

SIX SOUTH

600 SOUTH ST & SW TEMPLE ST, SALT LAKE CITY, UT



12 — 22 — 2022



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# 1/ PROJECT INTRODUCTION

Located at the converge of the **Central 9<sup>th</sup> and Grand Boulevards Districts**, this project is part of a masterplan that encompasses the renovation of the existing Red Lion Hotel into a Hotel Tower and Micro Unit Tower, and proposes a new Life Science Building and a new Residential High Rise Building which will be the focus of this Design Review package.

The project will showcase how urban infill development can create an authentic sense of place by incorporating an **aesthetic ethos inspired by the region's geomorphology and local history**.

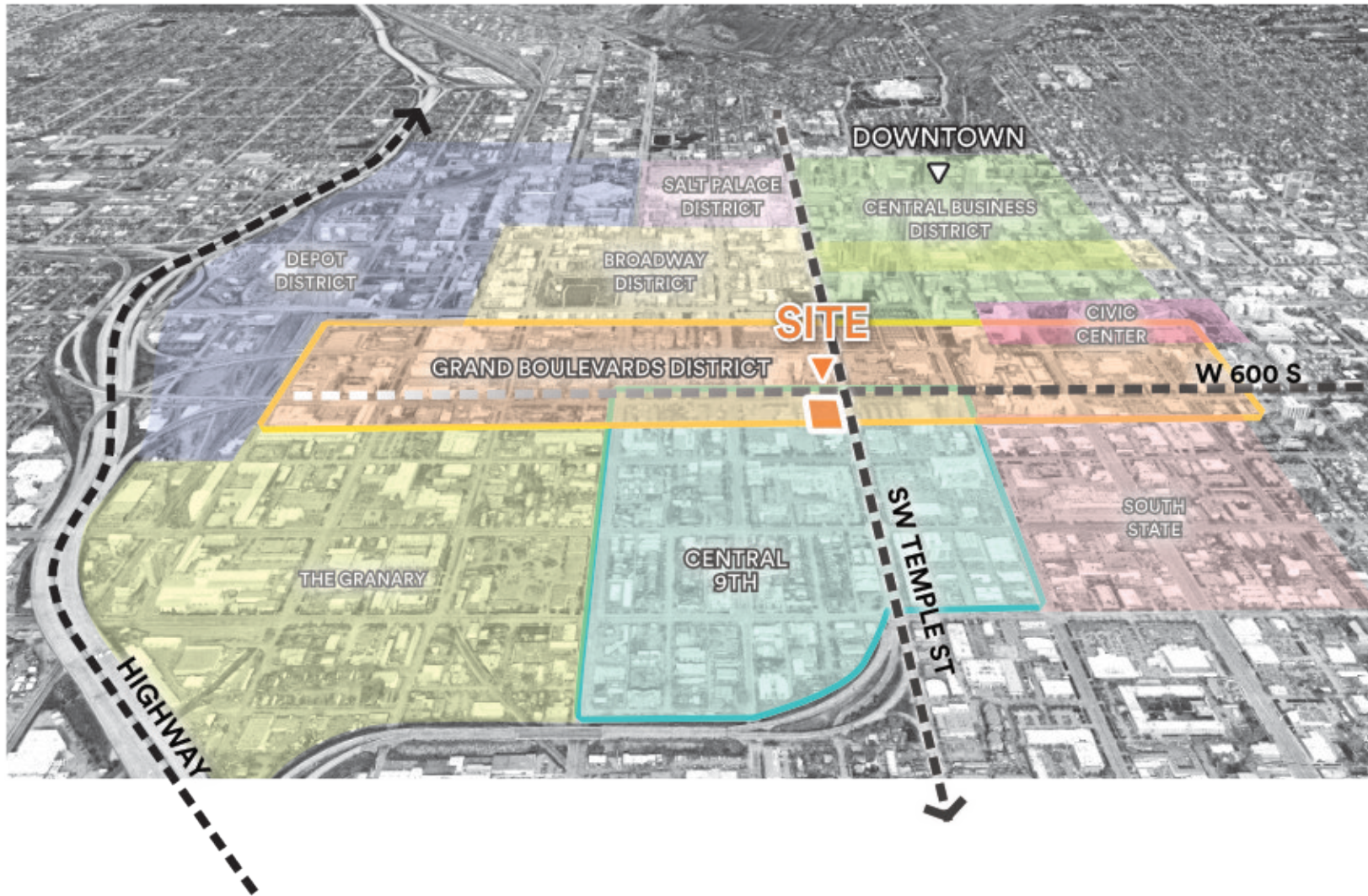
Taking cues from the geological process and formations found in the Great Salt Lake Valley, the design concept draws inspiration from the sectional relationships of the valley itself to create a **sense of place and vibrancy**.

## 2/ DISTRICT ANALYSIS

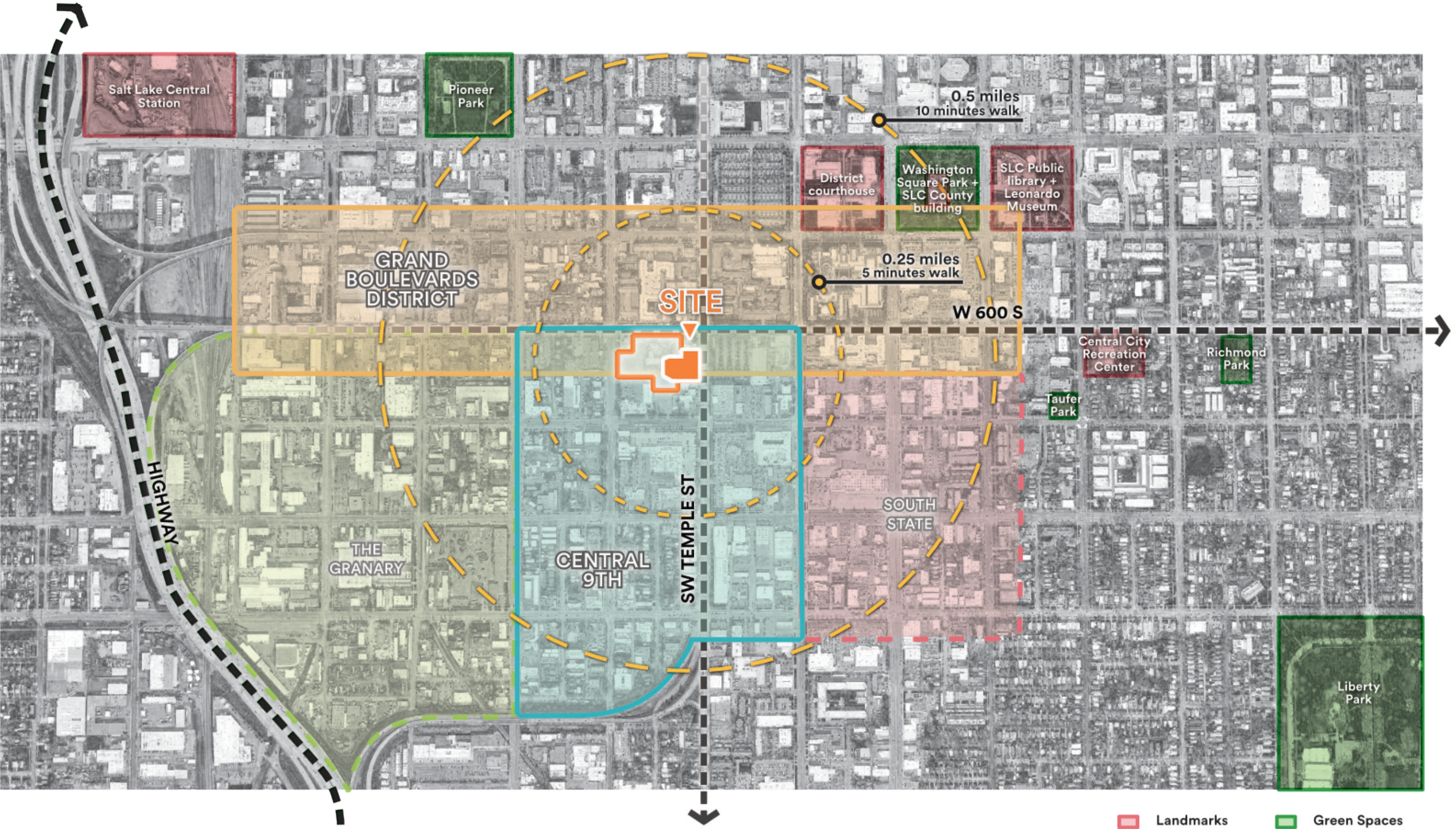
### DISTRICT SUMMARY

The Central 9th District has a unique energy and identity as both a gateway to downtown and a vibrant mixed-use neighborhood that artists, restaurants, and local businesses call home. Located walking distance from downtown and with public transportation options in close proximity, the site is **easily accessible**. With this location, the site **enjoys expansive views of the city skyline, the Wasatch Front Range and greater Salt Lake Valley**.

