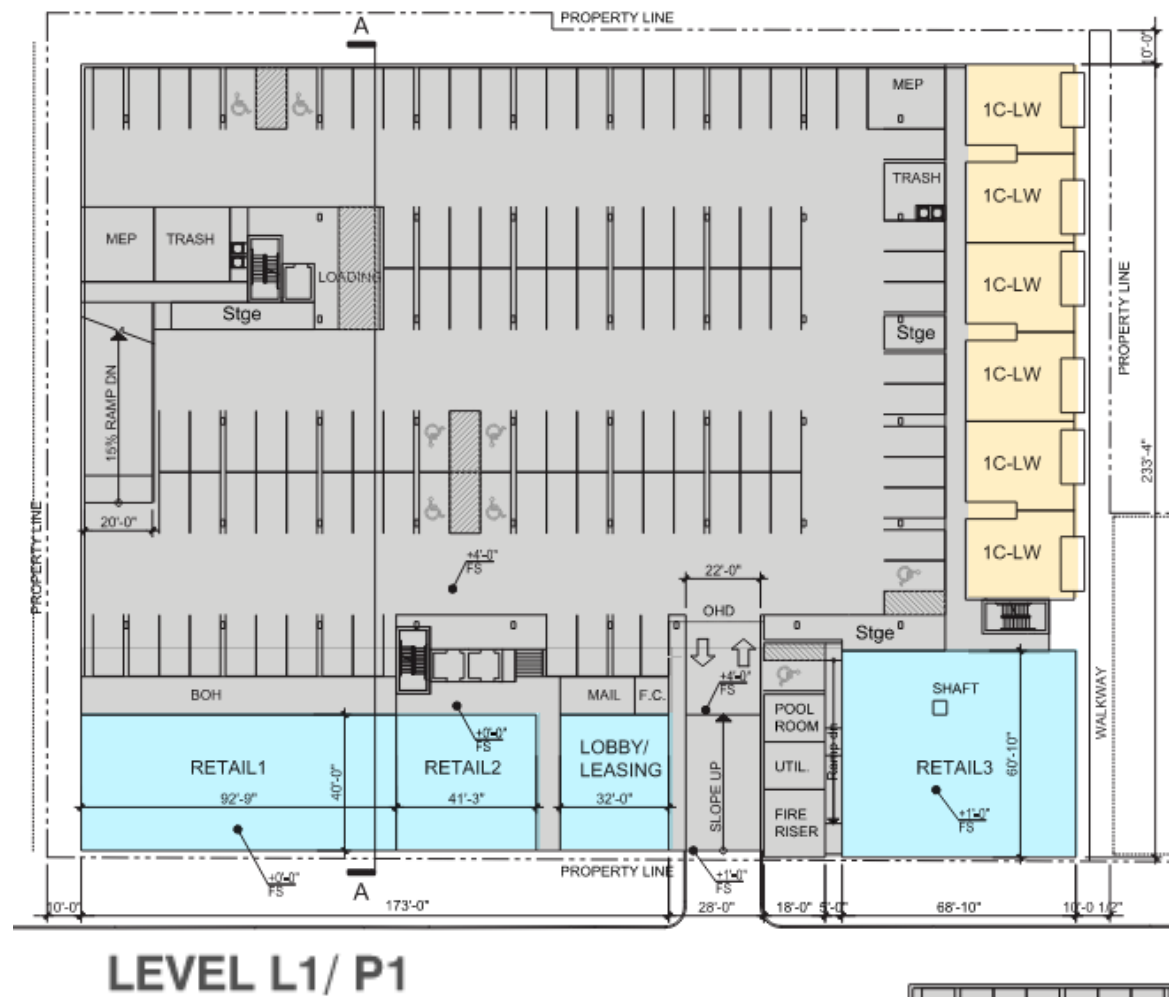
The D-2 district has a requirement of ½ space per dwelling unit for residential. The maximum parking allowed in D-2 zone is equivalent to the minimum. The proposed parking is double what is allowed in the D-2 zoning district due to a shared parking agreement with the owner of the neighboring Six69 Office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

