

design

studio

Design Review

LOCAL

200 South 400 East, Salt Lake City, UT

lowell
cowell



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PROJECT NARRATIVE

Dwell is proud to represent Subtext in the planned redevelopment of the above-referenced properties into a mixed-use project known as LOCAL Salt Lake City ("LOCAL"). LOCAL is planned to consist of 250 residential units (studios, one- and two-bedroom units), approximately 6,000 square feet of ground floor commercial space, more than 21,000 square feet of interior and exterior amenity space for use of the residents and approximately 260 parking spaces to serve both the residents and the commercial uses.

Subtext is an integrated real estate development company that creates better ways for residents to live and connect. Subtext develops properties that deliver high-quality housing for our residents and vibrant spaces for our communities. To date, Subtext has developed housing for almost 6,000 residents across eight cities and is currently developing projects across the United States that will be home to an additional 8,000+ residents.

LOCAL will be a beautiful building with a modern look and feel. It will be designed in an environmentally- and energy-conscious manner. It will be amenitized for a high quality of life. The ground floor retail and other design aspects will help activate the 200 South streetscape to promote pedestrian activity. LOCAL will further increase the housing stock in downtown Salt Lake City and contribute to the ongoing renaissance of the area.

We look forward to presenting the plans for LOCAL to you and the public in more detail and working to obtain the required Planned Development and Design Review approvals.

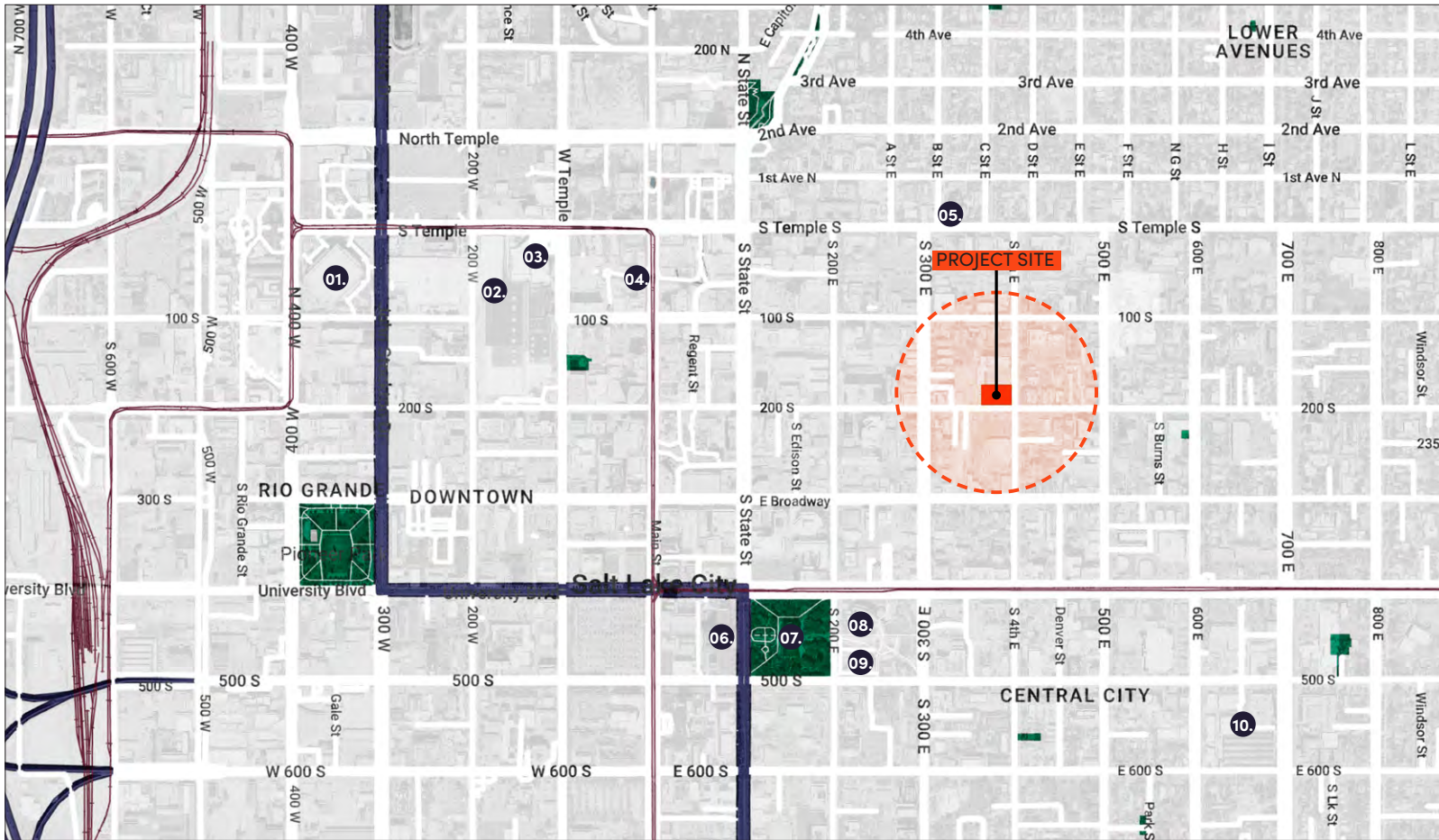
PROJECT NARRATIVE



CONTEXT AND CHARACTER



CONTEXT AND CHARACTER: DISTRICT



NODES

1. Vivint Smart Home Arena
2. Salt Palace Convention Center
3. Utah Museum of Contemporary Art
4. City Creek Center
5. Cathedral of Madeleine
6. Third District Courthouse
7. Washington Square Park
8. Salt Lake City Public Library
9. The Leonardo
10. Trolley Square



CONTEXT AND CHARACTER: DISTRICT



Vivint SmartHome Arena - 01.



Salt Palace Convention Center - 02.



Utah Museum of Contemporary Art - 03.



City Creek Center - 04.



Cathedral of Madeleine - 05.

CONTEXT AND CHARACTER: DISTRICT



Third District Courthouse - 06.



Washington Square Park - 07.



Salt Lake City Public Library - 08.

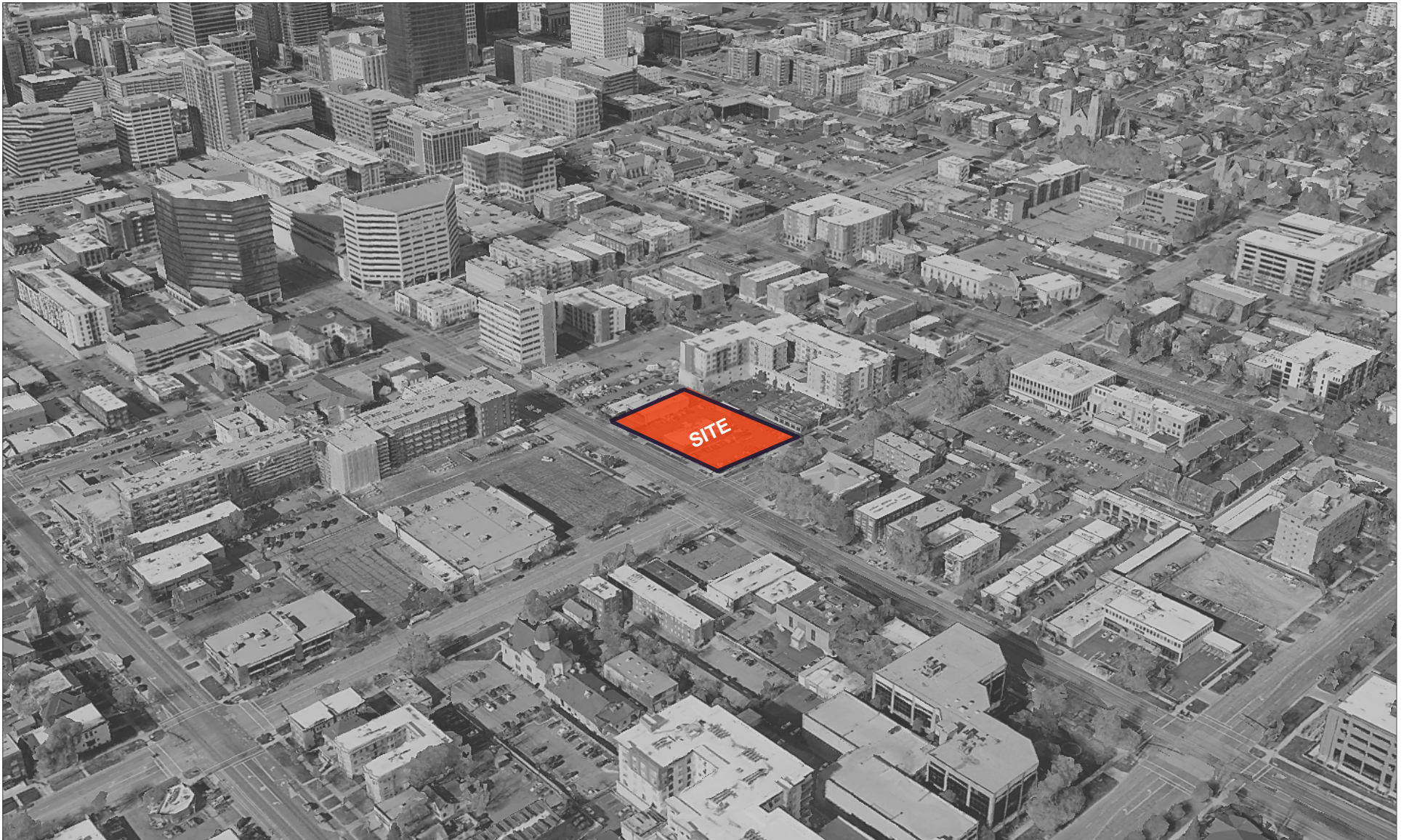


The Leonardo - 09.

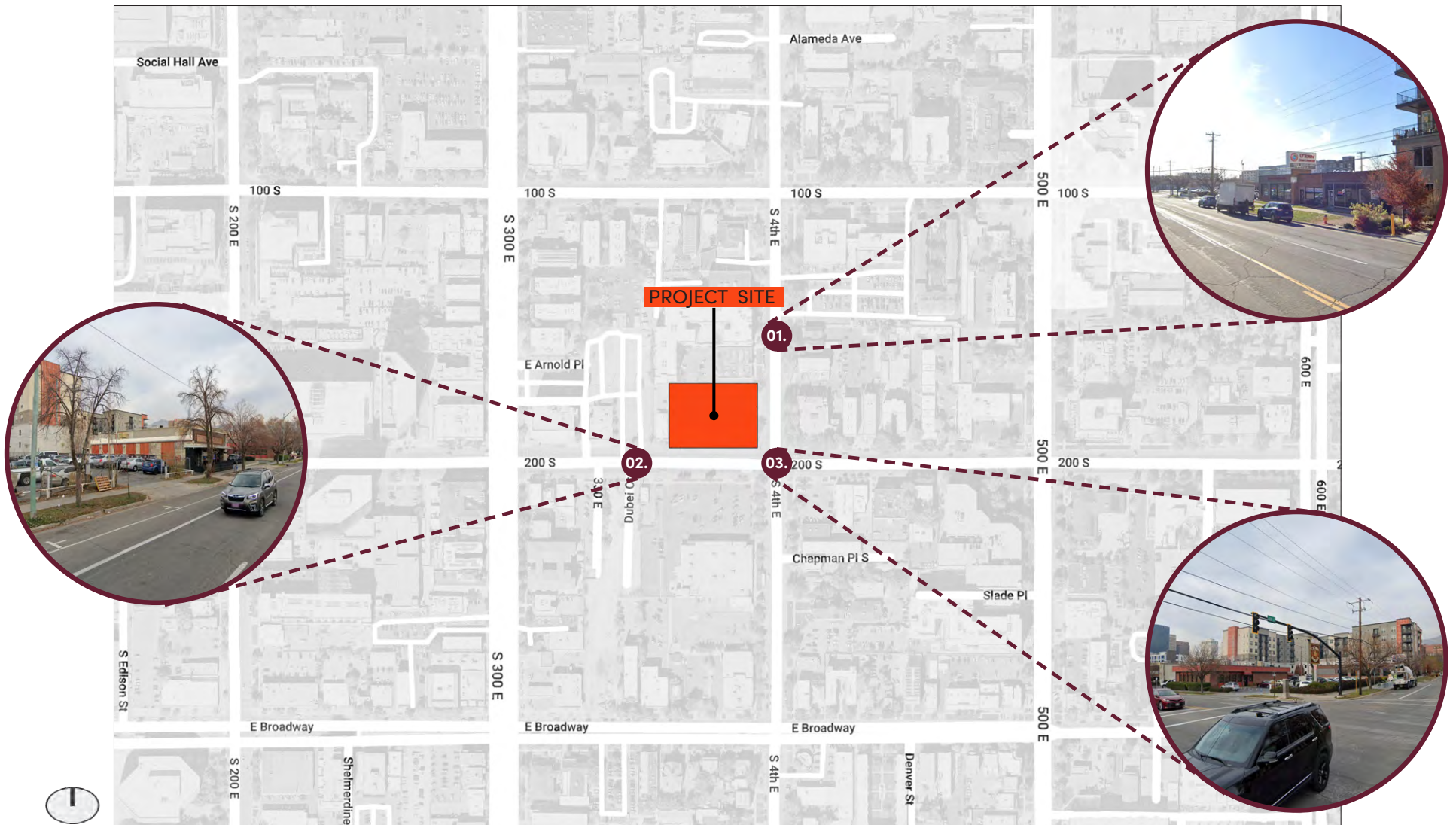


Trolley Square - 10.

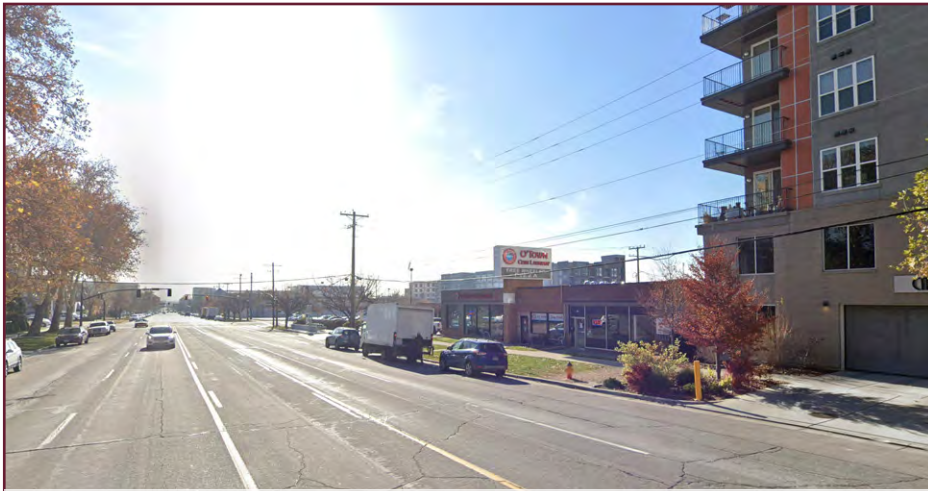
CONTEXT AND CHARACTER: DISTRICT



CONTEXT AND CHARACTER: DISTRICT



CONTEXT AND CHARACTER: SITE



Street View Along S 400 E Looking South - 01.

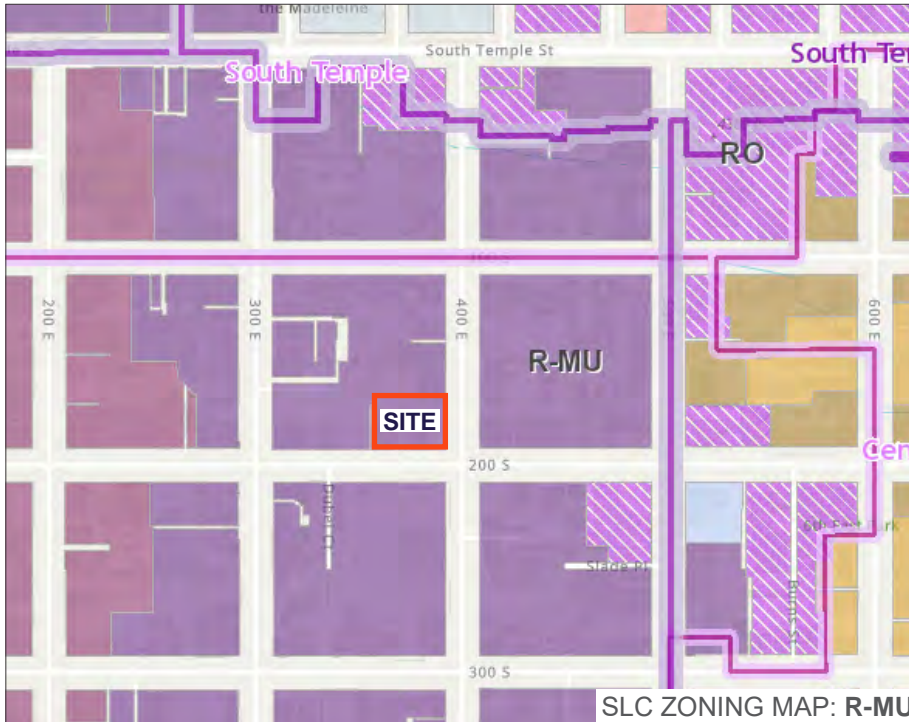


Street View Along 200 S Looking East - 02.



Street View at the Intersection of S 400 E & 200 S Looking NW - 03.

CONTEXT AND CHARACTER: SITE



ZONING NARRATIVE

The purpose of the Residential / Mixed-Use District (R-MU), where the subject property (353, 357, 363, and 377 East 200 South) is located, is to reinforce the mixed-use environment of the area which utilizes the development of retail, service commercial, and office space uses in high density residential urban neighborhoods. Redevelopment, infill development and increased development of underutilized parcels should include uses that allow them to function as part of a walkable, Mixed-Use District.

This district is appropriate in areas of the city where the applicable master plans support high-density, mixed-use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

The design of LOCAL meets all applicable zoning-specific design standards except the following items:

1. Increasing the height from 75' to 125'
2. Modify the "Rear Yard Setback" to 10' instead of 25% of lot depth (30' maximum)
3. Ground level open space of 20% to be reduced to 10% with 20% fully amenitized open space on the podium level and top floor instead.
- ~~4. Loading berth driveway to be located along 400 East (in what would be the "Front Yard" of LOCAL)~~
5. Modify the glazing requirement on the 400 East side to allow for a public art mural.

