

LIFE SCIENCES BUILDING

600 SOUTH ST. & 200W ST., SALT LAKE CITY, UTAH



McWHINNEY

12 - 22 - 2022

INDEX

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PROJECT DESCRIPTION



This Project consists of a new 174'-0" high Structural Concrete Building Located in Utah's Central 9th District and the Grand Blvd District of Salt Lake City, provides for a core/shell Life Sciences Building comprising of approximately a total of 323,500 GSF of Lab, Office, Retail, Reception, Circulation and Utilities and 287,500 GSF of combined structured parking within 12 levels above grade design. The top six (6) floors will house the lab and office space with the lower six (6) floors designated for above-grade parking.

The project is inspired by the surrounding historic, cultural and geologic context. A silo is suggested with its form and the book-end hotel curve. The relationship will create a space for community activity and a beacon for community activity. The top is a cube of sorts expressing the nature of lab and office. The middle offers artistic expression with light and image inviting neighborhood. The base is suggestive of mesa geology with places and spaces to explore.

SUSTAINABILITY NARRATIVE



The Life Sciences Building project is being designed as one of the first projects in the Salt Lake City area to pursue LEED v4 Platinum and WELL v2 Gold Certifications. The design and operations will focus on the buildings environmental and occupant impacts across the lifetime of the building. Below are the project’s goals developed to reduce the environmental impact and improve the health and well-being of the occupants.

SUSTAINABILITY NARRATIVE



Environmental Goals

Site and Water Impacts

- Redevelop an urban site with access to existing infrastructure
- Connectivity through public transportation and bike lanes
- Reduce heat island impacts with reflective roof and paving materials,
- Provide occupants ample access to open space
- Reduce water use through efficient plumbing fixtures, native plants, effective irrigation systems, and potential water reuse



Environmental Goals

Energy Efficiency

- Consideration will be taken for the development of a EcoDistrict and geothermal design
- Energy Strategies include:
 - Optimized thermal envelope balancing operational and embodied carbon emissions
 - Efficient, high visual quality lighting system
 - High efficiency mechanical system to meet thermal comfort needs
 - Energy recovery, such as using condenser water return to preheat make-up water for domestic hot water
 - Energy storage for load shifting
 - Renewable energy opportunities

SUSTAINABILITY NARRATIVE



Environmental Goals

Embodied Carbon Reduction & Health Impacts

- Reduced embodied carbon through smart design and material selection guided by a Whole-Building Life Cycle Assessment
- Product selection will be based on transparency related to environmental and human health impacts through material ingredient disclosure
- Goal of 85% construction waste diversion from landfill with recycling and reuse
- Indoor air quality will be enhanced through effective filtration, reducing particulate matter, using materials with low or no volatile organic compounds and IAQ Testing
- Enhancing the occupant comfort and experience is supported by providing thermally comfortable spaces, increased lighting controls and providing quality views to the outdoors

SUSTAINABILITY NARRATIVE



Occupant Health and Well-being Goals

Air, Water, Light, Movement, Thermal Comfort, Sound

- Achieve high quality indoor air that will be regularly tested. Results will be shared with occupants for transparency.
- Confirmation of safe drinking water with regular testing and results provided to occupants.
- Indoor lighting will be supplemented by natural daylight to support individual circadian rhythms
- Electric light quality will be enhanced by color rendering within each fixture
- Access to onsite exercise amenities, encouraged stairway and bicycle use, access to exercise classes will encourage active healthy occupants
- Individual thermal comfort will be monitored through surveys. Automated thermostats and will allow occupants to adjust temperature as needed
- Acoustical comfort will be managed through interior and exterior wall designs



Occupant Health and Well-being Goals

Materials

- Material selection will focus on high quality low health impact materials that provide advanced ingredient disclosures to support human health
- Third-party certifications for materials will be valued over a similar product with limited ingredient information
- Low-emitting materials will be evaluated for content and third-party emissions test reports
- Building operations will support a waste management plan for the safe removal and handling of hazardous waste, such as batteries, mercury lamps or equipment and electronics
- Proper pesticide use and general pest management will be supported by an Integrative Pest Management Plan
- A Green Cleaning Plan will be implemented and followed within all common spaces to reduce the impacts on both occupants and staff

SUSTAINABILITY NARRATIVE

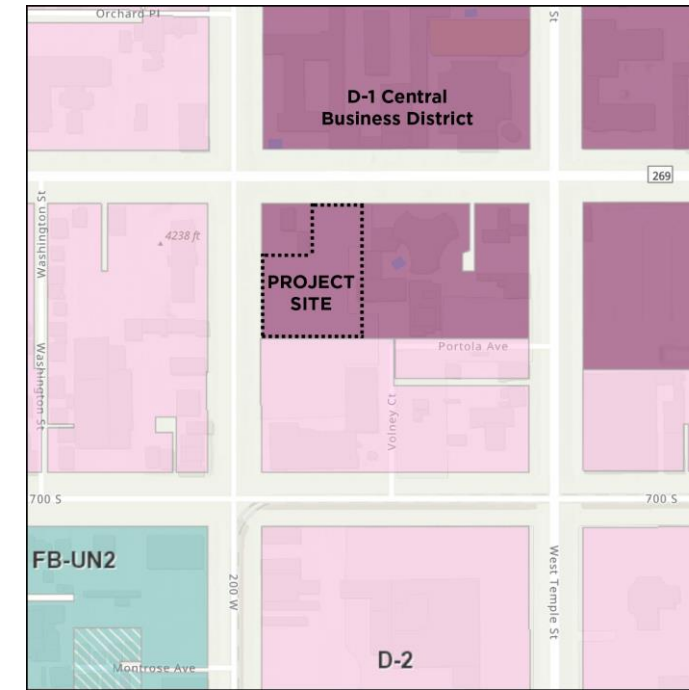
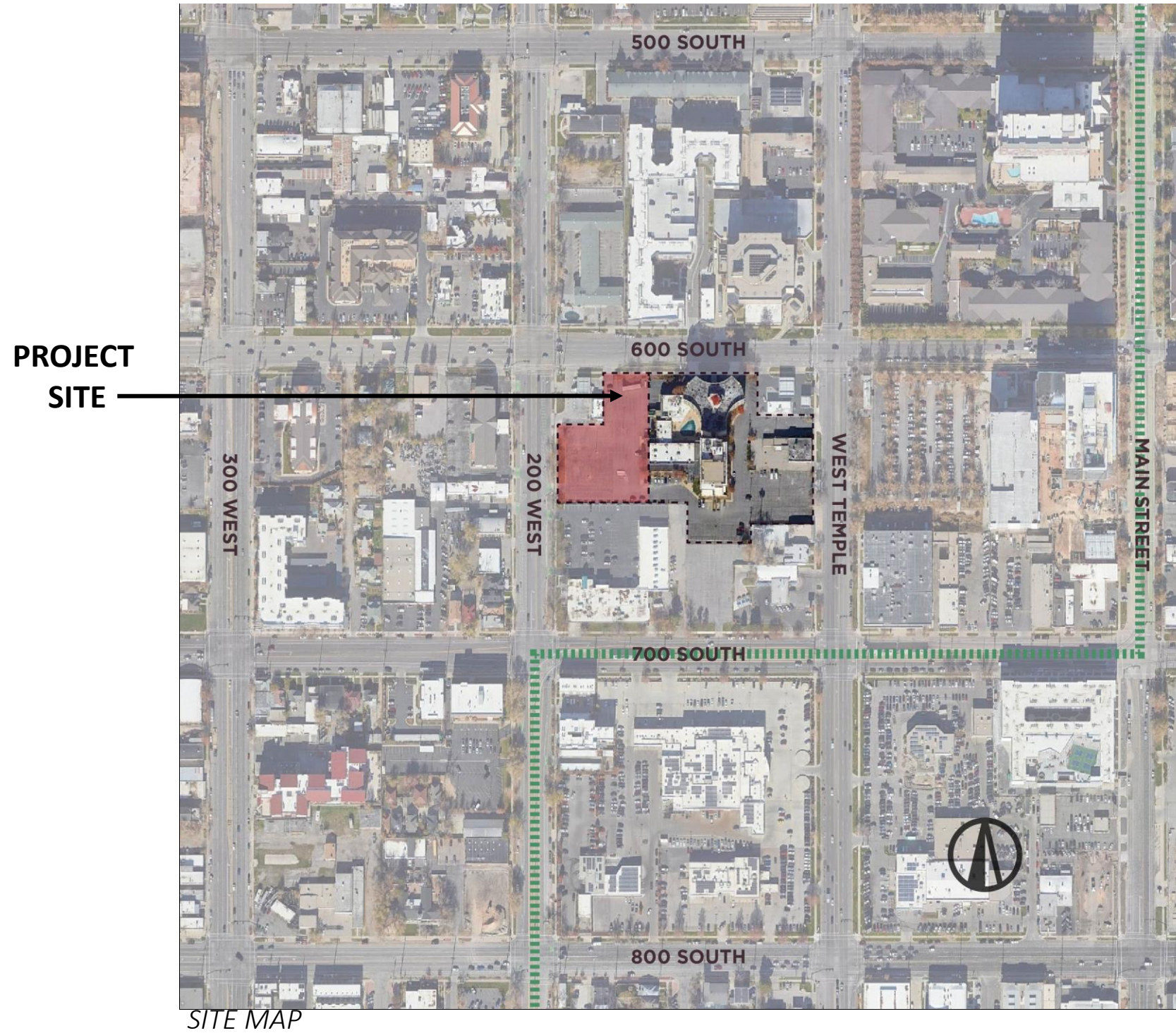


Occupant Health and Well-being Goals

Mind & Community

- The project will both directly and indirectly support the mental health of occupant and staff through natural designs and biophilia, restorative spaces and programming, and employee benefits
- Positive impacts will expand beyond occupants and staff, the project will also support the surrounding community through family benefits and community engagement

CONTEXT MAP

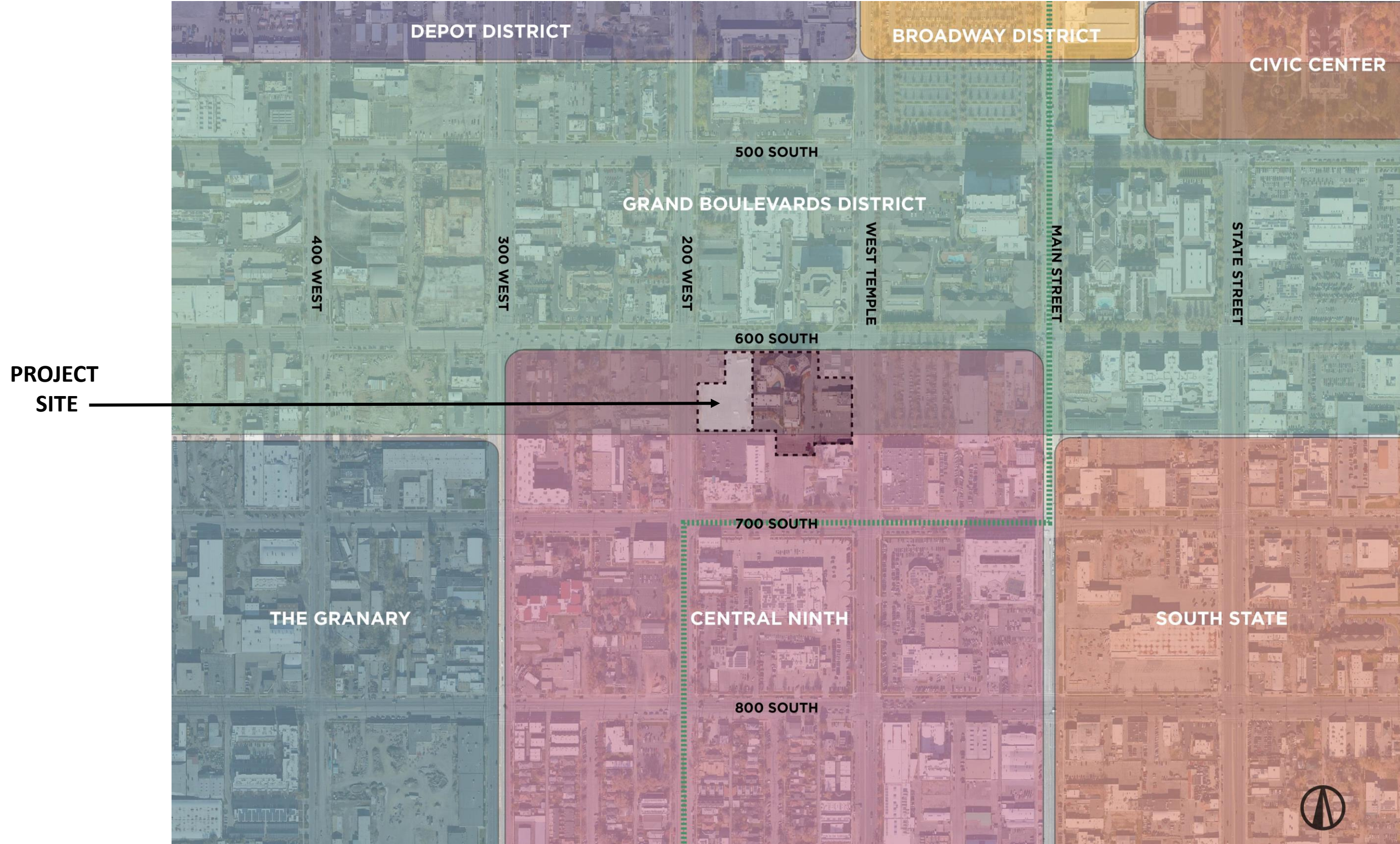


| Standard | District: D-1 | Note |
|--|---------------|-----------------------|
| Ground Floor Use | | N/A |
| Ground Floor Use + Visual Interest | | N/A |
| Building Materials: Ground Floor | | N/A |
| Building Materials: Upper Floors | | N/A |
| Glass: Ground Floor (21A.37.050 c1) | 40% | Compliant, 60% |
| Glass: Upper Floors | | N/A |
| Building Entrances | | N/A |
| Street Facing Façade: Maximum Length | | N/A |
| Upper Floor Step Back | | N/A |
| Lighting: Exterior | | N/A |
| Lighting: Parking Lot | | N/A |
| Screening of Mechanical Equipment | | N/A |
| Screening of Service Areas | | N/A |
| Ground Floor Residential Entrances | | N/A |
| Parking Garages or Structures | | N/A |

