

800S Residential Development

—
Convexity Properties



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CONVEXITY
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TRAIN**

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01. Project Description

800S is a mixed use development located at 800 South 330 West. It is envisioned as a focal point to its central block location that adds activity to the growing Granary District. Retail space intended for small local-serving vendors is planned along the 800S frontage and a diverse mix of apartments are provided on the south / east side of the site. The site is unique in that it is adjacent to and provides access to the existing Kilby Court music venue. A mid-block pedestrian connection lined with green space and private patios is proposed along the property's eastern edge which is in alignment with the Mid-Block Walkway Master Plan -- reinforcing the music venue as a destination within the existing neighborhood.

The retail and apartment structures are organized around a parking garage in the center of the site, screening it from the street. Studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments are planned around a large outdoor amenity courtyard. Additionally, 2-story 3-bedroom 'townhome' style apartments with roof decks that encourage outdoor living will bring life above the 800S frontage and activate the rooftops.

The structure is composed of brick masonry to establish a base that relates to surrounding context, and metal panels above that build upon the historic industrial character of the neighborhood. The 5-story portion of the building has a slightly different material strategy than the 8-story portion to provide diversity along the primary facade. The building massing has subtle movement to provide interest above the pedestrian level. The retail is set back 10 feet from the property line to provide additional green space and patios along the building frontage and invite pedestrian activity to the middle of the block.

Project Goals

- Create a pedestrian friendly development that compliments The Granary District initiatives
- Invite pedestrian movement through the site with a privately-owned, public mid-block walkway that connects 800S to Kilby Court and through to 700S. Enhance the mid-block walkway experience with landscaping, lighting, and private patio spaces
- Provide additional green space and places for pedestrian activity along the retail frontage setback
- Activate rooftops along 800S with private roof decks
- Provide a modern building with visual interest that respects the historic context of the Granary District



Design Review Highlights

- CG & D-2 Zoning Districts
- Type 1B Construction
- Overall Building Height : 86'-4"
- **The project is requesting additional height within the CG and D-2 district limits**
- Unit Mix : 336 Total Units
- Diverse mix of Studios, 1-Bedroom, 2-Bedroom, and 3-Bedroom Apartments

02. Neighborhood Analysis

The proposed project is located at 330W 800S and is located in the growing Granary District.

The Granary District

“Located just east of Interstate 15 and between approximately 600 South and 900 South, the Granary’s historic grit and modern refinement come together with an eclectic mixture of service-oriented businesses, housing, and commercial development.

Rail spurs and alleys that once served manufacturing businesses have been converted to pedestrian avenues and unique public spaces. The wide streets with relatively few cars provide opportunities to use streets as public spaces for movement and public gathering. The district is characterized by its growing creative industry, which is supported by new business incubator space. Reuse of older warehouse buildings and new development create a thriving employment center. Mid-rise housing and small local retail make the Granary a complete neighborhood.”

Neighborhood Analysis

The Granary District is buzzing with recent developments that are rapidly changing the neighborhood from its industrial roots to the thriving creative center that compliments the district's vision. Mid-rise housing is a necessary addition to the neighborhood to bring the activity that the vision entails. Many of the recent developments are requesting additional height within the limits of the applicable zoning districts. The 800S site is located on the central eastern edge of the Granary District and the proposed 800S project is similar in height to many nearby developments.

Neighborhood Opportunities

- Foster the use of alternative means of transportation given the district's proximity to downtown
- Add mid-rise housing to bring the site to similar scale of surrounding developments
- Bolster the creative population in the neighborhood to help businesses thrive
- Build upon the rich character of the neighborhood with a modern development that speaks to the industrial legacy

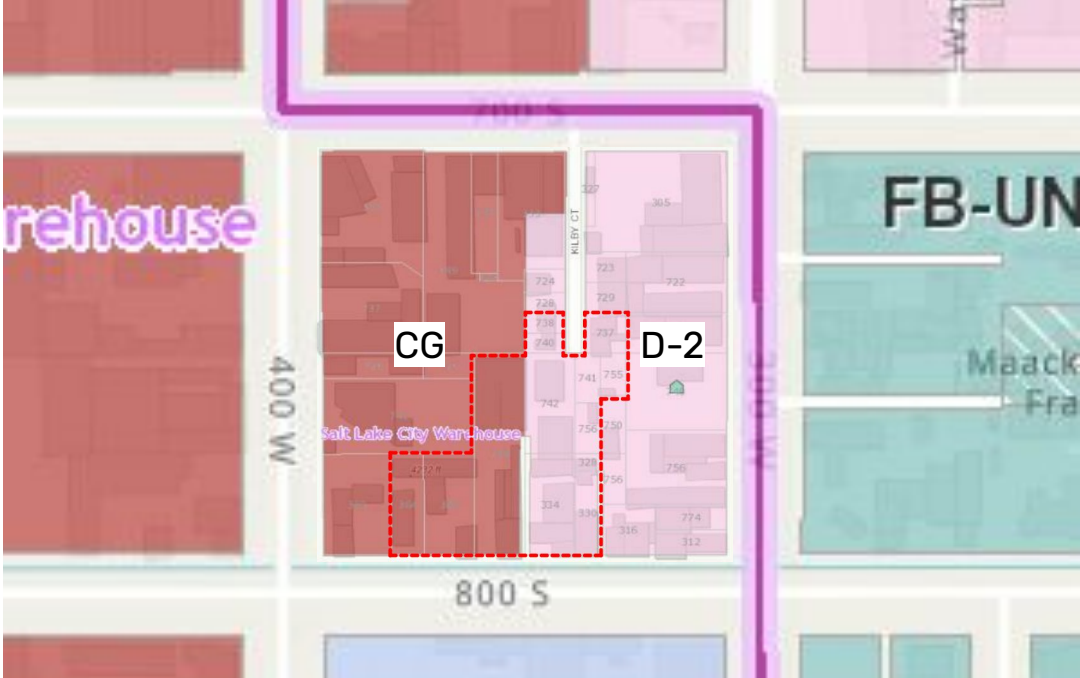


Block Analysis

The site is located mid-block along 800S and is split by the CG and D-2 zoning districts and is flanked on all sides by commercial uses (either active or dilapidated).