The proposed project site is at the northern edge of the Central 9th District where it overlaps with the Central Boulevards, near the southern edges of Downtown's Broadway, Central Business, and Civic Center Districts. **The addition of a high energy and diverse mixed use infill development here will help strengthen the connections to and from Downtown and the rapidly evolving Central 9th, and Granary Districts.**

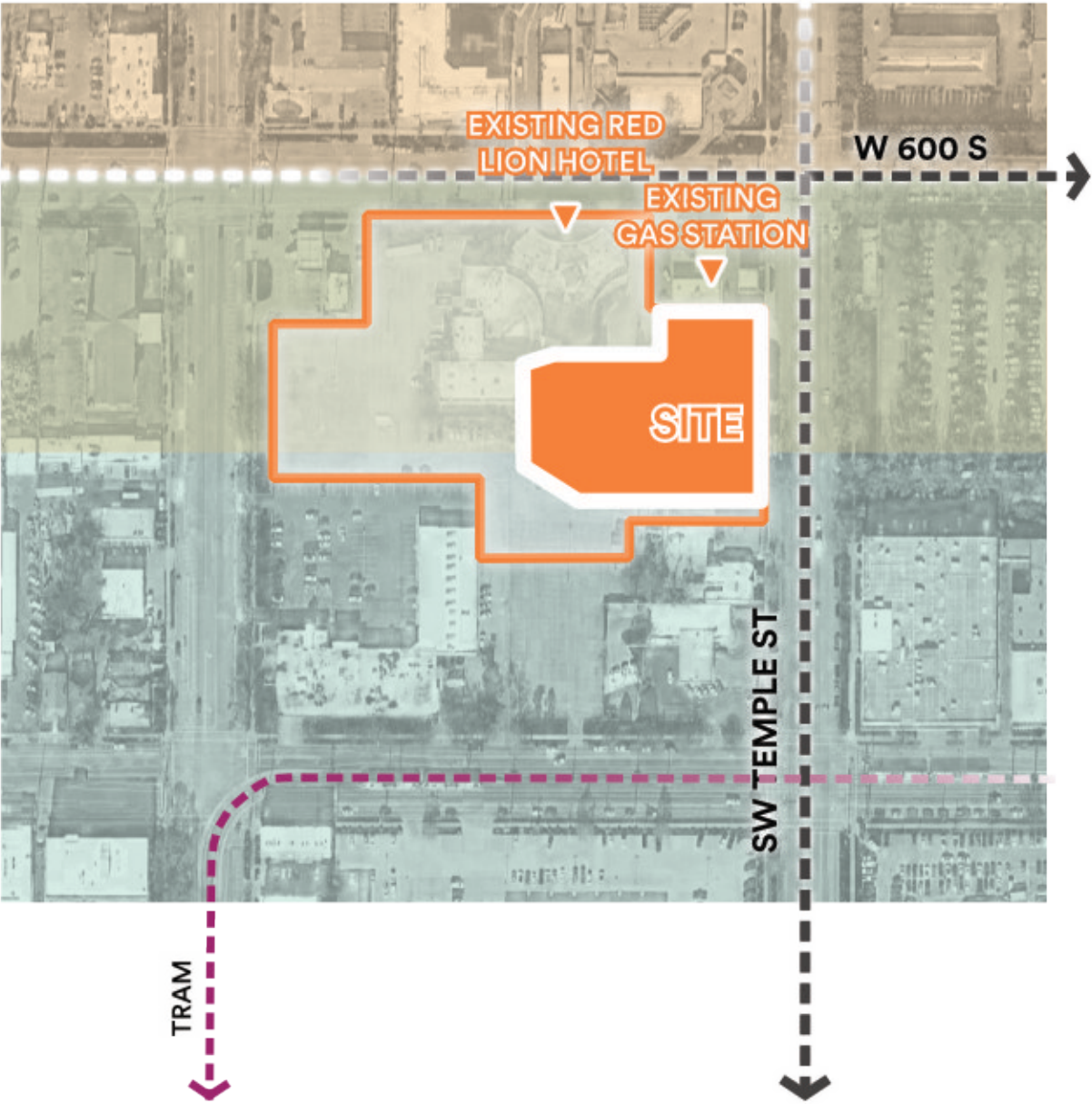
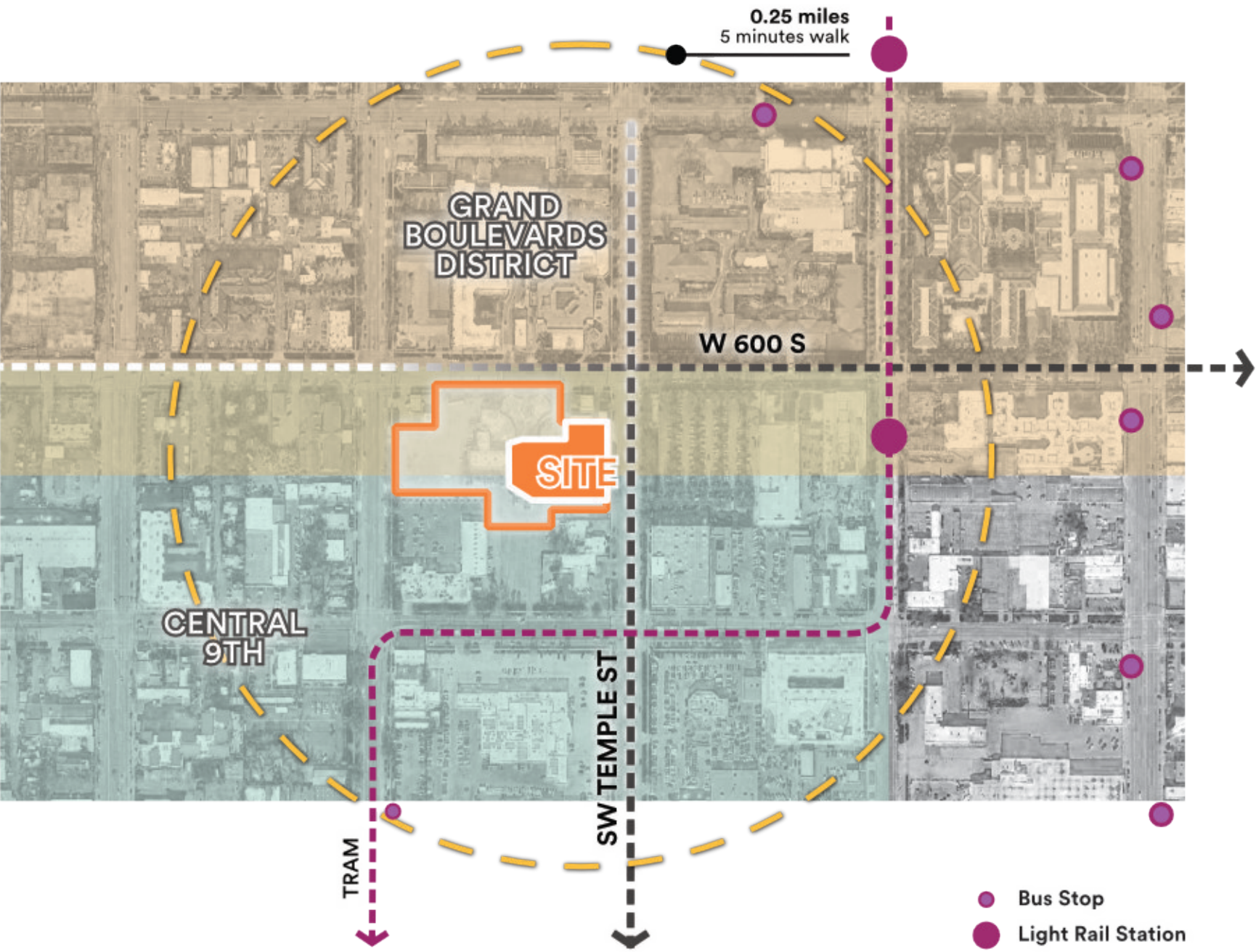