### 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')



Midblock Walkway

EXISTING SITE MIDBLOCK

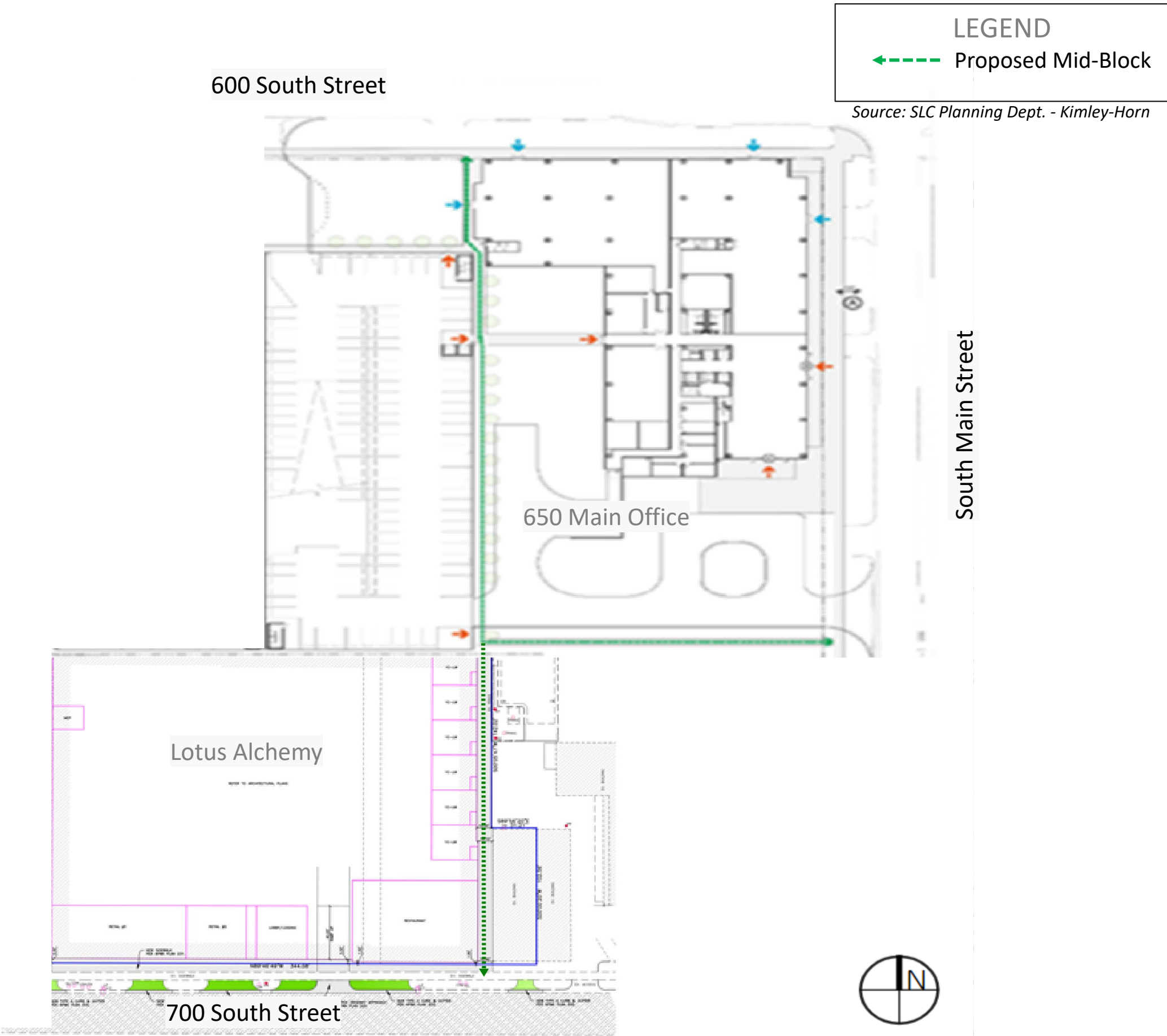
Currently the project site has a midblock walkway identified in the Downtown-Central 9th District Master Plan. As illustrated on the downtown masterplan, the midblock runs North to South down the middle of parcels 28 W 700 S and 54 W 700 S. The intended use is to provide a privately-owned public walkway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





**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.



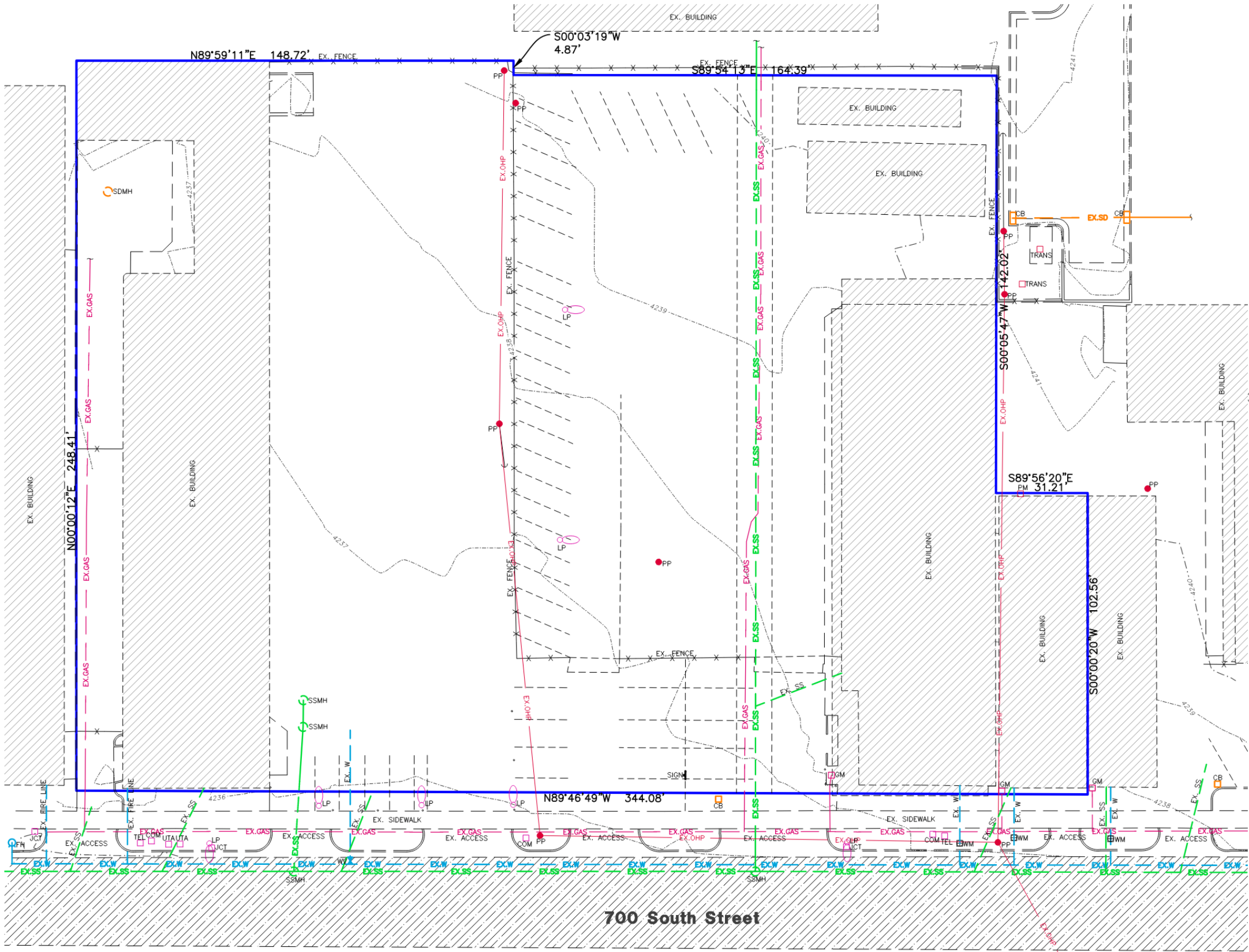
Source: [www.earth.google.com](http://www.earth.google.com)