DESIGN STANDARDS

Table 21A.37.060 D

DISTRICT MAP



Zoning and Design Review Summary

Central Business District (D-1)

The Life Sciences Building is mixed-use, with bio-medical, retail, and office. This building provides a range of use that contribute to the district's goal of fostering a *"twenty-four (24) hour activity environment"* The building is large with high lot coverage consistent with the intent of the district and with similar buildings in the area. The project is *"oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape"* this includes ground floor transparency, human-scale design, and primary entrances facing the street. A pedestrian-oriented street is provided to the south of the building, connecting 200 West with West Temple. A similar street will be included east of the building, this space provides a meaningful public realm, landscape area, and amenity space for pedestrians and users of the building.

Design Standards

Compliant with the Design Standard required in the D-1 Zone, the ground floor building elevation that faces 200 West and 600 South is made up of 98% glass. Allowing for visibility into the ground floor retail and lobby spaces from the sidewalk.

Design Review

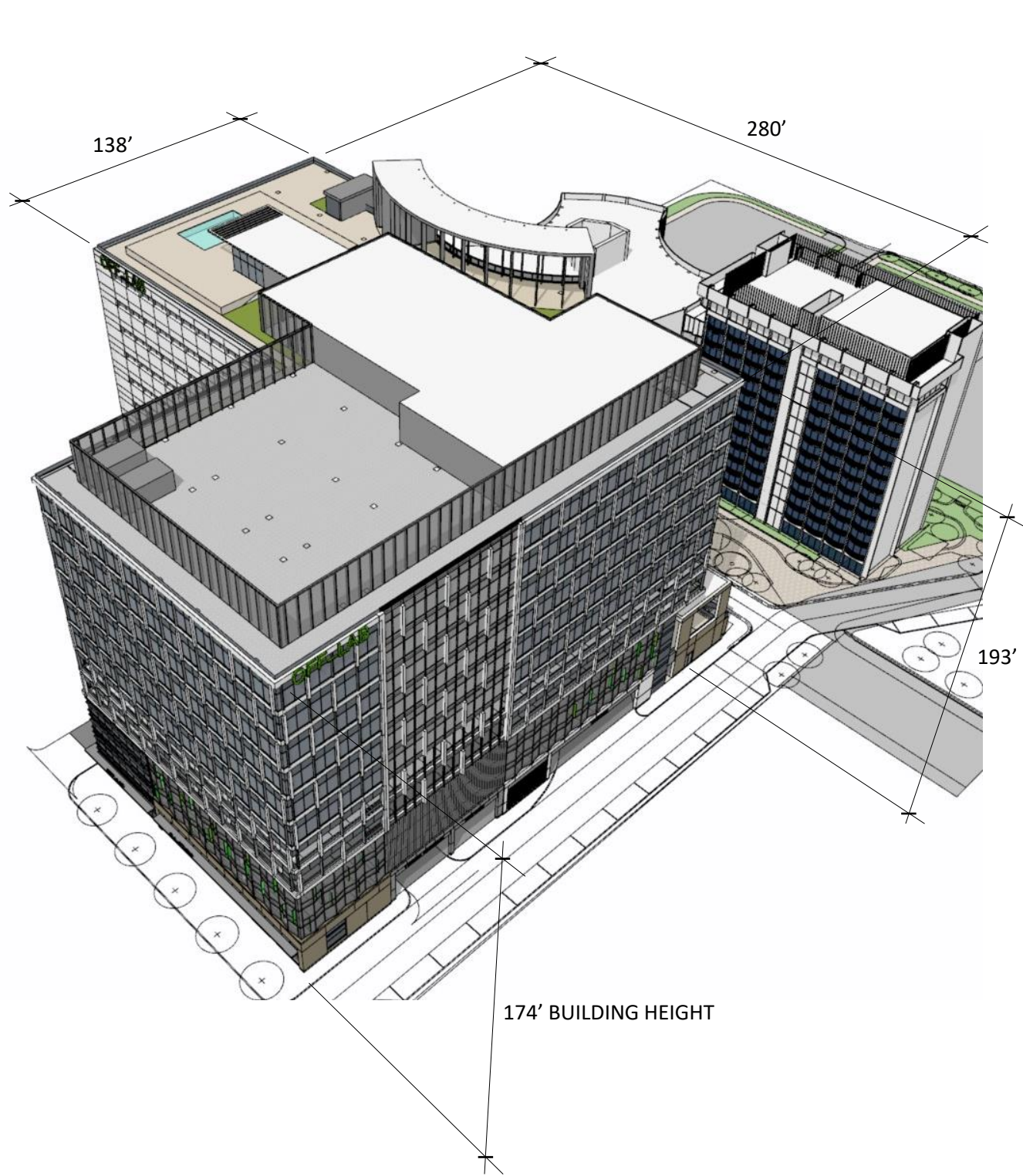
Ensuring an attractive and active urban environment, the Life Sciences Building is oriented towards the street, providing transparency, and pedestrian-scale design, signage, and lighting. To minimize the impact on the public realm, the loading dock and parking entrance are located interior to the block. Parking is internal to the building behind ground floor uses like retail and lobbies, with flat floor plates and decorative screening on the upper floors.

The building design will complement and add to Downtown and Grand Boulevards' identity. Human-scaled ground floor facade, decorative screening, and punched opening façade create a visual top, middle, and bottom of the building. An amenity roof deck and a partial green roof will be included. Vertical and horizontal elements provide visual interest, break up the building size, and add to a cohesive relationship with the neighborhood.

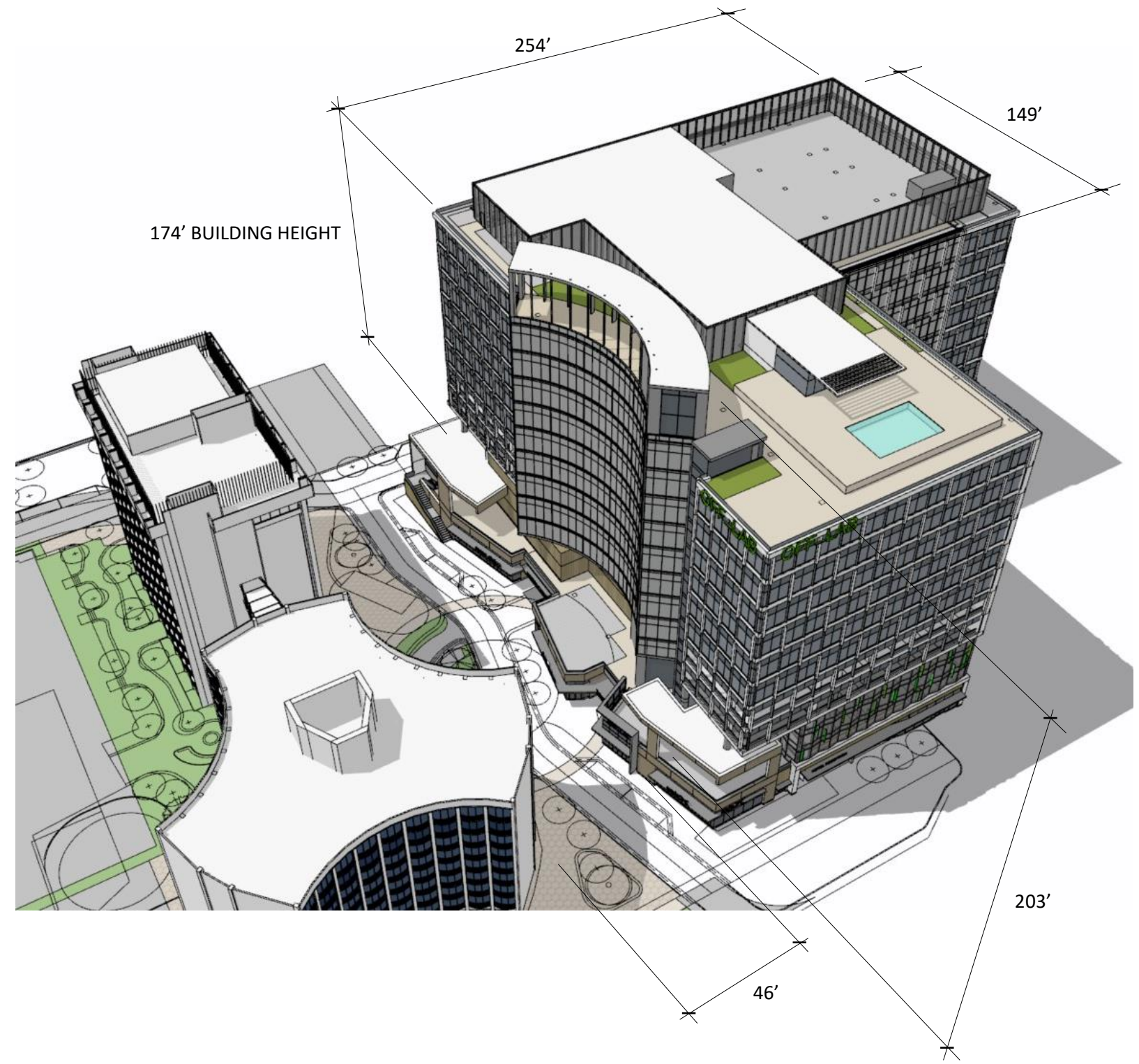
A pedestrian-oriented street or woonerf provides a midblock connection to the east and south of the building. This area will provide public amenities such as public art, outdoor dining, and retail pop-up. Attractive water-wise landscaping and trees are provided around the site. The lighting provided will minimize glare, light trespass, and light pollution while providing warmer light at an appropriate brightness for pedestrian safety and comfort. Lighting will be accentuated at building entrances and signage, and selectively used to highlight architectural features. The hardscape is comprised of durable materials with a distinctive design feature. These elements create visual impact and a cohesive relationship with the rest of the block, the neighborhood, the city, and the natural environment.