Site Opportunities

- Link the active uses on the east and west corners of 800S together across middle of the block
- Preserve the Kilby Court Music venue on the NE corner of the site as a neighborhood cultural node
- Connect the dead end Kilby Court to 800S for pedestrian circulation to/from the music venue
- Create an exciting architectural building to face the Fleet Lot across 800S



Existing Site Conditions



Above: Existing Warehouses



Above: Kilby Court Music Venue Entrance. Left: Existing Warehouses on 800S



Above: Existing Gated Access from Site to Kilby Court

Existing Site Conditions



Above: View from 800S frontage looking Northwest

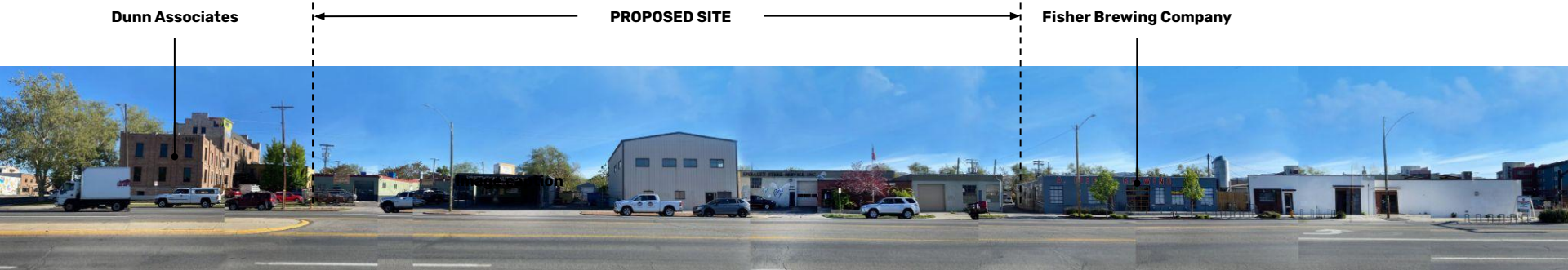


Right: View from 800S frontage looking Northeast

Dunn Associates

PROPOSED SITE

Fisher Brewing Company



800S Frontage Photo Montage

03. Design Review Analysis

CG Purpose Statement

The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

D-2 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.

The Granary Masterplan Initiatives

...Provides Housing Choice

800S provides a wide selection of unit types

...Is Vibrant & Active

800S includes a generous mid-block walkway to activate pedestrian thru-block connections as well as ample exterior patio/plaza space along the 800S frontage for small neighborhood retail tenants

...Is Prosperous

800S is situated mid-block and is currently surrounded by commercial uses. Providing residential uses and retail space will bring activity and bolster the nearby existing businesses

...Is Connected

800S encourages public connections through the site via the mid-block walkway

...Is Rich In Arts & Culture

Proposed retail space encourages small local businesses to grow in the thriving neighborhood

...Is Walkable

Proposed patio space along the retail frontage aims to increase the walkability of the block and invites pedestrian activity to the middle of the block

...Is Welcoming & Safe

The project will provide lighting along pathways and retail space that brings activity throughout the day to increase pedestrian safety and comfort

...Unites City & Nature

Landscaping is proposed along the entirety of the mid-block connection and additional planting is proposed along the 800S frontage.

...Is Beautiful

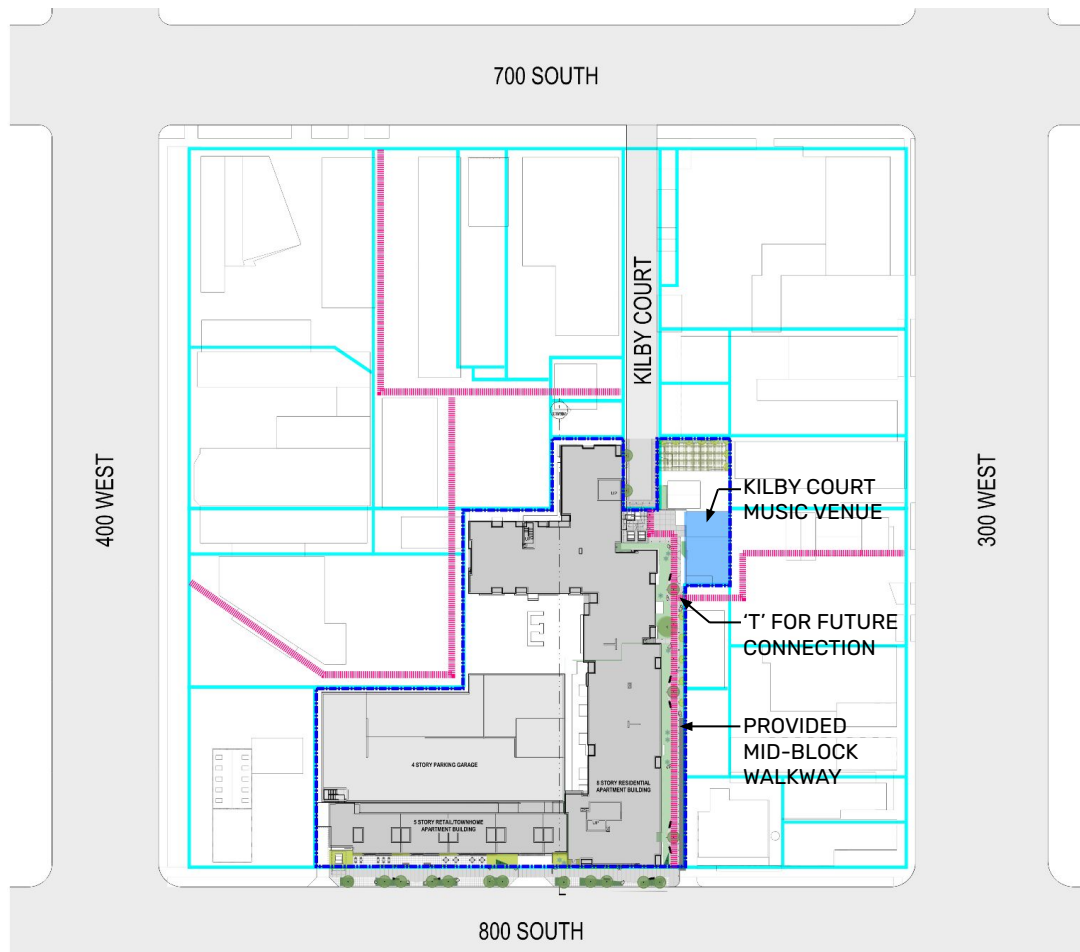
800S brings a modern interpretation of the historically industrial context and playful architecture to enhance the Granary District



Mid-Block Walkway

The applicant recognizes the merit of the Mid-Block Walkways and is providing a public walkway / connection from W 800 South to the Kilby Court right-of-way which dead ends at the block's center. The combination of the provided walkway and the existing Kilby Court delivers a full north/south through block connection from W 800 south to W 700 South. Provisions are also proposed for connection to a future east/west mid-block walkway to S 300 West.

