



January 6, 2022

**RE: Planned Development Application for Pacific Yard (704 S 400 W)**

To Whom it May Concern,

We are pleased to submit this Planned Development application for Pacific Yard.

Pacific Yard “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” in the following ways:

- Requested reduced setbacks and landscape buffers will keep with the stabilized neighborhood pattern
- Highly activated ground floor will provide more commercial and retail for the neighborhood which achieves Downtown Plan goals of creating a more liveable city through increased walkability and access to services
- Increase the Granary’s housing stock will achieve Downtown Plan goals of housing choices
- Incorporating a mid-block walkway achieves one of the Downtown Plan’s ‘Catalytic Goals’ for pedestrian connectivity and enhances public realm.

**Project Narrative:** The proposed planned development is called Pacific Yard — a redevelopment project at the corner of 700 South and 400 West in the heart of the Granary District. Pacific Yard consists of efficient studios, one and two-bedroom residential units and 4,000 square feet of ground floor commercial space.

The Granary District is a neighborhood that grew up around the railroad and manufacturing and now a hub for entrepreneurship, art, food and beverage and residences.

Pacific Yard creates a new project that reflects the over-scaled feel in the Granary by creating a warehouse experience on the ground level to interact with the streetscape in a way typically found in the neighborhood, while incorporating human-scaled elements.

Pacific Yard is currently comprised of three separate parcels which will be consolidated into one parcel before the building permit process. It is also incorporating a midblock walkway on the western property line.



## Zoning Requests:

Urban Alfandre is requesting relief from the City's zoning ordinance through the planned development process for:

1. 21A.26.070 (D): MINIMUM YARD REQUIREMENTS: We are requesting no Front Yard, Corner Yard, or Rear Yard setbacks.

The stabilized neighborhood pattern includes buildings with no setbacks that are set right up to the sidewalk, creating a pedestrian scaled, cohesive street wall, as seen below.



(existing development pattern highlighted in yellow with no setbacks)

Our intent is to activate our public street frontages with provide as much retail, lobby and co-working space and continue the stabilized neighborhood pattern of no setbacks.

2. 21A.26.070 (D): LANDSCAPE YARD REQUIREMENTS: Our plan to reduce setbacks to mimic current development patterns in the neighborhood won't allow us to provide these landscape buffers. We do plan on creating an enhanced streetscape experience with urban landscaping and a corner patio, that is private, but will provide relief for residents and customers, and a pleasant pedestrian experience.



We also believe that reducing the landscape buffer to create a more active street wall, as a priority of Salt Lake City's Urban Design Standards, is a better environment for the pedestrian allowing for more interaction with the commercial and retail ground floor uses. Reducing these setbacks and landscape buffer also helps to minimize the effect of the large rights-of-way of 700 S and 400 W to create a better public realm and comfortable pedestrian scale, "...which will result in a more enhanced product than what would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments."

Please reference Landscape Planting sheet (L301) for proposed species of plants and locations.

3. 21.A.44: PARKING: We would like to comply with the Master Plan by leveraging the large amount of on-street parking available in the Granary's wide, vacant streets to reduce the parking ratio at Pacific Yard to .78:1, or 227 total units. Per code, we are required to have 208 units, so we do comply with the parking standard, but are providing Transportation Demand Strategies as noted below.

There are preliminary plans for a TRAX extension to run right in front of Pacific Yards. It is likely by the time this project is delivered, the TRAX station is steps away, thus allowing for a lower parking ratio than the current zone requires.

Pacific Yard is complying with the following Transportation Demand Strategies:

1. At least 50% required bicycle parking provided in the form of secured long term bicycle parking located in the interior of the building and made available to residents of the development.
2. Providing an on site business center (co-working) or satellite office facility designed to facilitate telecommuting.
3. Providing an on premises gym for residents or employees with at least 400 square feet of space dedicated to workout equipment.

We also plan on having easily accessible bike parking for the residents of Pacific Yard, and customers of the commercial spaces by providing secure bike parking within the building for residents and coordinating bike parking areas, with Salt Lake City Corp, in the public right-of-way.