For more detailed information please refer to the 'Zoning and Design Review Narrative' submitted with this package

BUILDING MASSING



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING SOUTHWEST

SHADOW STUDY

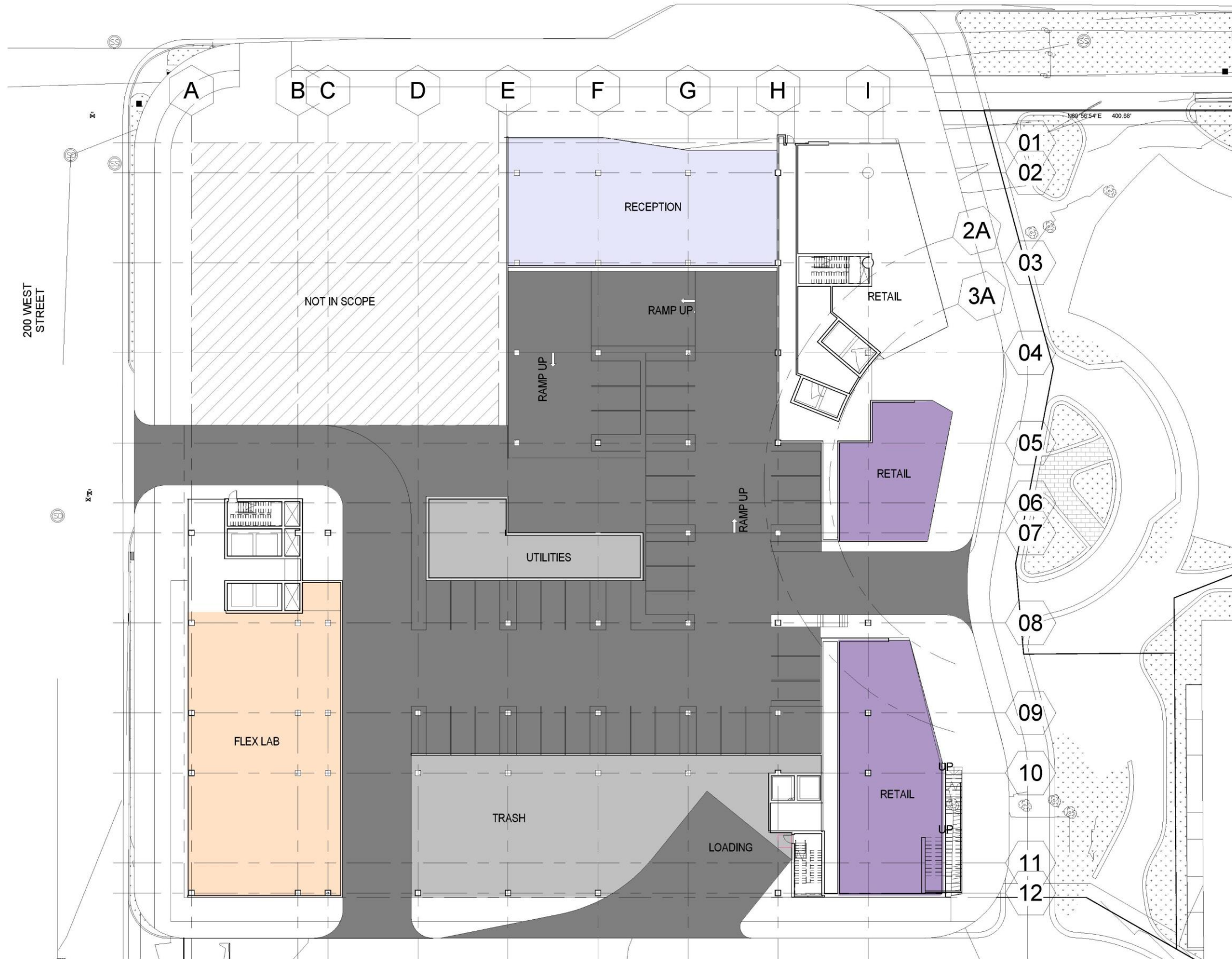


PROJECT DATA

The structural grid will be roughly 33' x 33' (to allow for standard lab planning N-S and E-W) with each 53,000 GSF floor (roughly 48 grids x 1,090 sf per grid) consisting of roughly 49,290 SF rentable space which would yield about 38,955 SF of usable space (with a ratio of 65% R&D lab and 35% office space). The building will also include approximately 5,945 GSF of flex lab/office space, along with 7,800 GSF of retail space. There will also be a reception center at approximately 4,400 GSF that will include various sized conference areas and ballrooms along with a banquet kitchen all on the ground level. The rooftop will have a mechanical penthouse, with interior mezzanine, at approximately 13,500 GSF. In addition, a Mechanical Yard of 12,000 GSF will be located on the rooftop. There will also be a rooftop pool and bar amenity area with approximately 1,500 GSF of indoor space for the bar and have a covered outdoor area of about 3,000 GSF.

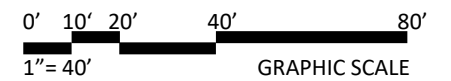
The pool will be approximately 1,000 GSF and be built-up on top of the roof deck with a pool depth of 4-feet and have a 100 SF hot tub set adjacent to the pool. The remaining rooftop area is to be developed as a green roof with pathways. The desire is to incorporate Environmental, Social and Governance (ESG) factors and wellness into the design with an aspiration to achieve LEED & WELL Platinum Certifications. The current parking stall count includes 555 spaces.

GROUND FLOOR PLAN



LEGEND

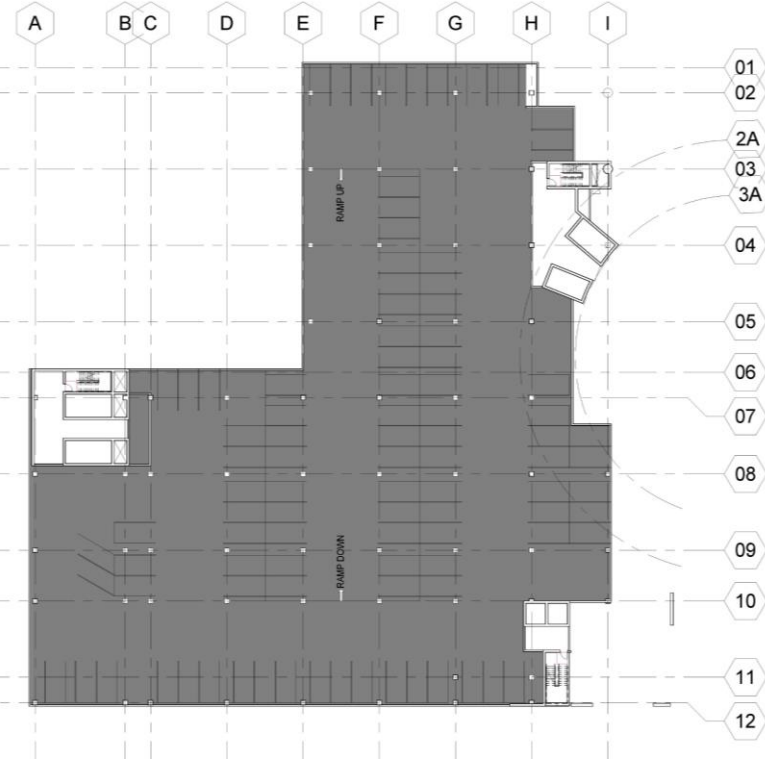
- FLEX LAB
- RECEPTION
- RETAIL
- UTILITIES