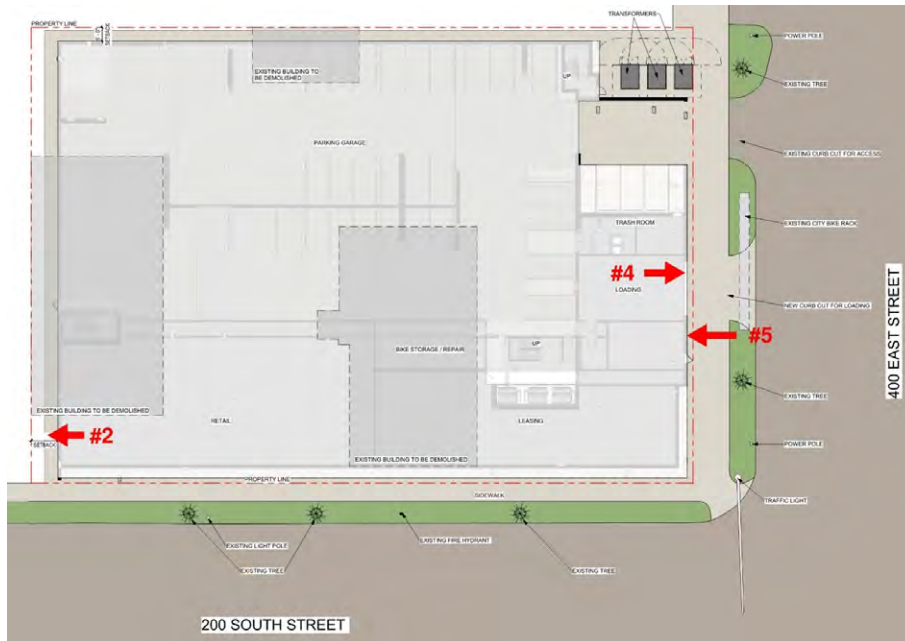
Detail and design reasoning for the requested exceptions:

The Zoning Code provisions for which exceptions are requested are set out below in bold and the justifications for each exaction are set out in italics. The general standards for Design Review and Planned Developments are set out and responded to after the specific requests.

21A.24.170 (F): **MAXIMUM BUILDING HEIGHT** – "The maximum building height shall not exceed seventy-five feet (75'), except those nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy-five feet (75'), up to a maximum of one hundred twenty-five feet (125'), may be authorized through the design review process (chapter 21A.59 of this title) and provided, that the proposed height is located within the one hundred twenty-five-foot (125') height zone indicated in the map located in subsection F3 of this section."

Section 21A.24.170 (F) allows this height to be modified up to one hundred twenty-five feet (125') pursuant to the design review processes of Chapter 21A.59. The standards for that height modification are set out in Section 21A.59.050 (G) and will be addressed individually below:

CONTEXT AND CHARACTER: ZONING



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.

large multifamily projects, and the zoning district encourages high-density, mixed-use projects. Additionally, the large setback at the pool courtyard softens LOCAL's position on the street.

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.

~~The design of LOCAL directly responds to this requirement. The ground level is set back from levels above, visually open to the street and includes over 6,000 square feet of retail space. The residential floors above the courtyard level are differentiated from the mass below by material change and façade projections.~~

- See Planned Development Narrative for full description/image of base, middle and top

2. Negative impacts:

a. **Modulate taller buildings vertically and horizontally so that they step up or down to their neighbors.**

A void of over 8,000 square feet extends the entire height of the building, making it less imposing to both pedestrians and neighboring buildings. This also allows more natural light to the street. The requirement to step up or down is not as critical for LOCAL's site, as the area is rapidly developing similar projects.

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.

The pool courtyard directly responds to this requirement. This design feature allows approximately half of the street facing façade to rise only four stories, minimizing obstruction of natural light and ventilation.

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.

CONTEXT AND CHARACTER: ZONING

ZONING (CONTINUED)

The projection of the façade at the 3rd and 4th levels provides a barrier to downdraught effects from upper stories. Multiple types of balconies and façade projections also help LOCAL meet this requirement.

3. Cornices and rooflines:

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

All rooflines within LOCAL correspond to façade materials and program within the building. Changes in material are accompanied by change of plane, both in plan and elevation.

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

The formal expression of LOCAL's rooflines responds to the trending developments within the neighborhood. Consistency in parapet detailing was considered with adjacent multifamily developments, as well as in contrast to the nearby downtown SLC skyline.

- 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.**

The LOCAL Skydeck is a highlighted feature of the project's amenities. This space creates design intrigue both from the street and roof and incorporates landscaping contextual to the environment.

21A.24.170 (E): MINIMUM YARD REQUIREMENTS – “Rear Yard: Twenty five percent (25%) of lot depth but need not exceed thirty feet (30').”

Through the PD process, we are requesting to reduce the rear setback requirement to ten feet (10').

We have determined the front yard to be parallel to 400 E (rear yard at the west between our property line and the adjacent Twilite Lounge property). Overall property depth (front to rear) is $247.5' \times 25\% = 61.8'$ setback. Since 30' is the max set back requirement, that is the governing number. We are looking to reduce the 30' setback down to 10' since the space between our building and the adjacent property is not an area that will be desirable for tenants to occupy from a usability and safety standpoint. Giving that area back to the building to create a strong street presence will result in more active areas internally for tenants and guests.

21A.26.170 (G): MINIMUM OPEN SPACE AREA – “[N]ot less than twenty percent (20%) of the lot area shall be maintained as an open space area.”

The site is not big enough to reasonably accommodate ground level open space. The design of LOCAL is intended to activate the 200 South frontage. Therefore, providing open space on this façade goes against the intent of the development. The shorter 400 East frontage would simply not work from any design standpoint for ground level open space. The development patterns in this near-downtown area are increasingly abandoning the inclusion of ground floor open space. The best practice currently is to provide amenity space at the podium level. Over 8,791 s.f. of courtyard amenity space is provided at the fifth story, along with an additional 772 s.f. at the Skydeck on the top floor.

~~21A.44.070 (A): GENERAL OFF STREET LOADING REQUIREMENTS – “No loading berth shall be located in a required front yard.”~~

~~The 400 East side of the building is technically the building's front, as the design uses a zero-foot setback. However, the intent of the development is to activate the 200 South side of the building. Therefore, in order to accommodate amenity spaces at the primary façade, the loading berth needs to be positioned on the 400 East façade.~~

21A.37.050(C)(1) GROUND FLOOR GLASS and Table 21A.37.060 – “40% [Ground Floor Glass]”

Due to the layout of the site, the ideal location for the garage and loading entries is on the 400 East side of the building. Additionally, this positioning allows for more glazing on the 200 South frontage. This isolates a portion of the ground floor façade on 400 East, which renders the 40% glazing requirement impractical. Instead of glazing, LOCAL proposes a percentage of 15%, to create a public art mural to beautify that façade. Similar requests have been approved for other, similar, projects.

Our intent is to achieve 40% glazing by modifying the garage and loading doors to translucent glass overhead sectional doors. Current elevations provide ~15% glazed storefront.

PROJECT DESIGN



DESIGN CONCEPT

The design scheme for LOCAL sought to complement the existing urbanism of downtown Salt Lake City while also contributing a new and exciting language. The location on the corner of 400E and 200S informed the massing and orientation of the building. The u-shape of the building was oriented to both capture the southern sun exposure for the pool courtyard, as well as ensuring visual interest along 200S with an articulated massing.

To embrace and enhance the pedestrian experience along both streets, the building pulls off the sidewalk, leaving the structure exposed, and giving more space to pedestrians. At this lowest scale, there is an abundance of glass going up double height to allow a visual conversation between the sidewalk and the retail and leasing spaces within.

The overall design goal of the building was to provide a sophisticated and timeless addition to the area, accentuated with distinctive architectural features, that enhances the interaction at the pedestrian level as well as giving a unique living experience to its residents. LOCAL is meant to add a long-term investment and an infusion of energy into the neighborhood. We want to accomplish this using mindful design and creating opportunities for community and commercial engagement.



PROJECT DESIGN: CONCEPT

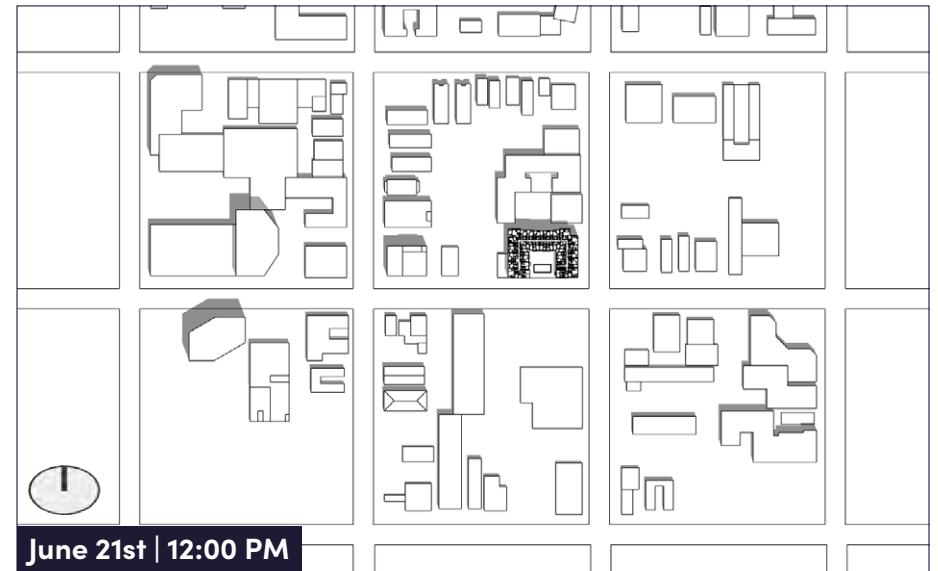


GENERAL MASSING



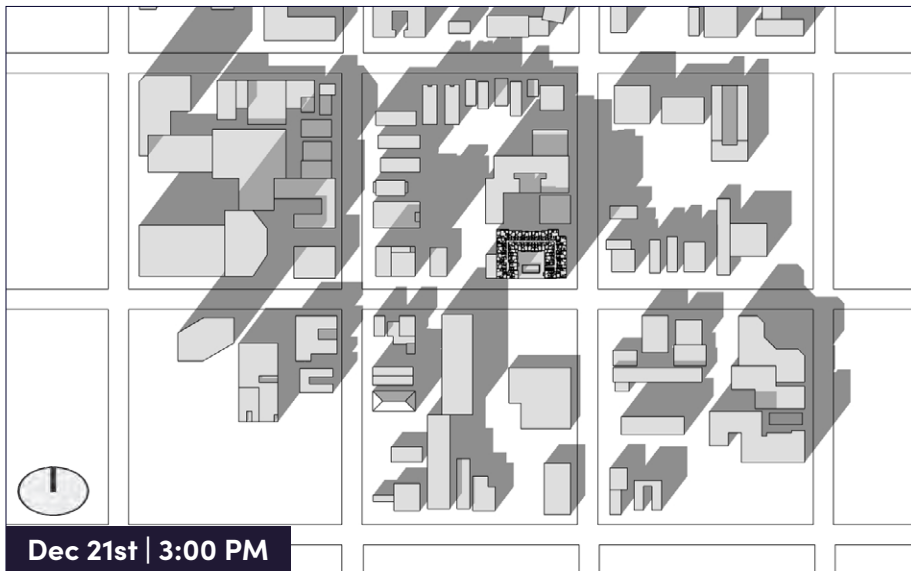
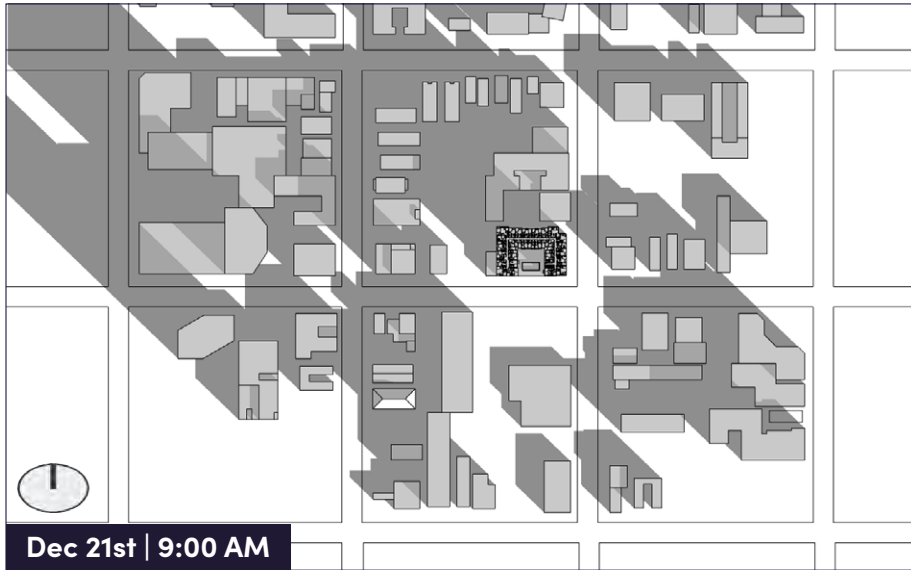
VERTICAL / HORIZONTAL BREAKS

PROJECT DESIGN: FORM, SCALE, AND HEIGHT



SUN STUDY: SUMMER SOLSTICE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT



SUN STUDY: WINTER SOLSTICE

PROJECT DESIGN: FORM, SCALE, AND HEIGHT



GROUND FLOOR GLAZING

The zoning ground floor glass calculation requires a minimum of 40%, as measured three feet (3') and eight feet (8') above grade (per 21A.37.050).

Ground floor glazing facing 200 South approximately equals 70%.

Ground floor glazing facing 400 East equals 15%.

Our intent is to achieve 40% glazing by modifying the garage and loading doors to translucent glass overhead sectional doors. Current elevations provide ~15% glazed storefront.



PROJECT DESIGN: GLAZING

MATERIAL KEY	
MP-1	DARK METAL PANEL
MP-2	LIGHT METAL PANEL
MP-3	CORRUGATED METAL PANEL
MP-4	MEDIUM METAL PANEL
STC	STUCCO
BR-1	MEDIUM BRICK
BR-2	DARK BRICK
GLZ	GLAZING SYSTEM
FC	FINISHED CONCRETE
PC	PAINTED CONCRETE
GR	GLASS RAILING
AR	ALUMINUM RAILING
MC	METAL CANOPY
PCB	PARKING CAR BARRIER (METAL)

PERCENTAGE OF MATERIALS

ELEVATION	MATERIAL	%
SOUTH	BRICK	18
	METAL	31
	STUCCO	15
	GLAZING	36
NORTH	BRICK	1
	METAL	51
	GLAZING	18
	CONCRETE	30
WEST	BRICK	10
	METAL	50
	GLAZING	15
	CONCRETE	9
EAST	METAL CAR BARRIER	16
	BRICK	11
	METAL	54
	GLAZING	35



PROJECT DESIGN: MATERIALS

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EAST	METAL CAR BARRIER	16
	BRICK	11
	METAL	54
	GLAZING	35



WEST ELEVATION

PROJECT DESIGN: MATERIALS

MATERIAL KEY	
MP-1	DARK METAL PANEL
MP-2	LIGHT METAL PANEL
MP-3	CORRUGATED METAL PANEL
MP-4	MEDIUM METAL PANEL
STC	STUCCO
BR-1	MEDIUM BRICK
BR-2	DARK BRICK
GLZ	GLAZING SYSTEM
FC	FINISHED CONCRETE
PC	PAINTED CONCRETE
GR	GLASS RAILING
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PROJECT DESIGN: MATERIALS

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BR-1	MEDIUM BRICK
BR-2	DARK BRICK
GLZ	GLAZING SYSTEM
FC	FINISHED CONCRETE
PC	PAINTED CONCRETE
GR	GLASS RAILING
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MC	METAL CANOPY
PCB	PARKING CAR BARRIER (METAL)

PERCENTAGE OF MATERIALS

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WEST	BRICK	10
	METAL	50
	GLAZING	15
	CONCRETE	9
EAST	METAL CAR BARRIER	16
	BRICK	11
	METAL	54
	GLAZING	35



EAST ELEVATION

PROJECT DESIGN: MATERIALS



PROJECT DATA

RETAIL:

6000 SF (ground floor)

RESIDENTIAL UNIT MIX:

Studio 38 Units / 16%
1-Bed 104 Units / 49%
2-Bed 108 Units / 34%

Total 250 Units / 100%

PARKING DECK:

5 Levels (4 Levels + 1 Basement)

~~Retail & Guest Parking:~~

~~Approximately 10 spaces provided~~

Retail Parking:
Approximately 10 spaces provided

Residential Parking:

~~0.5 space per dwelling unit required - 125 spaces minimum~~
~~Approximately 250 spaces provided at 1 per unit~~

Residential Parking:
Approximately 248 spaces provided

Standard Spaces: Approximately 250 spaces for residents + 10 spaces for retail and guest parking

ADA Spaces: 10 spaces

EV Spaces: 11 spaces (1 EV space required per 25 spaces provided)

Total 260 Spaces (Approximately)

Bicycle storage located at level two near parking deck and will accommodate more than the required 5% of total spaces.

PROJECT DESIGN: PROJECT DATA



PROGRAM

The project's program primarily consists of apartments and accessory spaces (i.e. leasing/mail, pool area, and sky lounge), but also includes 6,000 square feet of retail space at the ground floor fronting 200 South. The total number of units is 250. The building facade is a combination of glazed storefront, brick veneer, metal panel and stucco. The construction is Type IB.

The proposed parking structure's footprint is approximately 194 feet by 123 feet, with one level below grade, and four levels above grade, providing parking for 260 vehicles.

Level 1 and 2 (double height):

20 ft height space encompasses the residential lobby, leasing office, and retail space. There are two prominent points of entry along 200 South and 400 East, providing a grand first impression of the building.

Parking deck with back-of-house.

Level 3-4 Typical:

Parking Deck with thirteen (13) residential units: studio, 1-bed and 2-bed.

