

July 07, 2022

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SLC Planning Commission

451 South State Street, Room 406 /
PO Box 145480
Salt Lake City, UT 84114-5480

RE: 800S Residential Development - Design Review Narrative

To Whom It May Concern,

This narrative is intended to be complementary to the 800S Residential Development - Design Review Drawings included with the Design Review Application.

The following pages include a list of required design standards per chapter 21A of the Salt Lake City Zoning Ordinance and a short description of how the proposed 800S Residential Development project is in compliance with listed requirements. Additional drawings are included in the following narrative where appropriate.

Sincerely,

Valerio Dewalt Train Associates, Inc.



Stephen Droll, AIA

Principal

Site Introduction

Zoning Districts - Split zoning

CG - 49,597sf Site Area

D-2 - 52,449sf Site Area

Total Site Area - 102,046sf

21A.26.070: CG General Commercial District

- A. 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.

[RESPONSE] Compliant. 800S is a mixed use development that provides a variety of residential apartment units and small, neighborhood focused retail space. A mid-block walkway is provided on the east side of the property to further pedestrian activation of the block and provide access to the existing Kilby Court music venue. The retail spaces along 800S provide the required 10' setback to encourage pedestrian access and activate the 800S frontage. A bike room with space for roughly 100 bikes is provided as a tenant amenity to encourage bicycle transportation in the neighborhood. The parking garage is strategically located deep within the development and is architecturally screened from all public frontages by other uses.

- B. Uses: Uses in the CG General Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

[RESPONSE] Compliant. The proposed uses of Multi-Family Dwellings and Retail are permitted.

- C. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.

[RESPONSE] Compliant. The parcel is 102,046 SF.

2. Minimum Lot Width: Sixty feet (60').

[RESPONSE] Compliant. The 800S frontage is roughly 342'.

3. Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

[RESPONSE] Compliant.

- D. Minimum Yard Requirements:
1. Front Yard: Ten feet (10').
[RESPONSE] Compliant. 10' front yard provided.
 2. Corner Side Yard: Ten feet (10').
[RESPONSE] Not applicable, interior lot.
 3. Interior Side Yard: None required.
[RESPONSE] Compliant. Varying interior side yards are proposed. See floor plans for dimensions.
 4. Rear Yard: Ten feet (10').
[RESPONSE] Compliant. 10' rear yard provided.
 5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.
[RESPONSE] Not applicable. No property lines abut residential property.
 6. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.
[RESPONSE] Not applicable. No new accessory structures proposed.
- E. Landscape Yard Requirements: A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.
[RESPONSE] Compliant. Landscaping provided in 10' front yard per 21A.48.090.
- F. Maximum Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.
1. Procedure For Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.
[RESPONSE] The project is requesting additional height to add additional residential units to the growing Granary District and is consistent with nearby recent developments.
 2. Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.

[RESPONSE] Compliant. Gross floor area of requested addition height in CG portion of site = 14,834sf. Per this section, 1,484 sf of additional landscape area is required. See landscape coverage calculations for CG portion of the site below.

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 ABOUT 60' - 10% AREA OF ADDITIONAL FLOORS	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 (CLUSTERED OR LINEAR)	187' / 30 = 6	6
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	810 S.F. = 34%
PAVING MATERIALS	MAX. 67%	66%

3. Maximum Additional Height: Additional height shall be limited to thirty feet (30'). (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 18, 2009; Ord. 3-01 § 2, 2001; Ord. 35-99 § 27, 1999; Ord. 26-95 § 2(13-6), 1995)

[RESPONSE] Compliant. The project is requesting 26'-4" of additional height to a total building height of 86'-4".

21A.30.030: D-2 Downtown Support District

- 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.

[RESPONSE] Compliant. 800S is an all electric, modern development consisting of small, neighborhood serving retail space and multi-family residential units. The mid-rise height of 8-stories is less intensive than that allowed in the Central Business District. While the development does cover a majority of the parcel, a generous 20'-wide mid-block walkway is provided along the east property line and an adjacent front yard setback in the CG zone is provided to encourage pedestrian activity on the site.

- 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.