## 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
- O---O---O---O--- = PROPOSED FENCE LINE
- = DRAINAGE SWALE
- OHP = OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SEWER CLEAN-OUT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- 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.




= EXISTING ASPHALT PAVEMENT



= PROPOSED ASPHALT PAVEMENT

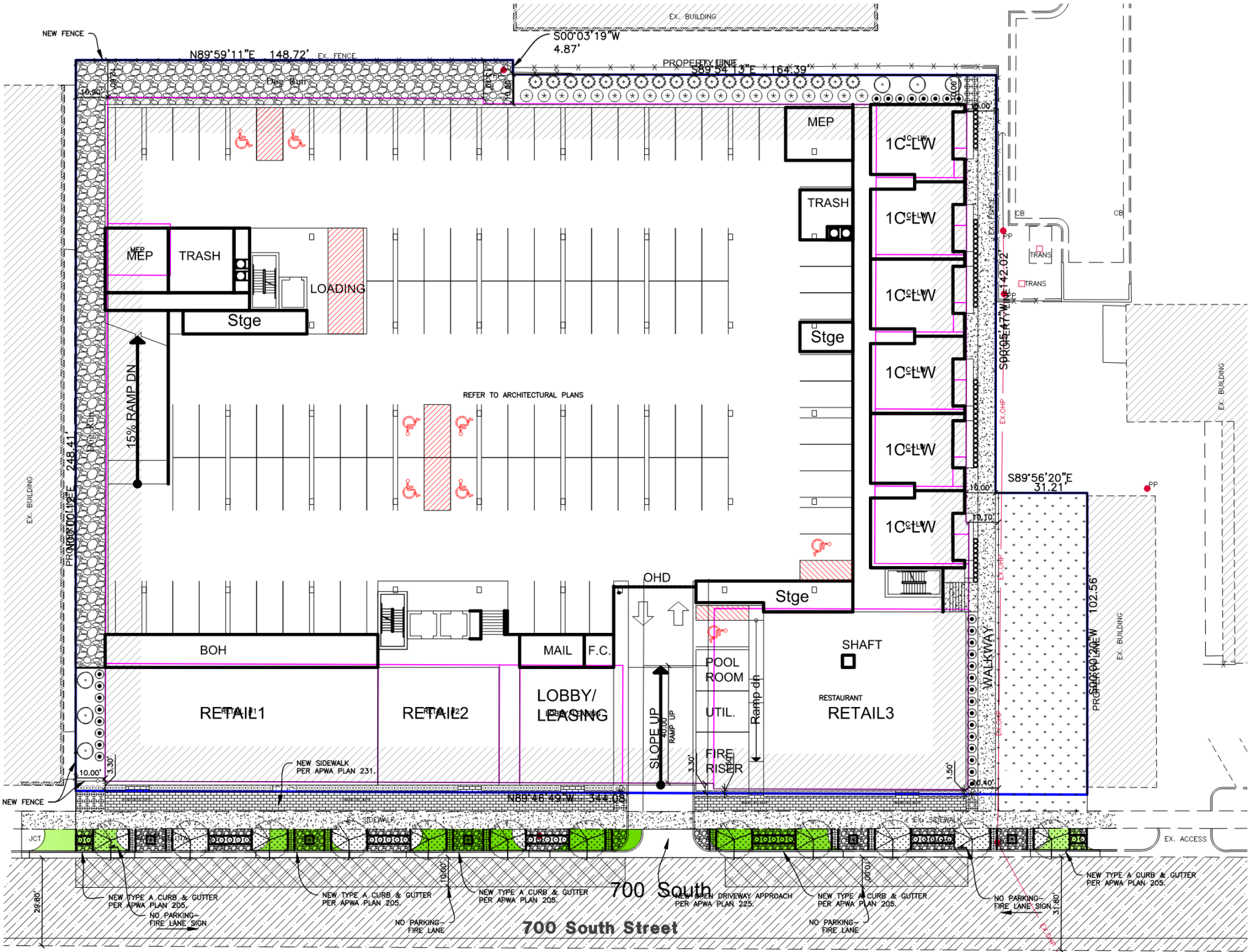


= PROPOSED CONCRETE

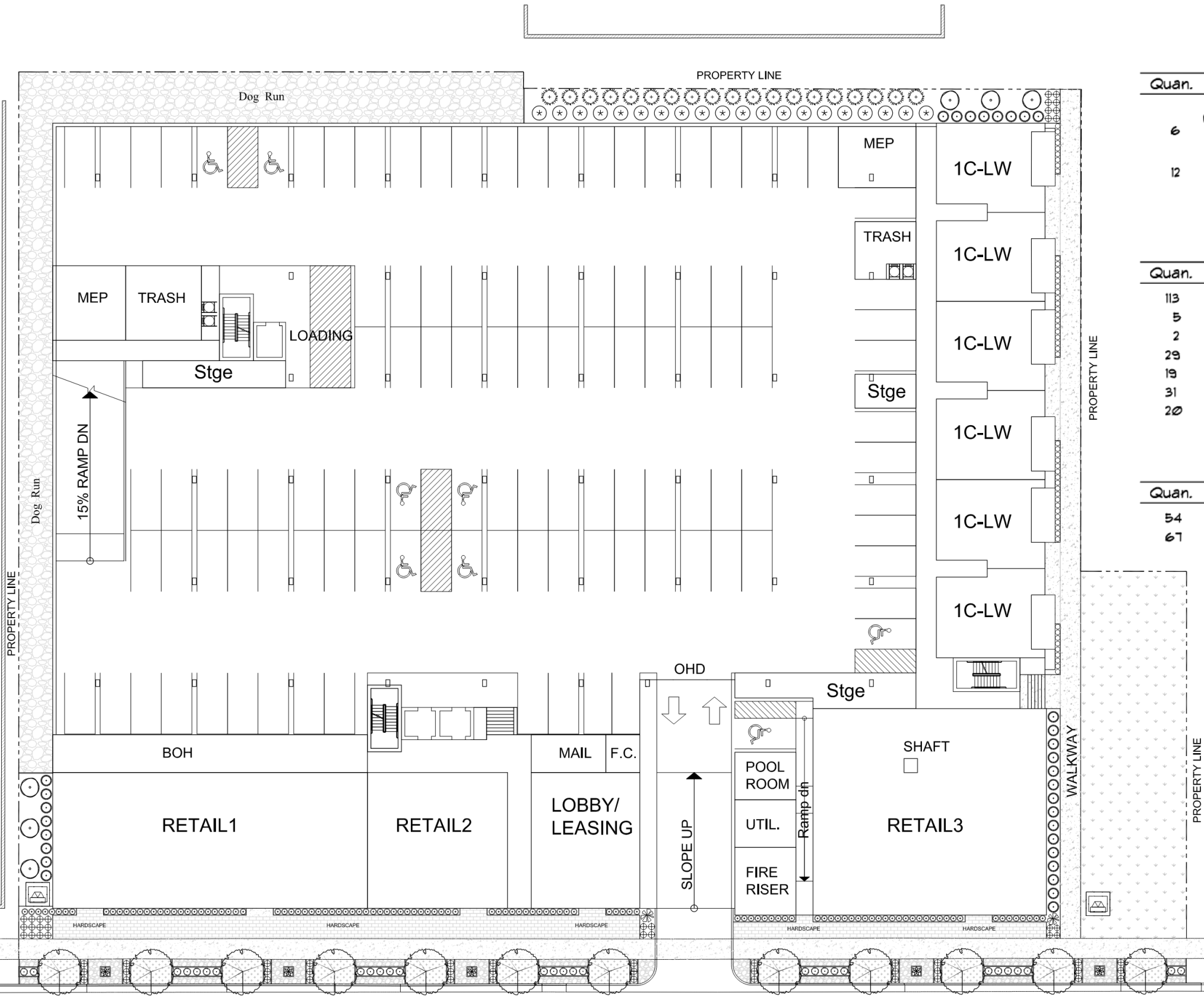


= PROPOSED GRAVEL

### Legend







Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Fagus sylvatica 'Dawyck'	Dawyck Columnar Beech	2 1/2" Caliper 10'-12' Height	Matched Heads Straight Trunks
12		Zelcova serrata '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		Buxus microphylla Winter Gem	Winter Gem Boxwood	5 Gallon	15"-18" Height
5		Buxus semper. 'Green Velvet'	Columnar Boxwood	B 4 B	4'-5' Height
2		Hydrangea paniculata 'Limelight'	Limelight Hydrangea	7 Gallon	24"-30" Height
29		Mahonia aquifolium 'Compacta'	Compact Oregon Grapes	5 Gallon	18"-24" Height
19		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
31		Taxus media 'Dark Gr. Spreader'	Dark Green Spreading Yew	5 Gallon	18"-24" Spread
20		Taxus media 'Hicksii'	Hick's Columnar Yew	B 4 B	4'-5' Height

Plant List (ORNAMENTAL GRASSES)