Level 5:

Pool courtyard, clubhouse and fitness area with twenty-three (23) residential units: studio, 1-bed and 2-bed.

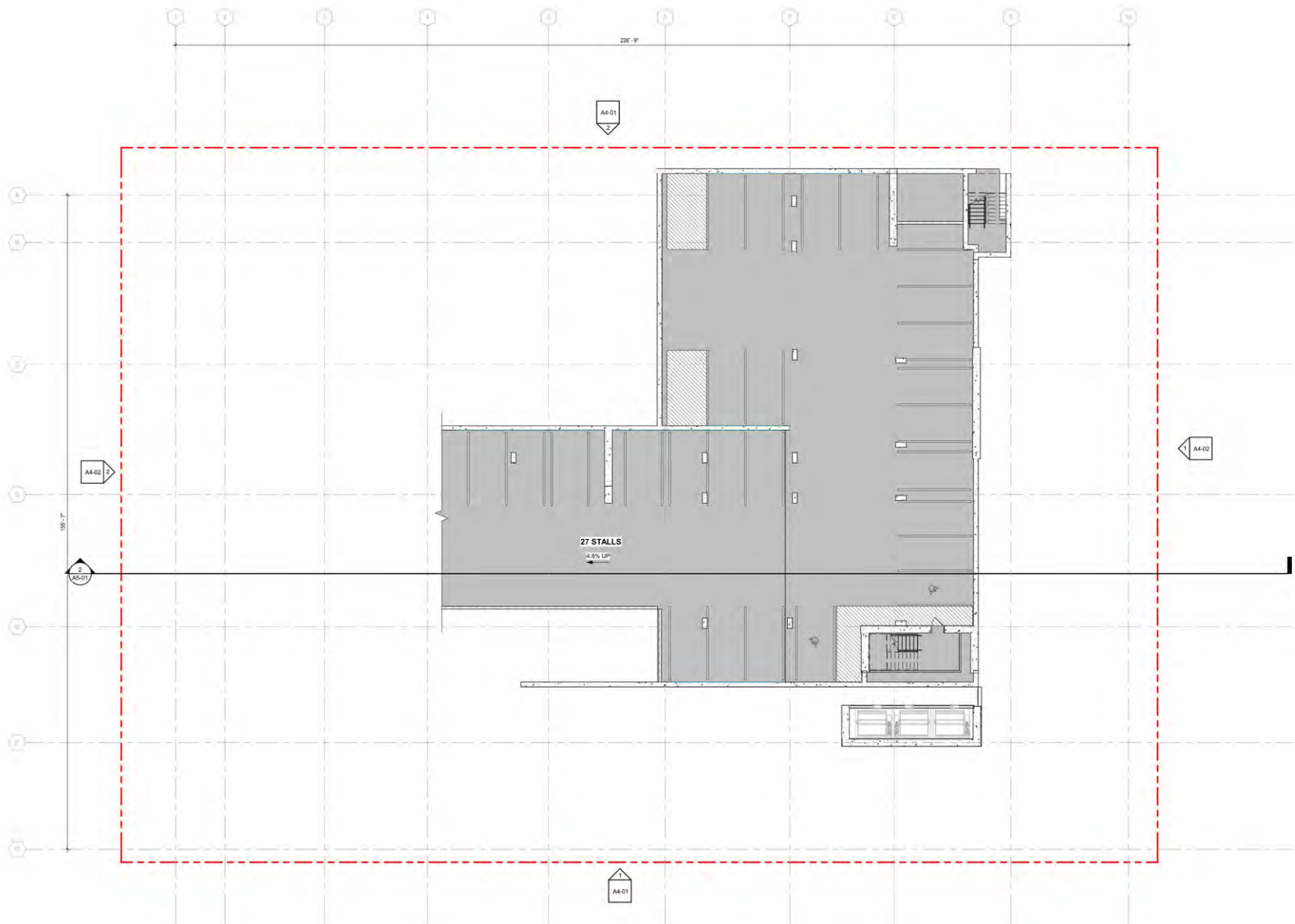
Levels 6-11 Typical:

Twenty-nine (29) residential units: studio, 1-bed and 2-bed.

Level 12:

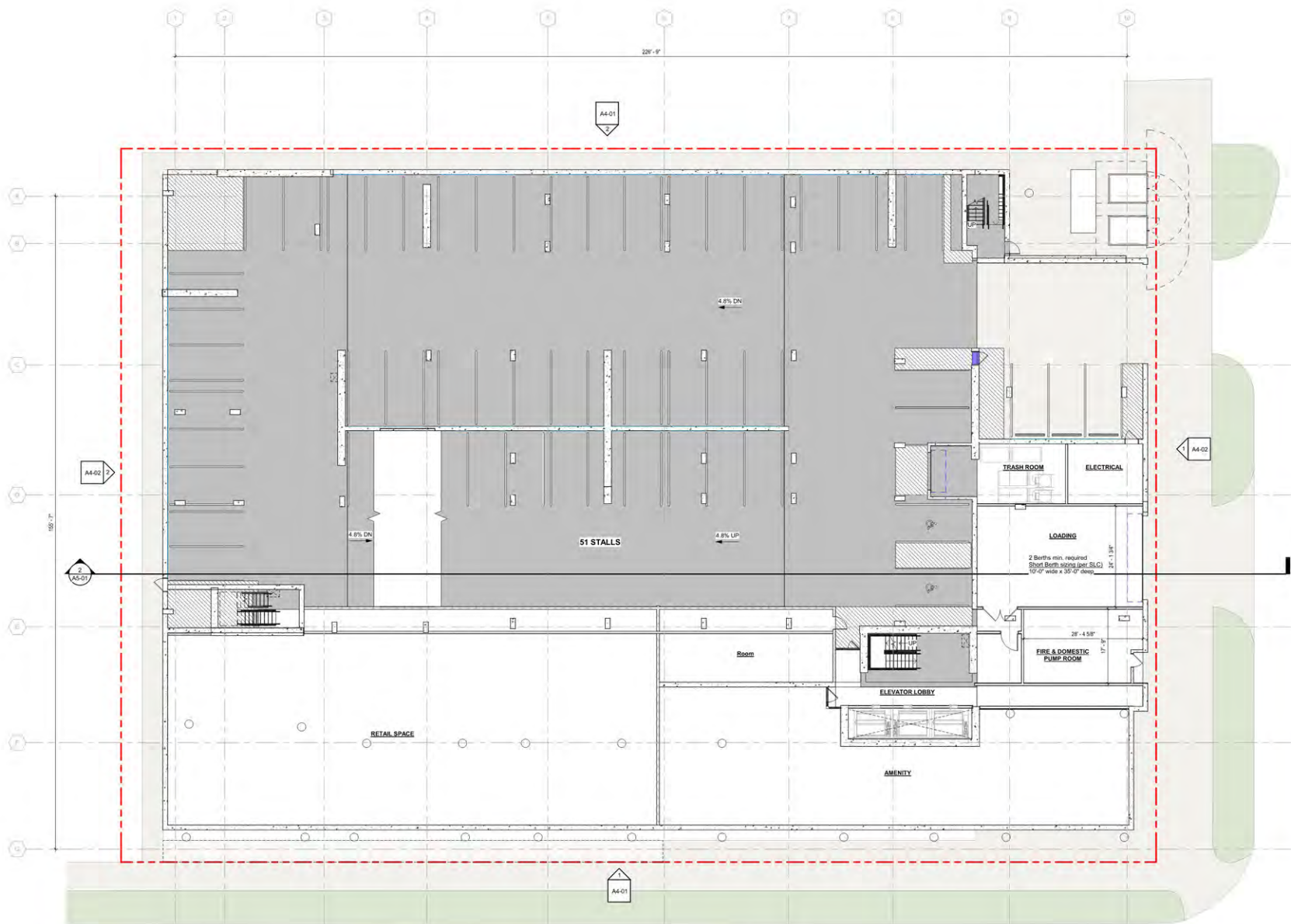
Sky lounge and sky deck facing southeast, providing unobstructed views of the Salt Lake Valley with Twenty-seven (27) residential units: studio, 1-bed and 2bed.

