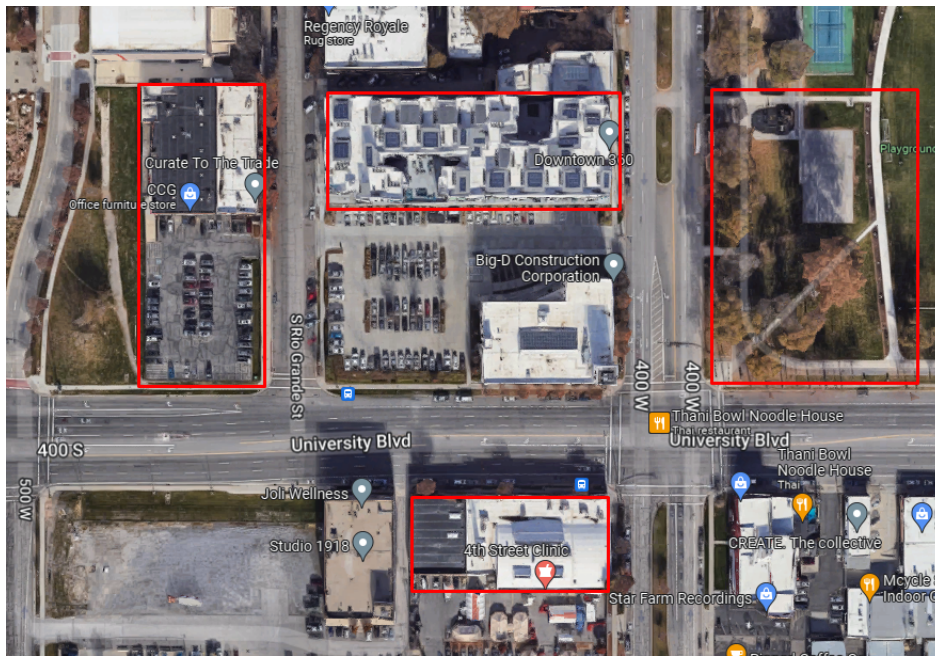


PROJECT DESCRIPTION

Big-D Construction owns the land and existing office building which are currently operating as the headquarters of their corporate office. As their business growth has expanded requiring additional office space and related vehicle capacity, the owner is applying for a Conditional Use Permit to expand their existing facility and remain as the current HQ site. Accordingly, they would like to add the following:

- 1) A 31,350 sf 3-story addition to their existing 64,573 sf office building
- 2) A 4-level parking structure that is connected to the office building.

The Schematic Design Drawings for additional office building and parking structure layout is outlined in the submitted drawings. (Image below shows existing site plan)



D-3 ZONING CURRENT ORDINANCE REQUIREMENTS:

- Controls over Mixed Use – Per SLC zoning ordinance 21A.30.040 paragraph C’s last sentence “Construction related to the rehabilitation including remodeling or modification of existing uses, or the change of use to a similar use, shall not be subject to these provisions.” The current historic 5-story office building was approved in the early 2000s as an exception to the mixed-use limitations and thus the proposed addition/modification should need not comply per the zoning ordinance.
- As the existing current use will be maintained for the entire site, it is not suitable for the owner/tenant to be required to develop a multi-family residential use on their HQ site.
- To reduce any anticipated detrimental effects:
 - The proposed addition’s mass and scale is intentionally matched to the existing historic structure and to blend with and enhance the streetscape /neighborhood.
 - Big D is also proposing creating a landscape buffer between new construction and the adjacent apartment building to enhance views, which would benefit both properties.
 - The proposed parking structure’s height is intentionally limited to protect views and scale for adjacent property and limit parking to encourage use of public transportation for the tenant’s employees.

- The proposed addition will reduce traffic congestion on 400 West through the removal of curb cut entrance and improve the pedestrian safety for the adjacent apartment development.

CONDITIONAL USE INFORMATION

- Anticipated operating/delivery hours:
 - Business activities and operation hours will be same as the current (8am – 5pm).
- The land uses adjacent to the property
 - North: a multi-family housing complex
 - East: across 400 West Street is Pioneer Park
 - West: across Rio Grande Street is currently surface parking for the CCG building, and a new multi-family housing is in permitting to be built in the very near future.
 - South: across 400 South Street is the 4th Street Clinic
- Expected employees:
 - The users expect to host approximately 100 additional employees in the new building.
 - The new building will host approximately 100 total additional seats for private offices and workstations.
 - The owner has not discussed the project with the owner of the multi-housing on north of the property.