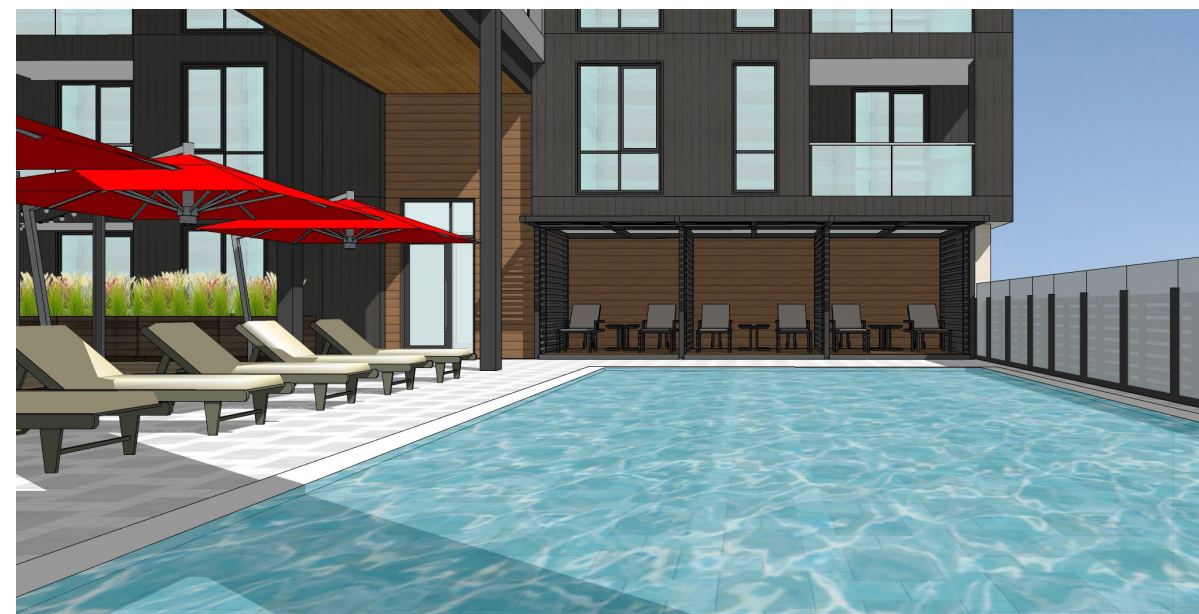
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
54		Nassella tenuissima	Mexican Feather Grass	5 Gallon	15"-18" Height
67		Sesleria autumnalis	Autumn Moor Grass	5 Gallon	15"-18" Height