PROJECT DESIGN: PROGRAM



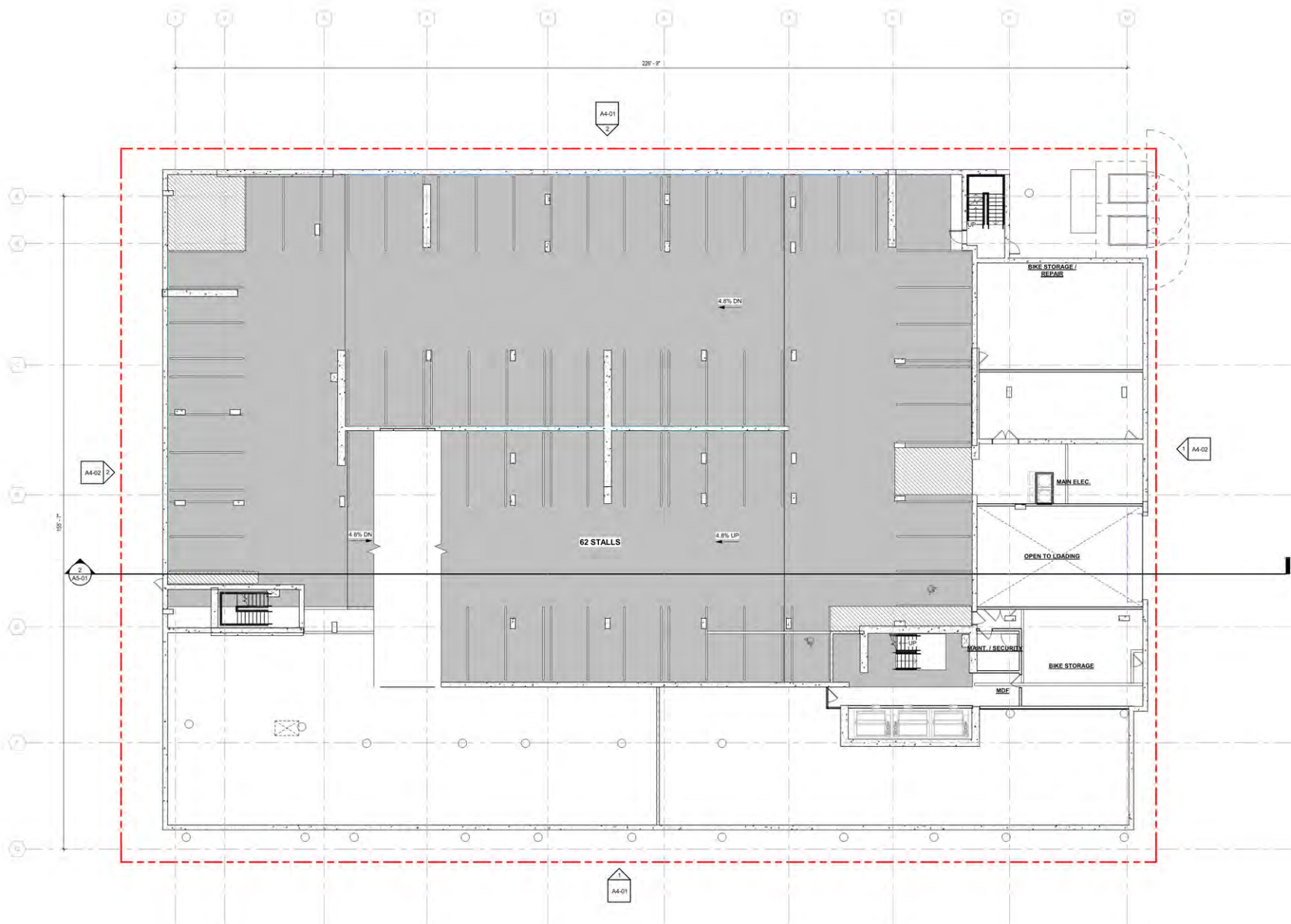
LEVEL 00

PROJECT DESIGN: PLANS



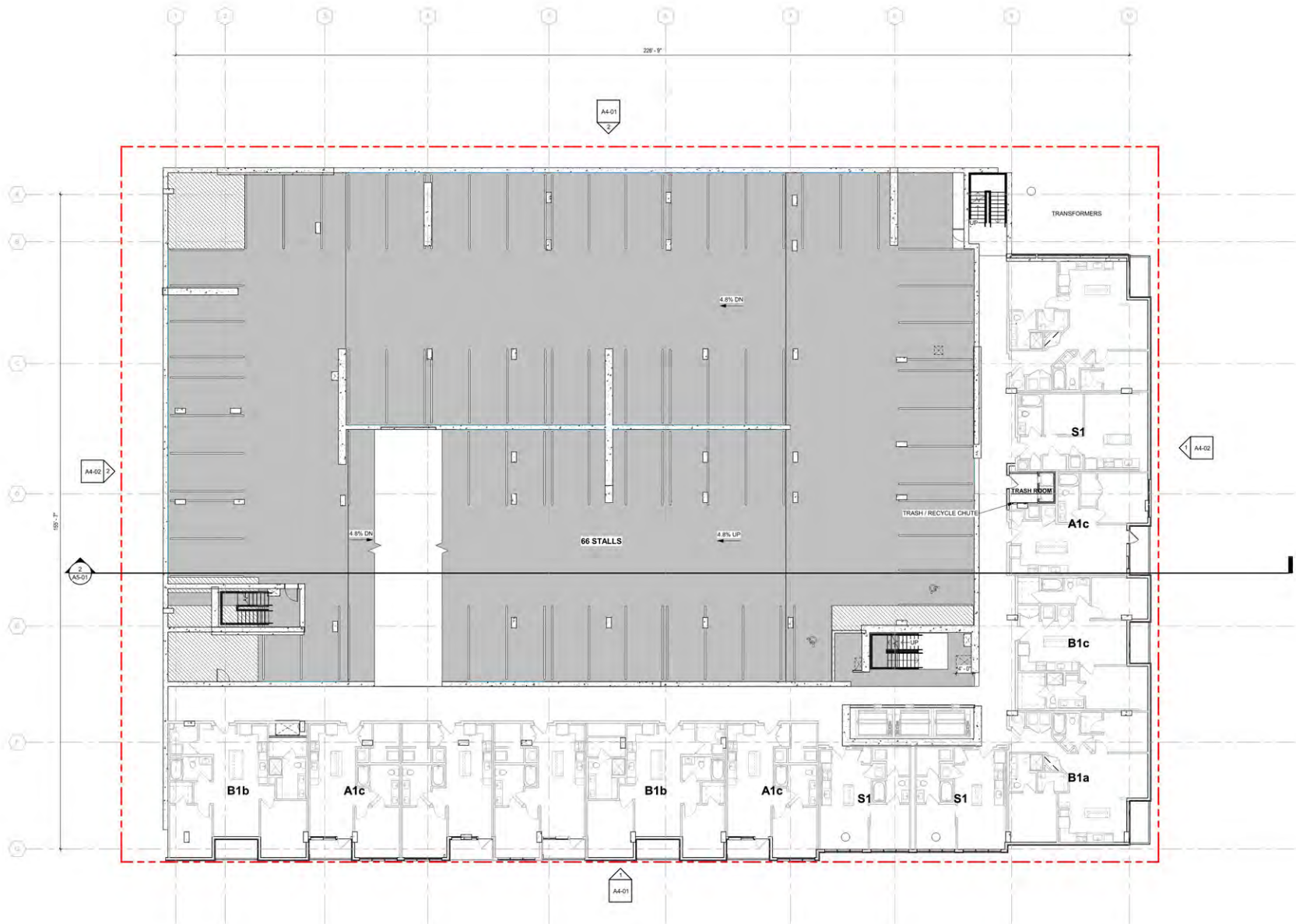
LEVEL 01

PROJECT DESIGN: PLANS



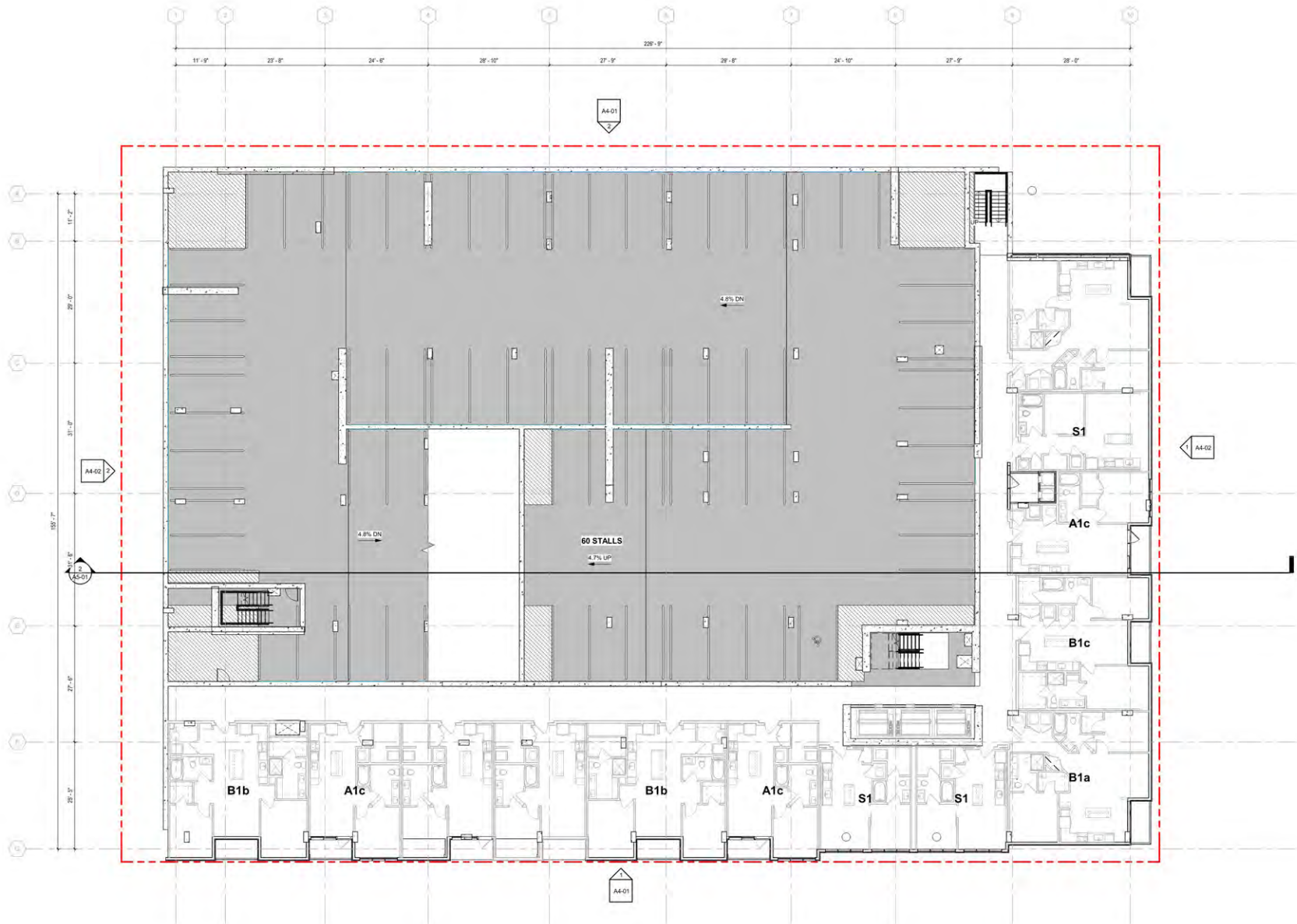
LEVEL 02

PROJECT DESIGN: PLANS



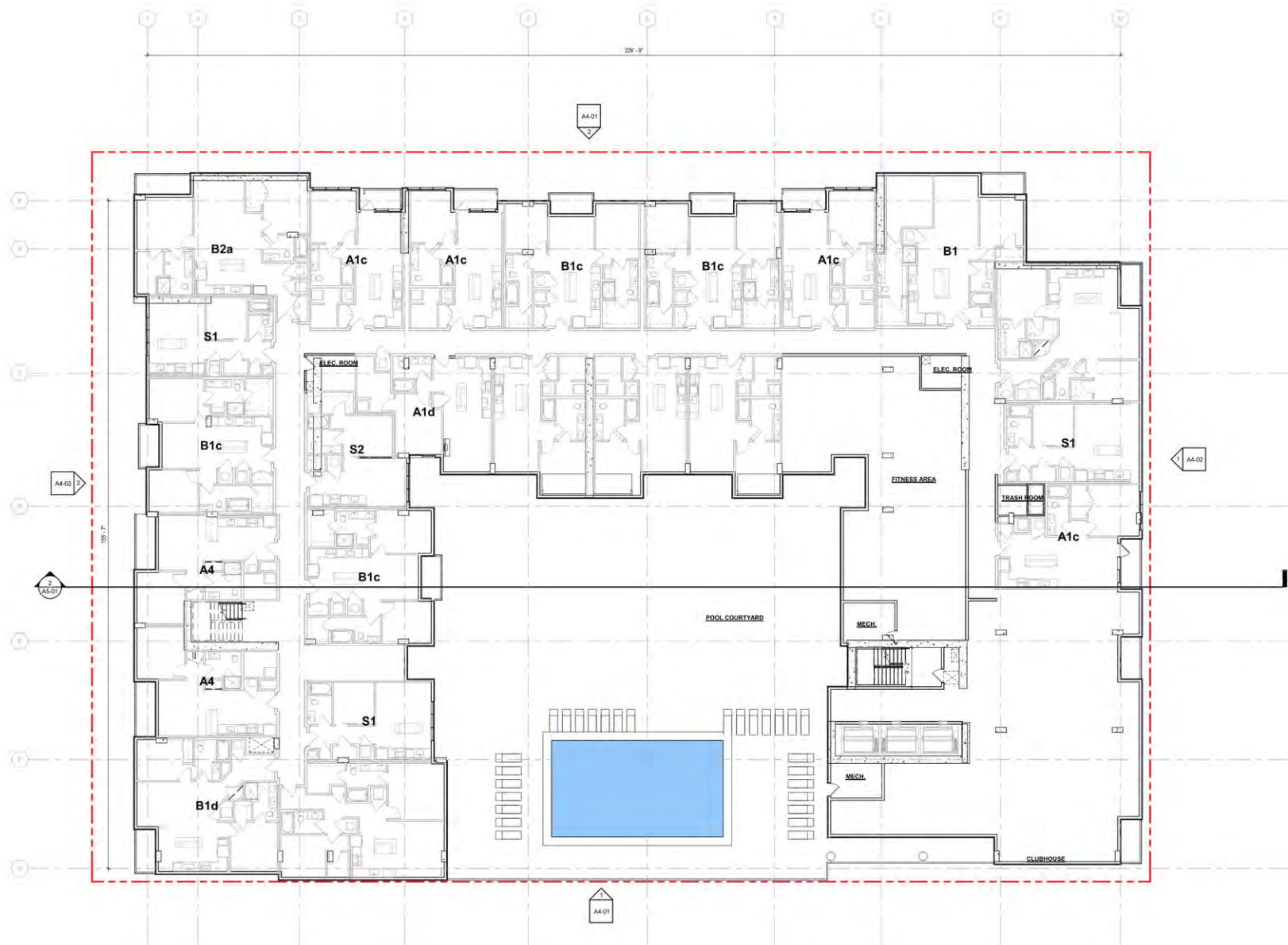
LEVEL 03

PROJECT DESIGN: PLANS



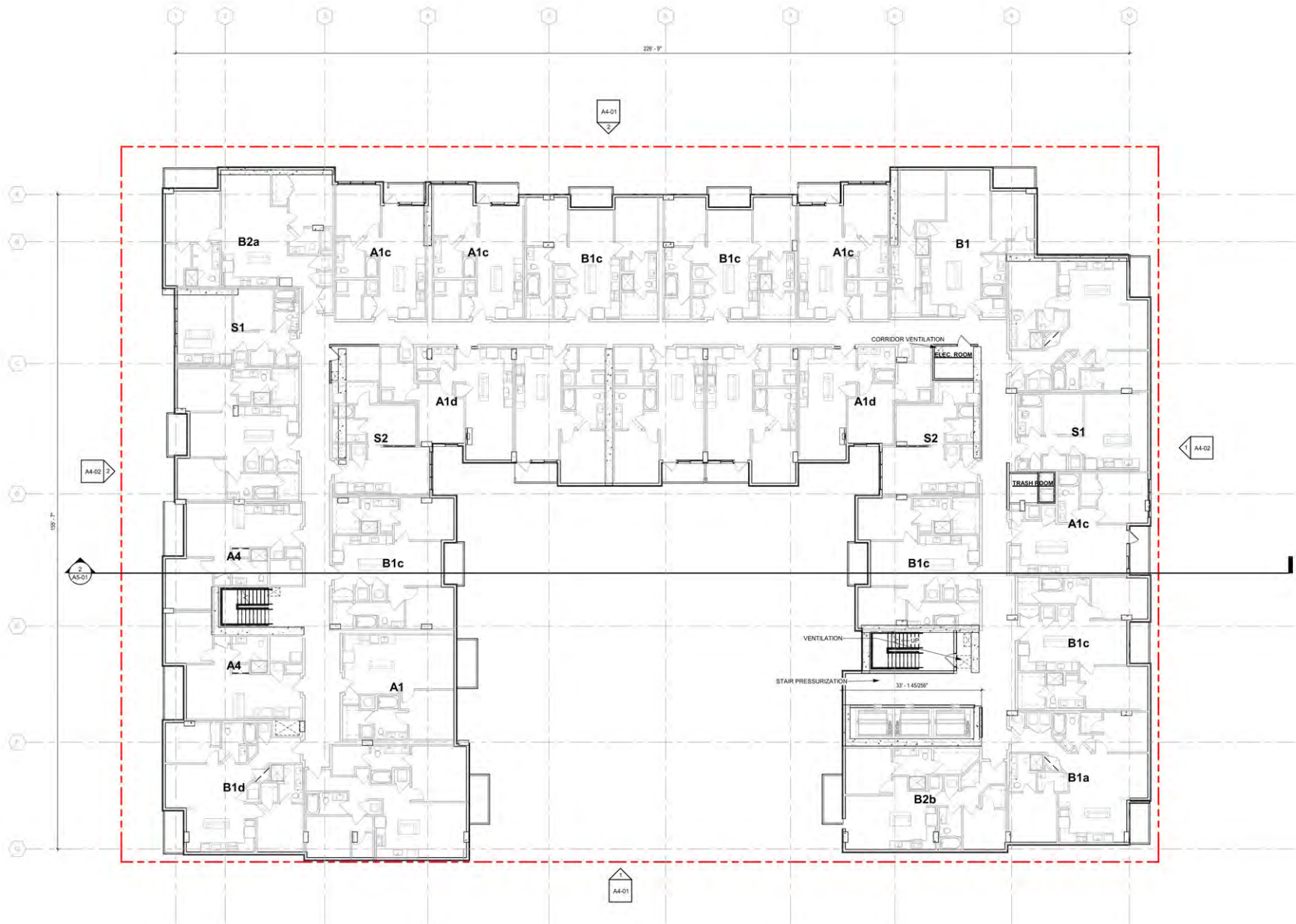
LEVEL 04

PROJECT DESIGN: PLANS



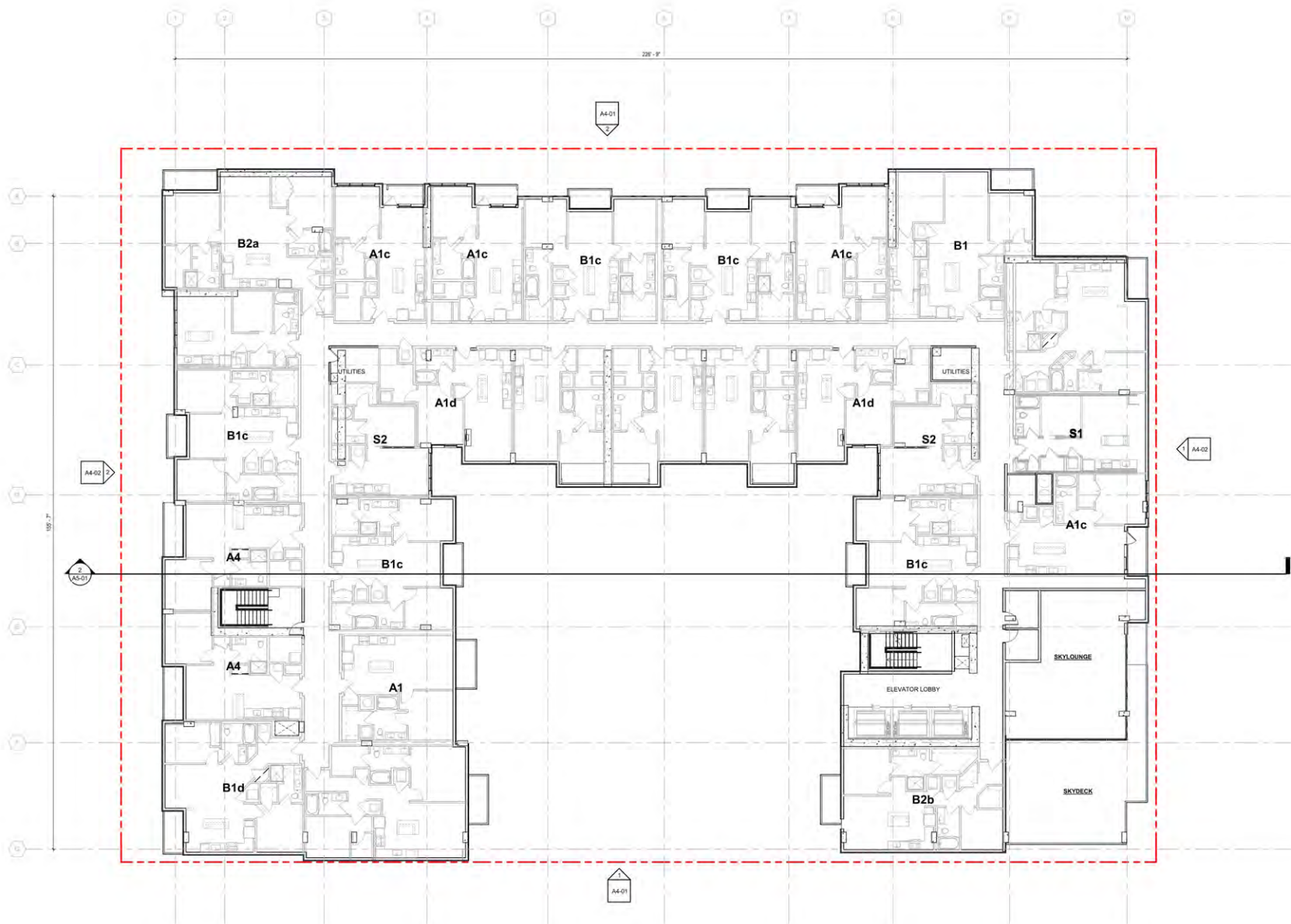
LEVEL 05

PROJECT DESIGN: PLANS



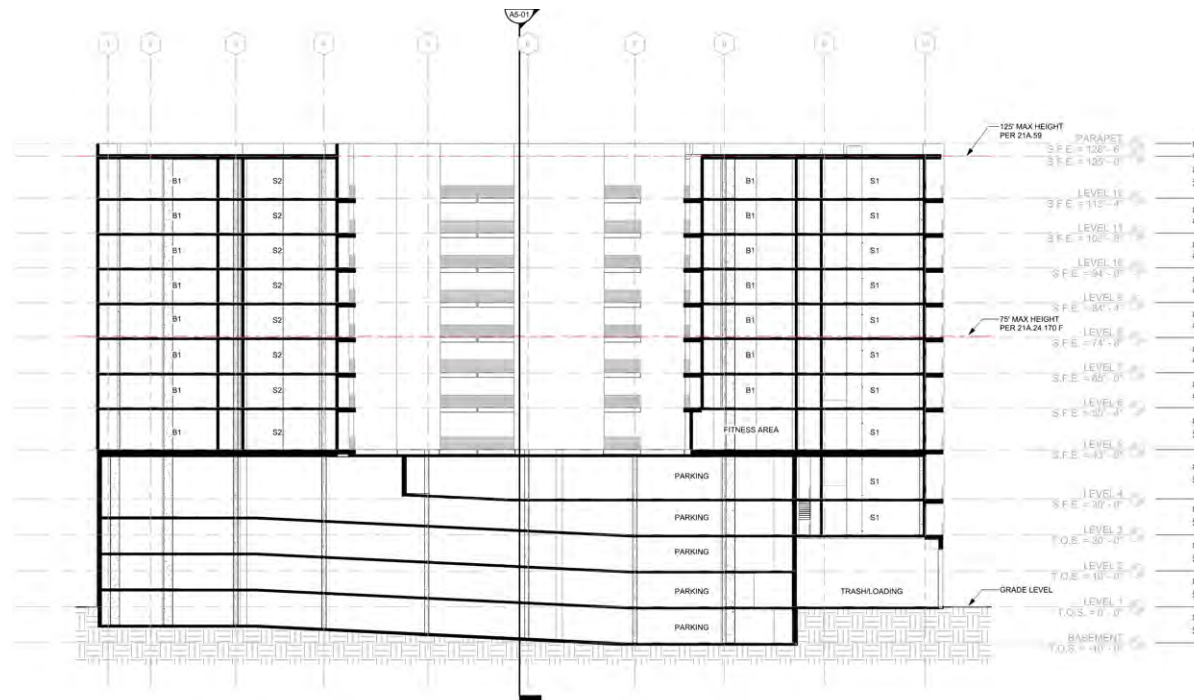
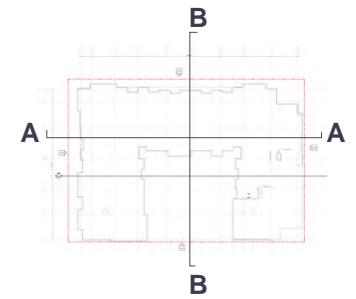
LEVEL 06-11 (TYPICAL)

PROJECT DESIGN: PLANS



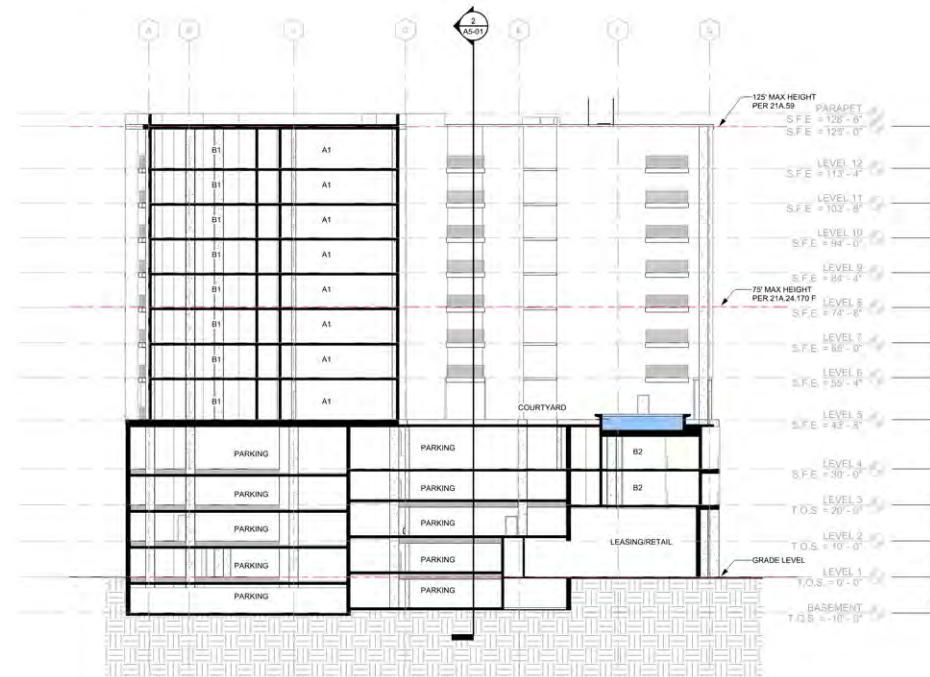
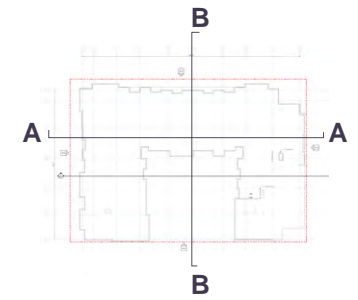
LEVEL 12