BLOCK ANALYSIS







ELEVATION FROM SW TEMPLE ST



ELEVATION FROM W 600 ST



PART 1



EAST ELEVATION FROM SW TEMPLE ST - PART 1

PART 2



EAST ELEVATION FROM SW TEMPLE ST - PART 2





GRAPHIC FROM SALT LAKE CITY ZONING MAP

## ZONING SUMMARY

The project parcel straddles the border between two Zoning Districts. The vast majority of the project including the Tower is within D-1 with a small portion of the parking podium in the D-2 zone. See Section 5 for more details.

| ZONING DISTRICT: D-1 Central Business District (21A.30.020) |   |
|---|---|
| Height Limit  | 100ft at mid-block areas  |
| Minimum Lot Size  | No minimum required   |
| Yard Requirements   | No minimum front yard required, no side or rear yards required                          |
| Parking Restrictions  | Parking above the first level shall have floors/facades that are horizontal, not sloped |
| Location of Service Areas                                   | Service areas shall be located on block interiors away from view of any public street   |
| Landscape Requirements                                      | Landscape shall comply with Chapter 21A.48  |
| Mid-Block Walkways  | Required in the downtown area   |

| ZONING DISTRICT: D-2 Downtown Support District (21A.30.030) |  |
|---|--|
| Height Limit  | Building height shall not exceed 120'  |
| Minimum Lot Size  | No minimum required  |
| Yard Requirements   | No minimum front yard required, no side or rear yards required                               |
| Parking Restrictions  | If a front or corner yard is provided, surface parking is prohibited in those areas          |
| Location of Service Areas                                   | Required on the ground floor facing State Street, Main Street, 800 South and 900 South.      |
| Landscape Requirements                                      | Landscape shall comply with Chapter 21A.48, at least ten feet (10') in depth is required     |
| Mid-Block Walkways  | Required if a walkway has been identified in a master plan that has been adopted by the city |

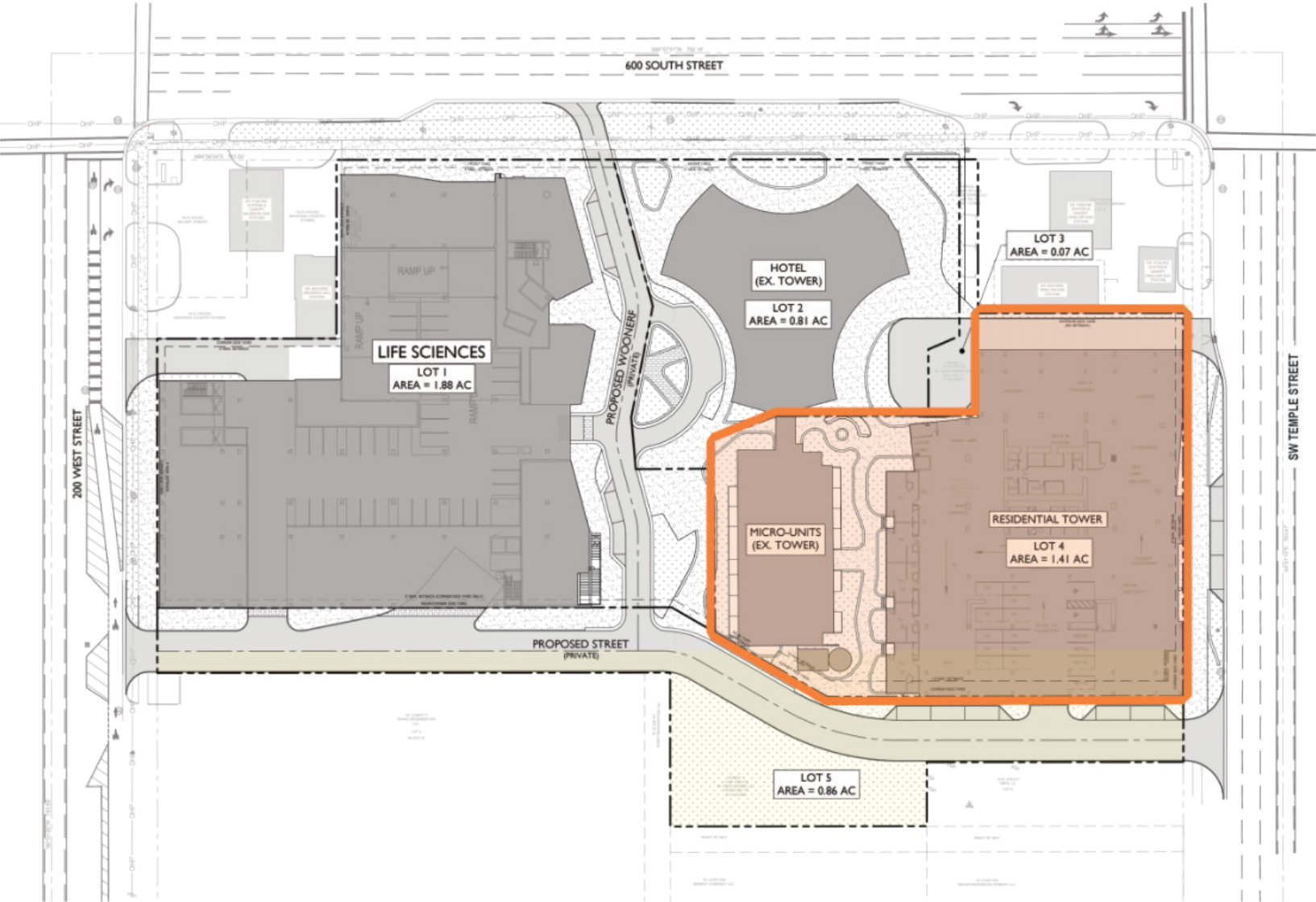
# 3/ SITE DESIGN

## LOCATION ANALYSIS

While this project is located within a larger masterplan development, the masterplan site is being subdivided into multiple parcels. The Project Parcel will contain the new Residential building and one half of the renovated existing Red Lion Hotel, referred to here as Tower 1.

The Residential building site is bound by South West Temple Street on the east, a new private street to the south within the masterplan development, the renovated Tower 1 within the masterplan development to the west, and an existing gas station to the north that is outside of the masterplan development.

