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November 9, 2022

RE: Design Review Application for West Village

To Whom It May Concern:

Our partnership team of Woodbury Corporation, Vesta Realty Partners and Urban Alfandre is pleased to submit this Design Review application for West Village.

We are applying for Design Review approval for additional height above sixty feet, up to ninety feet.

Project Description for the mixed-use multi family portion:

The Design Review request is for West Village — a mixed-use redevelopment project at the corner of 900 South and 400 West in the heart of the Granary District.

West Village is a true mixed-use project which consists of:

- 602 residential units
- 180,000 square feet of Class A Life Science commercial
- 8,000 square feet of ground floor retail
- 835 parking spaces (764 required)
- 64 dedicated bicycle parking spaces
- Privately-owned public plaza.

West Village creates a new, mixed-use project that is compatible with the existing neighborhood patterns of large warehouse buildings and large parcels, while adding human-scaled design elements to enhance the public realm and pedestrian experience, including a privately-owned public plaza. This plaza will provide much needed gathering space and open space for the neighborhood.

A major goal of West Village is to achieve Master Plan goals of walkability, vibrancy and livability through enhancing pedestrian scaled design and active / commercial space along Montague Street and 900 South and 400 West. The narrow width of Montague Street is one not typically found in this neighborhood, and a feature we want to highlight through sensitive design by creating lower-scaled rowhomes, commercial and active

ground floor spaces to enhance the existing scale and the walkability of this unique street.

Building Materials: The West Village residential portion is Type IIIA construction and the primary exterior construction materials are:

- Brick
- Glass
- Storefront glass
- Metal Panel
- Stucco

West Village consists of 600 residential units and 8,000 square feet of ground floor commercial space. The residential units average 695 square feet and consist of one-bedroom with two-bedroom units. The overall unit density is 225 units per acre.

Project Description for the <u>Class A Life Science portion</u>:

The West Village Class A Commercial Life Science portion is 180,000 square feet of Type I-B construction and the primary exterior construction materials are:

The life sciences laboratory/office building (also “Granary Labs” or “Lab Building”) is a five-story building intending to provide approximately 180,000 gross square feet of Class A combined office and research & development space, targeting a 50-50% split between office and laboratory components, which will be the first of its kind in Salt Lake City. The building design consists of five 15-foot-tall floors and an additional mechanical penthouse, bringing its overall height to 90 feet as limited by the applicable district regulations. While the building height limit in the General Commercial (CG) District is 60 feet per Salt Lake City Code § 21A.26.070(F), this application submits for the City’s approval that the Lab Building be allowed an additional story of building height on the basis that the building and site meet the City’s criteria by providing an improved site layout and amenities.

The Lab Building anchors the western end of the site, along South 500 W, and speaks with a contemporary architectural voice to express the scientific endeavors within, balance the more traditional expression of the surrounding buildings and add to the dynamic mix of old and new in the rapidly developing Granary District.

<u>Building Materials</u>:

Granary Labs is proposed as Type I-B construction, and the primary exterior construction consists of an aluminum and glass curtain wall system. The predominant curtain wall system consists of high-performance Low-E coated vision glass panels bracketed above and below by aluminum and spandrel glass panels, offset into a dynamic pattern with slender recessed vertical channels of a clear, frosted glass. This

glazing pattern is interrupted by walls clad in weathering steel which ground the Lab Building in its context and tie it to the adjacent landscape and buildings.

(Granary Labs - West Village)

We intend to meet the design standards listed in 21A.59.050 as described below:

The standards in this section apply to all applications for design review as follows:

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 West Village 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.***

a. 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.

b. This project implements the following catalytic projects that have been identified in the Downtown master plan:

1. “Adding greater depth and choice of the retail, visitor, cultural, and residential offering.”
    a. West Village will provide 8,000 square feet of brand new neighborhood commercial and retail space and will add 600 new housing units and 180,000 square feet of Class A Life Science space to this part of the Granary District, which currently has little to no housing options.
2. “Celebrating the assets of each district.”
    a. West Village celebrates the over-scaled, warehouse aesthetic of the Granary by incorporating architectural and proportion design elements such as:
        i. Architectural features on the ground level that are found in existing warehouse buildings in the neighborhood
        ii. Sensitive massing with large windows with nice reveals and mullions with durable brick material, storefront glass and metal panel
        iii. Minimizing façade lengths visually through design and color changes in brick, windows and balconies
3. “Growing the downtown population, supporting an active place 24/7.”
    a. West Village adds much needed housing to the Granary District in a mixed-use application that also promotes activity 24/7.
4. “Creating a pleasing and welcoming public realm.”
    a. West Village turns mostly vacant land into a well-designed, mixed-use project that activates the street and creates a pleasing and welcoming public realm through attractive building materials, design features like large warehouse-like windows and brick detailing and fenestrations which create visual interest for the pedestrian while creating transparent, active ground floor uses to engage the pedestrian, while adding much needed services to the neighborhood to allow more walkability and reduce car trips.
    b. In return for reducing setbacks and landscape buffers, West Village provides a better product than would be allowed by the current code, through adding ground floor active commercial uses and creating a vibrant, pedestrian-oriented experience that follows the established neighborhood development patterns for setbacks and landscape buffers. West Village also implements the Downtown master plan by “…active ground floor uses should be prioritized over parking uses. Structured parking should be designed to accommodate, where feasible, street-level businesses and other active uses.”

c. West Village follows the recommendation of Salt Lake City's Urban Design Guidelines by creating "a strong street wall [which] helps facilitate pedestrian circulation as well as provide a sense of space and scale unique to" the Granary District's large, over-scaled feel…" and can be accomplished by "buildings abutting front and side property lines"

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

a. ***Primary entrances shall face the public sidewalk***.

i. West Village has been designed to emphasize the ground floor as the focal point with most entrances, including all of the 8,000 square feet of retail, facing the public sidewalk.

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

i. West Village seeks to reduce setbacks to keep with the stabilized neighborhood patterns which will create a cohesive urban wall and public realm "… further linking the Granary to the rest of downtown."

(existing development pattern highlighted in yellow with no setbacks)


(existing site conditions)

(looking SWfrom the site)

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

i. All parking for West Village is hidden from the main public and pedestrian streets of 900 South, 400 West and Montague Street.

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

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

i. The commercial spaces, lobby and co-working all front the public sidewalk to create an active, vibrant atmosphere.

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

i. All ground floor facades are easily viewed and accessible.

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

i. West Village uses the following architectural elements to reinterpret traditional storefront elements:

1. Canopies
2. Storefront windows
3. Pedestrian scaled building fenestrations

d. ***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.***

i. There are two rooftop decks and two dining patios located at the main public street intersection at 400 West and 900 South and Montague Street and 400 West, creating a strong visual connection to the street and outdoor spaces.

A privately owned public plaza that connects the residential portion to the Life Science building will have direct visual connection to the street, too.

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

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

(ground floor retail along Montague Street, not required by code)

i. West Village incorporates large stepbacks at the first, second and third level in the residential units, where appropriate, especially on Montague Street. This helps create building heights and sizes that relate more to a human scale along Montague. There are also building stepbacks incorporated into 400 West and 900 South facades.

The scale of these buildings, with reduced setbacks, and a reduced landscape buffer, is more compatible with existing development patterns in the neighborhood than if this building was built per the existing code. In place of reduced setbacks and landscape buffer, a more active and enhanced urban wall will be added to the public realm, creating a more engaging and vibrant pedestrian experience while bringing more amenities and services within walking distance for residents of the Granary District.

Even though we are requesting a reduced landscape buffer, West Village will still have a robust landscape buffer from the public streets, helping to create a nice buffer and scale, while reducing the heat island effect and creating a strong street wall, which is called out as an important feature in Salt Lake City's Urban Design Guidelines.

The reduced setback request is also compatible with the existing development pattern of the neighborhood as seen below and provides a better design and implementation of city and master plan goals (street wall, keeping with stabilized neighborhood pattern, retail and engaging ground floor), than if built under the current zoning code.

(Evo Building on 400 West and 700 South)

West Village steps back 1’ from the second floor to reduce the feel of scale and massing for existing and anticipated buildings, as seen below.

The design of West Village is inspired by warehouses found in the neighborhood and mimics similar proportions such as window sizes and reveals, fenestrations and building materials, to create an interesting pedestrian experience, including active, transparent space to engage the pedestrian.