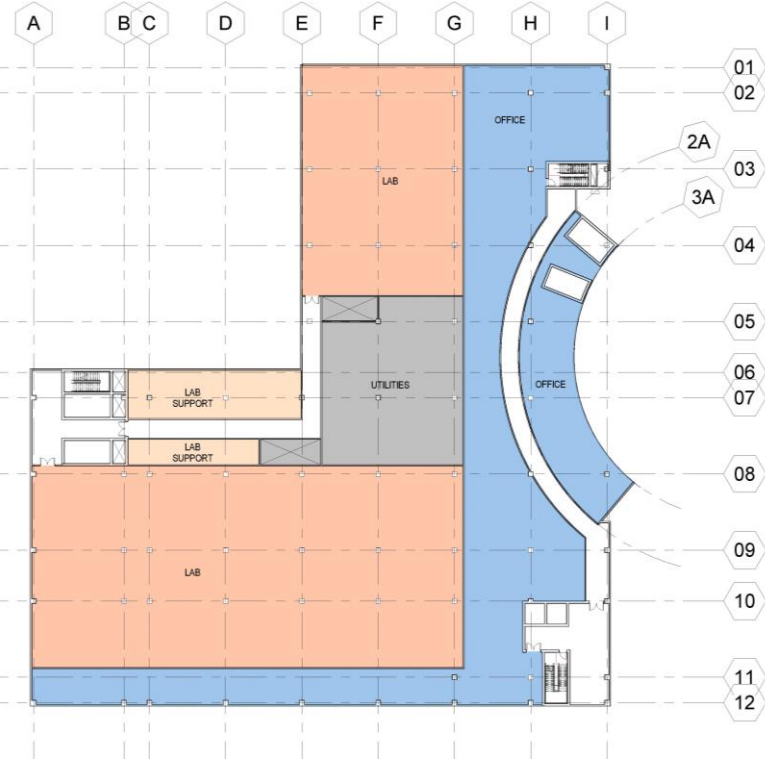
LEVEL 02-ROOF PLANS



LEVEL 02 FLOOR PLAN



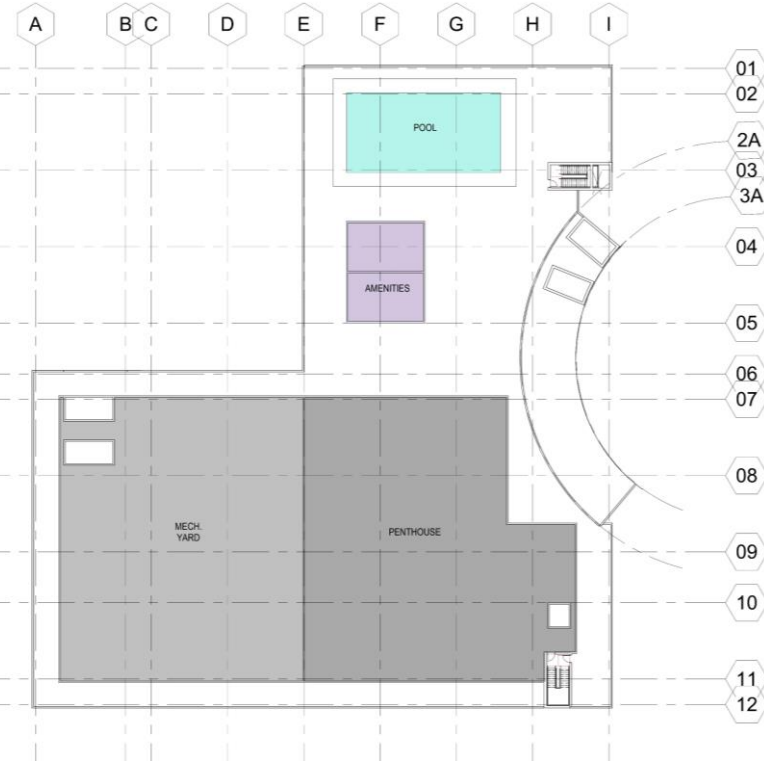
LEVEL 03-06 FLOOR PLAN



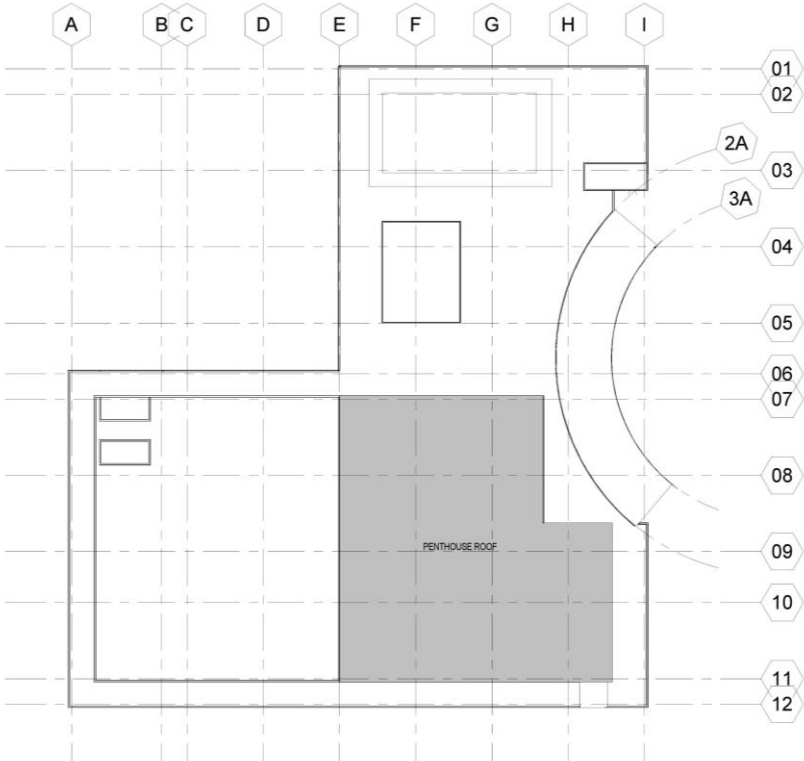
LEVEL 07-12 FLOOR PLAN

LEGEND

- TERRACE
- LAB
- LAB SUPPORT
- OFFICE
- POOL
- RECEPTION
- AMENITIES
- PENTHOUSE
- MECH. YARD
- UTILITIES



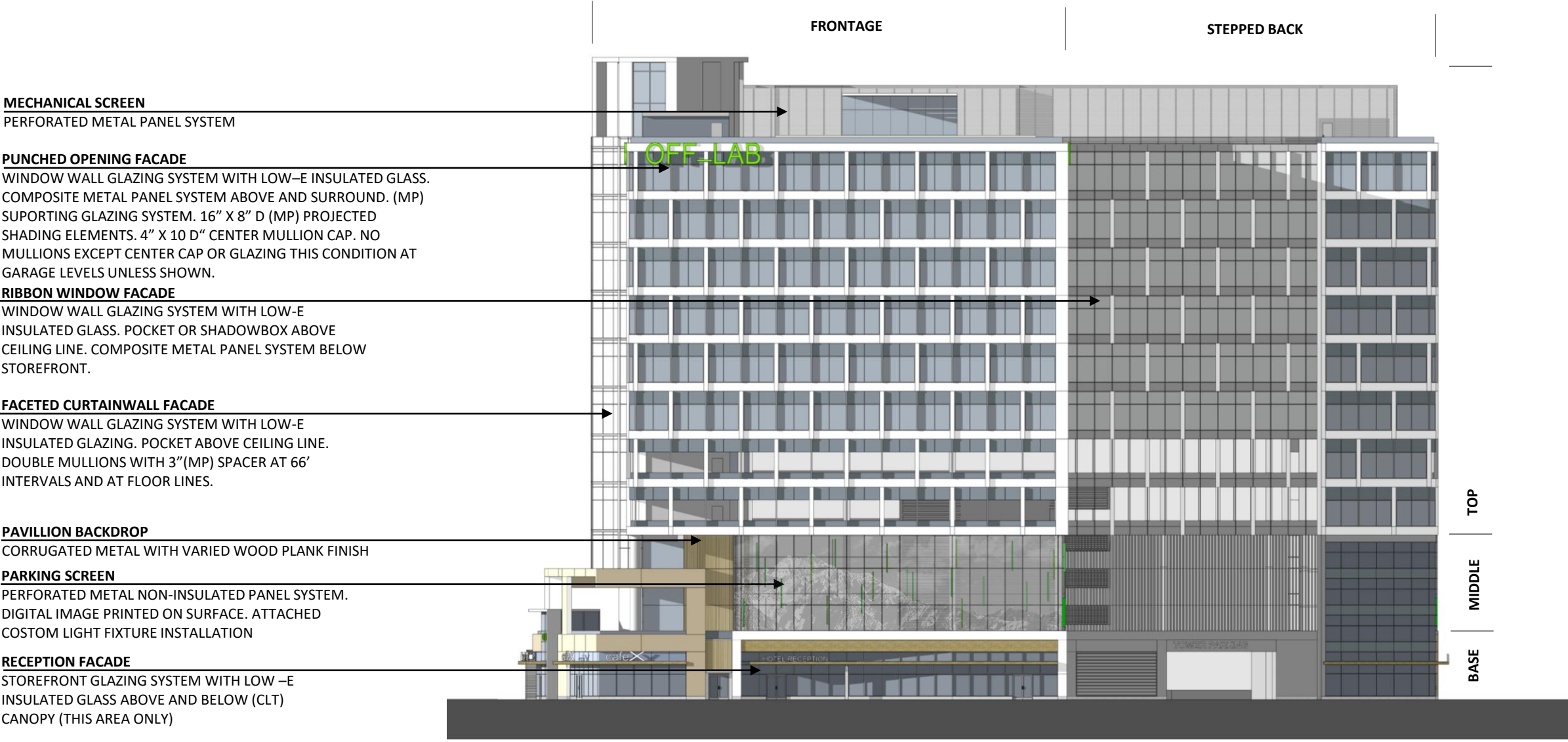
PENTHOUSE/ROOF PLAN



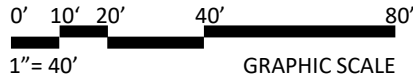
ROOF PLAN PENTHOUSE

| VERTICAL STACKING TABLE | | | | | |
|-------------------------|------------|--|--------------|--------------|------------------------|
| Level | SF Parking | SF Lab, Flex Lab, Office, Retail, Reception, Amenity and Circulation | SF Utilities | SF Mech Yard | SF Utilities Penthouse |
| Roof/Penthouse Level | | 1500 | | 12000 | 13500 |
| Level 12 | | 53000 | | | |
| Level 11 | | 53000 | | | |
| Level 10 | | 53000 | | | |
| Level 09 | | 53000 | | | |
| Level 08 | | 53000 | | | |
| Level 07 | | 53000 | | | |
| Level 06 | 53000 | | | | |
| Level 05 | 53000 | | | | |
| Level 04 | 53000 | | | | |
| Level 03 | 53000 | | | | |
| Level 02 | 53000 | | | | |
| Ground Level | 22400 | 23643 | 7230 | | |

EXTERIOR ELEVATION / MATERIALITY



NORTH ELEVATION



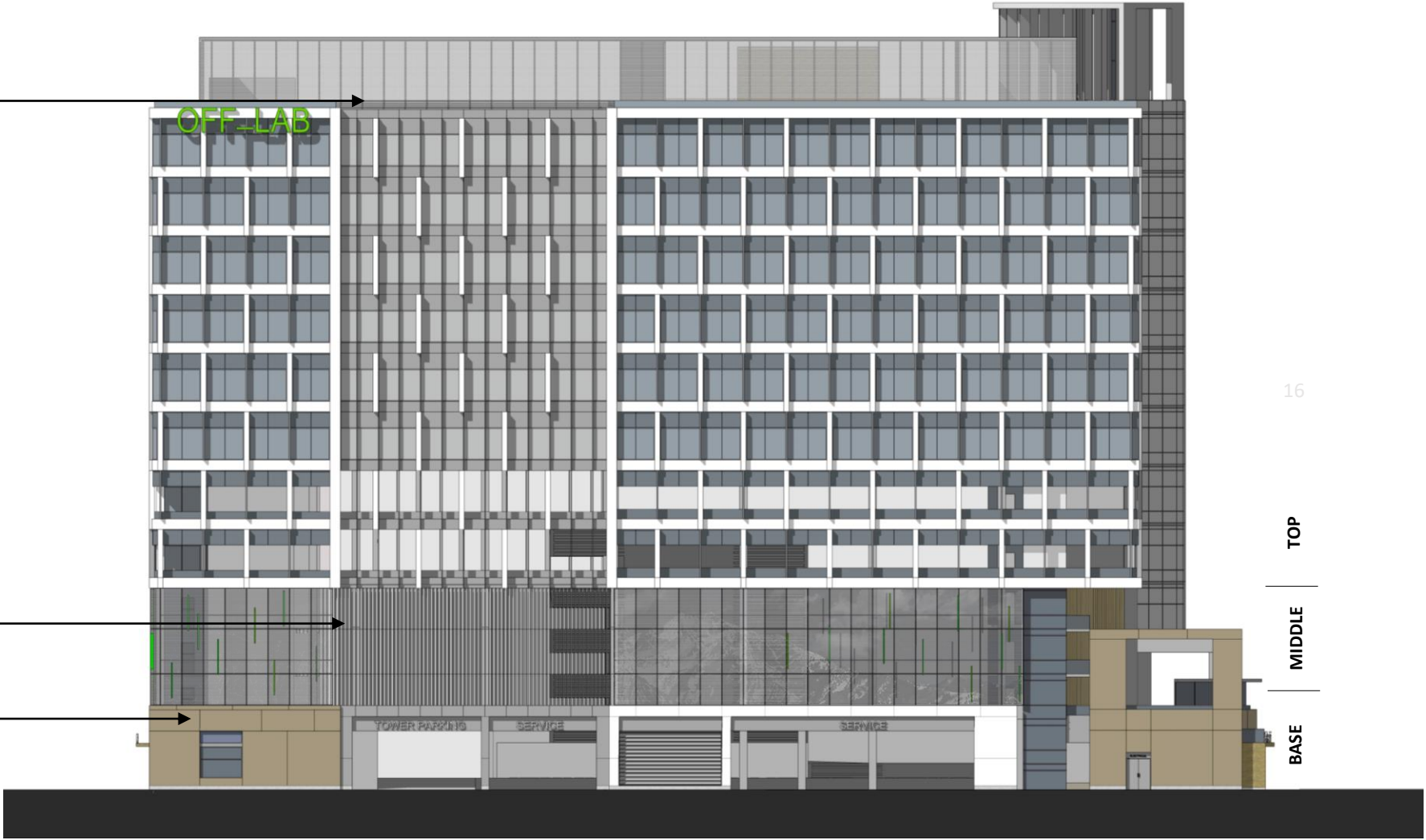
EXTERIOR ELEVATION / MATERIALITY

PARAPET GUARD RAIL
METAL TUBE RAILING AND CAP.

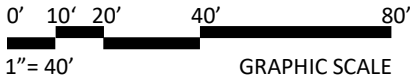
OFF-LAB

PARKING SCREEN FINS
VERTICAL METAL ELEMENTS ON SUPPORT SUSTEM
SPACED 1' CENTERS

BASE FACADE
COMPOSITE METAL PANEL SYSTEM WITH CAST IN PLACE
CONCRETE BASE.



SOUTH ELEVATION



EXTERIOR ELEVATION / MATERIALITY

ELEVATOR FACADE

GLASS ELEVATOR WITHIN EXTERIOR FAÇADE. WINDOW WALL GLAZING SYSTEM WITH LOW-E INSULATED GLASS. COMPOSITE METAL PANEL SYSTEM ABOVE/BELOW WINDOW WALL SYSTEM.

REVEAL FACADE

COMPOSITE METAL PANEL SYSTEM WITH

EAST STAIR FACADES

WINDOW WALL GLAZING SYSTEM WITH LOW-E INSULATED GLASS. COMPOSITE METAL PANEL SYSTEM BELOW WINDOW WALL.

FACETED CURTAINWALL FACADE

WINDOW WALL GLAZING SYSTEM WITH LOW-E INSULATED GLAZING. POCKET ABOVE CEILING LINE. COMPOSITE METAL PANEL SYSTEM ABOVE/BELOW WINDOW WALL. DOUBLE MULLIONS WITH 3" (MP) SPACER AT 66' INTERVALS.

PAVILLION BACKDROP

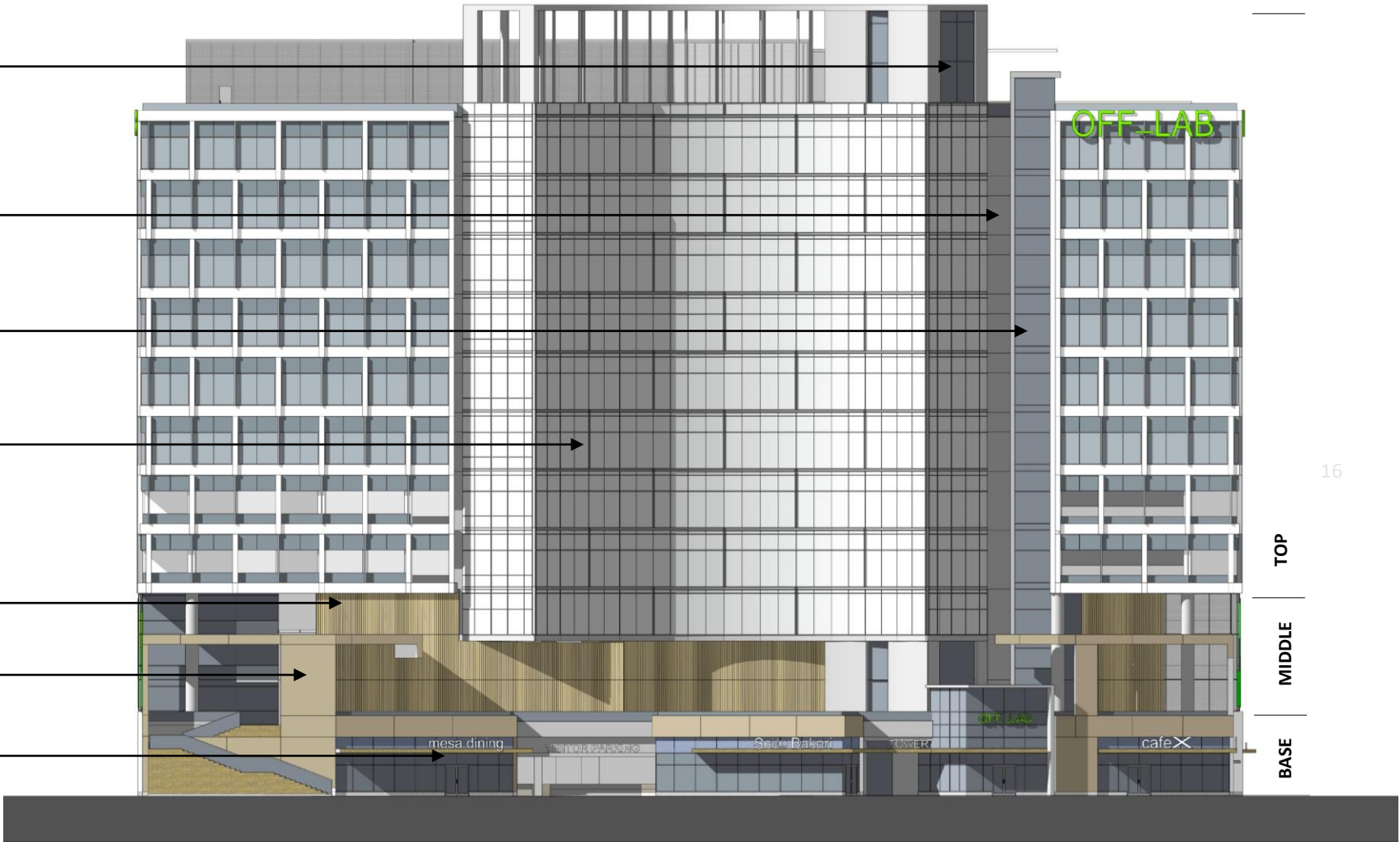
CORRUGATED METAL WITH VARIED WOOD PLANK FINISH