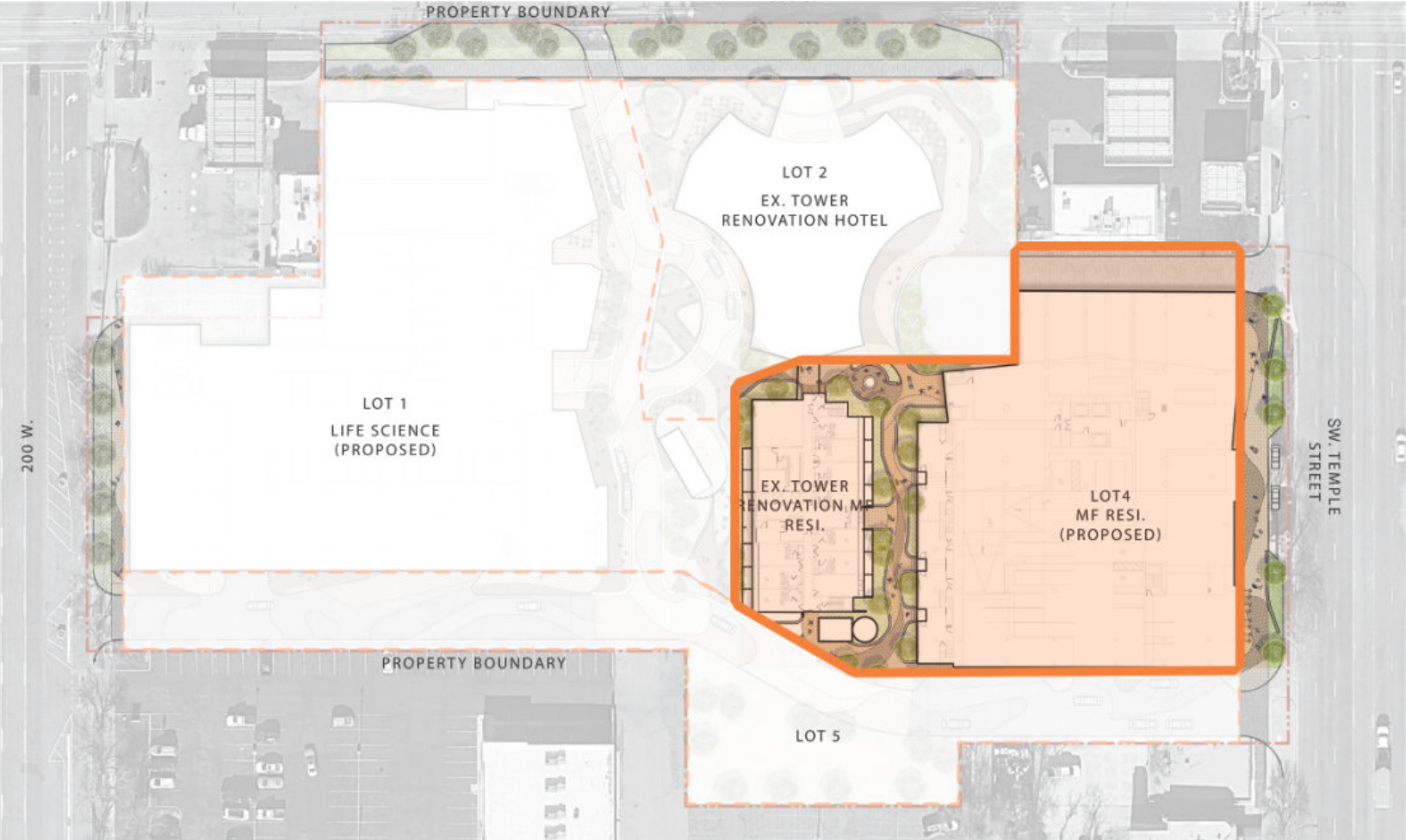




# NEW PRIVATE ROADS AND PARCELS

The master plan includes redividing the block into 5 new parcels. Lots 1 and 5 contain two new private roads allow vehicular access to the interior of the block; one two-way road running east-west along the southern edge of the site and a second one-way road running north-south between the Life Science Building and renovated Hotel and Micro Unit Towers.

Entry to the Residential Building is provided along the southern private road that is proposing a new curb cut at South West Temple Street. Loading and back of house access will take advantage of an existing curb cut at the north side of the Residential Building. With this back of house access, room for loading and truck turning is provided at the north west corner of the Residential Building.



# MASTER PLAN AND PUBLIC REALM

With a diverse array of building typologies and programs within this site, what connects the site together is **the public realm and consistent incorporation of elements taken from the region's geomorphology.**

The landscaping within the public realm throughout the site takes great care to mimic the rivers and streams weaving through canyons. Paving patterns emulate flowing water and geological striations, creating a geometric visual language to easily define edges and interiors. Seating and planting elements extend along these perimeters of movement and find opportunities for moments of interaction at junctions.

Respecting the climate of Salt Lake City, landscaping will be selected with seasonal temperature swings in mind and shade tolerant plants within the masterplan walkways.



MASTER PLAN

The public realm for lot 3 will be composed of streetscape improvements along west temple, along a new east-west private drive off west temple, an interior pedestrian paseo with landscape improvements and seating amenities guiding residents to private townhome entrances and a secondary residential tower lobby entrance. Utilities and back-of-house services will be accessed from the east-west drive - and a services drive along the north side of the lot line, with access off west temple.

LANDSCAPE

LANDSCAPE IMPROVEMENTS

The basis of design for landscape improvements along west temple, will follow streetscape requirements for Salt Lake City, including the streets and intersection typologies of Salt Lake. A landscape buffer will provide water-wise planting interest with appropriately sized shade trees to create a consistent streetscape appeal. Public features such as seating elements will create a pedestrian scale experience, while a dedicated temporary parking area will provide access to visitors and guest at the residential tower and ground floor retail.

The pedestrian paseo will provide an intimate people focused space, providing access points to the adjacent hotel development, townhome entrances and the secondary residential tower lobby. Throughout the defined planting areas, water-wise landscape planting will enhance the visual experience in the pedestrian paseo, while columnar and ornamental trees will provide vertical interest. On the north end of the pedestrian paseo, a community feature will provide a gathering point for local residents and visitors with art opportunities and/or a community fire feature.



LONDON PLANE  
PLATANUS × ACERIFOLIA



HONEYLOCUST  
GLEDITSIA TRIACANTHOS  
INERMIS



TRIUMPH ELM  
ULMUS WILSONIANA,  
U. JAPONICA



'HERITAGE' RIVER BIRCH  
BETULA NIGRA 'HERITAGE'



BLUE GRAMA 'BLONDE AMBITION'  
BOUTELOUA GRACILIS  
'BLONDE AMBITION'