PROJECT DESIGN: PLANS



BUILDING SECTION A-A

PROJECT DESIGN: SECTIONS



BUILDING SECTION B-B

PROJECT DESIGN: SECTIONS

RENDERINGS



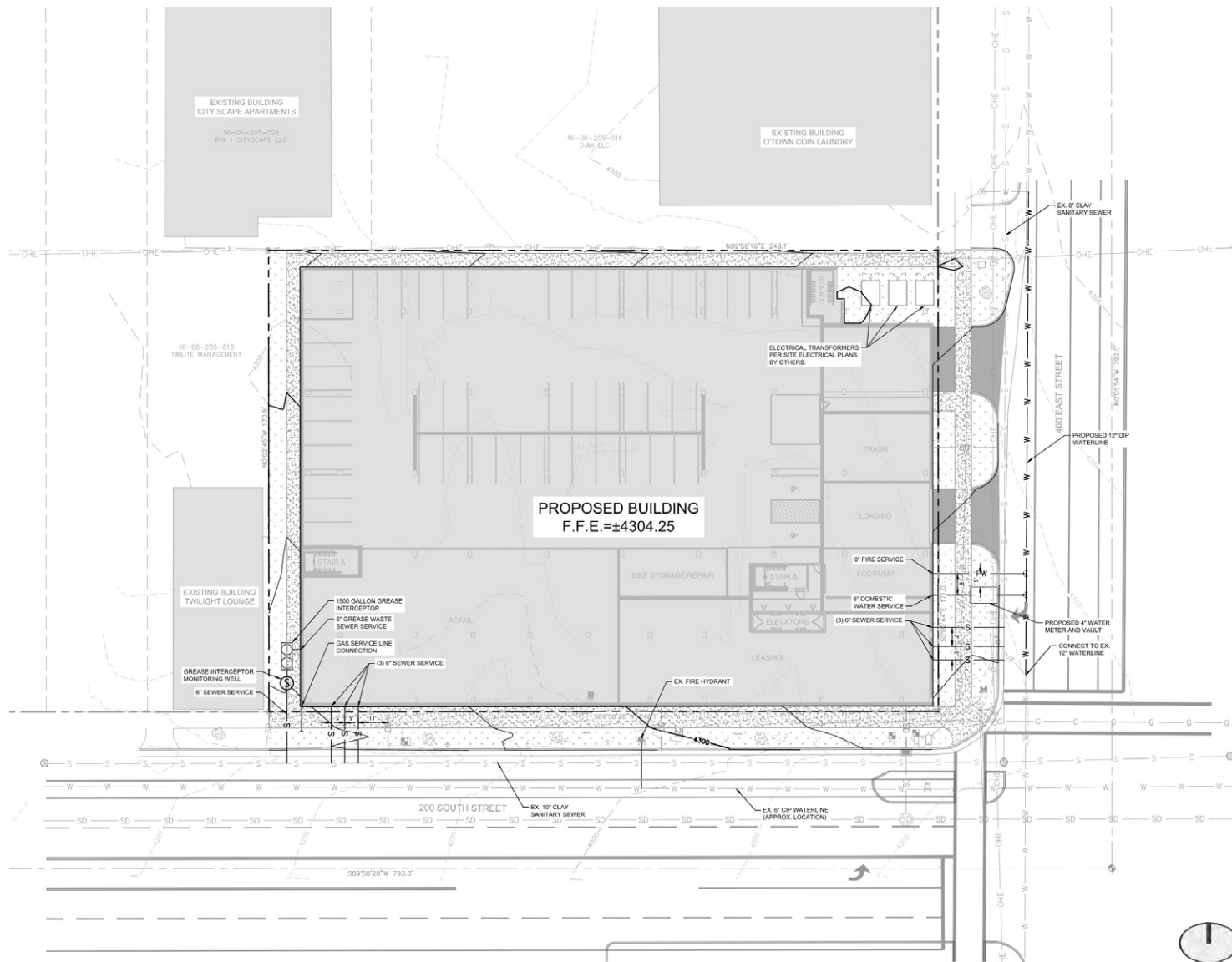
RENDERING: BUILDING CORNER (SOUTHEAST)



RENDERING: LEASING CORNER (SOUTHEAST)



SITE/COURTYARD DESIGN



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. PUBLIC RIGHT-OF-WAY PERMIT OBTAINED FROM THE SALT LAKE CITY ENGINEERING OFFICE (801-535-4396) IS REQUIRED FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN THE PUBLIC WAY. OBSTRUCTION OF SIDEWALK AND ROADWAYS ALSO REQUIRES A PERMIT. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC. IT MUST BE OBTAINED BY A CONTRACTOR WHO HAS BOND, INSURANCE, AND LICENSE ON FILE WITH THE ENGINEERING OFFICE.

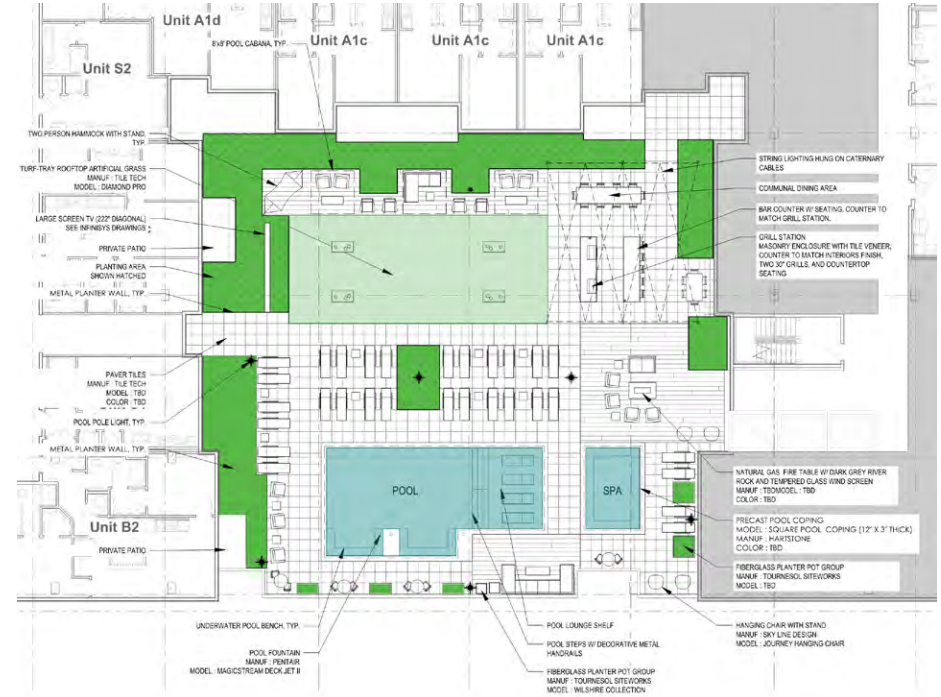
LEGEND

— W — W — W — W —	EXISTING WATER LINE
— S — S — S — S —	EXISTING SANITARY SEWER
— SD — SD — SD — SD —	EXISTING STORM DRAIN
— OHE — OHE — OHE — OHE —	EXISTING OVERHEAD ELECTRIC
— G — G — G — G —	EXISTING GAS LINE
— W — W — W — W —	PROPOSED WATER LINE
— FW — FW — FW — FW —	PROPOSED FIRE WATER LINE
— S — S — S — S —	PROPOSED SANITARY SEWER LINE
— G — G — G — G —	PROPOSED GAS LINE

SITE DESIGN: UTILITIES



SITE DESIGN: STREET LANDSCAPE CONCEPT



SITE DESIGN: COURTYARD LANDSCAPE CONCEPT

DESIGN REVIEW STANDARDS

SLC GENERAL DESIGN REVIEW STANDARDS

The general standards for design review exceptions in Section 21A.59.050 are set out and addressed below:

SLC Design Review Standard - 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.

The "Purpose Statement" for the R-MU District is set out in Section 21A.24.170 (A):

The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Compliance of Standard - A

LOCAL is situated in a rapidly developing area directly adjacent to downtown Salt Lake City. High density multifamily developments similar to LOCAL in construction around the site. LOCAL's design pulls the ground level façade away from the sidewalk, offering a boost to the neighborhood with 250 apartments, and over 6000 square feet of retail space.

SLC Design Review Standard - B

Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

Compliance of Standard - B

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

LOCAL will be accessible to pedestrians from both 200 South and 400 East, and vehicles will enter on 400 East. The secondary entrances are for access from the parking garage.

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

LOCAL's design focuses on activating the south façade, as 200 South is a significantly busier street, and has multiple ongoing developments near the site. All public spaces and significant entrances are located along the two street-facing façades, as well as most of the ground floor's glazing.

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

The parking garage is wrapped by programmed space on the two street facing facades of the building, only the entrance is visible from 400 East.

DESIGN REVIEW STANDARDS

SLC Design Review Standard - C

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

Compliance of Standard - C

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

The design accounts for over 6,000 square feet of leasable retail space along the south façade, which will be accessible from the 200 South sidewalk.

2. **Maximize transparency of ground floor facades.**

LOCAL's design focuses on making the 200 South façade as transparent as possible, to maximize pedestrian visibility into both the leasing and retail spaces. The 400 East façade is also as transparent as possible given the constraints of the site as specified above.

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

The façade expresses program of public spaces using storefront assemblies. Colored panels are also used at the Skydeck level to increase visual interest. At the ground level, large exposed concrete columns extend on the exterior of storefront assemblies, creating further visual and pedestrian interest.

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.**

The primary views from LOCAL are oriented toward the most active corner of the site. The courtyard has a terrace facing 200 South, connecting street level with the outdoor space above. The Skydeck is located on the southeast corner of the building, situating views toward downtown and the valley beyond.

SLC Design Review Standard - D

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

Compliance of Standard - D

1. **Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.**

The path of development and recent construction in the nearby neighborhood is similar in scale and massing to LOCAL.

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.**

This requirement is met through changes of material and plane at the different metal panels, as well as the detailing separating the panels.

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

LOCAL provides balconies on over 75% of units, as well as terrace spaces at the courtyard and roof level.

DESIGN REVIEW STANDARDS

Compliance of Standard - D (CONTINUED)

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.

The site is adjacent to older, architecturally uninspired commercial buildings. LOCAL aims to respond to the Planning Department's initiative to develop high quality, higher density housing in the neighborhood.

SLC Design Review Standard - E

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

Compliance of Standard - E

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

The façade breaks at every change of material and at every balcony. This provides more than sufficient façade expression on all sides of the building.

2. Material changes; and

All street facing façades have at least one material change.

Compliance of Standard - E (CONTINUED)

3. Massing changes.

The design of LOCAL include massing changes on the 200 South façade including the cutout for the terrace in the middle of the façade and the treatment of the rooftop deck. Massing changes on the 400 East façade include, again the treatment of the rooftop deck, the corner terraces and the open areas near the center that façade.

SLC Design Review Standard - F

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

Not applicable. LOCAL does not have any "privately-owned public spaces".

DESIGN REVIEW STANDARDS

SLC Design Review Standard - 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.

Compliance of Standard - G

1. Human scale:

a. Utilize setbacks to design a building that relates to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.

b. For buildings more than three 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.

The setbacks of the building will complement the heights of neighboring buildings, and the profile of the upper stories promote the high-density aspirations of the district. The building's design is broken up clearly by projections of the façade between the ground and fifth levels, and the large void created by the courtyard on the upper levels.

2. Negative impacts:

a. Modulate taller buildings vertically and horizontally so that they step up or to their neighbors.

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.

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.

The various projections on the first through fifth floors break up the mass of the building, and also function as windbreaks for the floors above (in addition to the terraces and balconies). The void created by the courtyard increases the flow of air and natural light.

3. Cornices and rooflines:

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

b. Include roof forms that complement the rooflines of surrounding buildings.

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.

The roof lines and forms are all related to the buildings' materials and formal expression. The roof deck additionally breaks up the massing of the building, while also aiding in reducing solar gain.

DESIGN REVIEW STANDARDS

SLC Design Review Standard - H

Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.

Compliance of Standard - H

The parking garage entrance is situated on the least active corner of the site that allows vehicle entry. The streetside entrances to the leasing office, retail space and elevator lobby are all situated at the corner of 200 South and 400 East, on the opposite side of the garage entrance.

SLC Design Review Standard - 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 the building or located within the structure.

Compliance of Standard - I

Service-use areas are not visible to the public, are located within the structure and are screened from public view. Site electrical/mechanical equipment is screened and located on the east side of the building. Residential loading and trash/recycling pick-up are located behind overhead doors along the mural wall.

SLC Design Review Standards - J

Signage shall emphasize the pedestrian / mass transit orientation.

Compliance of Standard - J

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.

The locations for retail and leasing signs are projected from the building, and will be integrated with the design of entry canopies.

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

The detailing of storefront assemblies and openings on the ground level will be coordinated with signage, as well as electrical.

3. Coordinate sign location with landscaping to avoid conflicts.

Dwell Design Studio will coordinate all signage and exterior detailing with consultants.

DESIGN REVIEW STANDARDS

SLC Design Review Standards - K

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

Compliance of Standard - K

1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up-lighting directly to the sky.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety

SLC Design Review Standard noted by the design team. The hardscape and landscape design of the exterior amenities and circulation will comply with the City's lighting requirements. Any specific lighting requirements will be addressed by the Design Team.

SLC Design Review Standard - L

Streetscape improvements shall be provided as follows:

Compliance of Standard - L

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street.

Compliance of Standard - L (CONTINUED)

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.

SLC Design Review Standard noted by the design team. The landscape designer will coordinate with the urban forester.

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.

Brick, and a durable metal panel system will clad most of LOCAL's façades. The metal panel system only occurs on the upper floors of the project.

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

Landscape design will include plantings and porous materials to comply with this requirement.

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

A significant portion of the building is clad in a light metal panel, and a light gray stucco wraps the courtyard area.

DESIGN REVIEW STANDARDS

Compliance of Standard - L (CONTINUED)

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

The brick and storefront on the first four levels of the building provide a very relatable design and architectural character. The large retail spaces will activate a street in Salt Lake that lacks definable character.

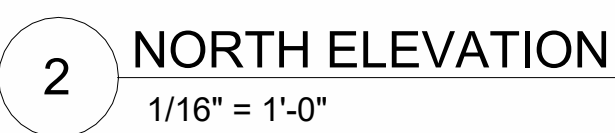
e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

SLC Design Review Standard noted by the design team. The projects design proposes benches and multiple different ground coverings.

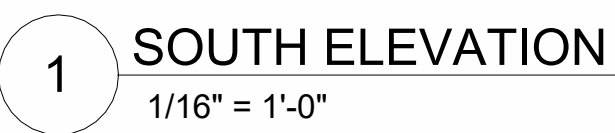


DESIGN REVIEW STANDARDS





<u>PERCENTAGE OF MATERIALS</u>		
ELEVATION	MATERIAL	%
SOUTH	BRICK	18
	METAL	31
	STUCCO	15
	GLAZING	36
NORTH	BRICK	1
	METAL	51
	GLAZING	18
	CONCRETE	30
WEST	BRICK	10
	METAL	50
	GLAZING	15
	CONCRETE	9
	METAL CAR BARRIER	16
EAST	BRICK	11
	METAL	54
	GLAZING	35



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2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

MATERIAL KEY	
MP-1	DARK METAL PANEL
MP-2	LIGHT METAL PANEL
MP-3	CORRUGATED METAL PANEL
MP-4	MEDIUM METAL PANEL
STC	STUCCO
BR-1	MEDIUM BRICK
BR-2	DARK BRICK
GLZ	GLAZING SYSTEM
FC	FINISHED CONCRETE
PC	PAINTED CONCRETE
GR	GLASS RAILING
AR	ALUMINUM RAILING
MC	METAL CANOPY
PCB	PARKING CAR BARRIER (METAL)

PERCENTAGE OF MATERIALS		
ELEVATION	MATERIAL	%
SOUTH	BRICK	18
	METAL	31
	STUCCO	15
	GLAZING	36
NORTH	BRICK	1
	METAL	51
	GLAZING	18
	CONCRETE	30
WEST	BRICK	10
	METAL	50
	GLAZING	15
	CONCRETE	9
	METAL CAR BARRIER	16
EAST	BRICK	11
	METAL	54
	GLAZING	35

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LOCAL SALT LAKE CITY

357 E 200 S

ISSUE
DATE: 06-15-2022
DESCRIPTION: SD SUBMITTAL
INCL: X

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DATE: DESCRIPTION: REV:

SEAL:

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ELEVATIONS

JOB NUMBER:

DRAWN BY: CHECKED BY:
Author Checker

A4-02

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OBJECT NAME:

OVERALL
BUILDING
PLAN - LEVEL
00

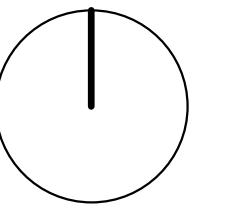
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A0-01



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|---|--|
| A | 8'-6" x 18'-0" STALL (9'-0" WIDE AS SHOWN) |
| B | 8'-6" x 18'-0" STALL (8'-9" WIDE AS SHOWN) |
| C | ADA ACCESSIBLE STALL 8'-0" x 18'-0" w/ 5'-0" WIDE STRIPED AREA |



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ROOT NAME:

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PLAN - LEVEL
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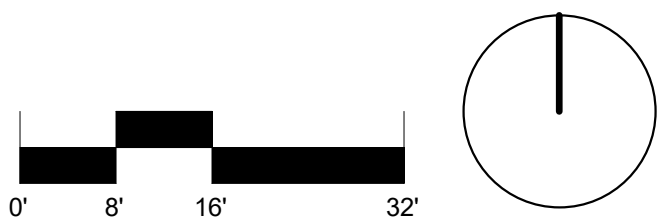
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- B** 8'-6" x 18'-0" STALL (8'-9" WIDE AS SHOWN)
- C** ADA ACCESSIBLE STALL 8'-0" x 18'-0" w/ 5'-0" WIDE STRIPED AREA