The development parcel represents 20.6% of the blocks total private land area. The 3,820 square feet of mid-block walkway provided on site represents 22% of the entire blocks required mid-block walkway area. On a city block with the most intensive Mid-Block Walkway requirements in the surrounding one-half square mile area, the proposed development is equitably addressing the fundamental planning requirements and is committing a larger portion of private property than most other properties and blocks will require.



Base | Middle | Top

BASE

A distinct base is established by two-story blocks at grade clad in brick masonry. A signage band and adjacent datum highlights the entry points of public spaces.

Middle

The middle of the building is defined by a change in material from the base at level 2 & 3 and additional two-story blocks that shift away from the base blocks. The massing at levels 3 & 4 at the 5-story portion, and levels 6 & 7 at the 8-story portion step out away from the facade to establish another datum the top of the middle portion of the building

Top

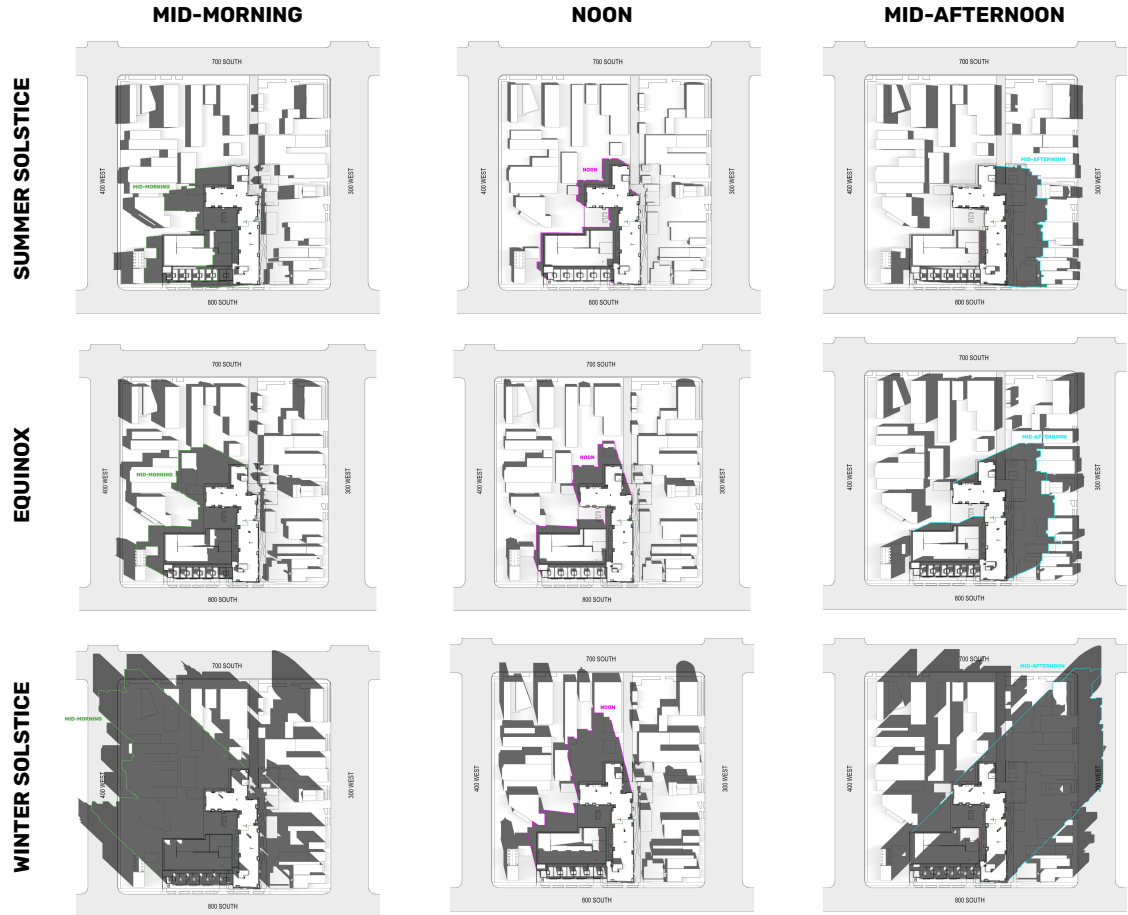
The massing steps back away from the facade at the top [levels 7 & 8] to provide additional relief from the middle of the building.

'Field Zones'

Large window groupings break down the scale of field zones that tie the shifting blocks together around the building.



Shadow Study



CG Design Standards

Standard	CG	Notes
Ground floor use (%) (21A.37.050A1)	N/A	Not required per table 21A.37.060B
Ground floor use + visual interest (%) (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building materials: ground floor (%) (21A.37.050B1)	N/A	Not required per table 21A.37.060B
Building materials: upper floors (%) (21A.37.050B2)	N/A	Not required per table 21A.37.060B
Glass: ground floor (%) (21A.37.050C1)	N/A	Not required per table 21A.37.060B
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	X	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	Not required per table 21A.37.060B
Street facing facade: maximum length (feet) (21A.37.050F)	N/A	Not required per table 21A.37.060B
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	N/A	Not required per table 21A.37.060B
Lighting: parking lot (21A.37.050I)	X	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	N/A	Not required per table 21A.37.060B
Screening of service areas (21A.37.050K)	N/A	Not required per table 21A.37.060B
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	N/A	Not required per table 21A.37.060B
Primary entrance design SNB District (21A.37.050O)	N/A	Not required per table 21A.37.060B