(Granary warehouse building used for inspiration for proportions, scale and window details)

West Village also incorporates a design break up longer façades to create a better pedestrian scale, public realm and more interesting urban wall. Balconies are added and different color materials to create a strong divide of facades to “reduce the visual width.”

b. ***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.***

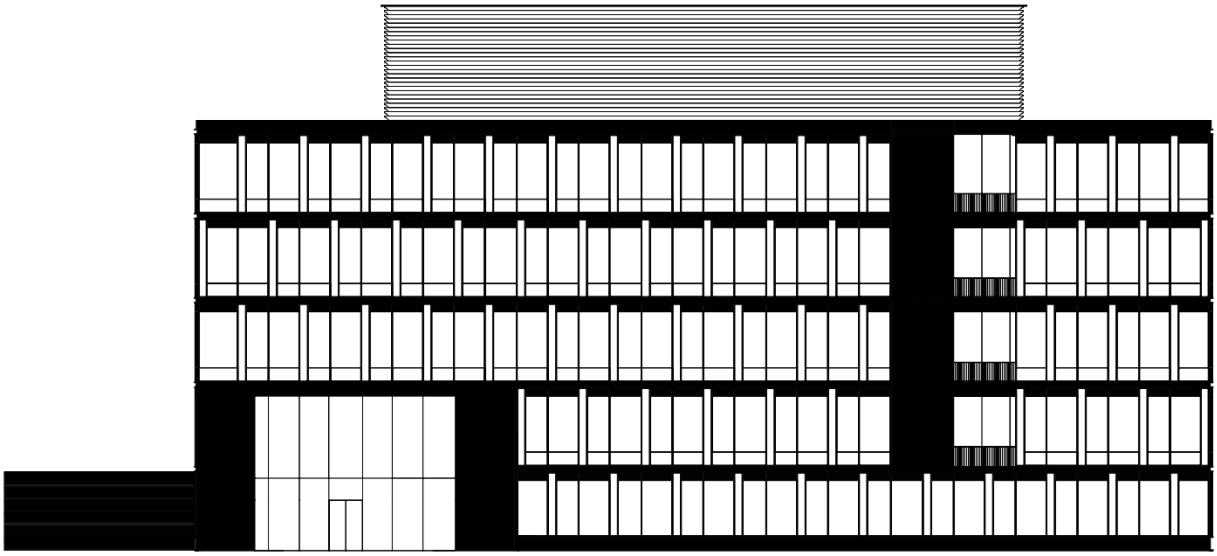
i. West Village was designed for the pedestrian experience, with an industrial aesthetic to create a vibrant streetscape while being sensitive to the surrounding architecture. We use larger proportions and windows to create a simple, yet elegant design to minimize the scale of the overall structure. We also incorporated different materials and stepbacks facades to create a look of multiple buildings to help with pedestrian interest and a more engaging public realm. Three level rowhomes front Montague Street with the larger massing step-backed to reduce the visual height as seen below:

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

i. West Village incorporates balconies, roof-top decks, carefully designed window massing and fenestrations, and strong window reveals.

d. ***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.***

i. Solid/ void of West Village, as seen below, reflects the scale of typical scale/ void found in the neighborhood.



3 MASS/OPENING DIAGRAM - NORTH
1/16" = 1'-0"

(Adjacent warehouse building used for inspiration for solid/void)

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

a. ***Changes in vertical plane (breaks in facade);***

i. West Village has changes in both horizontal and vertical planes through larger stepbacks in the buildings and varied setbacks along the

b. ***Material changes; and***

i. The building intergrades variety of materials, including modular brick, architectural metal, concrete banding, and large warehouse windows.

c. ***Massing changes.***

i. Massing is articulated in both horizontal and vertical elements with larger stepbacks along Montague and 400 West and rooftop decks.

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

i. ***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");***
ii. ***A mixture of areas that provide seasonal shade***;
iii. ***Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inches (2") caliper when planted;***
iv. ***Water features or public art;***
v. ***Outdoor dining areas; and vi. Other amenities not listed above that provide a public benefit.***

b. West Village includes numbers i, ii and iv in the privately-owned public plaza.