BLUE OAT GRASS  
HELICTOTRICHON SEMPERVIRENS



MORMON TEA  
EPHEDRA VIRIDIS



ADAM'S NEEDLE  
YUCCA FILAMENTOSA



PURPLE LOVE GRASS  
ERAGROSTIS SPECTABILIS



PRARIE DROPSEED  
SPOROBOLUS HETEROLEPIS



RED YUCCA  
HESPERALOE PARVIFLORA

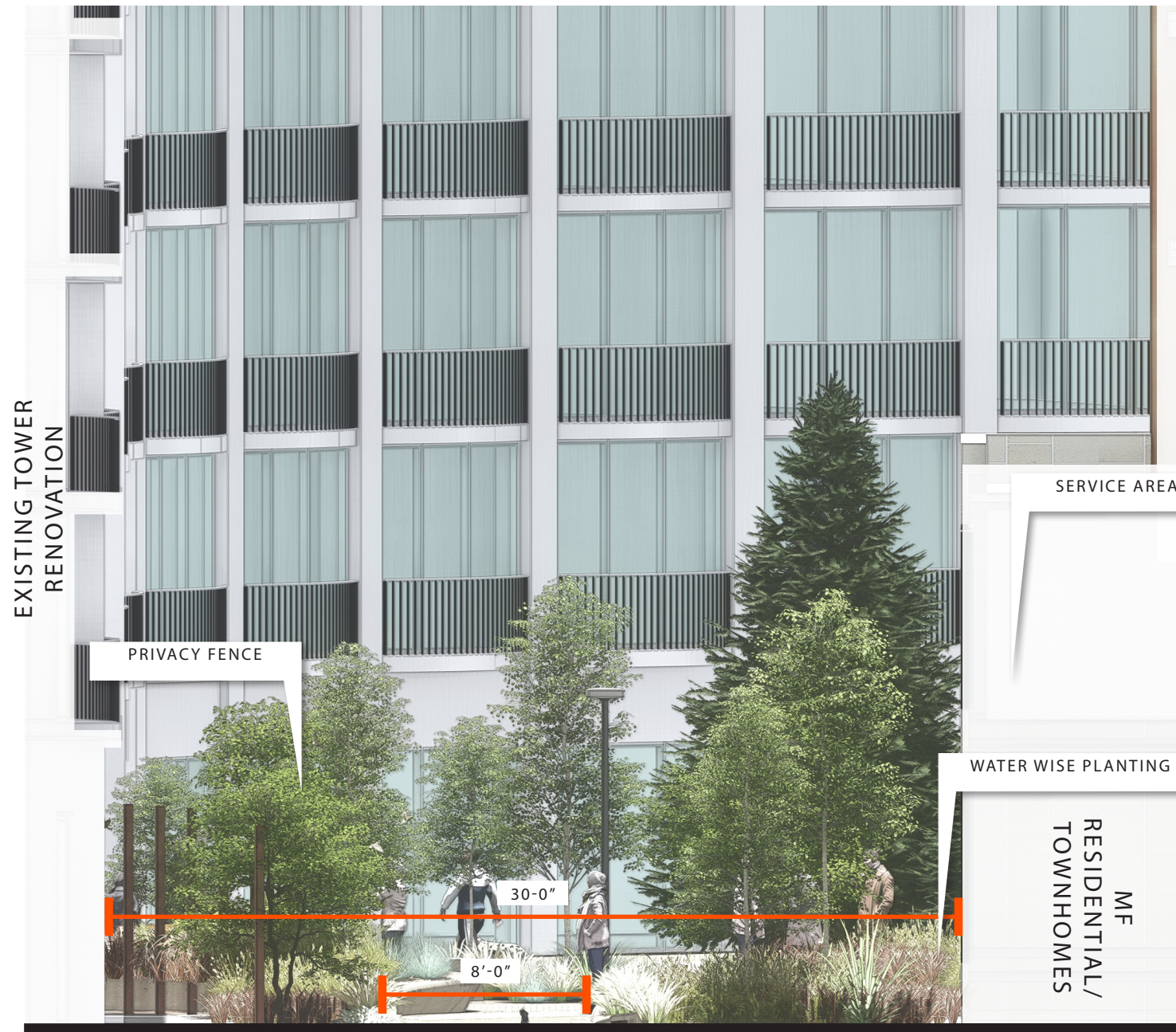


DESERT PENSTEMON  
PENSTEMON PSEUDOSPECTABILIS

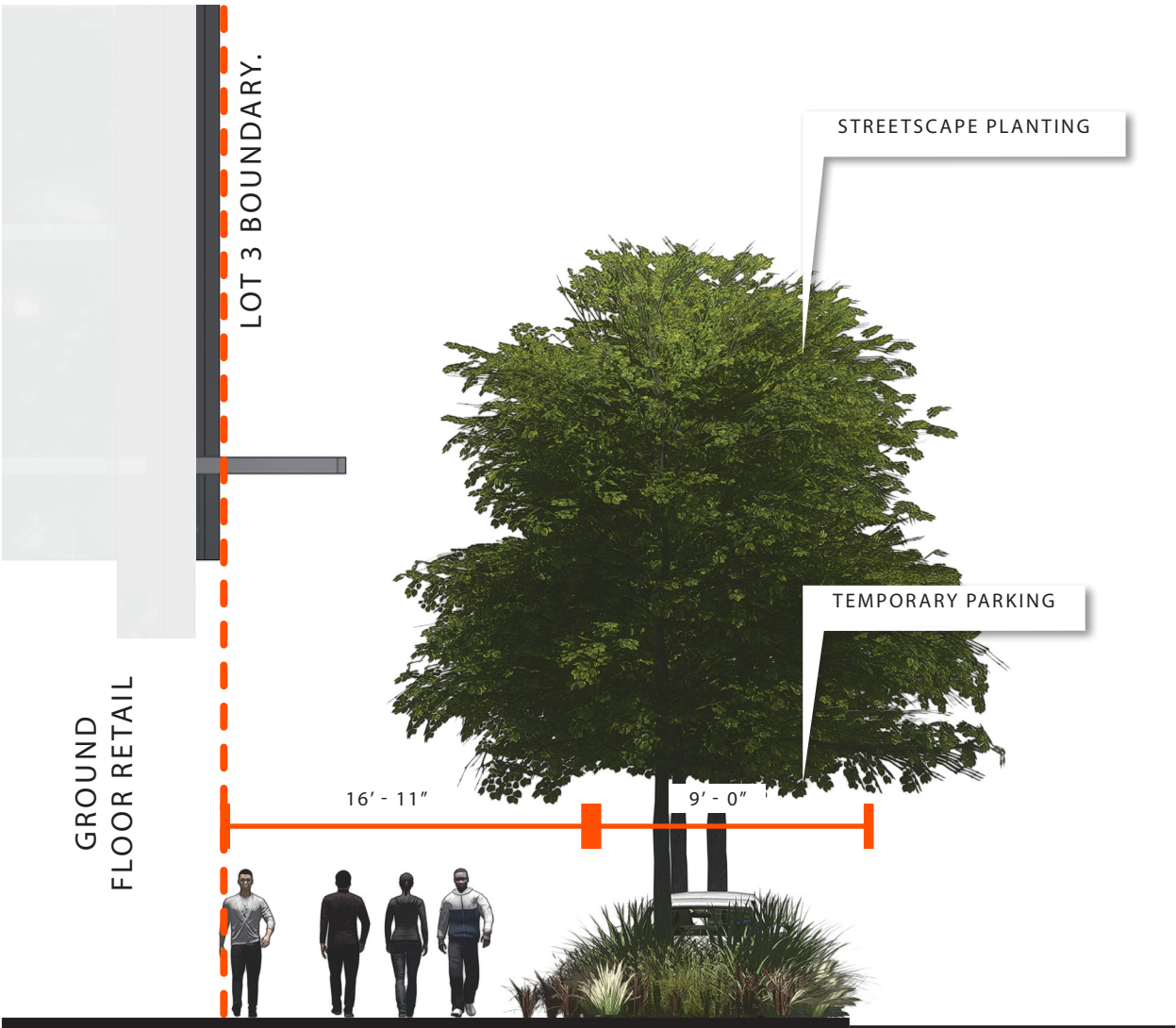
PLANT SELECTION

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





PEDESTRIAN PASEO - BETWEEN TOWNHOME AND EXISTING TOWER



WEST TEMPLE STREET SECTION





RESIDENTIAL TOWER - WEST ELEVATION



RESIDENTIAL TOWER - EAST ELEVATION





PEDESTRIAN PASEO





WEST TEMPLE STREETSCAPE



# 4/ ARCHITECTURAL DESIGN

## DESIGN NARRATIVE

The Residential building at Six South is a mixed-use, transit oriented, infill development proposed to replace a vacant single story structure and surrounding surface parking lot as part of a larger mixed-use masterplan at the northern edge of the Central 9th District.

Taking cues from the geology of the Great Salt Lake Valley, and inspired by the juxtaposition of the sky, mountains, and water courses the high-rise residential tower emerges from the larger mass of the parking garage as a pair of asymmetrical vertical elements. The Western vertical element is both the larger and more solid of the two and appears to anchor and support the highly glazed Eastern vertical element. Both elements connect to the ground level by visually cutting through the parking garage mass like the glittering rivers and ancient rock outcroppings that are such iconic parts of the geomorphological story of the Valley. The tower will be visible from many areas of the City and just like the peaks of the Wasatch Range it has an irregular form and will appear differently from every individual perspective.