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





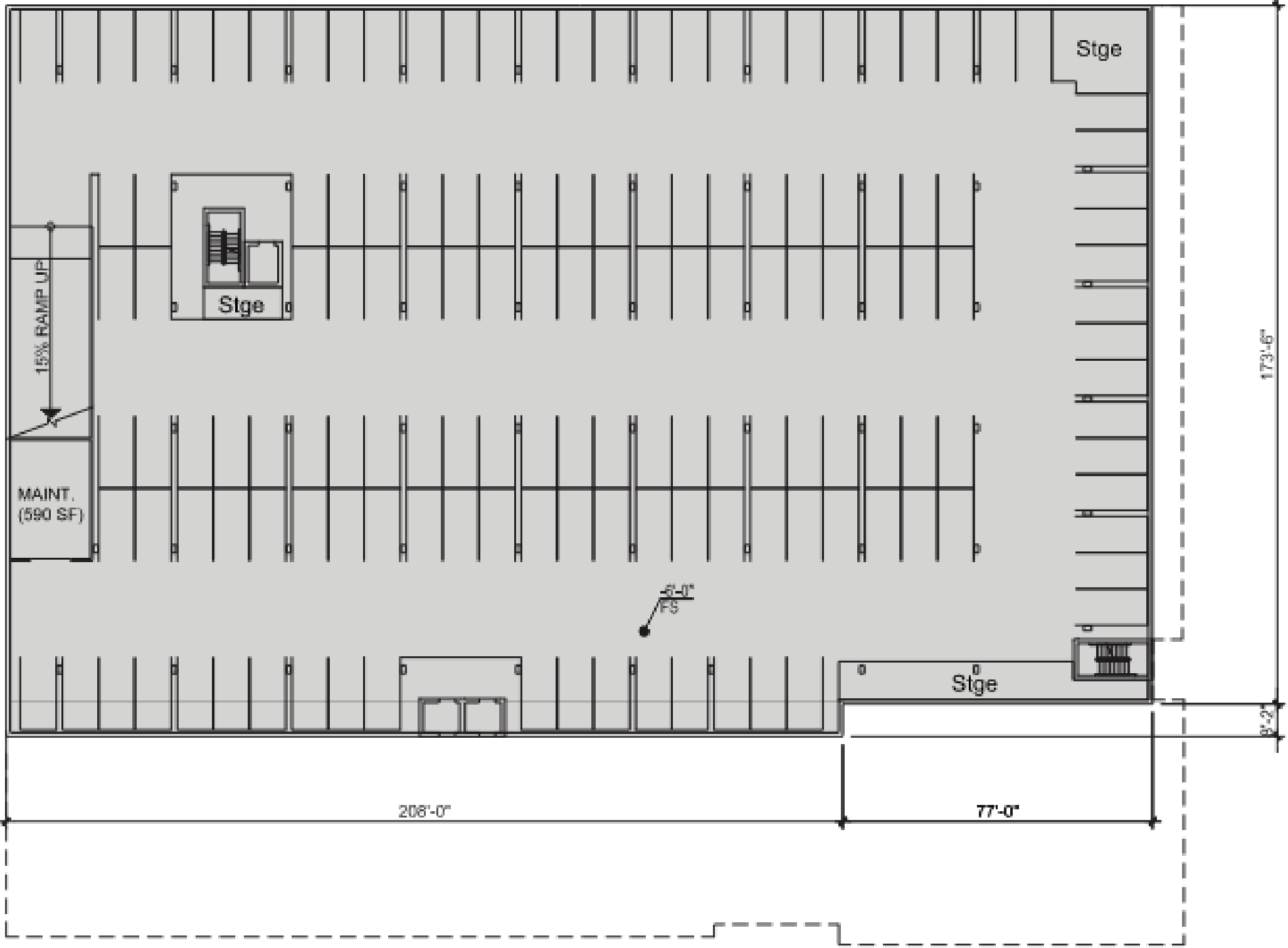
700 SOUTH STREET





MIDBLOCK WALKWAY

Below Grade | Floor Plan



- Parking Stalls**
  - Level P2 Total: 145
- Storage Units**
  - Total: 3
- Maintenance Facility**
  - Total: 1



## Level 1 | Floor Plan

### Commercial Units

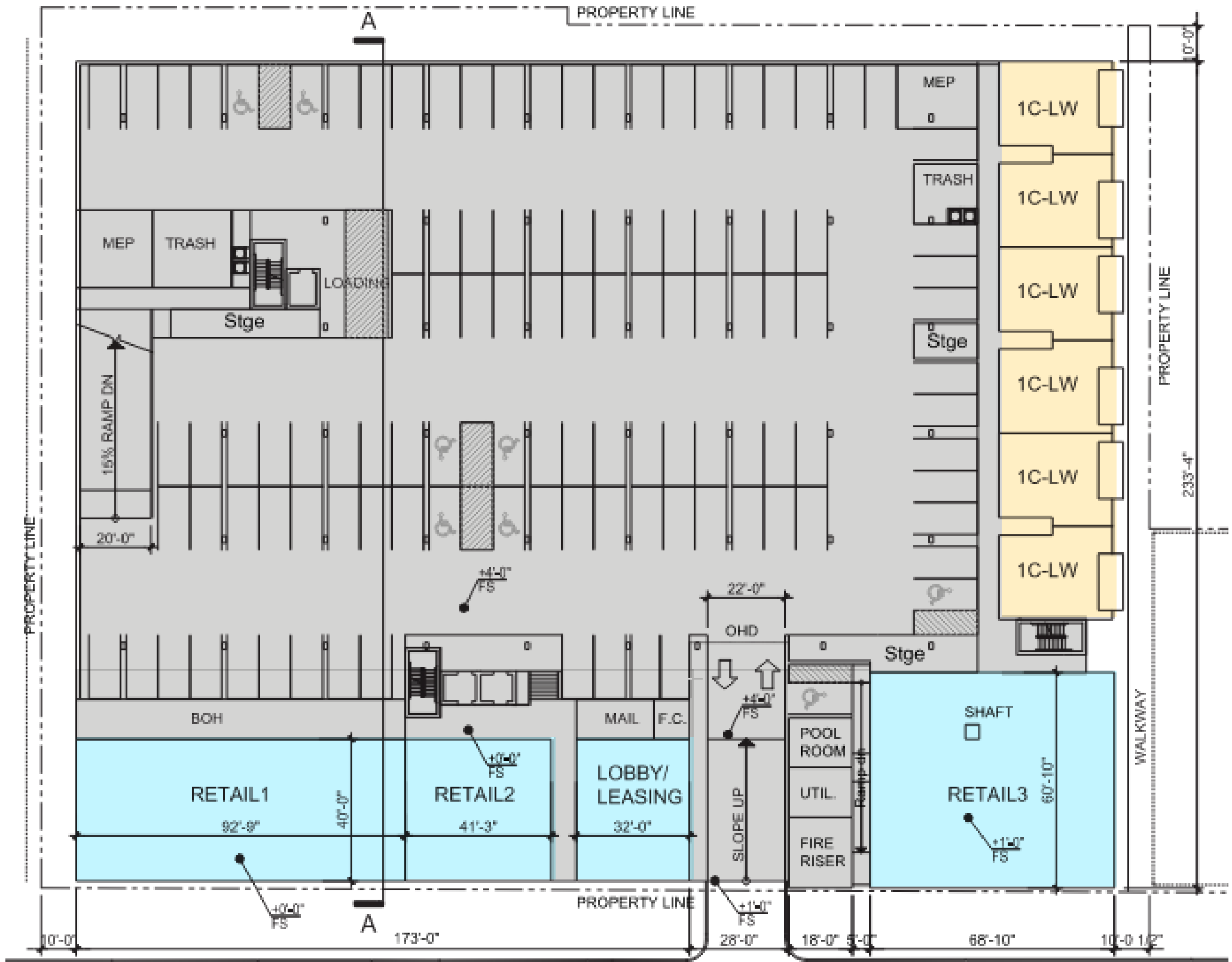
- Lobby/Leasing: 1,400 SF
- Retail 1: 3,700 SF
- Retail 2: 1,650 SF
- Retail 3: 4,370 SF