PAVILLION FACADES

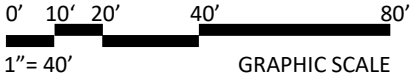
COMPOSITE METAL PANEL ALL SIDES. SOLID ROOF DECK ABOVE. GLASS RAILING ABOVE

RETAIL FACADE

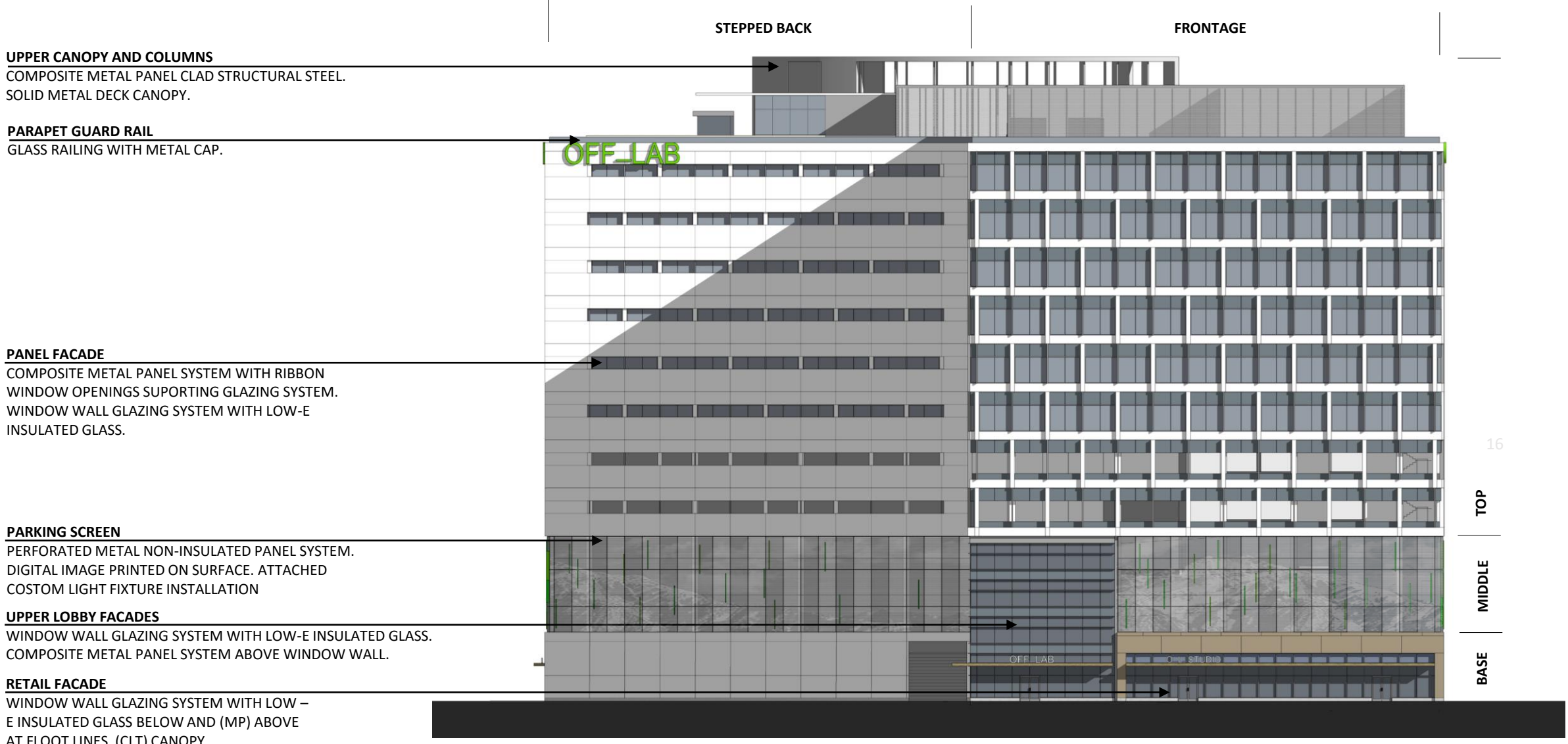
WINDOW WALL GLAZING SYSTEM WITH LOW-E INSULATED GLASS BELOW AND (MP) ABOVE (CLT) CANOPY. GLASS RAILING ABOVE



EAST ELEVATION



EXTERIOR ELEVATION / MATERIALITY

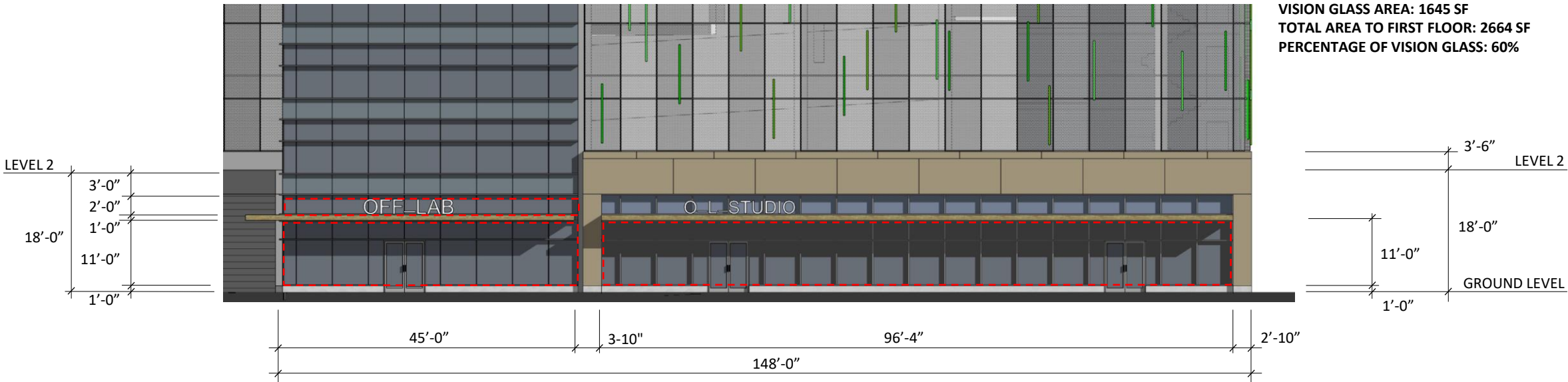


WEST ELEVATION

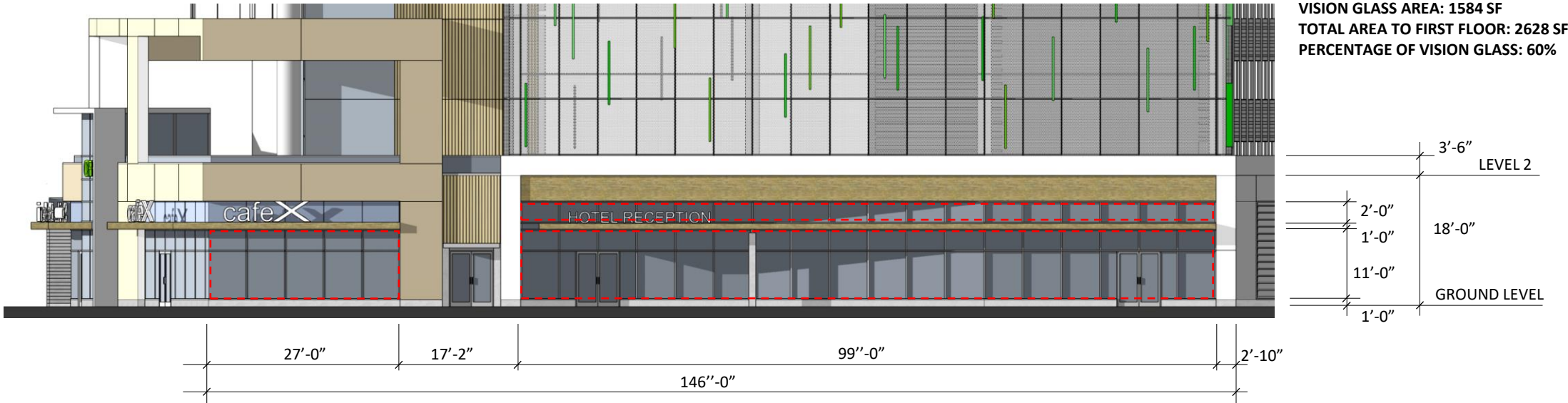
0' 10' 20' 40' 80'