Closer to the ground the parking garage is clad in perforated aluminum panels displaying a supergraphic image of the Wasatch Range as it appears from the valley floor. The panels allow natural ventilation for the interior space and also evoke a sense of the wind moving around the peaks of the actual mountains.

The ground floor provides both retail and residential spaces including the main lobby and some amenities. These spaces are where the public is welcomed into the project, much like hospitality of the city itself nestled on the valley floor.

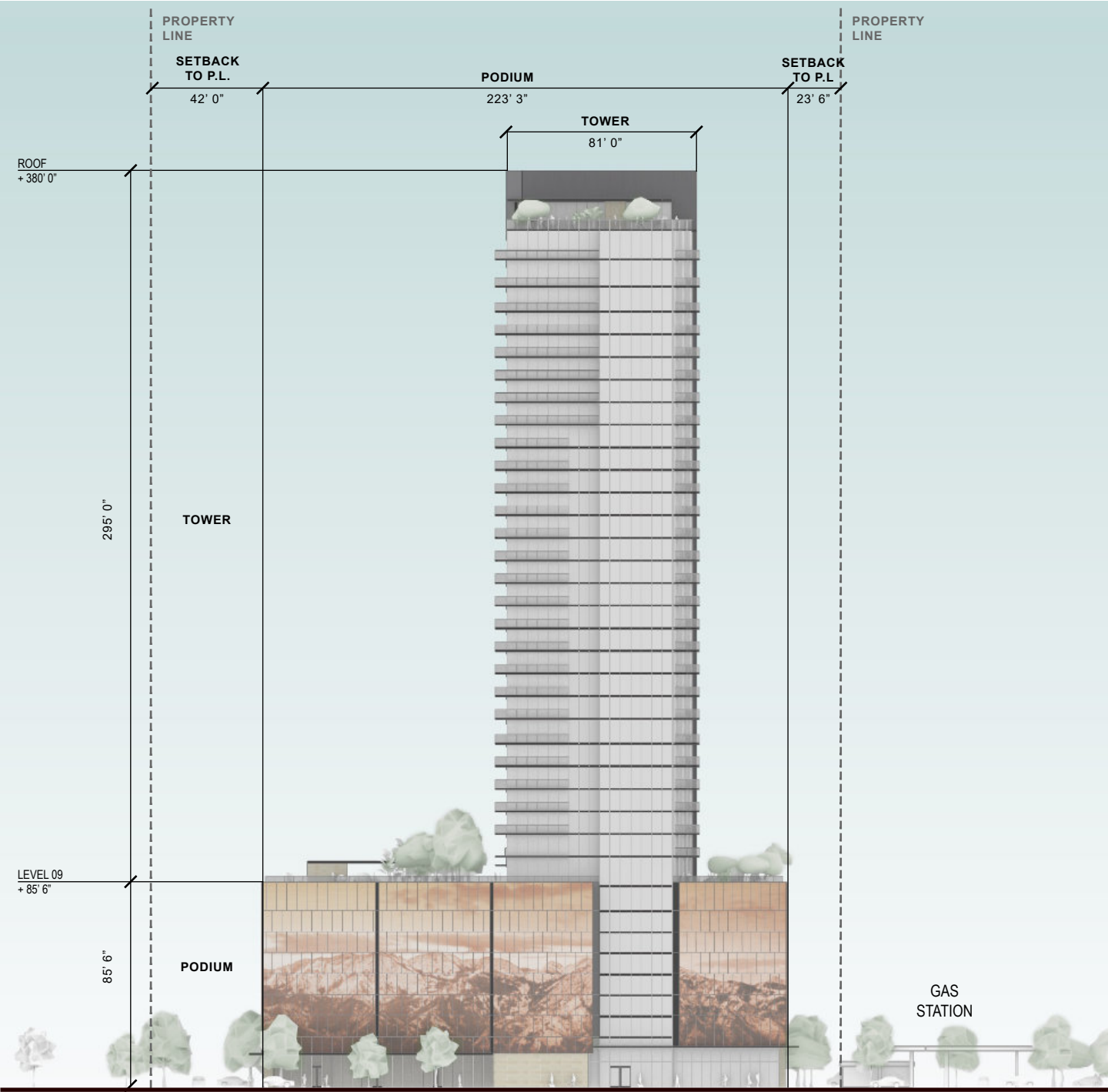
The Project program includes residential and retail uses with associated parking. The ground floor consists of a significant retail frontage and residential lobby facing SW Temple Street to the east. The western side of the ground floor is occupied by five residential townhouses with private entries and landscaped space. Also facing west is a secondary lobby entrance giving access to the network of landscaped pedestrian spaces and buildings of the greater masterplan. Parking is accessed from the south of the project via the new private street on a separate parcel of the masterplan. Loading and trash collection occur at the northwest corner of the Project and are screened from public view.

Above the ground floor are eight levels of parking. At the 9th story of the Project is an extensive array of amenities including exterior landscaping and interior lounge and fitness spaces. Levels ten through thirty-five consist of 329 individual dwelling units of varying size, and above that is another amenity level with interior and exterior amenity spaces and some mechanical spaces which are screened from view.