[RESPONSE] Compliant. The proposed uses - Multi-Family Dwellings and Retail - are permitted.

- C. Lot Size Requirements: No minimum lot area or lot width shall be required.
- 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.

[RESPONSE] Compliant. The project is requesting design review approval for the total building height of 86'-4".

- E. Minimum Yard Requirements:
1. Front And Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').

[RESPONSE] Compliant. Small front yard setback of 1'-8" proposed at the entry point, remainder of frontage is at the property line. No corner side yard, interior lot.

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.

[RESPONSE] Compliant. Varying side yard setbacks proposed, see floor plans for dimensions. No single or two-family residential zoning districts adjacent to parcel.

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.

[RESPONSE] Compliant. 6'-1" rear yard proposed. No single or two-family residential districts adjacent to rear yard.

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.

[RESPONSE] Not applicable. No residential districts adjacent to parcel.

- 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.

[RESPONSE] Compliant. Small 1'-8" setback at lobby entry is proposed to be landscaped.

- 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.

[RESPONSE] All proposed parking is interior to lot and shielded from the street frontage.

- 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:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

[RESPONSE] Compliant. A minimum 6' unobstructed path and a 21' setback/walkway is proposed along the east property line.

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.

[RESPONSE] Compliant. Mid-block walkway is not incorporated into the building, but is proposed outside of the building footprint along the east property line.

- 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.

[RESPONSE] Compliant. Residential lobby and retail spaces are proposed along the 800S frontage to create an active street frontage.

- J. Existing Vehicle Sales Or Lease Lots:

[RESPONSE] Not applicable.

Chapter 21A.37: Design Standards - CG

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

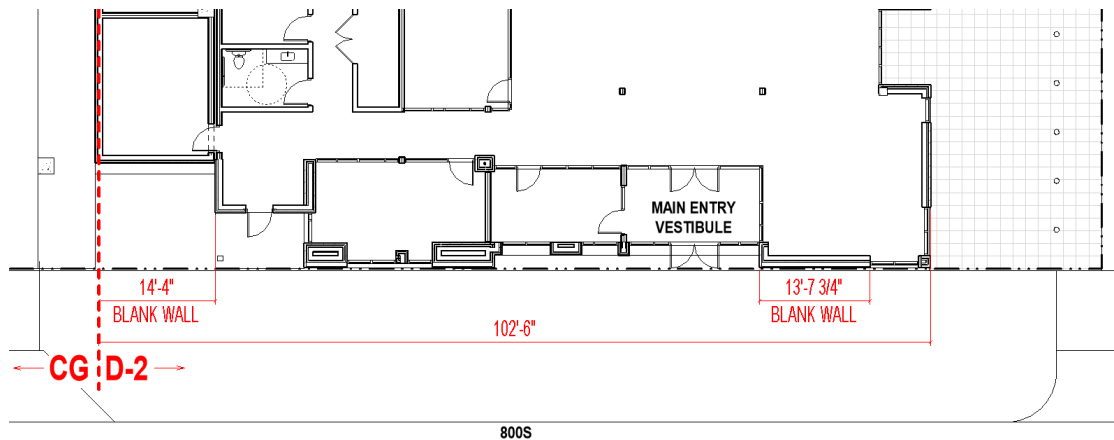
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	X	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	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

Chapter 21A.37: Design Standards - D-2

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 facade dimensions of D-2 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	X	Compliant. All proposed mechanical equipment

(21A.37.050J)		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.

21A.37.050E - Blank Wall Exhibit



21A.59.050: Standards for Design Review

- 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.

[RESPONSE] Project is compliant with all zoning district and specific design regulations. See below responses for additional information.

- B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

[RESPONSE] Compliant. Primary building entrances of the residential use and retail uses all face primary 800S street frontage.

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.

[RESPONSE] Compliant. Proposed building is sited at the sidewalk in the D-2 portion of the site and at the required 10' front yard setback line in the CG portion of the site.

3. Parking shall be located within, behind, or to the side of buildings.

[RESPONSE] Compliant. Proposed parking garage is behind proposed building.

- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.