### Apartment Units

- Live/Work - 1-Bedroom: 6 units

### Parking Stalls

- Level P1 Total: 111



## Amenity Spaces

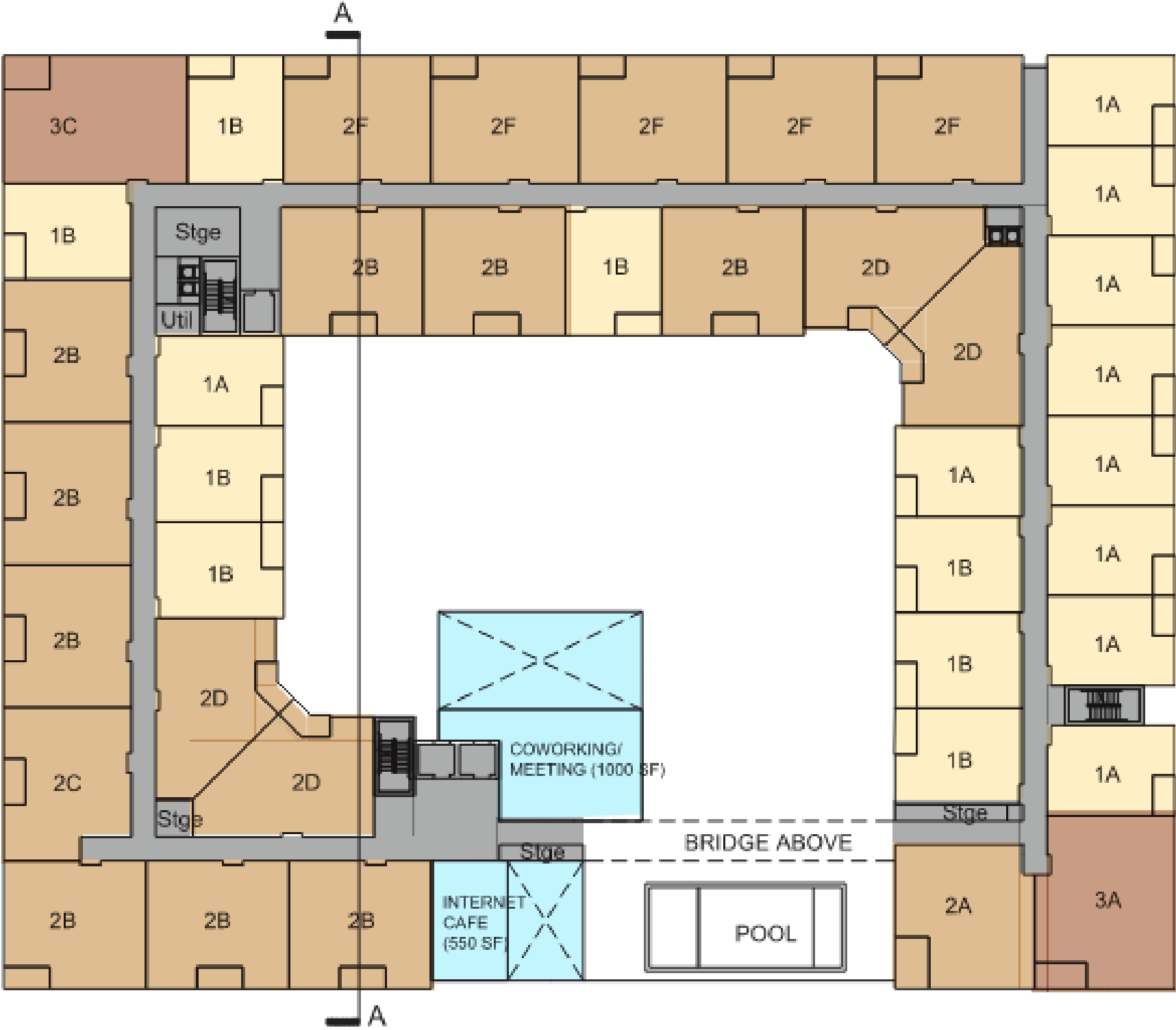
- Amenity 1: Gym/Spin – 1,250 SF
- Amenity 1: Yoga/Wellness – 450 SF
- Amenity 2: Clubhouse – 1,100 SF
- Podium Courtyard – 18,000 SF +/-
- Pool + Spa