1" = 40' GRAPHIC SCALE

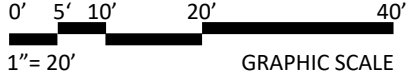
EXTERIOR ELEVATION / VISION GLASS



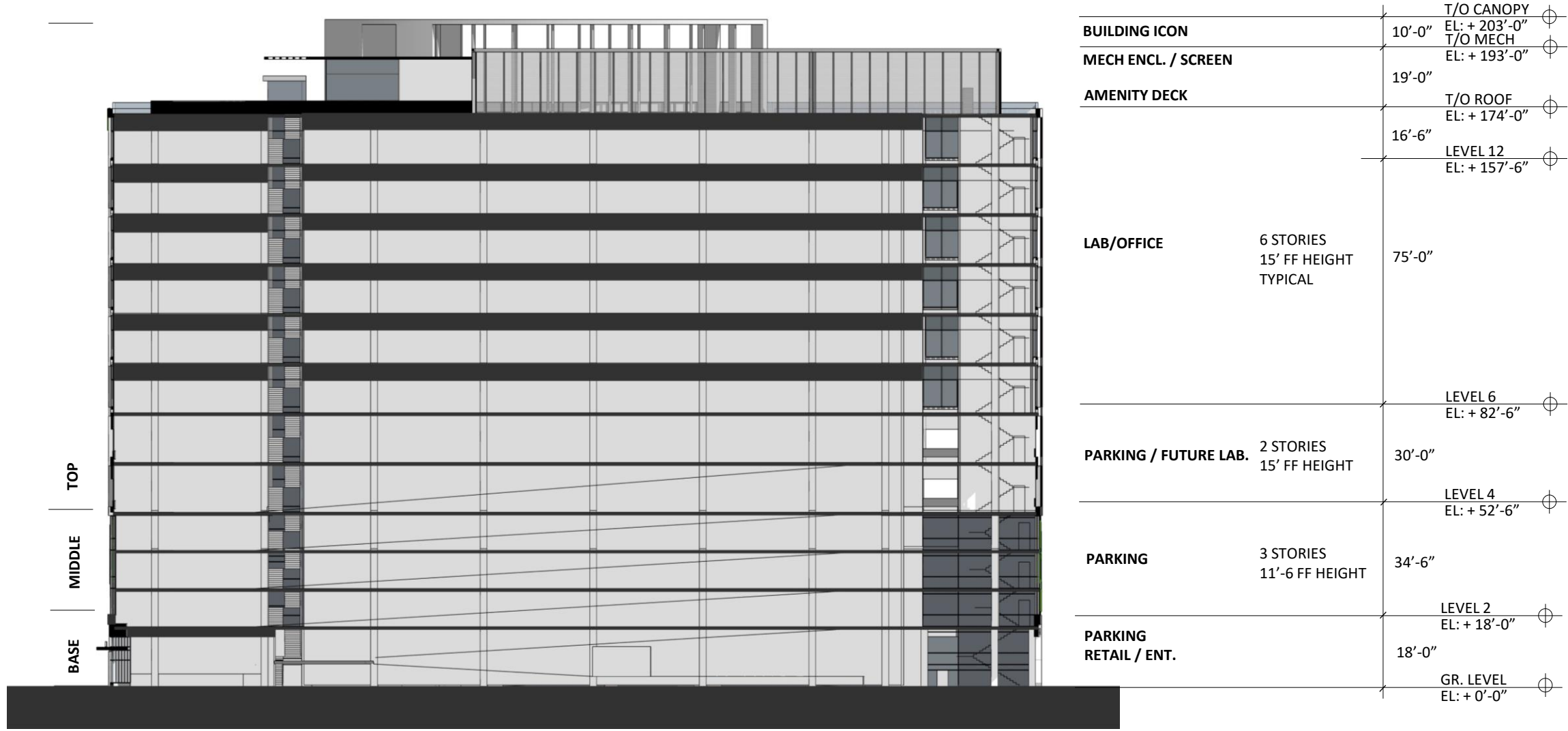
WEST ELEVATION ENLARGED



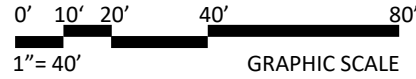
NORTH ELEVATION ENLARGED



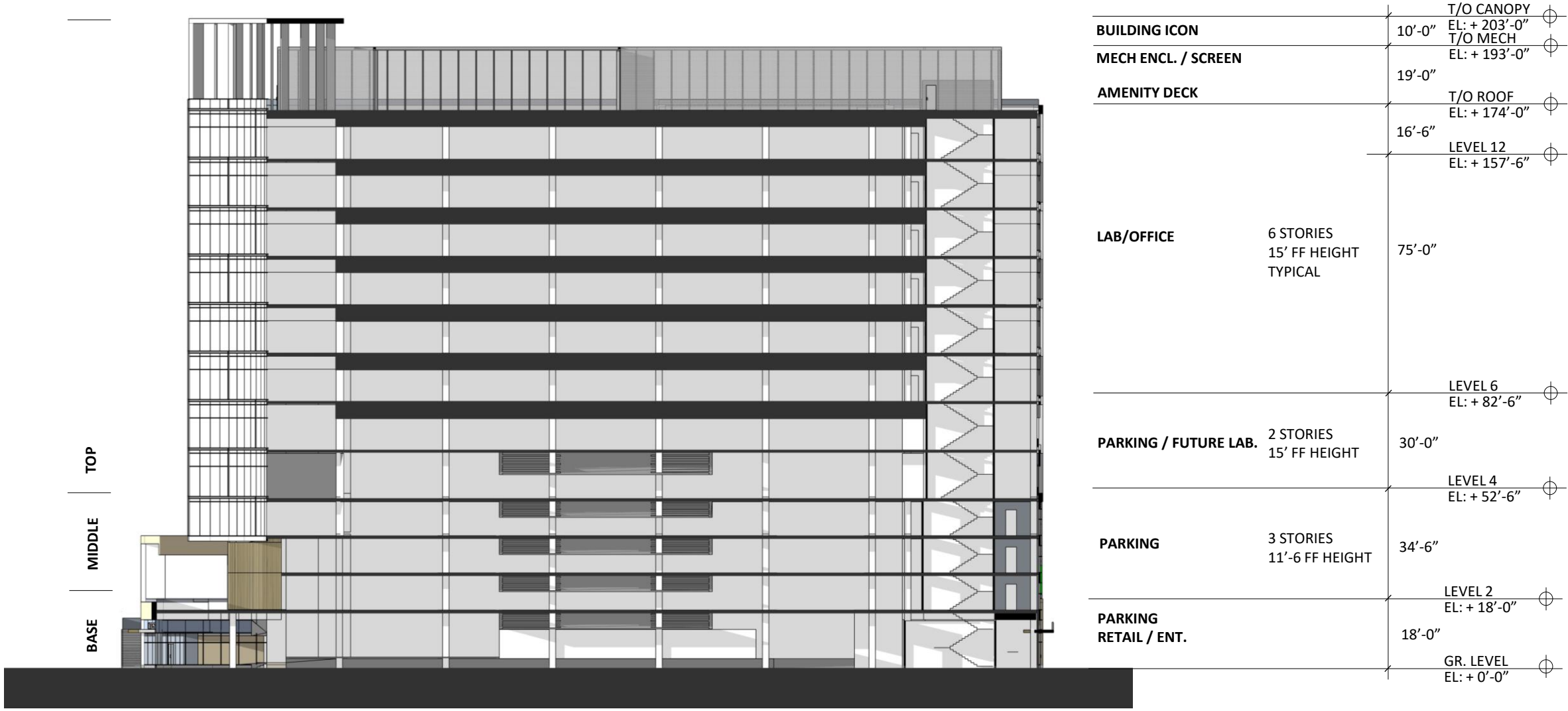
BUILDING SECTIONS



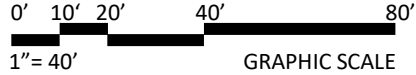
N/S SECTION LOOKING EAST



BUILDING SECTIONS



E/W SECTION LOOKING SOUTH



MASTER PLAN LANDSCAPE SITE PLAN



LANDSCAPE SITE PLAN NARRATIVE AND PRELIMINARY PLANTING PALETTE



London Plane
Platanus x acerifolia



Honeylocust
Gleditsia triacanthos inermis



Triumph Elm
Ulmus wilsoniana, U. japonica



'Heritage' River Birch
Betula nigra 'Heritage'

MASTER PLAN

THE PUBLIC REALM FOR LOT 1 WILL BE COMPOSED OF A VARIETY OF STREETScape IMPROVEMENTS ALONG 200 WEST AND 600 SOUTH. THESE IMPROVEMENTS INCLUDE A WOONERF-STYLE STREET BRANCHING SOUTH BOUND OFF OF 600 SOUTH. THE WOONERF AND INTERIOR PUBLIC REALM LANDSCAPE DESIGN WILL FEATURE A CURBLESS STREETScape CONDITION WITH WATER-WISE PLANTING, PUBLIC SEATING AMENITIES, AND A POP-UP RETAIL SHOP.

LANDSCAPE IMPROVEMENTS

THE BASIS OF DESIGN FOR LANDSCAPE IMPROVEMENTS ALONG 200 WEST AND 600 SOUTH CONFORMS TO STREETScape REQUIREMENTS ESTABLISHED BY SALT LAKE CITY. THIS PLAN ALSO CONSIDERS STREETS AND INTERSECTION TYPOLOGIES SUGGESTED BY THE CITY. A LANDSCAPE BUFFER WILL PROVIDE WATER-WISE PLANTING INTEREST WITH APPROPRIATELY SIZED SHADE TREES TO CREATE A CONSISTENT STREETScape APPEAL.



Blue Grama 'Blonde Ambition'

Bouteloua gracilis 'Blonde Ambition'



Blue oat Grass

Helictotrichon sempervirens



Mormon Tea

Ephedra viridis



Adam's Needle

Yucca filamentosa

THE STREET WILL BE INHERENTLY PEDESTRIAN-ORIENTED, WITH AN EDGELESS CONDITION DEFINED BY A FLOW-LINE AND UNIQUE PAVING LANGUAGE. WITH THIS, ON-STREET PARKING COMPLIMENTS BUILDING ENTRYWAYS AND GENERAL CIRCULATION NEEDS. A CENTRALLY LOCATED RETAIL POP-UP AND PAVILION WILL BECOME A PUBLIC AMENITY BY OFFERING REFUGE AND LOCAL BUSINESSES A PLACE TO FLOURISH. ALONG THE EAST FAÇADE OF THE LIFE SCIENCES BUILDING, COMMERCIAL ACTIVITIES WILL BE ELEVATED BY OUTDOOR DINING AND CLEAR SIGHTLINES INTO THE RETAIL SPACES.

PLANT SELECTION

ALL PLANT MATERIAL SELECTED FOR THE DEVELOPMENT OF THE PROJECT WILL BE INSPIRED BY AND USE THE SALT LAKE CITY PLANT LIST AND HYDROZONE SCHEDULE AND PLANT SPECIES THAT PROVIDE WATER WISE, LOW WATER PLANT DESIGN CHARACTERISTICS

DUE TO THE NATURE OF THE EXISTING UTILITIES ALONG 600 SOUTH, THE LANDSCAPE DESIGN WILL BE GUIDED BY THE ROCKY MOUNTAIN POWER, SMALL TREES FOR SMALL SPACES RECOMMENDATIONS FOR TREE SPECIES.



PURPLE LOVE GRASS

Eragrostis spectabilis



PRARIE DROPSEED

Sporobolus heterolepis



RED YUCCA

Hesperaloe parviflora

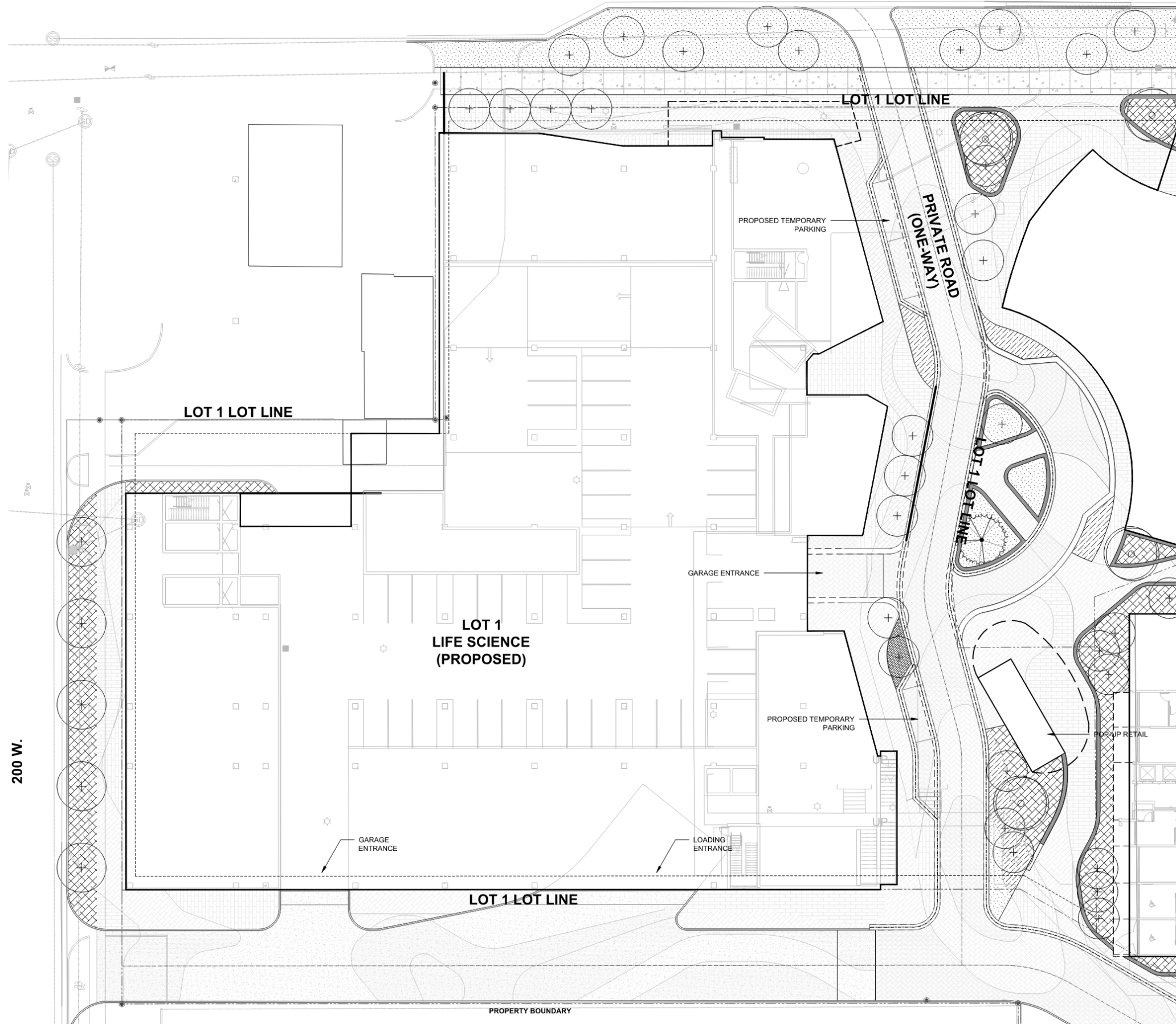


Desert Penstemon







Penstemon pseudospectabilis

LOT 1 LANDSCAPE PLAN







W. 600 SOUTH



SOFTSCAPE MATERIAL

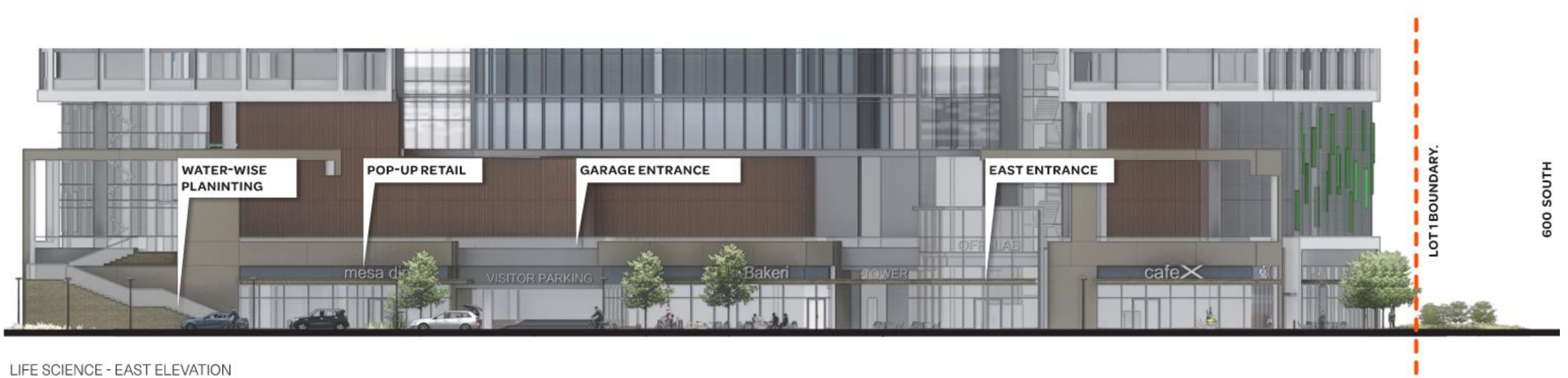
-  ORNAMENTAL TREE
-  DECIDUOUS TREE
-  EVERGREEN TREE
-  PLANTING TYPE 1 - NATIVE SEEDMIX
-  PLANTING TYPE 2 - ORNAMENTAL/ PERENNIAL/ SHRUBS
-  PLANTING TYPE 3 - ORNAMENTAL/ PERENNIAL/ SHRUBS