4. 21.A.55.040 A.3: The proposed planned development is compatible with other property in the neighborhood by eliminating the setbacks required by the current zoning in order to keep with the stabilized neighborhood pattern of zero setbacks as shown below:

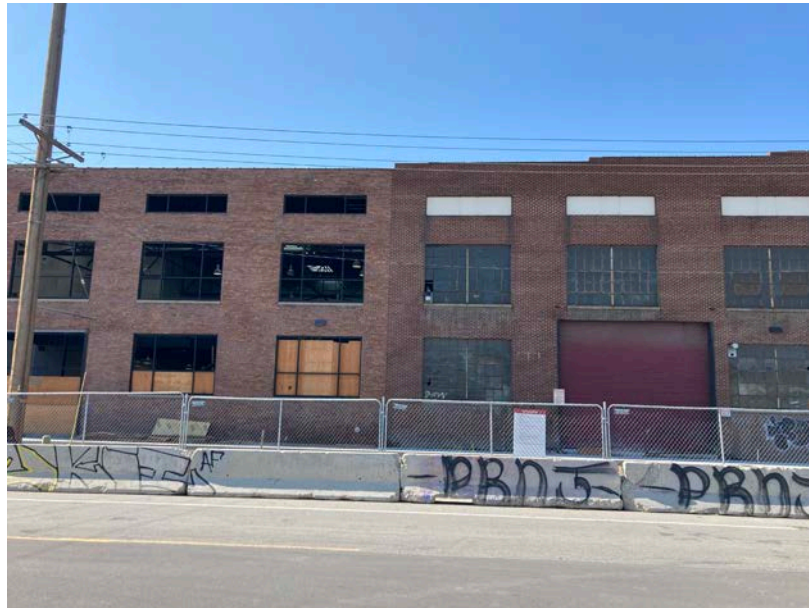


(existing development pattern highlighted in yellow with no setbacks)

The existing building on the Pacific Yard site, along with the adjacent properties, was built decades ago with zero lot lines and no setbacks. This Planned Development request is compatible with these existing development patterns of adjacent properties and most other properties in the neighborhood. Building Pacific Yard with setbacks required in the current zoning would create an uneven street wall and increase the unfriendly scale of the wide street. The requested reduced setbacks would provide a better built product than what is allowed under the current zone.



(Existing building on the Pacific Yard site)



(Adjacent building with zero lot lines and no setbacks)



(Adjacent building with zero lot lines and no setbacks)



(Adjacent building with zero lot lines and no setbacks)

## A) **Planned Development Purpose and Objectives:**

We believe Pacific Yard meets the following City objectives for this Planned Development through the following ways:

**C. Housing (2):** Our proposal includes housing types that aren't commonly found in the existing neighborhood. Pacific Yard will be the first residential project west of 300 West in the Granary District and because of this, will kick-off the neighborhood's housing stock. The scale of the Granary is large, and Pacific Yard will incorporate the existing over-scaled feel of the neighborhood, while adding human-scaled elements through

façade break-up, building step-backs and ground floor activation, to enhance the public realm and pedestrian experience.



**E. Master Plan Implementation (1):** Pacific Yard is consistent with the guidance of Downtown master plan related to building scale, building orientation, site layout or other similar character defining features through the following ways:

- Providing a mid-block walkway, deemed as a 'Catalytic Project' by the downtown master plan.
- Helping to "rebuild 400 West into a multi-modal street ..." by adding in front of our project "...adequate curb, gutter, park strip and sidewalk"



(Granary Campus mixed-use retail project directly adjacent to Pacific Yard fronting 400 West)

Pacific Yard's ground floor activation will continue to promote redevelopment opportunities along 400 West corridor, "further linking the granary to the rest of downtown."