PERSPECTIVE VIEW FROM SW TEMPLE ST

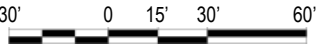




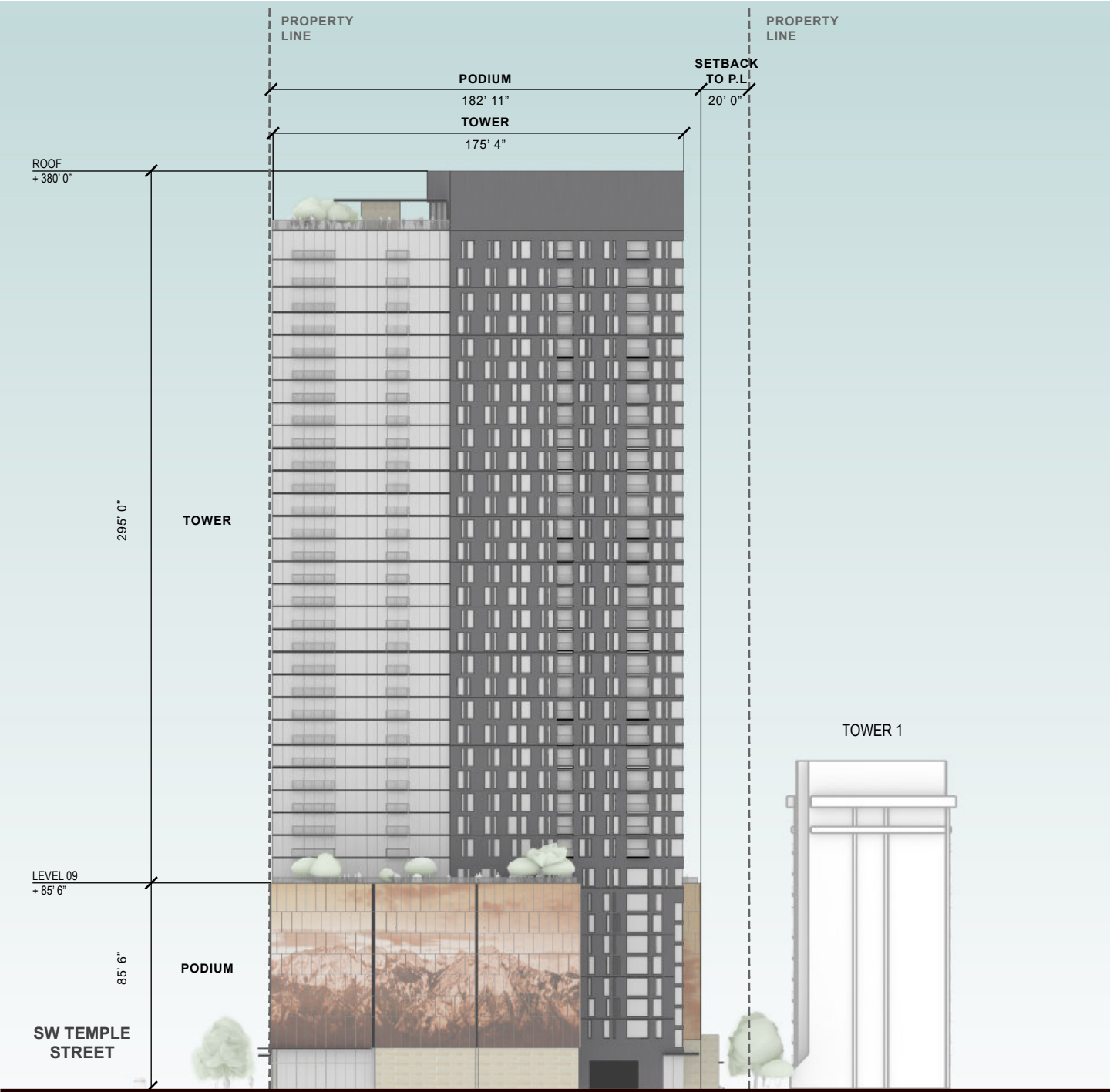
EAST ELEVATION FROM SW TEMPLE ST



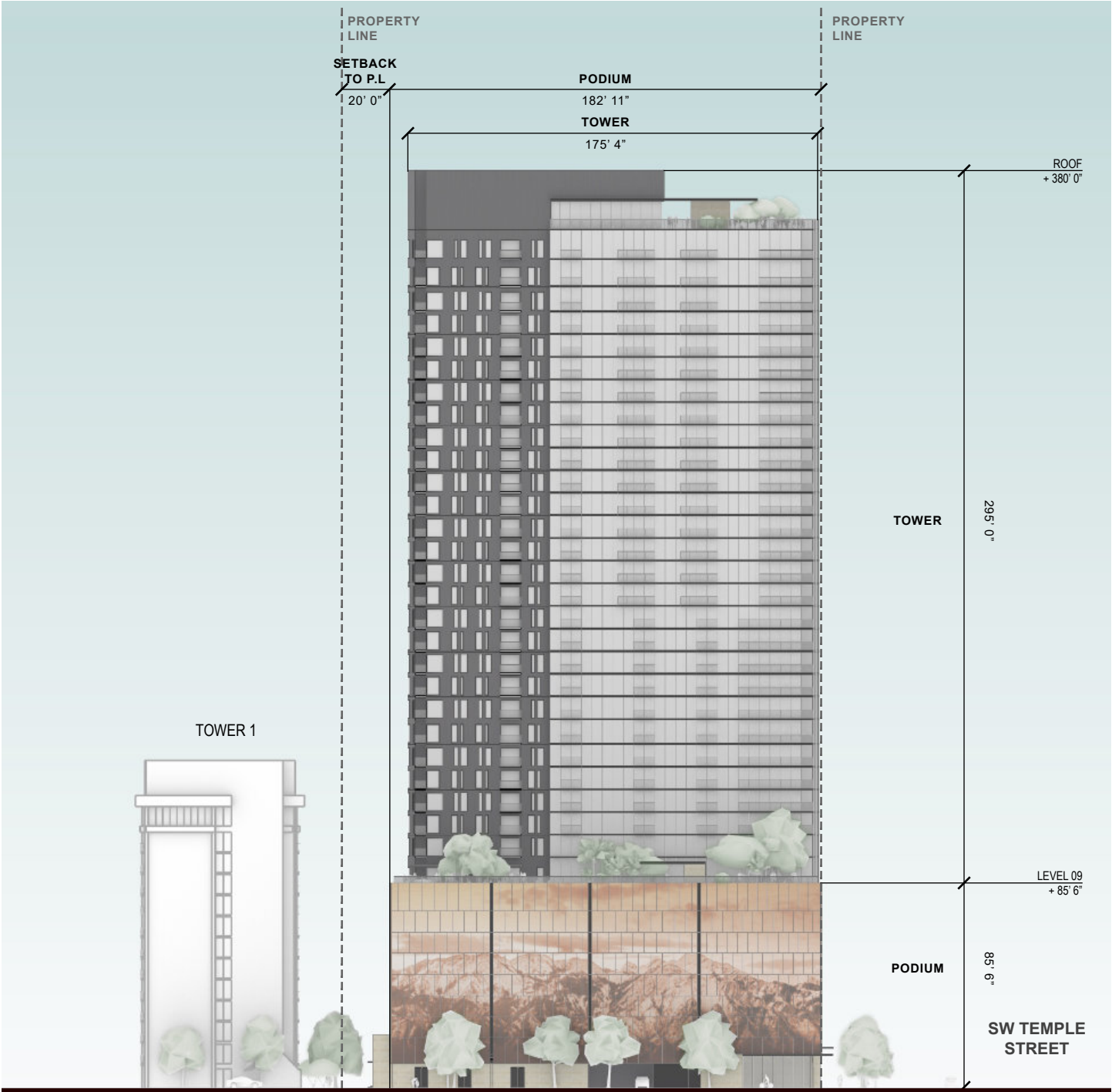
WEST ELEVATION FROM EXISTING TOWERS



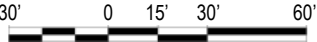




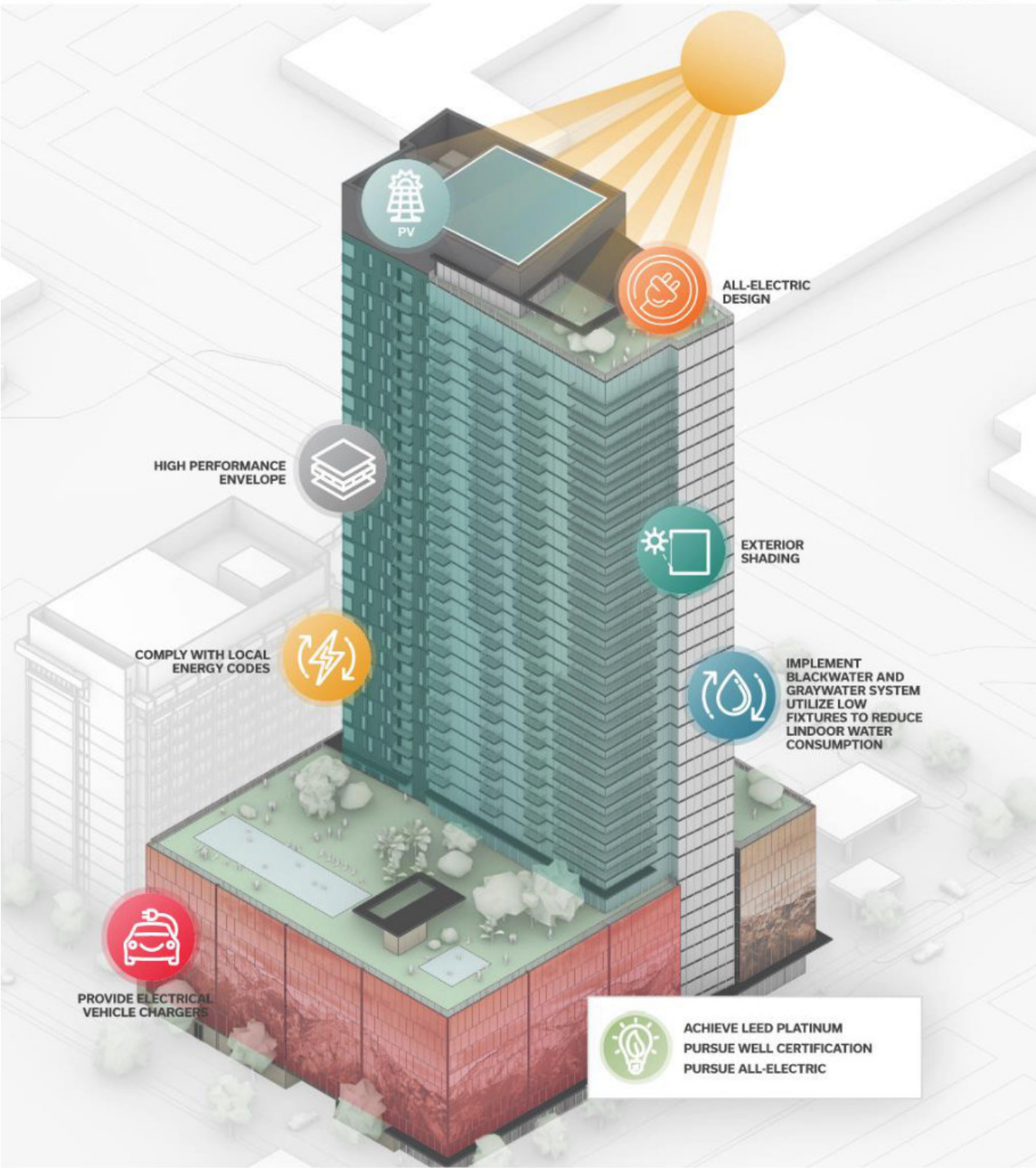
NORTH ELEVATION FROM SERVICE ACCESS DRIVEWAY