D-2 Design Standards

Standard	D-2	Notes
Ground floor use (%) (21A.37.050A1)	75	Compliant. 100% of street facing facade in D-2 zoning is permitted use other than parking.
Ground floor use + visual interest (%) (21A.37.050A2)	60/25	N/A - Building meets option 1 ground floor use requirements above.
Building materials: ground floor (%) (21A.37.050B1)	80	Compliant. Proposed design includes mixture of glazing and opaque materials at the ground floor facing 800S; including metal panel and brick masonry.
Building materials: upper floors (%) (21A.37.050B2)	50	Compliant. Proposed upper floor materials include durable metal panels.
Glass: ground floor (%) (21A.37.050C1)	40	Add Notes
Glass: upper floors (%) (21A.37.050C2)	25	Add Notes
Building entrances (feet) (21A.37.050D)	50	Add Notes
Blank wall: maximum length (feet) (21A.37.050E)	15	Compliant. See exhibit below for dimensions of street frontage.
Street facing facade: maximum length (feet) (21A.37.050F)	200	Compliant. Proposed street frontage in D-2 portion of site is 102'-5" in length.
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	X	Compliant. All proposed lighting to be shielded and directed down.
Lighting: parking lot (21A.37.050I)	X	Not applicable. proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	X	Compliant. All proposed mechanical equipment to be either located on the roof or shielded from public view by perforated metal panels on the north end of the building.
Screening of service areas (21A.37.050K)	X	Compliant. All proposed service areas are to be shielded from public view by perforated metal panels on the north end of the building.
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	X	<ol style="list-style-type: none"> 1. Compliant. No parking garages proposed adjacent to street or public space. 2. Compliant. Parking garage to be shielded from primary frontage by proposed building. 3. Compliant. Parking garage to be shielded from primary frontage by proposed building. 4. Compliant. All parking garage circulation to be highlighted so visitors can easily access entry points. 5. Compliant. Parking garage entry signage to be cohesive with building design on 800S. 6. Compliant. No proposed parking garage lighting to be directed towards adjacent properties. 7. Compliant. Proposed paving material of public sidewalk along 800S to be different in color and texture than proposed driveway surface. 8. Compliant. All parking spaces to be shielded from public sidewalk. Entry to parking garage proposed on 800S street frontage to be cohesive with building design. 9. Compliant. Garage to be naturally ventilated so no fans or mechanical venting to be next to public spaces or adjacent properties.

04. Site Plan

The proposed project aims to provide a variety of public amenities via patio space on the 800S frontage, a privately-owned public mid-block walkway along the east property line, and preservation of the Kilby Court music venue at the northeast corner.

Additionally, interior to the property and shielded from public frontages, the project provides an internal parking garage and private courtyard with a pool and resident amenities.

The 800S frontage is proposed to receive hardscape and generous landscape improvements and the mid-block walkway is intended to be landscaped along its entire length to enhance the pedestrian experience traveling through the block.



Architectural Site Plan

Parking

D-2 (Specific Requirements, 21A.44.030.2)

	Required	Proposed
Residential: 0.5 per Dwelling Unit	130	130
Non-Residential: No spaces required up to 25,000 sq. ft	0	10
Maximum:		
Residential: Equivalent to minimum	130	
Non-Residential: Up to 25 Spaces for 25,000 sq. ft	25	

CG (General Requirements, 21A.44.030)

	Required	Proposed
Residential:	109	137
Studio (0) = 0.5 Spaces		
1BR (43) = 1 Spaces		
2BR+ (33) = 2 Spaces		
Non-Residential: 2 Space per 1,000 sq ft	14	14
Maximum:		
Residential: 25% Greater than the Minimum	137	
Non-Residential: 25% Greater than the Minimum	18	

Total **253 min., 310 max.** **291**

Loading

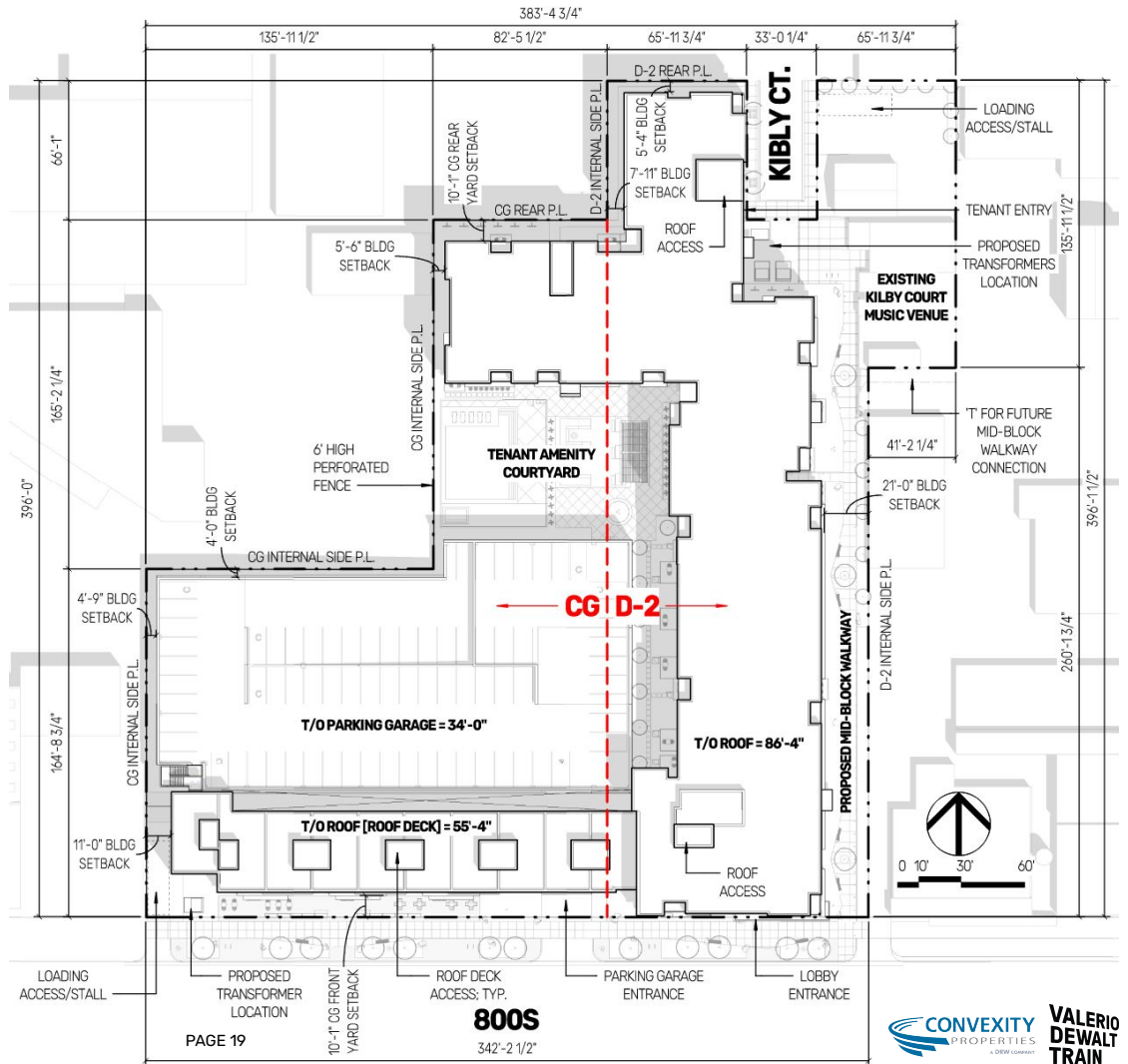
Residential: 1 Short Space per 200,000 sq. ft	2 Short	2 Short
Retail: 1 Short Space for 25,000 - 40,000 sq. ft	0	0