HARDSCAPE MATERIAL

-  PEDESTRIAN PAVING TYPE 1
-  PEDESTRIAN PAVING TYPE 2
-  PEDESTRIAN PAVING TYPE 3
-  VEHICULAR PAVING TYPE 1
-  VEHICULAR PAVING TYPE 2
-  VEHICULAR PAVING TYPE 3



LANDSCAPE ELEVATIONS



LIFE SCIENCE - EAST ELEVATION



LIFE SCIENCE - NORTH ELEVATION

ENTRANCE OFF 600 S.



RETAIL POP UP



EXISTING CONDITIONS

Sinclair Gas Station

Former Red Lion Renovation

PROJECT AREA

Maverick Gas Station

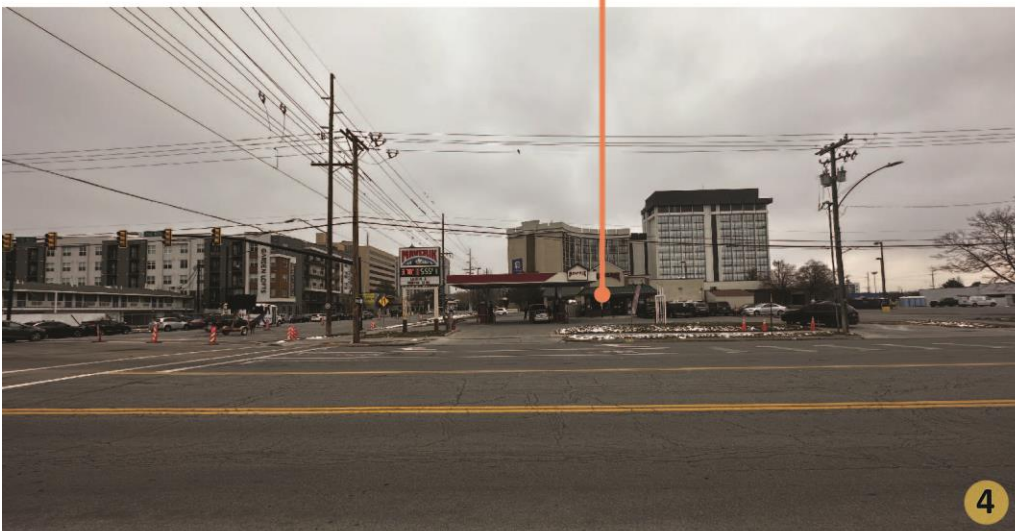


600 SOUTH
Looking South

Maverick Gas Station

PROJECT AREA

Brewvies Retail Center



200 WEST
Looking East

EXISTING CONDITIONS

EXISTING STREETScape



600 SOUTH
Looking East



200 WEST
Looking South

EXISTING PEDESTRIAN EXPERIENCE



600 SOUTH
Looking West



200 WEST
Looking South

PHOTO KEY PLAN

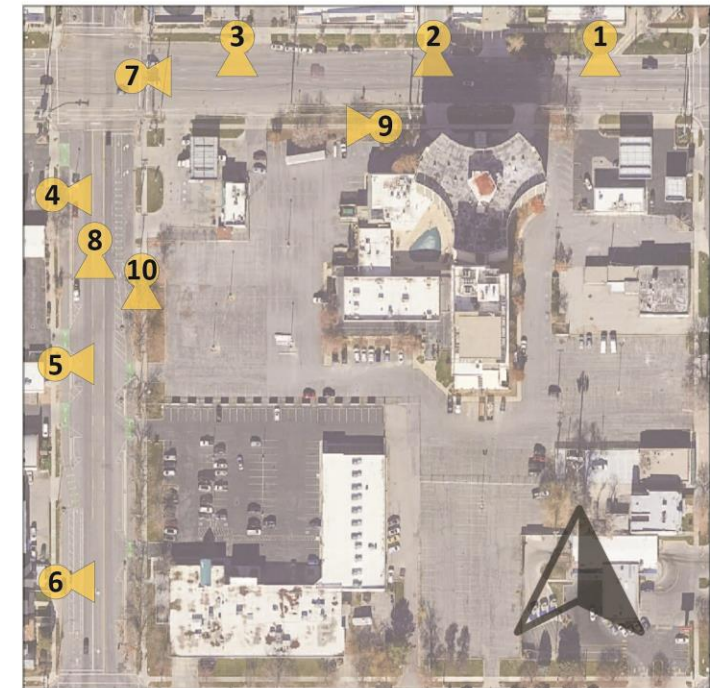


EXHIBIT A

December 22, 2022

SLC Planning

415 South State Street, Room 215

Salt Lake City, UT 84114-5480

RE: Life Sciences Building – Zoning and Design Review Narrative

To Whom It May Concern,

This narrative is intended to be complementary to the Design Review Drawings included with the design review application for the Life Sciences Spec building.

Located in Salt Lake City's Central Business District, Central Ninth neighborhood district, and Grand Boulevards, this twelve-story structural concrete building provides core and shell spec life science lab, office, retail, and parking comprising of approximately 611,000 GSF. This building is replacing an existing parking lot. Retail and lobby space at ground level will be provided along the street front. The building will have rooftop amenities, including a rooftop pool and green roof with pathways. The pedestrian circulation around the building is enhanced by a pedestrian-focused, curbside street between the new Lattice Multi-family Micro-unit development and the Life Sciences Building project being proposed. A similar street will be provided south of the building, providing a midblock connection from 200 West to West Temple. This privately-owned public space breaks up the large block and features water-wise planting, public seating, a pop-up retail shop, and other amenities.

The following includes a description of the requested variances, a narrative demonstrating compliance with the D-1 zoning district, applicable design standards, and the design review objectives.

Sincerely,

Cannon Design



Robert Lane

Senior Associate

REQUESTED VARIANCES**Setbacks**

21A.30.020 D-2 *“No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the design review process.”*

The Life Sciences Spec Building complies with the maximum setback requirement along 200 West. Rocky Mountain Power high-voltage lines along 600 South require a setback of 23.6 feet. To comply with this requirement, the setback along the 600 South property line will be 10.1 feet. (See site plan Exhibit B)

Building Height

21A.30.020 F-3 *“Height Regulations: No building shall be more than one hundred feet (100') in height; provided, that taller buildings may be authorized through the design review process.”*

Located midblock on 600 South and 200 West, the proposed height is 174-0”.

ZONING – CENTRAL BUSINESS DISTRICT (D-1 ZONE) (21A.30.020)

- A. Purpose Statement: *“The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.”*
 [Response] The Life Sciences building is part of larger development plans for the block. This building and the adjacent proposed projects provide a mixture of uses that contribute to 24-hour activity consistent with the Central Business District's goals. This building, with the approval of the proposed height, will contribute to the urban nature of the downtown area. The building covers a majority of the lot and provides a meaningful public realm between buildings on this block. Safe, attractive, and active pedestrian space is provided interior to the block on the private pedestrian-focused roads and along the 600 South and 200 West public right-of-way.
- B. Use

[Response] “Bio-medical Facility”, “Laboratory, medical-related”, “Research and Development”, “Office”, “Retail”, and “Reception Center” permitted per table 21A.33.050.

C. Organization of District Regulation

[Response] See Items E, F, and G below.

D. General Regulations

- a. Minimum Lot Size: *“No minimum lot area or lot width is required”*

[Response] Compliant.

- b. Yard Requirement: *“No minimum yards are required, however, no yard shall exceed five feet (5’)”*

[Response] Compliant along 200 West. A variance is requested along 600 South to comply with Rocky Mountain Power overhead power line setback. (See Site Plan Exhibit B)

- c. Restrictions on parking structures: *“Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and corner side lot lines or parking structures are allowed to be located adjacent to the front or corner side lot lines only if they provide adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area. Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.”*

[Response] Parking is incorporated into the structure of the building. Access to this parking is provided interior to the block via the east-west private road to the south, the north-south private road to the east, and the inner northwest corner. Retail and lobby space is located on the ground floor along the 600 South and 200 West public sidewalk, as well as the North-South private road to the east of the building, ensuring active pedestrian space along the ground floor. The parking levels are horizontal floor plates and are screened with decorative paneling to ensure visual interest. The flat floor plates allow for the possible conversion of the top two floors of parking to additional lab and office space at a future date. (See page 17)

- d. *“Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-1 Central Business District.”*

[Response] Compliant.

- e. Location of Service Areas: *“All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street...”*

[Response] The loading docks are provided on the block interior via the south private road. Refuse disposal areas are contained within the ground floor parking area. (See page 17)

- f. Landscape Requirements: *“All buildings... shall conform to the special landscape requirements applicable to the D-1 Central Business District as contained in chapter 21A.48...”*

[Response] Complying with the special landscape requirements for the D-1 zone, the landscape will provide water-wise planting and appropriately sized and spaced shade trees to create a consistent streetscape appeal, enhancing the character of 200 West and 600 South and expanding the urban forest. (See page 28)

- g. Mid Block Walkways: *“As part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation”*

[Response] No Mid-Block Walkway is proposed for this site per the 2016 Downtown Plan, however, this project is committed to the pedestrian experience and is providing pedestrian access by way of an east-west midblock road to the south of the building and north-south woonerf to the east. (See page 28)

- h. Landscape Requirement for Demolition Sites:

[Response] Not applicable.

- E. Special Controls over Block Corners:

[Response] Not applicable.

- F. Special Controls over Mid Block Areas

- a. Height Regulations: *“No building shall be more than one hundred feet (100') in height; provided, that taller buildings may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title.”*

[Response] A Variance is requested for a height of 174'-0” feet. (See page 14)

- G. Special Controls Over The Main Street Retail Core:

[Response] Not applicable.

DESIGN STANDARDS (21A.37)

INTRODUCTION

Glass: Ground Floor (%): 40% *“(21A.37.050C1) Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade according to section 21A.37.060, table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5)”*

No other Design Standard is required per table 21A.37.060D

[Response] Along 600 South full height glass storefront will be provided for 60% of 2,628 square feet of ground floor building elevation facing the street. This retail and lobby space will allow for unobstructed visibility into the building for greater than 5'. (See page 23)

Along 200 South full height glass storefront will be provided for 60% of 2,664 square feet of ground floor building elevation facing the street. This retail and lobby space will allow for unobstructed visibility into the building for greater than 5'. (See page 23)

STANDARDS FOR DESIGN REVIEW

Per Section 21A.59.050 of the zoning code, the Life Sciences building must *“demonstrate how the proposed project complies with each standard for design review.”* Below is an outline of how this project will comply with each 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.”*

[Response] As explained above, the Life Science Building complies with the intent of the D-1 Zoning district purpose statement and the specific district regulations. This project also meets or exceeds the goals of Salt Lake City's "Urban Design Element" and adopted master plans. See below responses and drawings for additional information.