1 OVERALL BUILDING PLAN - LEVEL 02
3/32" = 1'-0"



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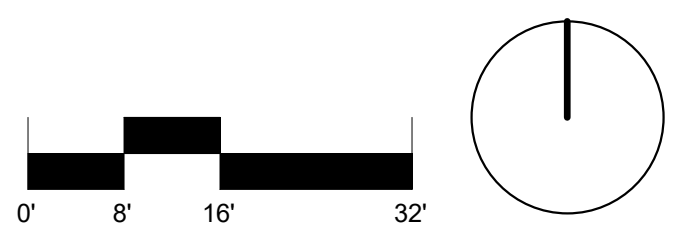
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- B** 8'-6" x 18'-0" STALL (8'-9" WIDE AS SHOWN)
- C** ADA ACCESSIBLE STALL 8'-0" x 18'-0" w/ 5'-0" WIDE STRIPED AREA

1 OVERALL BUILDING PLAN - LEVEL 03
3/32" = 1'-0"



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OVERALL
BUILDING
PLAN - LEVEL
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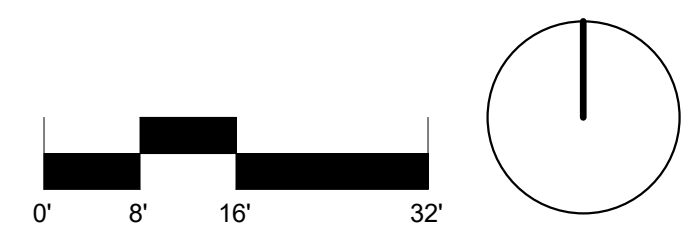
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- A** 8'-6" x 18'-0" STALL (9'-0" WIDE AS SHOWN)
- B** 8'-6" x 18'-0" STALL (8'-9" WIDE AS SHOWN)
- C** ADA ACCESSIBLE STALL 8'-0 x 18'-0" w/ 5'-0" WIDE STRIPED AREA

1 OVERALL BUILDING PLAN - LEVEL 04
3/32" = 1'-0"



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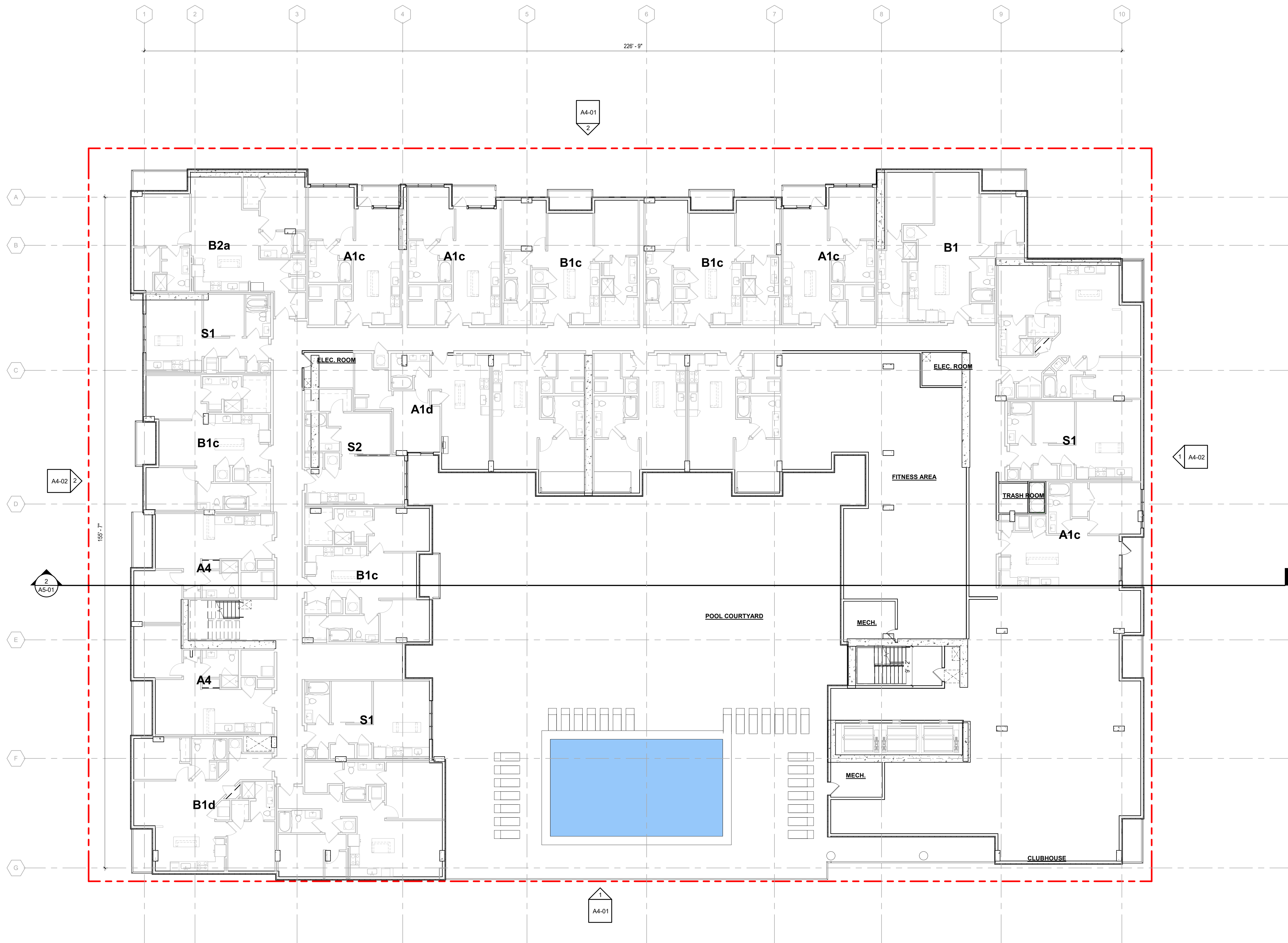
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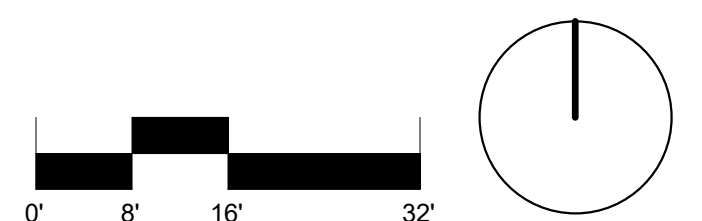
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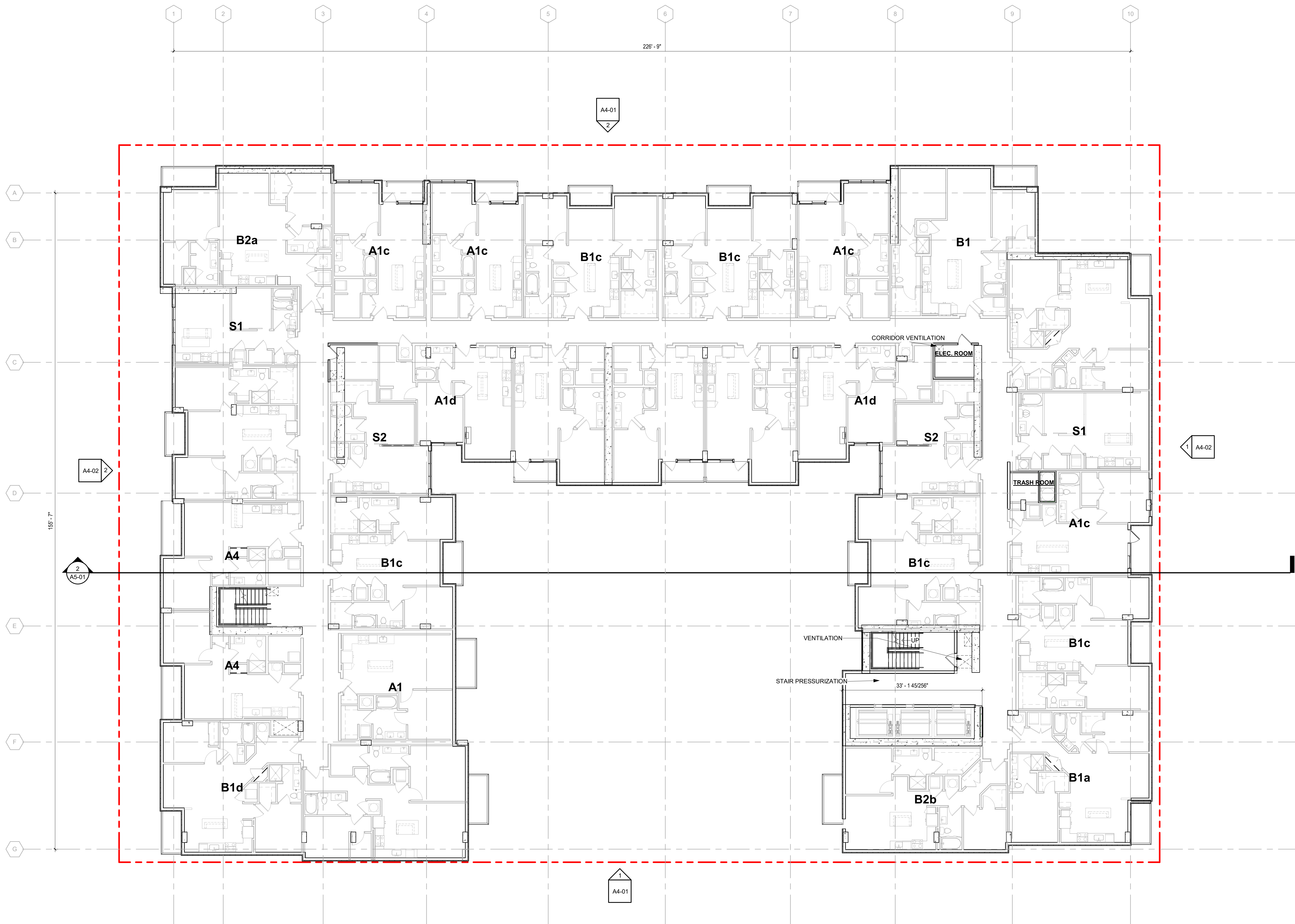
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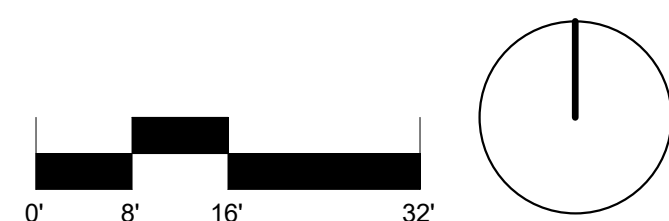
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1 OVERALL BUILDING PLAN - LEVELS 06-11 TYPICAL
3/32" = 1'-0"



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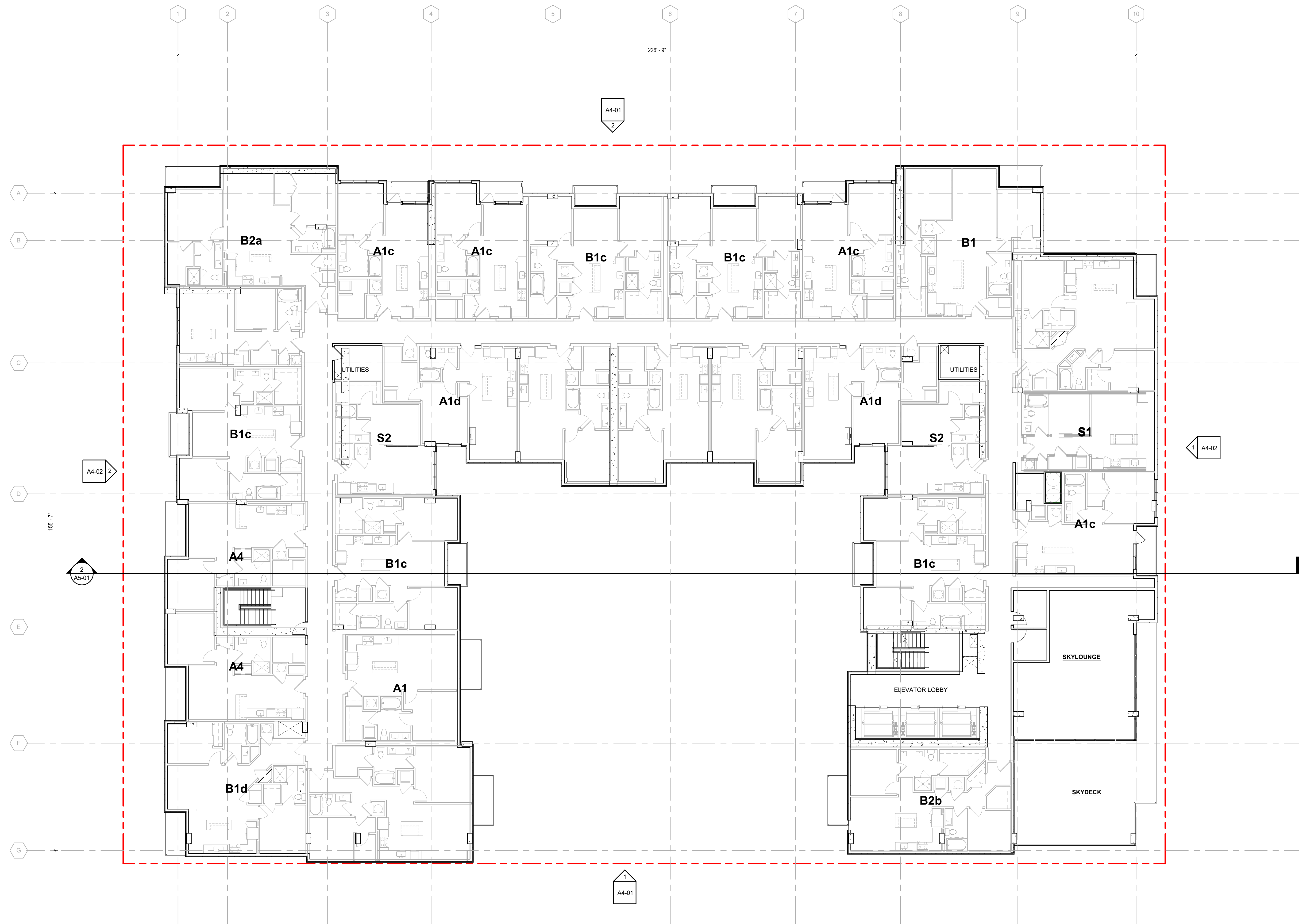
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PLAN - LEVEL
12

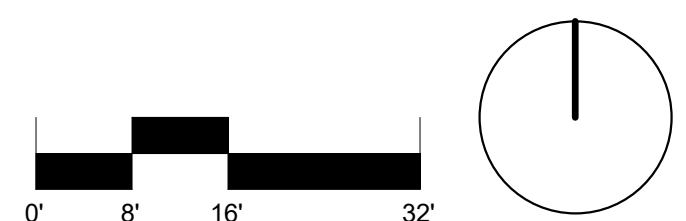
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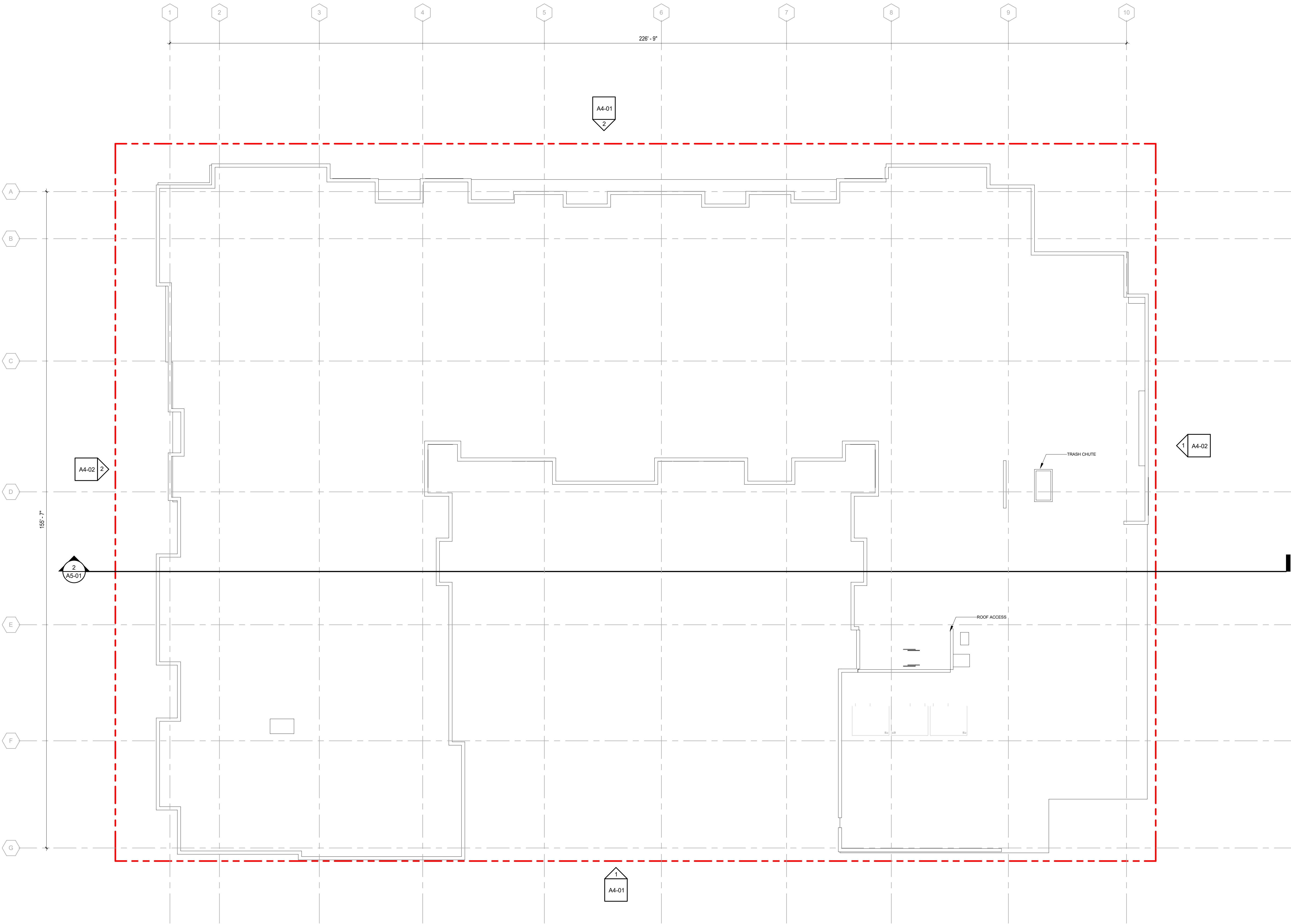


1 OVERALL BUILDING PLAN - LEVEL 12
3/32" = 1'-0"

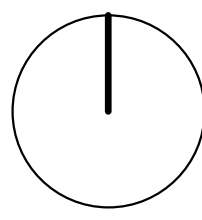
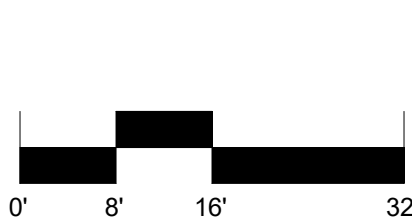


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1 OVERALL BUILDING PLAN - ROOF
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LOCAL SALT LAKE CITY

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A0-09



360 W 300 S, Suite 102
Salt Lake City, UT 84101
385-273-3888
dwelldesignstudio.com

August 8, 2022

Salt Lake City Planning Department

RE: **353, 357, 363, and 377 East 200 South¹ – LOCAL Salt Lake City
Narrative in Support of Application for Planned Development**

Dear Planning Department:

Dwell is proud to represent Subtext in the planned redevelopment of the above-referenced properties into a mixed-use project known as LOCAL Salt Lake City ("LOCAL"). LOCAL is planned to consist of 250 residential units (studios, one- and two-bedroom units), approximately 6,000 square feet of ground floor commercial space, more than 21,000 square feet of interior and exterior amenity space for use of the residents and approximately 260 parking spaces to serve both the residents and the commercial uses.

