

Planning Counter
415 S State Street, Room 215
Salt Lake City, UT 84111

Subject: 500 West Partial Vacation

Overview

Q Factor is a primary capital partner, currently control over 5 acres of former industrial land between 400 and 500 West and 600 and 700 South. Located in the heart of Salt Lake City's Granary District, this site is called INDUSTRY Neighborhood. INDUSTRY Neighborhood is envisioned as a dense, mixed-use series of developments anchored by the adaptive-reuse INDUSTRY SLC creative office project (BLD2018-11509). INDUSTRY SLC completed its first phase of just under 100,000 SF in March 2020 and is 99% occupied.

INDUSTRY Neighborhood builds on the 2016 Downtown Master Plan's vision of "a district where historic grit and modern refinement meet". Master planned by Q Factor and Denver based architecture firms SA+R and Wenk, the underutilized and currently vacant land serves as a prime opportunity for thoughtful infill development.

INDUSTRY Neighborhood will include over 900 parking spaces and 300 units of mixed-income residential housing in addition to neighborhood retail and other amenities. The following Design Review application is for the partial vacation of 500 West between 600 & 700 South, creating a linear parkway designed with the pedestrian experience at the focal point.

Project Description

Salt Lake City's wide right-of-way offer an amazing opportunity to incorporate linear park space, Q Factor is proposing a partial vacation of 500 West between 600 and 700 South. This green revitalization initiative will incorporate Salt Lake City's Downtown Master plan by seamlessly integrating into the Green Loop, welcoming pedestrian users to open space, parks, murals, and flexible plazas. By activating 500 West as a curb less street will not only limit vehicular traffic but also incorporate event spaces for outdoor performances, play commons with sport courts, and flexible plazas for food trucks and gatherings.

Given the poor soils, high water table, and flood plain conditions of the INDUSTRY Neighborhood site, this segment of 500 West will serve ecological and public health purposes too, providing shade and stormwater infiltration. Currently, the deteriorating asphalt covers 57%, approximately 46,000 sq ft, of the right way. In the proposed partial vacation, there would be a 70% reduction of roadway and seven times the amount of green space.

Additionally, the INDUSTRY Neighborhood Parking Structure, a 998-stall garage, represents a key initial milestone in providing the parking necessary to accommodate INDUSTRY SLC's ultimate buildout of the 300,000 SF adaptive reuse building. It will also

act to pull vehicular traffic away from the portion of 500 West located between 600 and 700 South. The INDUSTRY Neighborhood always follow a hierarchy that places the pedestrian first, bicycle second and automobile third.

The project's lighting will create a comfortable and safe pedestrian environment in accordance with the Salt Lake City Lighting Master Plan. The lighting will be carefully selected to minimize its effects on the surrounding properties and the sky. Permitted materials for privately-owned public spaces shall meet the following standards:

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

The final slide of the attached deck includes a utility overlay after feedback from McNeil Civil Engineering, incorporating 10' no impact zone reflected on the plan: sanitary (green), water (blue), and electric (red). Power poles on the east side of the road have 10' diameter no impact zones around the poles in (red).

As demonstrated above and in the existing INDUSTRY SLC entitled and permitted set, Q Factor intends to deliver another high-quality project that will contribute to the quickly growing Granary District neighborhood. The linear parkway will help provide much needed green spaces for the new office users and future apartment projects. The partially vacated 500 West will create a pedestrian friendly block that encourages efficient modes of transportation for the future workforce, residents and visitors in the neighborhood.

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