



Sixth South Residential High Rise

Planning Petition Information for PLNPCM2022-01193

Petition Number: PLNPCM2022-01193

Application Type: Design Review

Project Location: 161 W. 600 South

Zoning Districts: D-1 (Central Business District) and D-2 (Downtown Support)

Council District: District 4



Rendering of Proposed South Elevation- Provided by Applicant

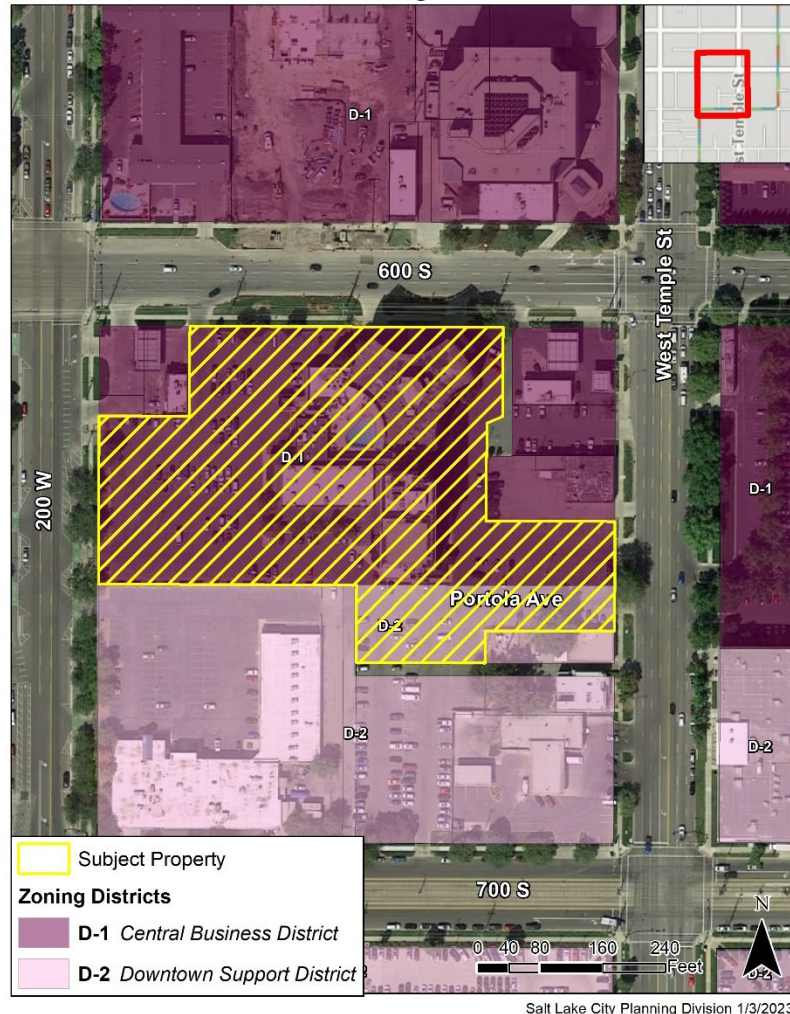
What is the request?

The proposed development is for a 334-unit mixed-use building with ground-floor townhomes and retail space. The building is proposed to be approximately 380' in height. The building will have 8 levels of parking, 25 levels of residential, and a top level with indoor/outdoor amenity space. The development is part of a master plan that will see the remodel and repurposing of 2 buildings on the block, including the Red Lion hotel, the construction of an office building, and this mixed-use tower. Each portion of the project will be reviewed under its own application. The building is going through Design Review for the following:

- 380' building height (above 100' requires Design Review in the D-1)

- Less than 25% glassing on some of the upper floors (parking levels)
- Building entrance further than 50' apart along West Temple
- Building length that exceeds 200' along West Temple (223')

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What are the next steps?

- Notice of this application has been sent to the Chair of the Downtown Community Council), where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Bryan Hill- bhill@vestar.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.

- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** Monday, January 9, 2023
- **End of Comment Period:** Wednesday, February 22, 2023

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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