Total **2 Short** **2 Short**




Bike Parking

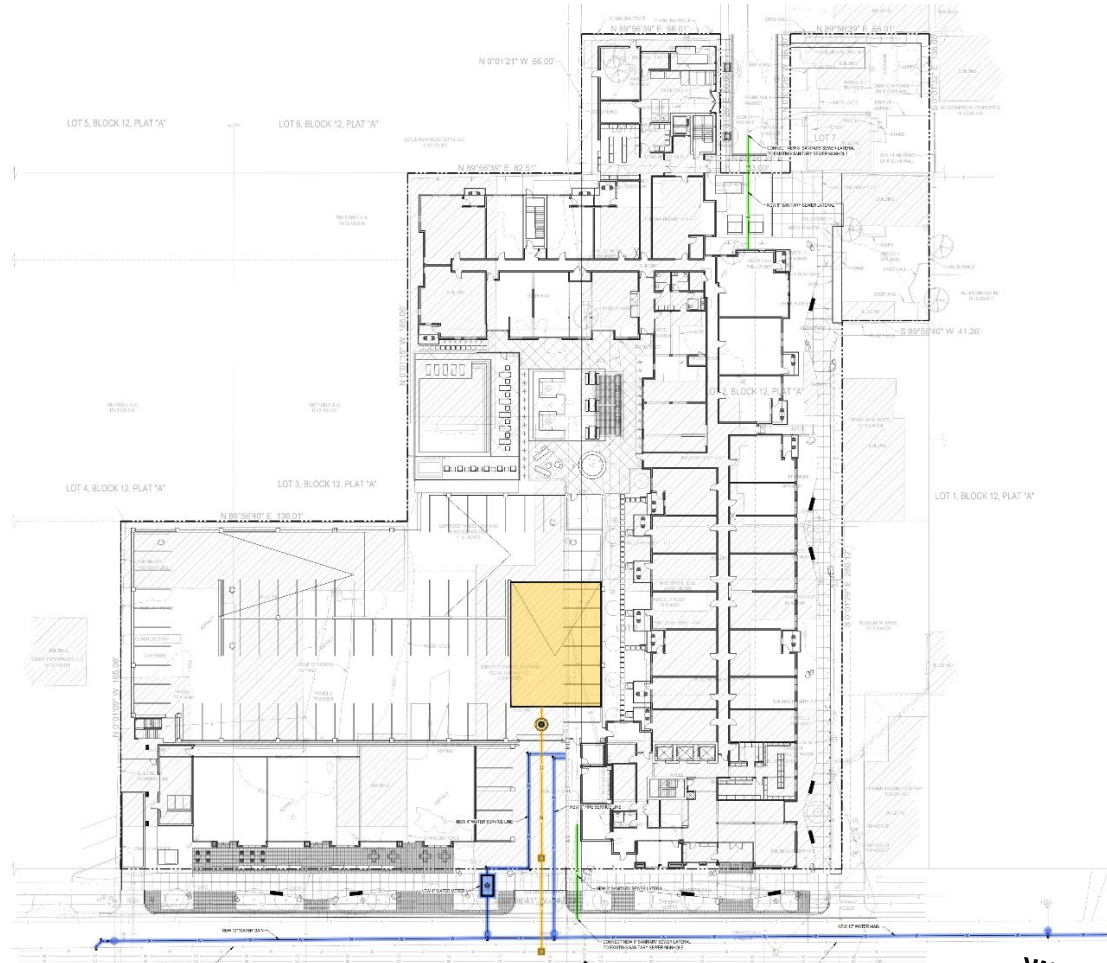
Residential: 5% of Vehicular Parking Spaces	13	94
Commercial: 5% of Vehicular Parking Spaces	1	4

Total **14** **98**



Civil Utilities Plan

-  PROPOSED SANITARY SEWER LATERAL
-  PROPOSED STORM DETENTION VAULT / LATERAL
-  UPGRADED WATER MAIN / PROPOSED BUILDING SERVICE



Landscape Plan

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.30		
ZONED AS: COMMERCIAL GENERAL (CG)		
TOTAL SITE AREA: 49,696 S.F.		
ON-SITE LANDSCAPE AREA: 10,960 S.F. = 22%		
	REQUIRED	PROVIDED
OPEN SPACE:		
FRONT YARD		
MIN. WIDTH - 10'	218 L.F. = 2,180 S.F.	2,180 S.F.
PLANT COVERAGE - 33% MIN. REQUIRED	2,180 S.F. X 33% = 719 S.F.	819 S.F. = 38%
REAR YARD		
MIN. WIDTH - 10'	218 L.F. = 2,180 S.F.	2,180 S.F.
PLANT COVERAGE - 33% MIN. REQUIRED		33%
INCREASED LANDSCAPE DUE TO ADDED BUILDING HEIGHT	10% X 14,834 S.F. = 1,484 S.F.	5,116 S.F.
TOTAL YARD AREA	5,844 S.F. = 12%	10,960 S.F. = 22%
GENERAL:		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100%
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100%
PARKSTRIP:		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE	187 / 30 = 6	6
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	810 S.F. = 34%
PAVING MATERIALS	MAX. 67%	66%

SALT LAKE CITY CITY DATA - D-2 ZONE

CITY CODE: CH. 21A.30		
ZONED AS: DOWNTOWN SUPPORT DISTRICT (D-2)		
TOTAL SITE AREA: 52,448 S.F.		
ON-SITE LANDSCAPE AREA: 14,129 S.F. = 27%		
	REQUIRED	PROVIDED
OPEN SPACE ON-SITE:		
FRONT YARD PLANT COVERAGE - 33% REQUIRED		
	370 S.F. X 33% = 122 S.F.	286 S.F. = 77%
SIDE YARD PLANT COVERAGE - 33% REQUIRED		
	8,562 S.F. X 33% = 2,825 S.F.	3,592 S.F. = 42%
REAR YARD PLANT COVERAGE - 33% REQUIRED		
	387 S.F. X 33% = 127 S.F.	127 S.F. = 33%
GENERAL:		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100%
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100%
PARKSTRIP:		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE (CLUSTERED OR LINEAR)	155' / 30 = 5	6
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	584 S.F. = 44%
PAVING MATERIALS	MAX. 67%	56%
MID-BLOCK WALKWAY:		
MINIMUM 10' WIDE WIDE		YES
6' WIDE UNOBSTRUCTED PATH		YES
REQUIRED TREES - 1 PER 800 S.F.	8,900 S.F. / 800 = 11	17