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

[Response] The primary entrances for The Life Science Building is located facing the public sidewalk along 600 South. (See page 23)

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

[Response] The building will be located directly adjacent to the public sidewalk along both the north and west property lines. (See Site Plan Exhibit B)

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

[Response] Parking is located behind the ground floor retail and within the building. The parking is accessed in the interior of the block. (See page 17)

- 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.”*

[Response] Retail and lobby spaces are provided along the ground floor adjacent to the public sidewalk. (See page 17)

- b. *“Maximize transparency of ground floor facades.”*

[Response] The majority of the ground floor façade along the public sidewalk will be transparent. (See page 23)

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

[Response] Storefronts and entrances include canopies with sign bands. Building articulation and material use will provide additional interest along the storefront façade to delineate between spaces for added pedestrian interest and interaction. (See page 23)

- 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.”*

[Response] The northeast corner of the building is angled to allow for a direct visual connection from 600 South to the pedestrian-oriented street and plaza. Specialty paving along the interior pedestrian-oriented streets is intended to provide a visual connection and draw interest to the outdoor public space. (See page 31)

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, step-backs and vertical emphasis.”*

[Response] Building scale is in alignment with anticipated and existing buildings within the D-1 zone and the 600 South corridor, capturing the spirit and intent for this area. Articulation is provided around the ground floor to relate to the human scale. A step back and terrace to the east, and horizontal emphasis, provides alignment with the Lattice Multi-family, micro-unit development. (See page 14)

- 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.”*

[Response] The upper floors include punched window openings alternating vertical projected shading elements and horizontal mullions. The rounded faceted curtain wall facing and reflecting the project to the east is stepped back above the second floor providing for a vertical and horizontal distinction. Material differences and articulation on the first floors include the decorative metal screening and wood plank finish. These elements modulate the visual scale of the building. (See pages 19-22)

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

[Response] A partially covered terrace, on the second level, is included on the east side and northeast corner. Recessed storefront on the ground floor help break up the building massing. Color and material vacations and other secondary elements are included in the overall design of the building. (See pages 19-22)

- 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.”*

[Response] Projected shading elements and horizontal mullions on the upper floor glazing and storefront glazing system on the ground floor with selective metal paneling are aligned with the visual character of the Downtown area and the goals of the master plan. (See pages 19-22)

- E. *“Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include... changes in vertical plan, material changes, and massing changes.”*

[Response] This requirement is not applicable, the building has a contiguous building length of 146 feet along 600 South and 148 feet along 200 West (See page 23). However, the building façade includes vertical changes in plane, material changes, and massing changes to provide visual interest from the street level and relate to the pedestrian experience.

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

[Response] Privately owned public space is provided along the pedestrian-focused street. This area will include public art, outdoor dining, and shade structures at the retail pop-up and retail spaces. (See pages 30 and 31)

- G. *“Building height shall be modified to relate to human scale and minimize negative impacts.”*

a. Human scale:

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

[Response] The Life Science eastern façade facing the existing building to the east provides a step back at the second story. Articulation along the north and west façade along the street front provides a comfortable human scale for pedestrians. Architectural elements and scale are aligned with the D-1 purpose and align with the City’s master plans. (See pages 19-22)

- 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.”*

[Response] The building façade includes a distinctive human-scale base around the building. The middle of the building is defined by the decorative screening at the parking levels, and the top includes punched glazing with vertical projected shading elements and horizontal mullions. (See pages 19-22)

b. Negative impacts:

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

[Response] The terrace on the east face of the building creates a step down to the adjacent building. (See page 14)

- ii. *“Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.”*

[Response] The shadow conditions on the public and semipublic realms are mitigated by the position of the building and the layout of the privately owned streets. The setback after the second story on the east side of the building allows for more afternoon sunlight to reach the pedestrian street. (see page 15)

- 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.”*

[Response] The building includes projections and differentiation in the façade to minimize wind impacts on the public realm.

c. Cornices and rooflines:

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

[Response] The roof lines and materials are designed to be cohesive with the building massing. (See pages 19-22)

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

[Response] The overall building massing and roofline reflects and compliments the adjacent building to the east. The roofline appearance is designed to complement other buildings within the context of the downtown area and along the 600 South corridor. Aligning with the goals and intentions of the D-1 zone and area master plan. (See pages 19-22)

- 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 stormwater system.”*

[Response] A roof Deck with a pool and amenity space will be provided. A green roof with pathways will also be included. (See page 18)

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

[Response] On-site pedestrian and vehicle circulation has been designed to emphasize pedestrians use and comfort. This project includes two new midblock roads that allow for more accessible and safe pedestrian circulation throughout the block, creating new pedestrian connections to the surrounding area. The privately-owned streets are designed for slow car speeds that to yield to pedestrian activity. Some parking and drop off areas are provided along the privately owned streets, most parking is located within the building to minimize impacts on the public realm. (see pages 26, 28 and Exhibit B)

- 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.”*

[Response] Waste and recycling containers are provided in the interior of the first floor adjacent to the loading dock and screened from public view. The loading dock is set back from the front of the building and is recessed to minimize visual impact. Materiality will remain consistent with the rest of the building. Mechanical equipment will be hidden from view in the screened rooftop mechanical penthouse. (See pages 17 and 20)

- 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.”*

[Response] Signage locations cohesive with the design of the building are defined around the building at entrances with signage canopies at retail and lobby entrances. Signage will be oriented to the street and legible to facilitate pedestrian access. (See page 23)

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

[Response] Proposed signage locations are located along the awnings at primary entrances and will include appropriate lighting. (See page 23)

- c. *“Coordinate sign location with landscaping to avoid conflicts.”*

[Response] Proposed landscaping will not interfere with the building signage visibility.

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

[Response] Quality street lighting will be designed following the Salt Lake City Lighting Master Plan. All outdoor lighting will be designed and installed to meet or exceed safety, comfort, and dark sky goals. Specifications will include fixtures directed down with shielded bulbs to minimize glare, light trespass, and light pollution while providing warmer light at an appropriate brightness for pedestrian safety and comfort. Lighting will be accentuated at building entrances and signage, and selectively used to highlight significant architectural features, such as the printed perforated metal screening.

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.”*

[Response] The current street frontage along 200 West has three street trees, these trees will be preserved if possible. 600 South has zero street trees. The proposed landscape design includes trees located in the park strip every 30 feet and will be consistent with the city's urban forestry guidelines. (See page 26)

- 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.”*

[Response] The design includes a public sidewalk with detailing that adheres to design standards. The material proposed for the privately-owned public street and plaza will be made of a durable material and be a unique paving pattern and color. (see page 28)

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

[Response] Due to the unique design of the street and vehicle traffic, permeable paving is not practical in most areas of the site. New landscaping adjacent to hard surfaces increases site rainwater infiltration.

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

[Response] Proposed design includes the use of lighter-colored materials to limit the urban heat island effect.

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

[Response] The hardscape materials create an identifiable and distinctive appearance to this building’s site that will continue through future adjacent developments on the block. This material will contribute to the urban feel of the neighborhood and is intended to relate to the natural environment. (See page 28)

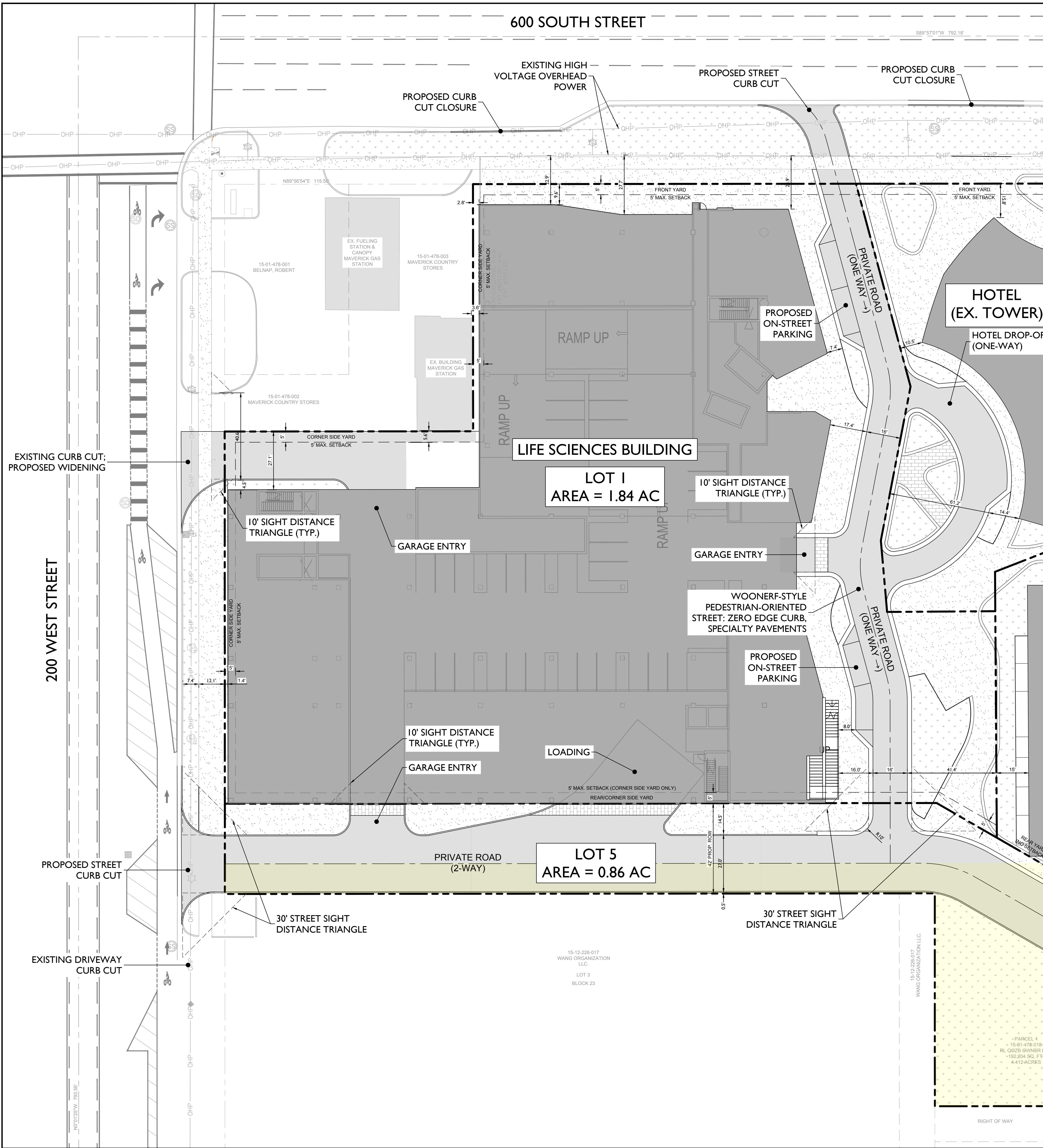
- v. *“Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.”*

[Response] Textured paving is included around the site. Grade changes have been minimized, and various benches and resting points are provided to increase accessibility around the site. (See page 31)

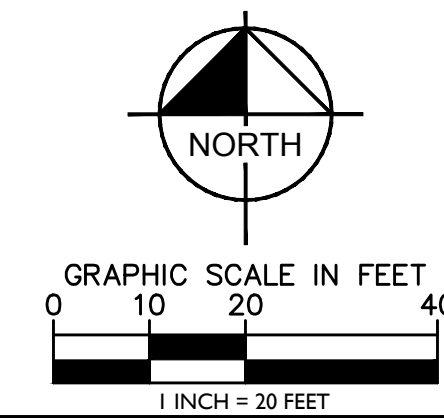
- vi. *“Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)”*

[Response] No asphalt will be used.

EXHIBIT B



Date: 12/22/2022 8:06 AM
 User: BELCASTRO, ANDREW
 Path: K:\SIC_C\U\09028013_SLC RED LION SITE\CAD\09028013 LIFE SCIENCES BUILDING\03 OVERALL SITE PLAN.DWG
 The information on this drawing is based on information provided to Kimley-Horn and Associates, Inc. and the architect. Kimley-Horn and Associates, Inc. and the architect assume no liability for design errors and omissions.



CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



| LEGEND | |
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| | PROPERTY LINE |
| | EASEMENT LINE |
| | SETBACK LINE |
| | ADJACENT PROPERTY LINE |
| | APPROXIMATE D-1 ZONE AREA |

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|------------------------|--|------------------|
| DRAWN BY: AIB | | DATE: 12/22/2022 |
| DESIGNED BY: AIB | | DATE: 12/22/2022 |
| CHECKED BY: AJR | | DATE: 12/22/2022 |
| PROJECT NO.: 086256012 | | SCALE: AS SHOWN |
| SEAL | | |
| NOT FOR CONSTRUCTION | | |
| SCHEMATIC DESIGN SHEET | | |
| EX-B | | |

EXHIBIT B - OVERALL SITE PLAN
 RED LION SITE REDEVELOPMENT
 SITE IMPROVEMENT PLANS - LIFE SCIENCES BUILDING
 161 WEST 600 SOUTH, SALT LAKE CITY, UT 84101

Kimley»Horn
111 East Broadway, Suite 800 | Salt Lake City, UT 84111 | Tel: 801.466.2337

| DATE | DESCRIPTION |
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MCMHINNEY REAL ESTATE SERVICES, INC.