[RESPONSE] Compliant. Proposed residential lobby and retail space located at or near the public sidewalk. Glazing is provided to increase visibility into both the lobby and the retail space.

2. Maximize transparency of ground floor facades.

[RESPONSE] Compliant. Street level facade include large sections of glazing.

3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

[RESPONSE] Compliant. Storefront detailing includes signage bands to denote entry points and building articulation to provide additional interest along storefront facades.

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.

[RESPONSE] Compliant. Proposed retail space includes landscaping and patio/plaza space along the 800S street frontage.

- D. Large building masses shall be divided into heights and sizes that relate to human scale.
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.

[RESPONSE] Compliant. Building is broken up into 2-story blocks that shift on each other to provide subtle movement above the pedestrian level. The base 2-story blocks are proposed to be brick masonry to relate to the neighborhood historic scale and to provide visual weight to the base of the building.

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.

[RESPONSE] Compliant. The 2-story blocks shift laterally on each other and are broken by balcony cuts in the facade to further help reduce the scale. The blocks additionally step in and out to provide additional interest and reduce the visual scale.

3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.

[RESPONSE] Compliant. A combination of recessed and projecting balconies are provided as well as deeper window reveals to help break up the building massing.

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.

[RESPONSE] Compliant. The windows are organized to compliment the historic manufacturing legacy of the Granary District.

- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);

[RESPONSE] Compliant. The east and west building facades are greater than 200' and are broken up by steps in the building massing and vertical balcony cuts to further reduce the visual scale.

2. Material changes; and

[RESPONSE] Compliant. A variety of materials and colors are proposed to help accentuate the building massing and break up the vertical and horizontal scale.

3. Massing changes.

[RESPONSE] Compliant. The building massing is comprised of 2-story blocks that shift on each other laterally and project in/out of the facade. Taller sections of facade are proposed between the shifting blocks to help provide diversity of architectural expression.

- F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

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");

[RESPONSE] Compliant. Seating is proposed along the mid-block walkway and within the 10' front yard along the retail space.

2. A mixture of areas that provide seasonal shade;

[RESPONSE] Compliant. A mixture of deciduous and coniferous trees are proposed along the mid-block walkway to provide a year round backdrop of plantings and additional seasonal shade during the summer.

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;

[RESPONSE] Compliant. Ample landscaping and trees are proposed along the mid-block walkway. The mid-block walkway measures 8,900 SF and per the landscape plan 17 trees are proposed which equals 1 tree per 523 sf.

4. Water features or public art;

[RESPONSE] Options 1, 2 and 3 proposed.

5. Outdoor dining areas; and

[RESPONSE] Options 1, 2 and 3 proposed.

6. Other amenities not listed above that provide a public benefit.

[RESPONSE] Options 1, 2 and 3 proposed.

- 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.

1. Human scale:

- 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.

[RESPONSE] Compliant. The design is built upon 2-story blocks to help break down the building scale. The 2-story blocks at the ground level are clad in brick masonry to help relate to the adjacent context, build a contextually solid base, and create a pedestrian scale at the street level. Visually, the blocks shift side to side and in and out to further break down the scale and create architectural interest.

- 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.

[RESPONSE] Compliant. The building establishes a base at the pedestrian level via 2-story brick masonry 'blocks'. The 'middle' of the building is defined by a change in material and additional 2-story blocks that step inwards away from the brick 'base' and then back out again to create a datum at level 7. The building then steps back in at the 'top' to

pull the top of the building back from the 'middle' datum at level 7. 'Field' zones help tie the shifting blocks together that are defined by warehouse type window arrangements.

The brick boxes also extend along the 5-story portion of the building to establish a retail 'base' along 800S. Again, a material change and subtle step back in the facade establish the upper portion the 5-story portion of the building. Projections outward from the facade establish a 'middle' and a clean stepback to align with the primary facade define the 'top' of the building. Additional roof decks are provided atop the 5-story building to further define the 'top' with tenant activity.

2. Negative impacts:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.

[RESPONSE] Compliant. The building holds 8-stories along its eastern edge and steps down to 5-stories at its western edge along 800S to provide a variety of heights that are more contextual and consistent with the urban fabric of the Granary District.