Subtext is an integrated real estate development company that creates better ways for residents to live and connect. Subtext develops properties that deliver high-quality housing for our residents and vibrant spaces for our communities. To date, Subtext has developed housing for almost 6,000 residents across eight cities and is currently developing projects across the United States that will be home to an additional 8,000+ residents.

Introduction to Planned Development Requests

To build LOCAL as designed will require approval from the Planning Commission of certain design aspects pursuant to the Design Review and Planned Development process of Sections 21A.59 and 21A.55, respectively. This letter constitutes a narrative in support of the contemporaneously filed Application for these design features.

Briefly, the design exceptions that are requested in the Application are summarized below.

1. Increase the height from 75' to 125'.
2. Modify the Rear Yard setback to 10' instead of 25% of lot depth (30' maximum).
3. Allow the ground level open space of 20% to be reduced to 0% with 20% fully-amenitized open space on the podium level instead.
4. ~~Allow the loading berth driveway to be located along 400 East (in what would be the "front yard" of LOCAL).~~ Per response from Rylee Hall, the RMU zone our building resides in does not have a minimum front yard requirement – therefore, it is our understanding the loading berth driveway located along 400 East is acceptable as currently shown and an exception is not required.
5. Modify the glazing requirement on the 400 East side to allow a public art mural.

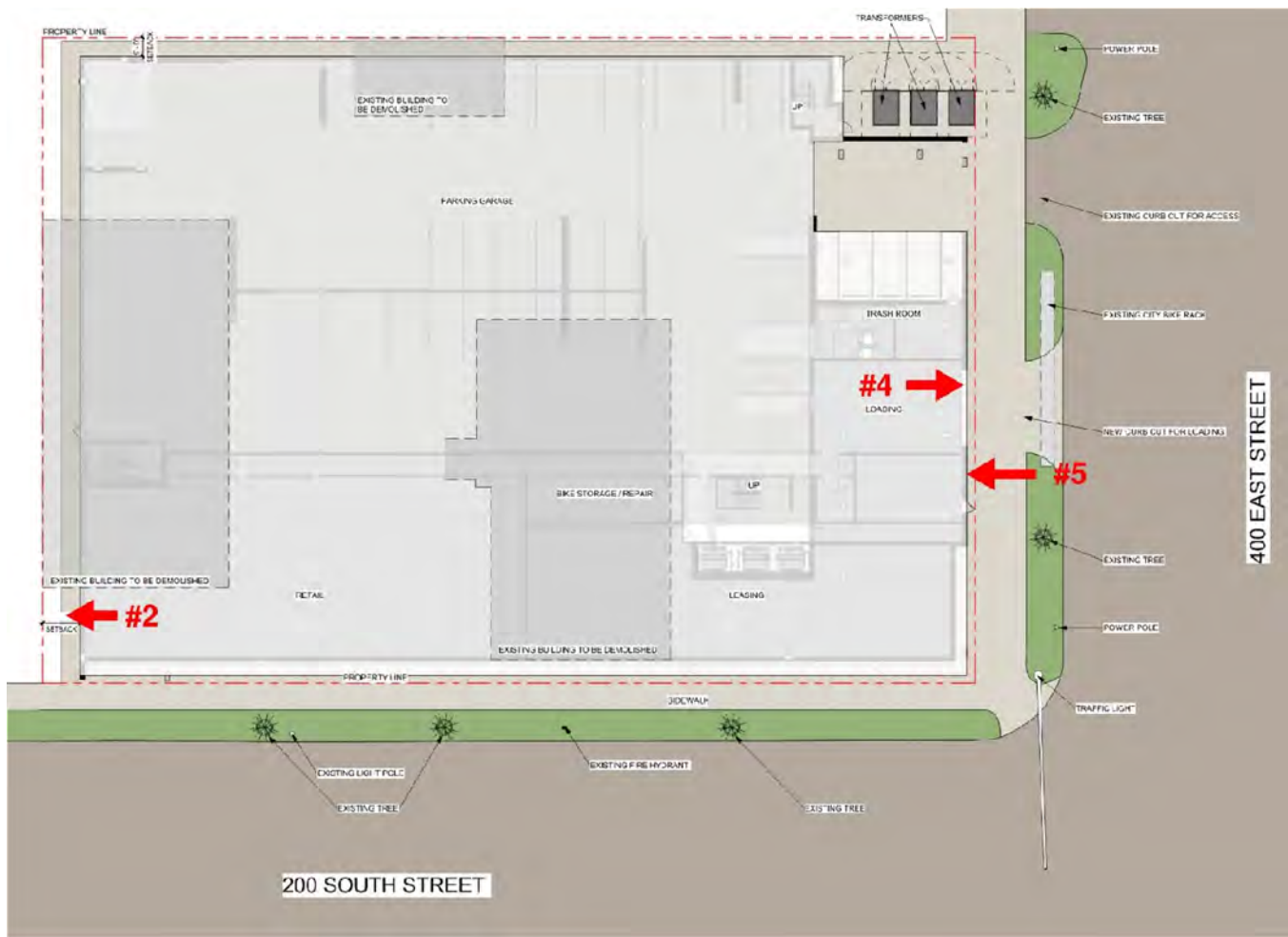
¹ The site is approximately 0.97 acres and currently occupied by Crown Burgers and a small commercial building.



Each of these design features will be detailed and supported below. The conceptual design for LOCAL is:



The site plan is:



Specific Planned Development Exceptions Requested

The Zoning Code provisions for which exceptions are requested are set out below in **bold** and the justifications for each exaction are set out in *italics*. The general standards for Design Review and Planned Developments are set out and responded to after the specific requests.

1. **21A.24.170 (F): MAXIMUM BUILDING HEIGHT** – “The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the design review process (chapter 21A.59 of this title) and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in subsection F3 of this section.”

Section 21A.24.170 (F) allows this height to be modified up to one hundred twenty-five feet (125') pursuant to the design review processes of Chapter 21A.59. The standards for that height modification are set out in Section 21A.59.050 (G) and will be addressed individually below:

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 step backs 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.

LOCAL aligns with the trending development in the area. The site is proximate to multiple large multifamily projects, and the zoning district encourages high-density, mixed-use projects. Additionally, the large setback at the pool courtyard softens LOCAL's position on the street.

- 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.

Our building design intent meets the requirement for a base, middle and top in two distinct areas.

The first area defines the requirements by focusing on the prominent building corner at 400 E and 200 S. The base and middle are differentiated by material changes and scale, while the top element is achieved by incorporating the sky lounge into this active corner.

The second area applies to the overall building. The base is achieved by recessing into the building to allow separation from the middle zone. The shadow line formed by the cantilever at level 03 and material differences distinguish from the middle zone above.

The middle zone starts at level 03 and ends at level 05 when the building transitions at the outdoor amenity deck. The materials and colors are distinct from the colors above and below.

The top is encompassed by the building materials that occur above level 05. The aesthetic in this zone is consistent in materiality and form to characterize this as its own zone.

The image below represents the base, middle and top zones defined above.



2. Negative impacts:

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

A void of over 8,000 square feet extends the entire height of the building, making it less imposing to both pedestrians and neighboring buildings. This also allows more natural light to the street. The requirement to step up or down is not as critical for LOCAL's site, as the area is rapidly developing similar projects.

Per request, a height map indicating nearby structures heights is shown below for reference.



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.

The pool courtyard directly responds to this requirement. This design feature allows approximately half of the street facing façade to rise only four stories, minimizing obstruction of natural light and ventilation.

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.

The projection of the façade at the 3rd and 4th levels provides a barrier to downdraught effects from upper stories. Multiple types of balconies and façade projections also help LOCAL meet this requirement

3. Cornices and rooflines:

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

All rooflines within LOCAL correspond to façade materials and program within the building. Changes in material are accompanied by change of plane, both in plan and elevation.

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

The formal expression of LOCAL's rooflines responds to the trending developments within the neighborhood. Consistency in parapet detailing was considered with adjacent multifamily developments, as well as in contrast to the nearby downtown SLC skyline.

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.

The LOCAL Skydeck is a highlighted feature of the project's amenities. This space creates design intrigue both from the street and roof and incorporates landscaping contextual to the environment.

2. 21A.24.170 (E): MINIMUM YARD REQUIREMENTS – “Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').”

Through the PD process, we are requesting to reduce the rear setback requirement to ten feet (10'). We have determined the front yard to be parallel to 400 E (rear yard at the west between our property line and the adjacent Twilite Lounge property). Overall property depth (front to rear) is 247.5' x 25% = 61.8' setback. Since 30' is the max set back requirement, that is the governing number. We are looking to reduce the 30' setback down to 10' since the space between our building and the adjacent property is not an area that will be desirable for tenants to occupy from a usability and safety standpoint. Giving that area back to the building to create a strong street presence will result in more active areas internally for tenants and guests.

Building ownership will hire a qualified company to maintain and care for the open space and recreational facilities.

3. 21A.26.170 (G): MINIMUM OPEN SPACE AREA – “[N]ot less than twenty percent (20%) of the lot area shall be maintained as an open space area.”

The site is not big enough to reasonably accommodate ground level open space. The design of LOCAL is intended to activate the 200 South frontage. Therefore, providing open space on this façade goes against the intent of the development. The shorter 400 East frontage would simply not work from any design standpoint for ground level open space. The development patterns in this near-downtown area are increasingly abandoning the inclusion of ground floor open space. The best practice currently is to provide amenity space at the podium level. Over [X SF] of courtyard amenity space is provided at the fifth story, along with an additional [X SF] at the Skydeck on the top floor.

~~4. 21A.44.070 (A): GENERAL OFF STREET LOADING REQUIREMENTS – “No loading berth shall be located in a required front yard.”~~

~~The 400 East side of the building is technically the building's front, as the design uses a zero-foot setback. However, the intent of the development is to activate the 200 South side of the building. Therefore, in order to accommodate amenity spaces at the primary façade, the loading berth needs to be positioned on the 400 East façade.~~ This section has been intentionally omitted. Per response from Rylee Hall, the RMU zone our building resides in does not have a minimum front yard requirement – therefore, it is our understanding the loading berth driveway located along 400 East is acceptable as currently shown and an exception is not required.

5. 21A.37.050(C)(1) GROUND FLOOR GLASS and Table 21A.37.060 – “40% [Ground Floor Glass]”

Our intent is to achieve 40% glazing by modifying the garage and loading doors to translucent glass overhead sectional doors. Current elevations provide ~15% glazed storefront.

General Standards for Planned Developments

The general standards for Planned Developments in Section 21A.55.050 are set out and addressed below:

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.

The "Purpose Statement" from Section 21A.55.010 is set out and addressed below:

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:

Before addressing the specific "objectives" and "strategies" below it is important to note that no single project could ever meet every objective or strategy and that level of perfection is not mandated by the Code. Instead, it is helpful to think of the objectives and strategies as sort of a menu from which to choose a healthy meal. The response below will try to explain where and how LOCAL implements the City's objectives and strategies. Those sections where LOCAL does not implement an objective or strategy will either be specifically referenced or elided.

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

Given the near-downtown nature of LOCAL, this objective is not really applicable. As noted above, LOCAL has 20% open space amenitized for the benefit of its residents.

B. Historic Preservation:

Not applicable. There are no historic elements related to the site.

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

LOCAL will bring a unique approach to the neighborhood with its facilities and helps to fulfill the increasing demand for housing in the Salt Lake City downtown area, while providing housing opportunities for a range of family and income types.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

Not applicable.

2. Improvements that encourage transportation options other than just the automobile.

LOCAL is providing an indoor bike storage and maintenance area to encourage the use of bicycles as an alternative form of transportation. EV charging stations will be provided in the parking garage in compliance with the City's current requirements. EV infrastructure will be installed to allow an increase in the number of charging stations as demand might change in the future.

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.

LOCAL will utilize upgraded mechanical and exterior components to provide increased thermal efficiency and reduce energy usage. To encourage other forms of transportation, LOCAL will include several bicycle-centered amenities. Tenants living in LOCAL will have access to an enclosed, secured bicycle storage area. In addition to the bicycle storage area, users will also have access to repair stations for bikes. The building will also provide electrical vehicle charging stations with additional infrastructure in place if the need for additional EV spaces should arise.

F. 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:

1. 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.

LOCAL implements the Master Plan for this area by creating a beautiful building of site-appropriate scale that provides high quality living spaces and amenities. LOCAL helps activate the 200 South streetscape with a thoughtful layout.

Now back to the general standards for Planned Developments in Section 21A.55.050:

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.

The proposed design of LOCAL is in line with the long term plans of the established master plan.

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:

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.

The path of development and recent construction in the nearby neighborhood is similar in scale and massing to LOCAL. LOCAL's design focuses on activating the south façade, as 200 South is a significantly busier street, and has multiple ongoing developments near the site. All public spaces and significant entrances are located along the two street-facing façades, as well as most of the ground floor's glazing.

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;

3. Whether building setbacks along the perimeter of the development:

a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.

This requirement is met through changes of material and plane at the different metal panels, as well as the detailing separating the panels. The primary views from LOCAL are oriented toward the most active corner of the site as well.

b. Provide sufficient space for private amenities.

The courtyard has a terrace facing 200 South, connecting street level with the outdoor space above. This courtyard will have a pool and spa outdoor activity lawn and gathering space. The Skydeck is located on the southeast corner of the building on the 12th floor, situating views toward downtown and the valley beyond.

c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

LOCAL has provided open space at West and North property boundaries which will provide buffering to neighboring properties. The design also directs all amenity areas to the street sides of the project so no additional noise will impact the neighboring properties as well. The only adjacent buildings currently to the site are a bar and laundromat, which are both loud public spaces.

d. Provide adequate sight lines to streets, driveways and sidewalks.

Landscape has been held back from any street/ sidewalk crossings and driveway entrances leaving adequate sight lines along the property. The ground floor is set back on the 200 south side, increasing sidewalk width, and the mural wall clearly indicates driveways.

e. Provide sufficient space for maintenance.

Adequate space around the building has been provided for any exterior maintenance needed for the building. There is a void in the northeast corner of the building, where the transformers are located, allowing more than sufficient space for maintenance

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

To embrace and enhance the pedestrian experience along both streets, the building pulls off the sidewalk, leaving the structure exposed, and giving more space to pedestrians. At this lowest scale, there is an abundance of glass going up double height to allow a visual conversation between the sidewalk and the retail and leasing spaces within.

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Lighting is designed per safety guidelines. This should have minimal if any impacts to surrounding properties.

6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and

Service-use areas are not visible to the public, are located within the structure and are screened from public view. Site electrical/mechanical equipment is screened and located on the east side of the building. Residential loading and trash/recycling pick-up are located behind overhead doors along the mural wall.

7. Whether parking areas are appropriately buffered from adjacent uses.

The design of LOCAL complies with this requirement because parking internal to the building.

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:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Not applicable.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Not applicable

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and

The landscape design proposed for LOCAL consists of tree lined streets. Meeting zoning requirements and corresponding with all recent new developments in the area.

4. Whether proposed landscaping is appropriate for the scale of the development.

The landscape design proposed for LOCAL consists of tree lined streets. Meeting zoning requirements and corresponding with all recent new developments in the area

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:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

As designed LOCAL will not have these negative impacts.

2. Whether the site design considers safe circulation for a range of transportation options including:

a. Safe and accommodating pedestrian environment and pedestrian oriented design;

In meeting the required setbacks along with the street level retail and leasing design LOCAL will create and accommodated an engaging pedestrian environment.

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

Due to the restrictions on other ground floor uses and access to the site, combined with the size of the property, it is not possible to locate the bicycle parking on the ground floor within 50' of the primary entrance and directly connected to the ROW. Instead, secure bike parking is provided inside the building.

c. Minimizing conflicts between different transportation modes;

In meeting the required setbacks LOCAL shall not have any conflicts with different transportation modes.

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

The design of LOCAL would promotes any and all adjacent public spaces. LOCAL's retail and leasing office areas are locating on both high-trafficked streets.

4. Whether the proposed design provides adequate emergency vehicle access; and

The design of LOCAL provides emergency access on both 200 South and 400 East. With appropriate AMM along the North and West sides for fire access.

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Service-use areas are not visible to the public, are located within the structure and are screened from public view. Site electrical/mechanical equipment is screened and located on the east side of the building. Residential loading and trash/recycling pick-up are located behind overhead doors along the mural wall.

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.

Not applicable.