05. Renderings



















06. Floor Plans & Elevations



Floor Plan

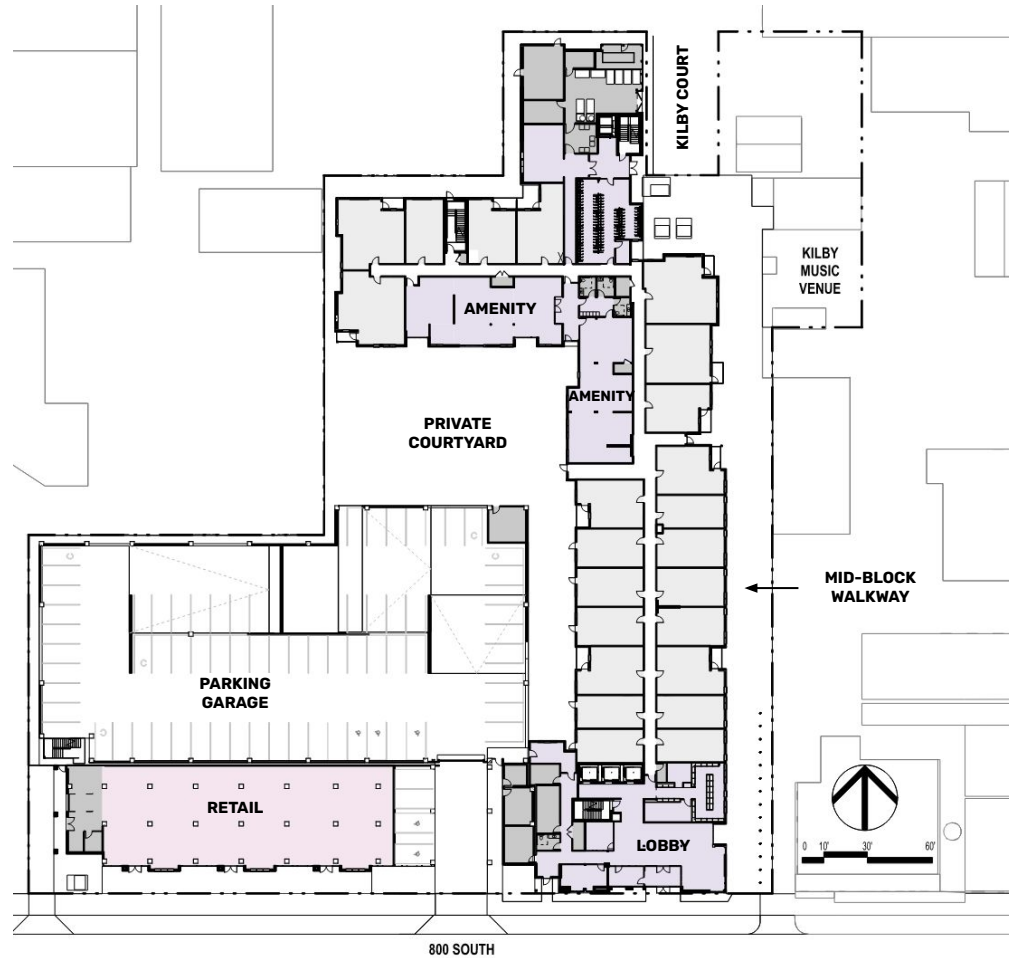
Level 1

Retail - 6,440 SF

Lobby/Leasing - 3,120 SF

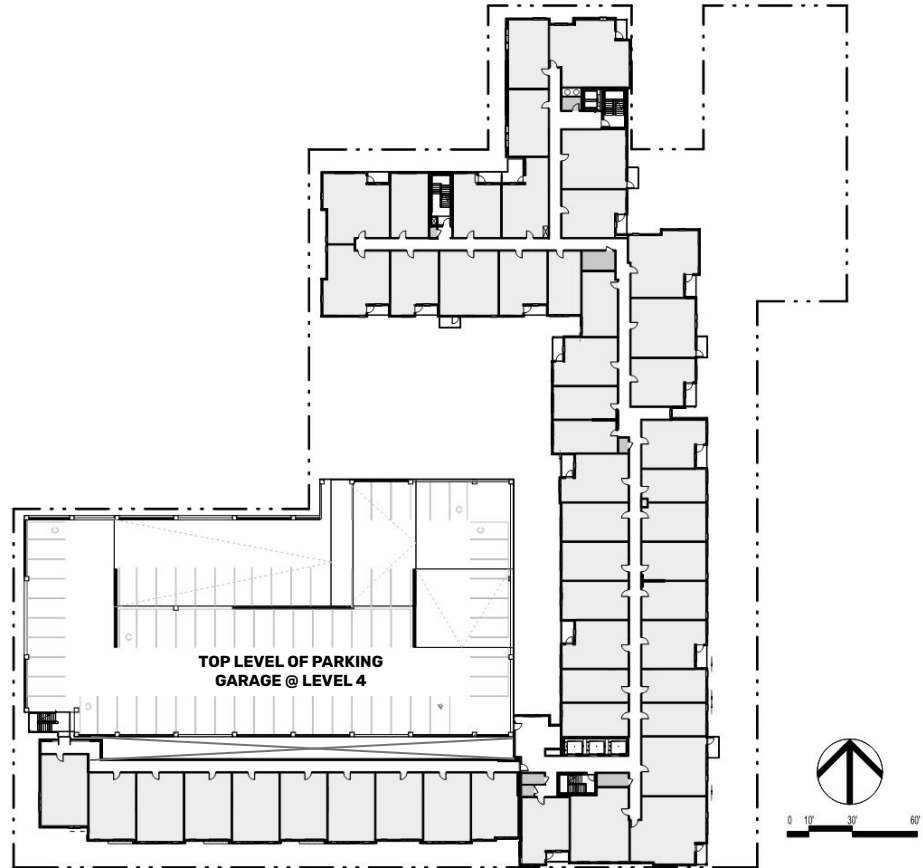
Amenity - 5,820 SF