- 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.

[RESPONSE] Compliant. The 8-story portion of the building is primarily oriented in the north/south direction and minimizes shadow impact on adjacent properties through the majority of the day. See shadow study included in drawing package.

- 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.

[RESPONSE] Compliant. The project includes setbacks and projections in the facade and larger breaks in the massing to minimize wind impacts.

3. Cornices and rooflines:

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.

[RESPONSE] Compliant. The roof lines and materials are designed to be cohesive with the building massing.

- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

[RESPONSE] Compliant. The building relates as a modern interpretation on the industrial context of the Granary District. From 800S, the brick base creates an architectural datum line similar in scale and material to the surrounding buildings. Additional movement in the facade helps break up the massing of the larger building above the base.

- 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.

[RESPONSE] Compliant. The entirety of the 5-story portion of the building is proposed to be dedicated to tenant accessible roof decks to enhance outdoor liveability and support an activated rooftop along the 800S frontage.

- 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.

[RESPONSE] Compliant. Vehicular circulation to/from the parking garage is limited to a single access point and the parking garage is otherwise architecturally screened from public frontages. Additional access for tenants directly to the mid-block walkway is provided from the building. Service access is provided on the north and southwest corner. Additional changes in material are proposed to clearly identify the sidewalk from vehicular surfaces.

- 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.)

[RESPONSE] Compliant. Service areas proposed at the southwest corner of the site are setback from the front property line roughly 37' and will be screened entirely by an overhead door. Additional service areas and mechanical equipment on the north end of the building are proposed to be concealed by perforated metal screening that is cohesive with the overall building design to minimize visual impact. All remaining mechanical equipment is intended to be located on the roof of the building and is proposed to be setback or screened from pedestrian view.

- J. Signage shall emphasize the pedestrian/mass transit orientation.

- 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.

[RESPONSE] Compliant. Proposed design includes signage canopies for future retail spaces and a signage canopy to denote the primary building entry for the residential lobby. Additional building signage will be located strategically to compliment the building and the neighborhood.

- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.

[RESPONSE] Compliant. Proposed signage will be located strategically on and throughout the building with appropriate lighting.

- 3. Coordinate sign location with landscaping to avoid conflicts.

[RESPONSE] Compliant. Proposed landscaping will be coordinated with signage locations to not interfere with building signage visibility.

- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

[RESPONSE] Compliant. Street lighting will be designed in accordance with the Salt Lake City Lighting Masterplan.

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.

[RESPONSE] Compliant. All lighting will be designed to meet and not greatly exceed required light levels. Specifications will include fixtures directed down to minimize glare and light trespass to adjacent properties.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

[RESPONSE] Compliant. Lighting design will be focused on both highlighting architecture features as well as promoting pedestrian safety and comfort.

- L. Streetscape improvements shall be provided as follows:

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.

[RESPONSE] Compliant. The proposed landscape design includes 12 new trees located in the tree lawn along 800S. The current 800S frontage has zero trees along the length of the site. The proposed trees are consistent with the City's urban forestry guidelines.

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

- 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.

[RESPONSE] Compliant. Design includes a public sidewalk that will adhere to applicable design standards and a different material to denote the privately-owned public mid-block walkway from the connecting sidewalk.

- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

[RESPONSE] Compliant. Where practical, permeable hardscape materials are proposed. Additional landscaping is also proposed adjacent to hard surfaces to help increase site infiltration.

- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

[RESPONSE] Compliant. Proposed design includes high SRI materials for hardscape to limit urban heat island effect.

- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

[RESPONSE] Compliant. The proposed materials of brick and various metal panel profiles relate to the surrounding neighborhood and the Granary's historic industrial legacy. Additional native vegetation and landscape design items will help root the project as a Salt Lake City development.

- 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.

[RESPONSE] Compliant. The proposed landscape design includes multiple locations for pedestrian interaction with the site via urban pathway design and various locations for seating.

- f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

[RESPONSE] Compliant. The proposed hardscape includes asphalt at the existing shared service drive on the southeast corner of the site. All other hardscape is not proposed to be asphalt.