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.***

a. ***Human Scale:***

i. ***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.***

1. West Village follows the master plan of the neighborhood and future land use goals of providing a vibrant living environment that supports downtown and a 24/7 environment. It also creates density on a main arterial and

street that has been designated as a likely TRAX expansion line to connect the Granary to downtown.
2. West Village also utilizes stepbacks to relate to scale and to enhance the priority of scale on the ground level.

ii. ***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.***

1. West Village has a distinct base of a reinterpreted warehouse, typically found in the surrounding neighborhood, on the ground floor, a distinct middle of brick volumes and top varying materials to create a strong building composition while still having a distinct base to enhance the pedestrian scale on the street level.
2. West Village is requesting height over 60' and to reduce the feel of the extra height, we are modulating the building into distinct but different bases, middles and tops, and removing a story at the corner of the building for a rooftop deck, to create a sense of reduced scale and differentiation to minimize the effect of extra height above 60' as seen below. We are also incorporating large stepbacks along Montague and 400 West

(building stepbacks create modulation and feel of reduced scale)

b. ***Negative impacts:***

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

1. West Village steps back from neighbors and the street from the third level to enhance the ground floor scale for the pedestrian and to push the upper units back to be more welcoming to our neighboring properties.

ii. ***Minimize shadow impacts of building height on the public realm and semipublic 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.***

1. The shadow studies impact the public street and have little impact on adjacent properties all of which have plans for redevelopment to a much larger scale.

iii. ***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.***

1. West Village has designed the building with stepbacks and setbacks and landscaping to minimize wind impacts in public and private spaces.

c. ***Cornices and rooflines:***

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

1. Rooflines are defined to be cohesive with the building's overall form and composition. Rooftop decks were incorporated into the design to add an outdoor experience for views and relaxation for residents, which also breaks up the roofline.

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

1. The context of the roof massing complements surrounding buildings and adds rooftop decks to provide interest and activation to the street.

iii. ***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 storm water system.***

1. West Village includes rooftop decks that support a more visually compelling roof landscape.

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***

i. The parking entrance is removed from the corner and pedestrian activation to create a safer and better connection to the sidewalk.

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.)***

i. All of the above-mentioned equipment is screened from public view.

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

a. ***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.***

i. Design will comply with this standard by incorporating pedestrian-focused signage for the ground floor commercial and lobby entrances

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

i. This is accounted for in the overall design and strategy of West Village to create an enhanced pedestrian experience with vibrant street activation.

Project Description for the <u>Life Science Portion</u>:

The life sciences laboratory/office building (also “Granary Labs” or “Lab Building”) is a five-story building intending to provide approximately 180,000 gross square feet of Class A combined office and research & development space, targeting a 50-50% split between office and laboratory components, which will be the first of its kind in Salt Lake City. The building design consists of five 15-foot-tall floors and an additional mechanical penthouse, bringing its overall height to 90 feet as limited by the applicable district regulations. While the building height limit in the General Commercial (CG) District is 60 feet per Salt Lake City Code § 21A.26.070(F), this application submits for the City’s approval that the Lab Building be allowed an additional story of building height on the basis that the building and site meet the City’s criteria by providing an improved site layout and amenities.

The Lab Building anchors the western end of the site, along South 500 W, and speaks with a contemporary architectural voice to express the scientific endeavors within,

balance the more traditional expression of the surrounding buildings and add to the dynamic mix of old and new in the rapidly developing Granary District.

Building Materials: Granary Labs is proposed as Type I-B construction, and the primary exterior construction consists of an aluminum and glass curtain wall system. The predominant curtain wall system consists of high-performance Low-E coated vision glass panels bracketed above and below by aluminum and spandrel glass panels, offset into a dynamic pattern with slender recessed vertical channels of a clear, frosted glass. This glazing pattern is interrupted by walls clad in weathering steel which ground the Lab Building in its context and tie it to the adjacent landscape and buildings.

We intend to meet the design standards listed in 21A.59.050 as described below:

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.
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
    1. Primary Entrances face the public sidewalk (secondary entrances can face the parking lot).
        a. *In compliance with the design criteria requirements for the CG District, in conformance with Chapter 21A.37 of the City Code, Granary Labs will provide entrances on each building façade on the ground floor, providing access from three public sidewalks. The predominant entrance will be located at the northeast corner, on West Montague Avenue, with doors facing north to the sidewalk and east to the adjacent plaza.*
    2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
        a. *The Lab Building is sited along the minimum 10-foot property line setback on two of its three street frontages—the south and the west.*
    3. Parking shall be located within, behind or to the side of the building.
        a. *An enclosed parking structure is located on the ground floor and second level of the adjacent proposed multifamily residential building, with the requisite number of spaces provided for the office/laboratory use.*
C. Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest & interaction.
    1. Locate active ground floor uses at or near the public sidewalk.
        a. *The Lab Building’s main entry, lobby, and amenity space are all located on the ground level. All building entries feature transparent glazing to facilitate pedestrian wayfinding.*
    2. Maximize transparency of ground floor facades.