Total Building Unit Count - 336 units



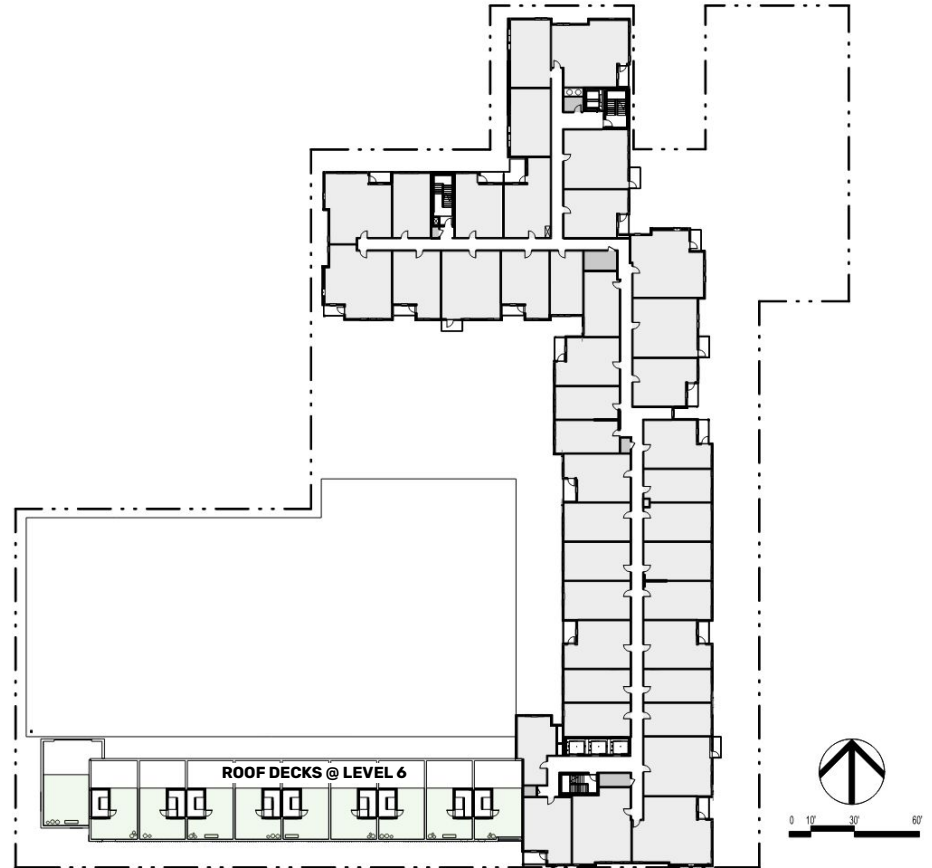
Floor Plan

Level 2, 3, 4, 5



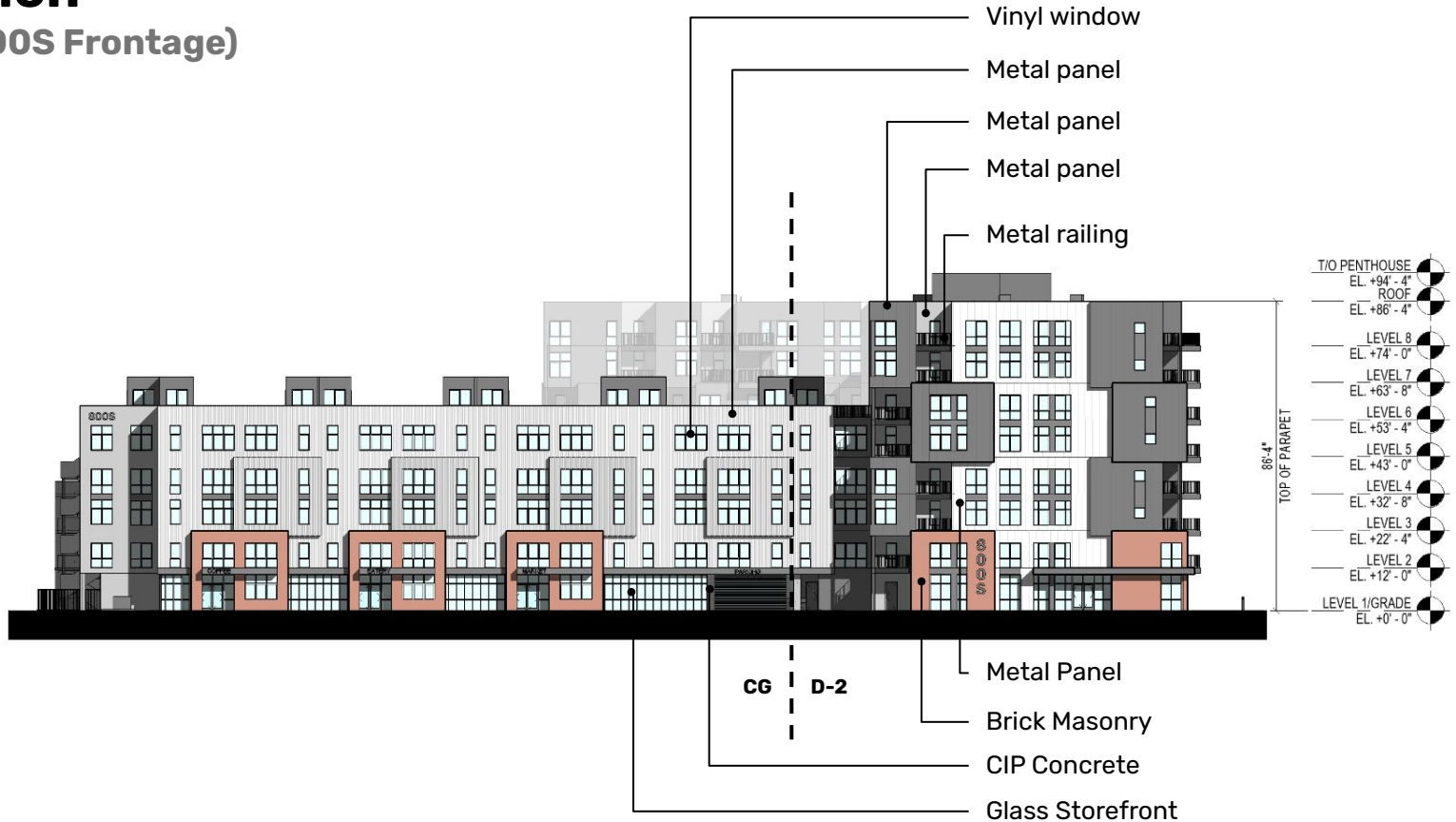
Floor Plan

Level 6, 7, 8



Elevation

South (800S Frontage)