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





Level 3 | Floor Plan

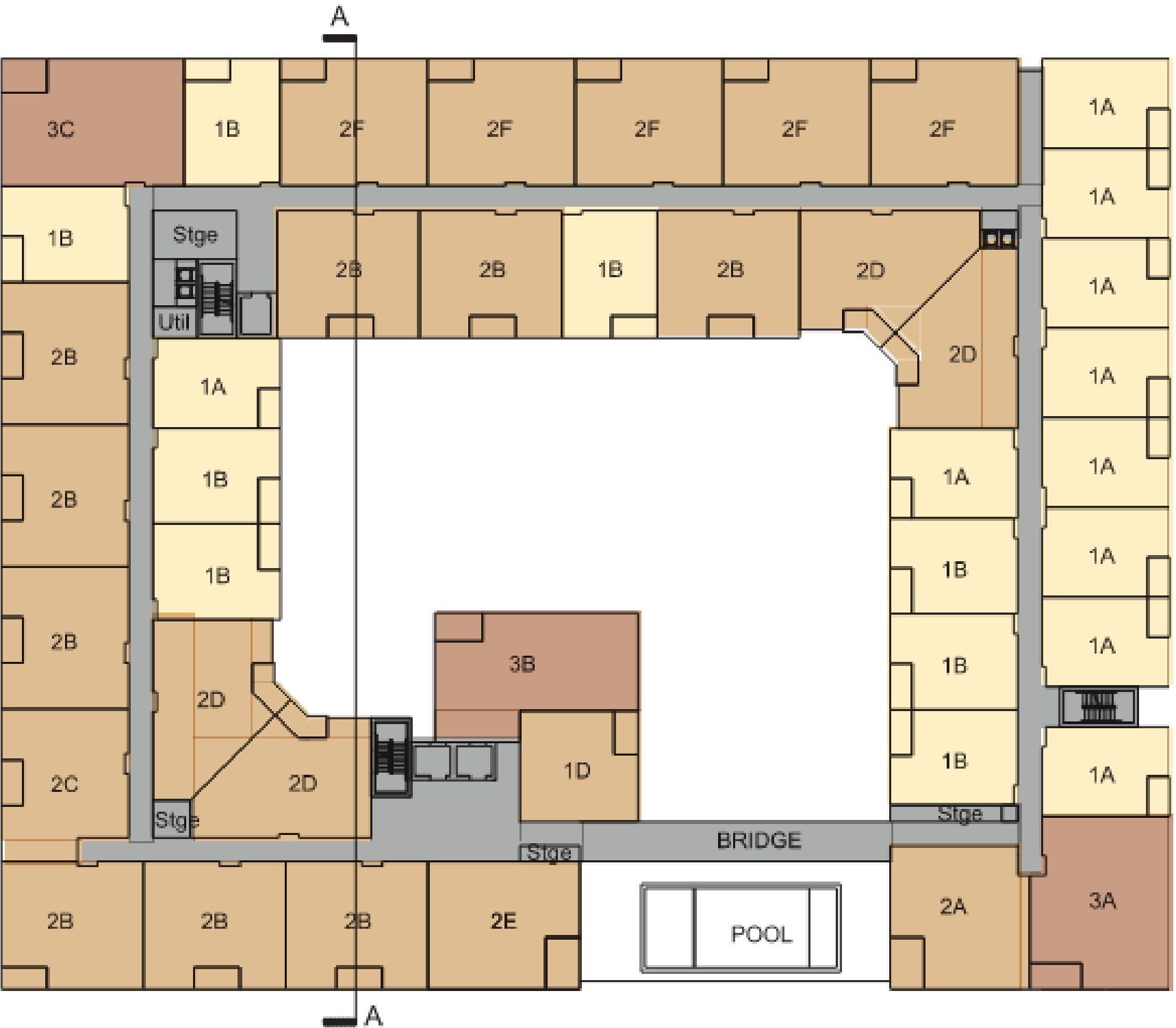


**Apartment Units**

- 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

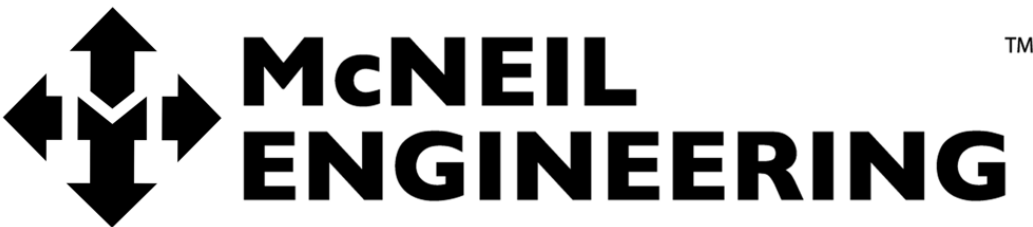
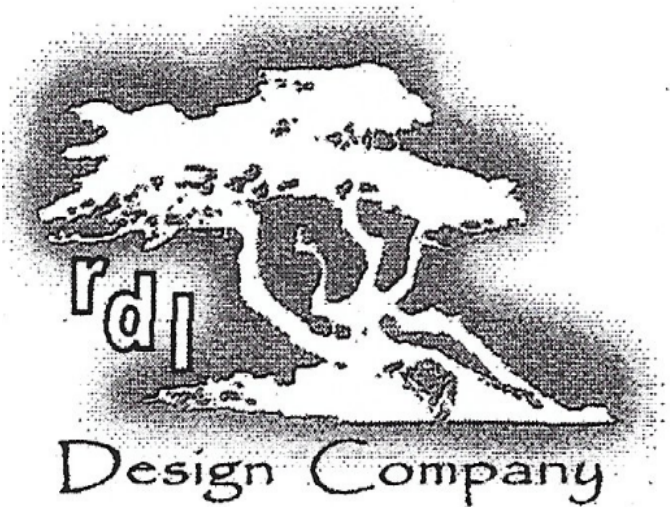
KEYNOTES - SDP

- 1 FLUSH METAL PANEL
- 2 FIBER CEMENT SIDING
- 3 STUCCO FINISH
- 4 BRICK VENEER
- 5 STONE VENEER
- 6 VINYL WINDOWS
- 7 GLASS RAILINGS
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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.



An aerial photograph of Salt Lake City, Utah, showing a dense urban landscape with various buildings, streets, and green spaces. In the background, a range of mountains is visible under a clear blue sky. The text is overlaid on the upper right portion of the image.

# LOTUS COMPANY

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