a. *The ground floor entry area has been designed with large floor to ceiling storefront glass. All public-facing facades at the ground floor feature transparent glass, though the glass in the office and laboratory areas is tinted.*

3. Use or reinterpret traditional storefront elements like sign bands clerestory glazing articulation and architectural detail at window transitions.
    a. *Granary Labs draws inspiration from the surrounding District, both its existing buildings and its history, to inform its materiality. Employing traditional materials like weathering steel grounds the building in its context while its modern expression befits its program at the forefront of the life sciences. We believe this combination responds to the city's Tech Lake City zoning initiative while capturing the spirit of the Granary District.*

D. Large 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 alignment established cornice heights, building massing, step backs and vertical emphasis.
    2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights & widths) of the building in context to reduce the visual width or height.
    3. Include secondary elements such as balconies, porches, vertical bays, belt courses fenestration and window reveals.
        a. *Granary Labs employs several strategies to ensure that its massing relates to the human scale:*
            i. *While its overall height and massing is similar to the other proposed buildings in the development and anticipated developments throughout the district, its massing is modulated by a series of functional "notches," indentations which serve to create the impression of the building as a composition of multiple interlocking volumes of modest and elegant proportions. These notches are carefully located so that few portions of the building run the entire height or width of the overall massing.*
            ii. *These notches, indentations into the building's volume from the maximum allowable massing, also function as entries (at the ground floor) and balconies (at each of the four upper levels). The main entry on West Montague Avenue is expressed as the intersection of two of these notch elements.*

E. Building facades that exceed a combined contiguous length of 200 feet shall include:
    1. Changes in vertical plane (breaks in façade);
    2. Material changes; and
    3. Massing changes

    a. *Granary Labs provides these elements along each of its four facades. The window pattern is based on an 11-foot module, providing recesses from the vertical plane eat each 11-foot interval. In addition, the building's predominant material expression of metal and glass is accented with the use of weathering steel panels at key walls, a material also found at the landscape plaza and in the adjacent building exteriors.*

F. If provided, privately owned public spaces shall include at least three of the six 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");
        a. *The adjacent landscape plaza of approximately 8,000 square feet will provide the requisite amount of seating with wedge benches.*

G. Building height shall be modified to relate to human scale and minimize the negative impacts.
        a. *The Lab Building uses its detailing, the module of its glazing, and notch elements to provide areas for occupation and bring its overall form down to the human scale.*
    2. Cornices and Rooflines:
        a. *Granary Labs is designed in a modern language which elevates simple geometries, honesty of material expression, and elegance of component proportions to add to the design diversity of the site and the Granary District. While not expressing traditional cornice lines, its crisp roofline provides a clear termination of the building volume while relating to tops of the adjacent and anticipated buildings.*

H. Parking and circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities or midblock walkway.

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.
        a. *Waste management and loading for the Lab Building are managed in a one-story structure its southeast that is screened from public view by a landscape feature to the north; it is set back from West Fayette Avenue along the south frontage and the structure and its access drive are screened from the public way by a gate. This loading dock is proposed to be clad in a complementary material palette to the adjacent Lab Building—itself sharing complementary materiality to the other buildings on the project site.*

J. Signage

a. *Pedestrian-scaled signs are incorporated into the ground floor facade to facilitate wayfinding.*

Multifamily and Life Science <u>Combined Responses</u>:

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

a. ***Provide streetlights as indicated in the Salt Lake City Lighting Master Plan***

i. Streetlights will be provided according to the lighting Master Plan.

b. ***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.***

i. The outdoor lighting design will meet these requirements as noted above and will be designed accordingly by our electrical engineer once we move into the design development process.

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

i. Lighting will be emphasized at the building entrances, but otherwise will be low level compatible with residential living requirements.

L. ***Streetscape improvements shall be provided as follows:***

a. ***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.***

i. West Village will include approved trees from the SLC Urban Forestry List to comply with this standard and help reduce the sense of scale from the large building we are proposing to the wide streets to create a better scale for the pedestrian as seen below:

b. ***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:***

i. ***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.***

ii. ***Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.***
iii. ***Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).***
iv. ***Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.***
v. ***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. vi. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)***

West Village achieves these standards in the plaza design. More details can be found in the plaza section of the submitted landscape plans.

Kindest regards,

James Alfandre

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