## **B) Master Plan Compatibility**

Pacific Yard is very consistent with the Downtown master plan through the following ways:

- Providing "mid-rise housing and small local-serving retail" to help "make the Granary a complete neighborhood."
- Creating a "Vibrant & Active" district "further linking the Granary to the rest of downtown" by redeveloping a vibrant, mixed-use project along 400 West that "support a true mix of housing options..."

## **C) Design And Compatibility**

1. The scale, mass and intensity of Pacific Yard is compatible with the surrounding neighborhood and the Downtown master plan in the following ways:

- The Granary is full of large warehouses and large parcels on very wide streets, which has created an over-scaled feel that has become a defining characteristic for this part of town. Pacific Yard's goal is to keep with the over-scaled feel by mimicking the size and scale of surrounding buildings, and add human-scaled design elements to enhance the public realm and pedestrian experience. This is done in the following ways:
  - Designing a ground level that mimics surrounding architecture to add continuity to the neighborhood, while enhancing the walkability by adding retail and commercial uses to the ground level.
  - Reducing setbacks to keep with the stabilized neighborhood pattern of zero lot lines and no setbacks
  - Breaking up the 700 South façade to create the look of two separate buildings — this was carefully designed to keep the over-scaled feeling, while adding visual interest by breaking up the façade to enhance the pedestrian experience.
  - Creating a new mid block walkway which is defined in the Downtown master plan as a 'Catalytic Project'.

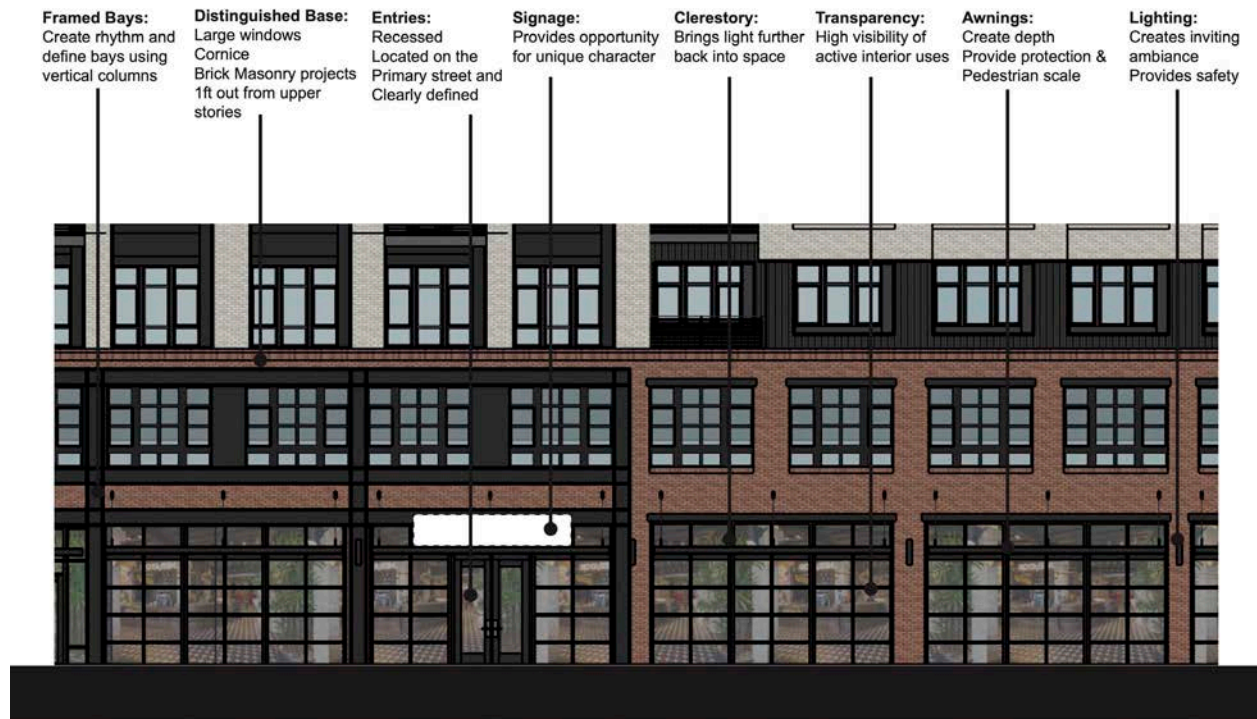
2. Pacific Yard's building orientation and building materials are compatible with the neighborhood and the policies stated in the Downtown master plan related to building and site design in the following ways:

- 'SAFETY AND SECURITY' "Residential developments should be designed to be safe and secure. Transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out help the pedestrian realm feel safe. Building occupants should be able to see into public and semi-public spaces; and landscaping and lighting should enhance security (Downtown Plan pg. 17)"
  - Pacific Yard draws inspiration from surrounding warehouses and buildings to inform architecture on the ground level and above in the new



project to create continuity, but also differing architectural elements to create visual interest.

- Pacific yard is designed to be safe and secure by using the safety and security elements found in transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out to help the pedestrian realm feel safe. Building occupants are able to see into public and semi-public spaces and landscaping and lighting enhances security by creating a well manicured safe place both night and day.
- 'RELATIONSHIP TO STREET' "ground floor active uses or ground floor residential units with noticeable feature changes above the ground floor are encouraged this introduces vertical expression into the street base, with many doors on the street and privacy and security for bedrooms and balconies on the second floor and above. (Downtown Plan pg. 17)"
  - Pacific Yard follows this by creating active uses on the ground floor which create a strong base with noticeable feature changes above the ground floor, including massing and color changes, to introduce vertical expressions, with many doors on the street and privacy and security for bedrooms and balconies on the 2nd floor and above, including a rooftop deck on the top floor at the major corner to add varied height and interest and outdoor gathering space above the ground floor.



### 3. Building setbacks:

a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan: Pacific Yard maintains the visual character of the neighborhood by requesting no setbacks and no landscape buffer, which is what is currently found in the neighborhood as seen in the below diagram:



(existing development pattern highlighted in yellow with no setbacks)

**b.** Pacific Yard provides sufficient space for private amenities

**c.** Pacific Yard is set back 10 feet from adjacent property lines to minimize impacts related to privacy and noise and also to meet building code to allow proper glazing along those property lines to bring in more natural light into those residential units

**d.** Pacific yard provides adequate sightlines to streets, driveways and sidewalks.

**e.** Pacific yard provides sufficient space for maintenance. We have designed this space to be located in the parking podium so it can't be seen from the street.

## **D) Landscaping**

1. There are no mature trees located on the periphery of the property.

2. There is no existing buffer landscaping.

3. The proposed landscaping is in response to the design of Pacific Yard and its intention to mimic existing setback in the neighborhood and achieve Master Plan goals. We are asking for reduced setbacks which limits landscaping and landscaping buffers, but in return, provide an engaging street presence and transparent and active ground floor to keep with the stabilized neighborhood pattern of no setbacks, while achieving the Downtown Master Plan goals of 'Safety and Security' and 'Relationship to Street' as noted above. In addition, housing and commercial to support a 24/7 atmosphere and support downtown.

4. The landscaping that we are incorporating into Pacific Yard, including a roof top deck, and planters along the ground floor is appropriate for this urban, mixed-use location.



(Pacific Yard ground level urban landscaping)

## **E) Mobility**

1. Pacific Yard is designed to provide a safe and accommodating pedestrian environment and pedestrian oriented design through activating the ground floor with well-designed and pedestrian scaled commercial and habitable space which brings more services to the neighborhood and reduces car trips.

2. The site design and architecture of Pacific Yard is done in such a way to promote access to adjacent uses and encourage walkability through the design and programming of a vibrant streetscape.

## **F) Existing Site Features**

1. N/A to Pacific Yard

## **G) Utilities**

1. We will ensure existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. We have completed a DRT and have incorporated those comments and other comments set by Laura into this design to be compatible with city comments up to this point.

Elevations, renderings, preliminary plans and context images are included for review.

Kindest regards,

*James Alfandre*

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