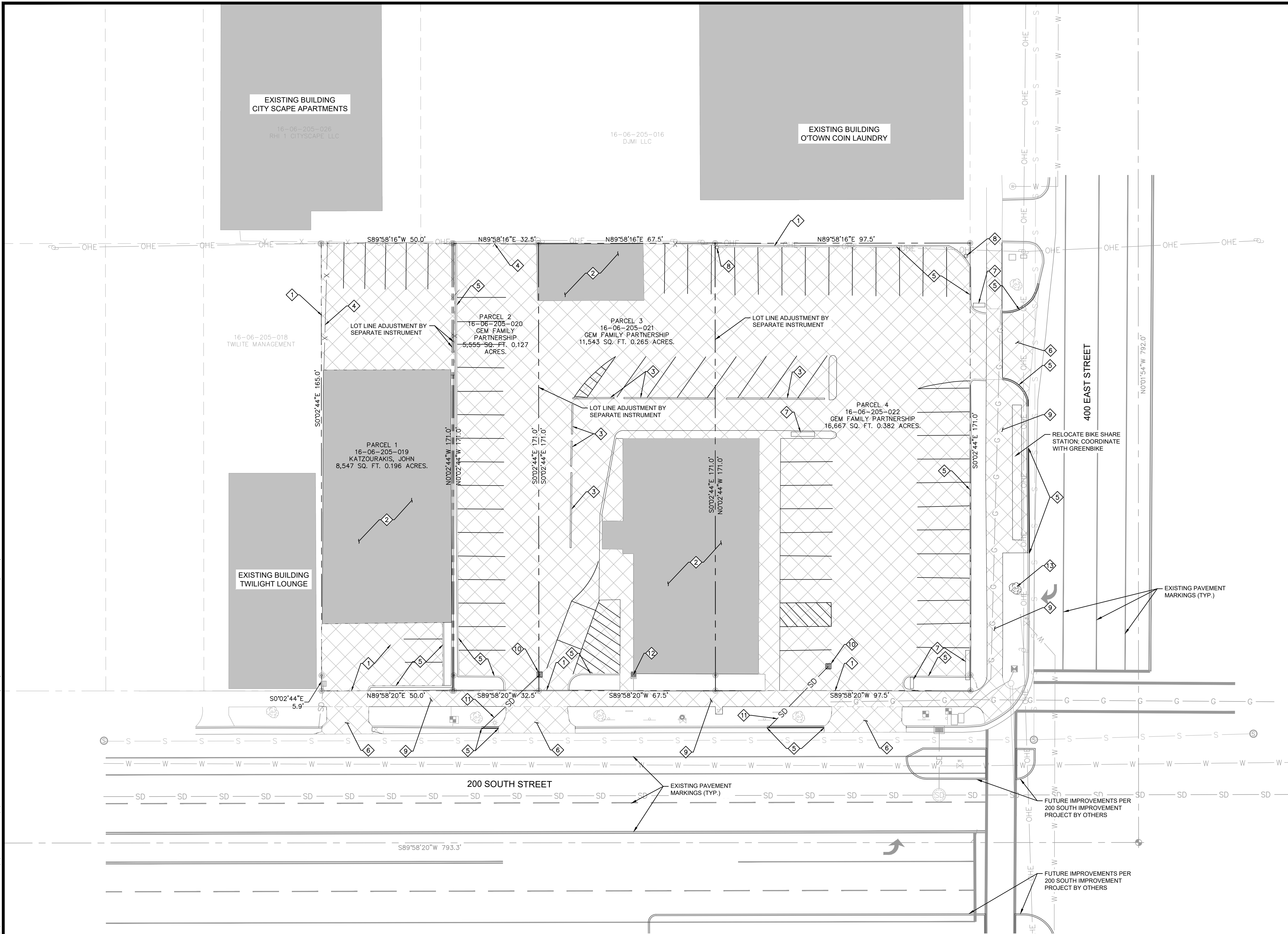
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

All existing and/ or planned utilities will be moved or placed underground, therefore no detrimental impacts should effect the surrounding area.

Conclusion

LOCAL will be a beautiful building with a modern look and feel. It will be designed in an environmentally- and energy-conscious manner. It will be amenitized for a high quality of life. The ground floor retail and other design aspects will help activate the 200 South streetscape and provide for walkability. LOCAL will further increase the housing stock in downtown Salt Lake City and contribute to the ongoing renaissance of the area.

We look forward to presenting the plans for LOCAL to you and the public in more detail and working to obtain the required Planned Development and Design Review approvals.













GENERAL NOTES

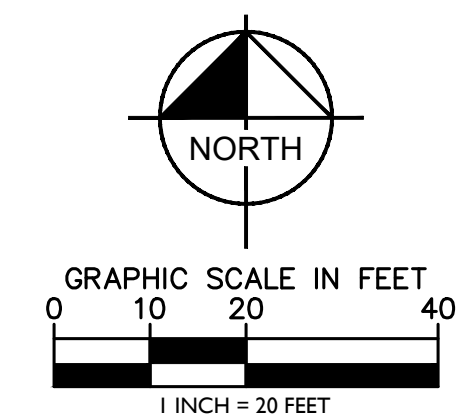
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4. RETURN METERS ASSOCIATED WITH KILLED AND ABANDONED WATER SERVICES TO SALT LAKE CITY PUBLIC UTILITIES.
5. CONTRACTOR TO COORDINATE WITH ADJACENT BUILDING OWNERS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR TO ENSURE ADJACENT BUILDING SYSTEMS REMAIN FUNCTIONAL DURING CONSTRUCTION, AND ADEQUATE NOTICE PROVIDED PRIOR TO COMMENCING ACTIVITIES ANTICIPATED TO DISRUPT UTILITY SERVICE OR OTHER PROVIDED FUNCTIONS.

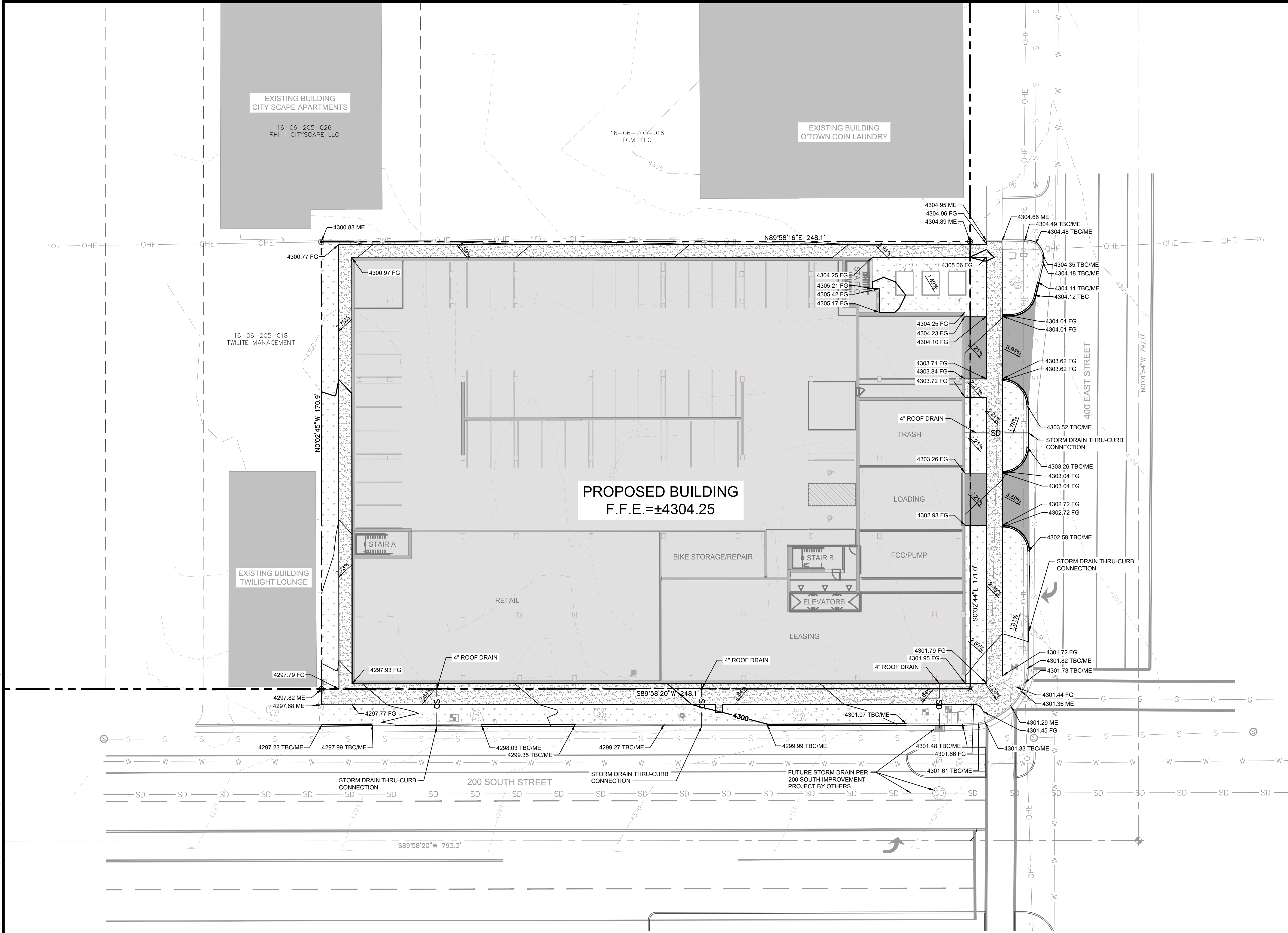
DEMOLITION NOTES

- ① SAWCUT AND REMOVE EXISTING PAVEMENT.
- ② DEMOLISH AND DISPOSE OF EXISTING BUILDING.
- ③ REMOVE AND DISPOSE OF EXISTING WALL.
- ④ REMOVE AND DISPOSE OF EXISTING FENCE.
- ⑤ REMOVE AND DISPOSE OF EXISTING CONCRETE CURB.
- ⑥ REMOVE AND DISPOSE OF EXISTING DRIVEWAY.
- ⑦ REMOVE AND DISPOSE OF EXISTING SIGN.
- ⑧ REMOVE AND DISPOSE OF EXISTING LIGHT POLE.
- ⑨ REMOVE AND DISPOSE OF EXISTING SIDEWALK.
- ⑩ REMOVE AND DISPOSE OF EXISTING CATCH BASIN.
- ⑪ REMOVE AND DISPOSE OF EXISTING STORM DRAIN.
- ⑫ REMOVE AND DISPOSE OF EXISTING GAS METER.
- ⑬ REMOVE AND DISPOSE OF EXISTING TREE.

LEGEND

	EXISTING SUBJECT PROPERTY BOUNDARY
	EXISTING ADJACENT PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS LINE
	SAWCUT AND REMOVE EXISTING PAVEMENT

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GENERAL NOTES

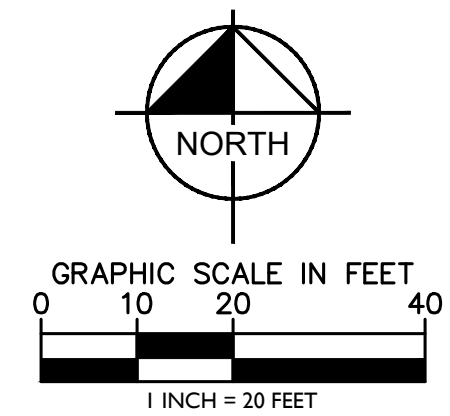
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4. PUBLIC RIGHT-OF-WAY PERMIT OBTAINED FROM THE SALT LAKE CITY ENGINEERING OFFICE (801-535-6396) IS REQUIRED FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN THE PUBLIC WAY. CONSTRUCTION OF SIDEWALK AND ROADWAYS ALSO REQUIRES A PERMIT. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC. IT MUST BE OBTAINED BY A CONTRACTOR WHO HAS BOND, INSURANCE, AND LICENSE ON FILE WITH THE ENGINEERING OFFICE.

LEGEND

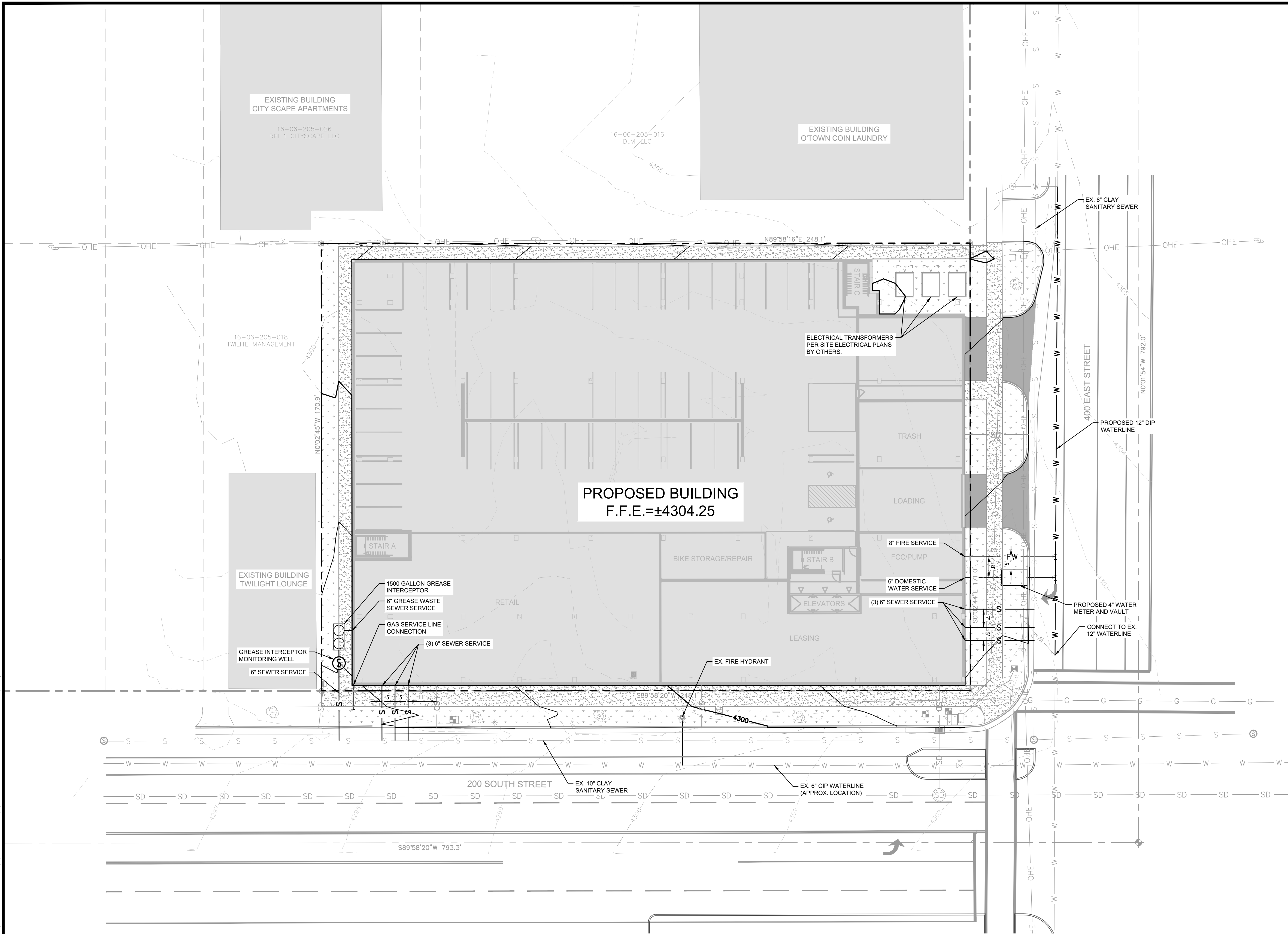
-----4200-----	EXISTING 10' MAJOR CONTOUR
-----4202-----	EXISTING 2' MINOR CONTOUR
=====4200=====	PROPOSED 10' MAJOR CONTOUR
=====4202=====	PROPOSED 2' MINOR CONTOUR
-----SD-----	PROPOSED STORM DRAIN

ABREVIATIONS

EG	EXISTING GRADE
FG	PROPOSED GRADE
SW	SIDEWALK
TBC	TOP / BACK OF CURB
FL	FLOW LINE
HP	HIGH POINT
ME	MATCH EXISTING
RW	RETAINING WALL



ig.	SCHEMATIC DESIGN	NOT FOR CONSTRUCTION	SEAL	DRAWN BY: _____ AJB _____ 6/10/2022		OVERALL GRADING PLAN	LOCAL ACQUISITIONS, LLC	<div><div><div>△</div><div>△</div><div>△</div></div><div>DATE</div></div> <div><div>DESCRIPTION</div></div>
				DESIGNED BY: _____ AJB _____ 6/10/2022				
				CHECKED BY: _____ AJR _____ 6/10/2022		LOCAL SALT LAKE CITY SITE IMPROVEMENT PLANS 377 EAST 200 SOUTH, SALT LAKE CITY, UT 84111	<div><div>Kimley</div><div>»»Horn</div></div> <div>111 East Broadway, Suite 600 Salt Lake City, UT 84111 Tel. No. (385) 212-3176</div>	
				PROJECT NO.: _____ 093887001 _____ SCALE: AS SHOWN				

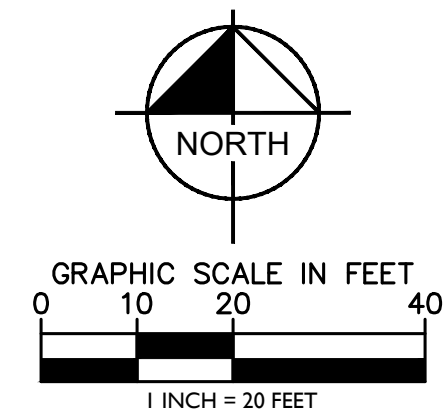


GENERAL NOTES

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LEGEND

— W — W — W — W —	EXISTING WATER LINE
— S — S — S — S —	EXISTING SANITARY SEWER
— SD —	EXISTING STORM DRAIN
— OHE — OHE —	EXISTING OVERHEAD ELECTRIC
— G — G — G — G —	EXISTING GAS LINE
— W — W — W — W —	PROPOSED WATER LINE
— FW — FW — FW —	PROPOSED FIRE WATER LINE
— S — S — S — S —	PROPOSED SANITARY SEWER LINE
— G — G — G — G —	PROPOSED GAS LINE

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