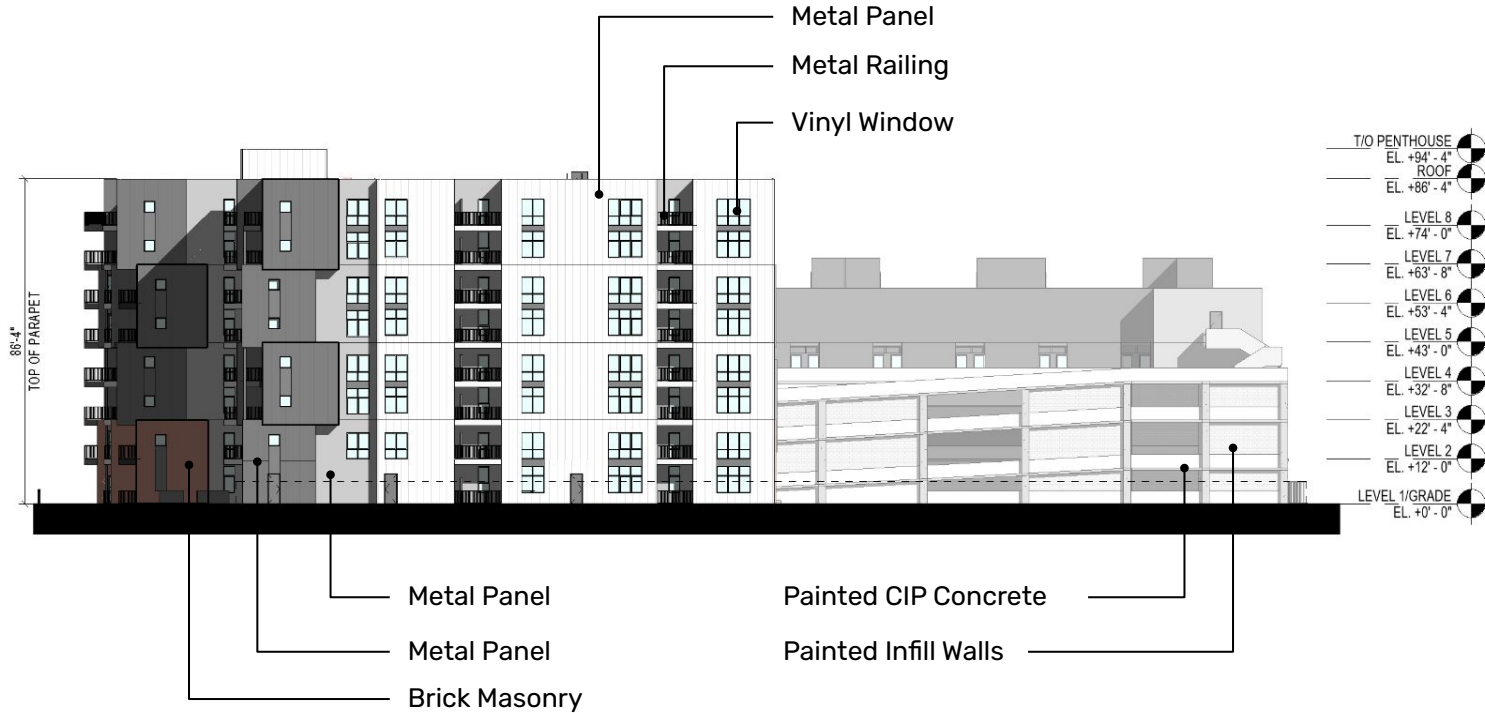
Elevation

East (Mid-block Walkway Frontage)



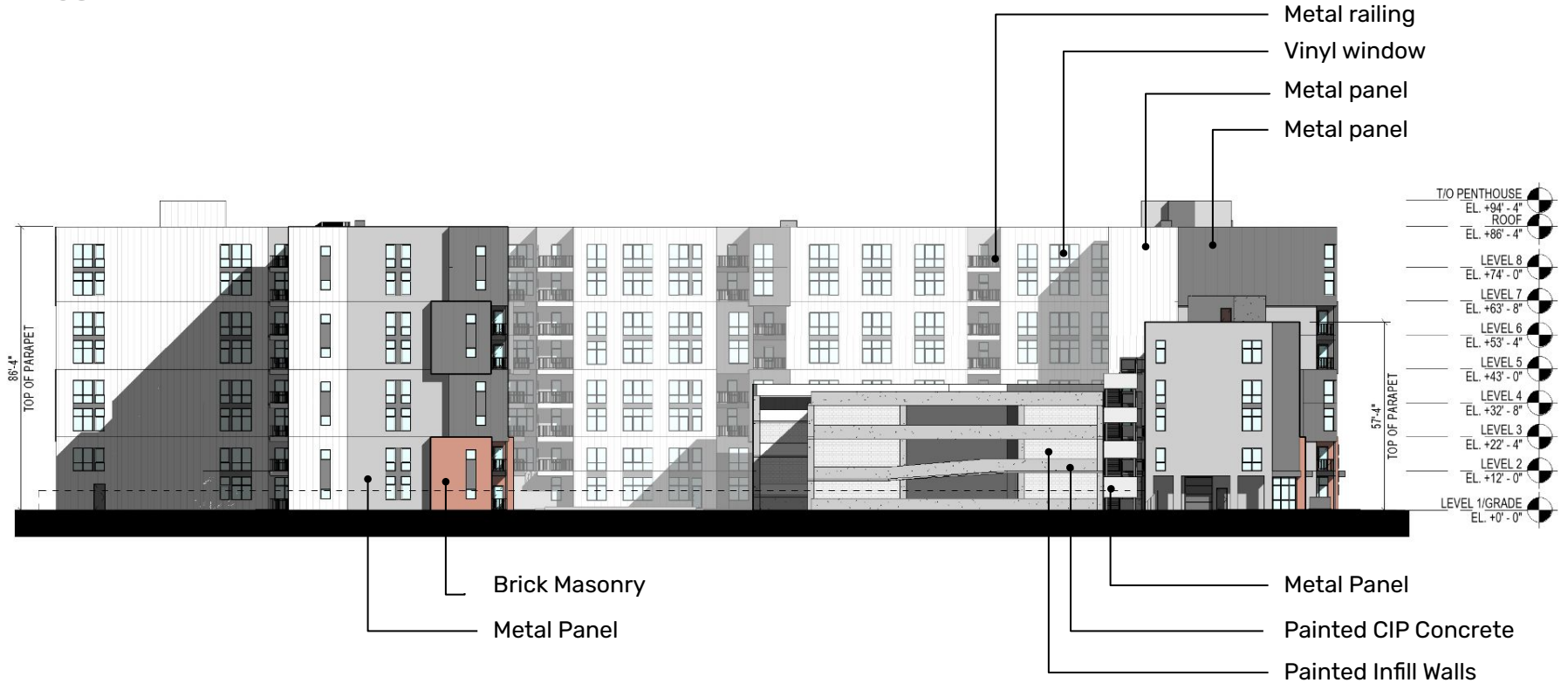
Elevation

North



Elevation

West





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