SOUTH ELEVATION FROM INTERNAL STREET







# SUSTAINABILITY GOALS

The Six South 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. Below are some highlighted project goals intended to help reduce the environmental impact and improve the health and well-being of the occupants.

|  |   |
|--|---|
| Highlighted Energy Conservation Goals  | <ul style="list-style-type: none"><li>• All-Electric design for all residential and general building cooking and services.</li><li>• Net Zero Energy performance</li><li>• Development of a EcoDistrict in the masterplan including shared geothermal design</li><li>• Optimized thermal envelope balancing operational and embodied carbon emissions</li><li>• Energy recovery, such as using condenser water return to preheat make-up water for domestic hot water, energy storage for load shifting, and prioritizing on-site renewable energy opportunities</li><li>• Indoor lighting will be supplemented by natural daylight to support individual circadian rhythms</li></ul>   |
| Highlighted Water Conservation Goals   | <ul style="list-style-type: none"><li>• Reduce water use through efficient plumbing fixtures, native plants, effective irrigation systems,</li><li>• Reduce potable water consumption but integrated water reuse for toilet flushing and irrigation</li></ul>   |
| Other Highlighted Sustainability Goals | <ul style="list-style-type: none"><li>• Reduce heat island impacts with reflective roof and paving materials</li><li>• Reduced embodied carbon through smart design and material selection guided by a Whole-Building Life Cycle Assessment</li><li>• Target of 75% construction waste diversion from landfill with recycling and reuse</li><li>• Indoor air quality will be enhanced through effective filtration, reducing particulate matter, using materials with low or no volatile organic compounds and IAQ Testing</li><li>• Enhancing the occupant comfort and experience is supported by providing thermally comfortable spaces, increased lighting controls, regular and transparent indoor air quality testing, and the provision of quality views to the outdoors.</li><li>• Low-emitting materials will be evaluated for content and third-party emissions test reports</li><li>• Building operations will support a waste management plan for the safe removal and handling of hazardous waste, while 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.</li></ul> |

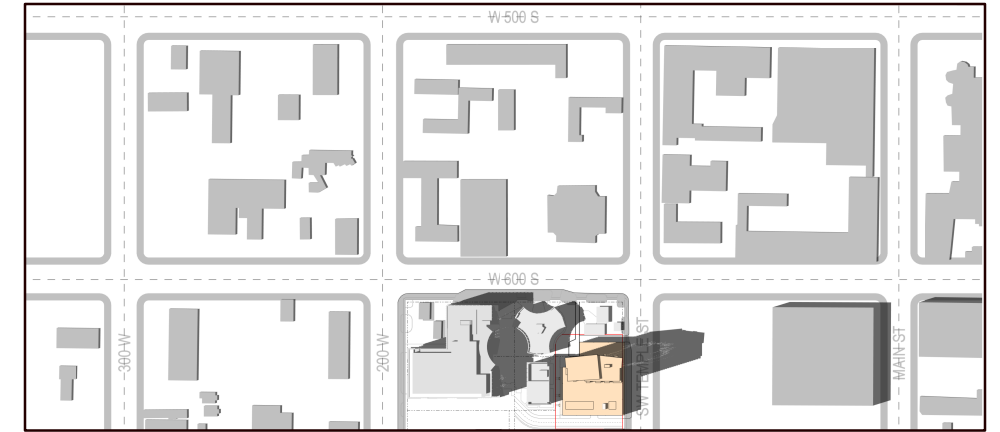
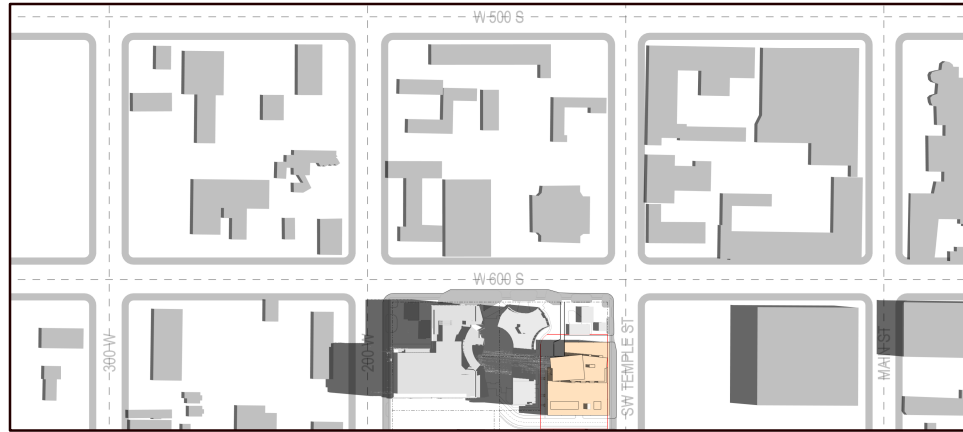


## MID-MORNING

NOON

## MID-AFTERNOON

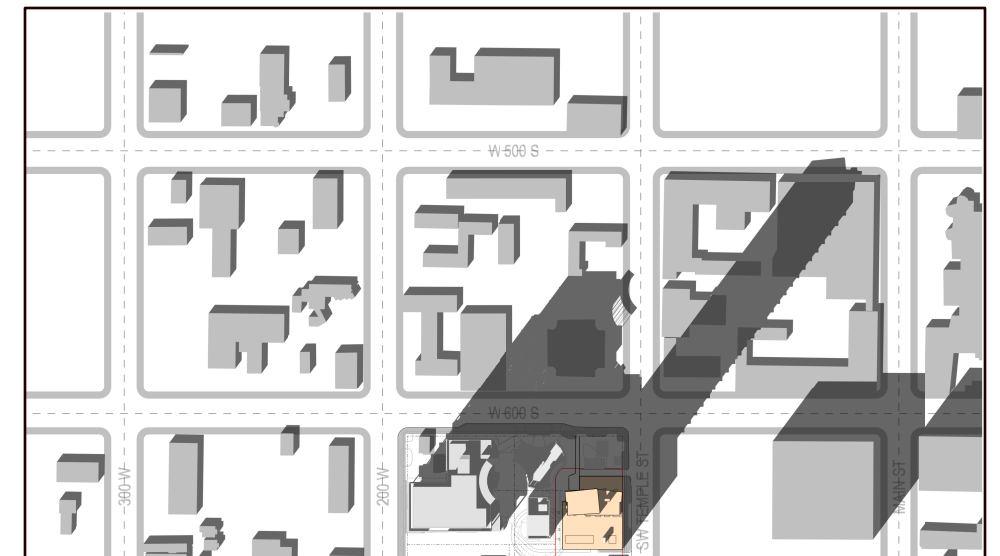
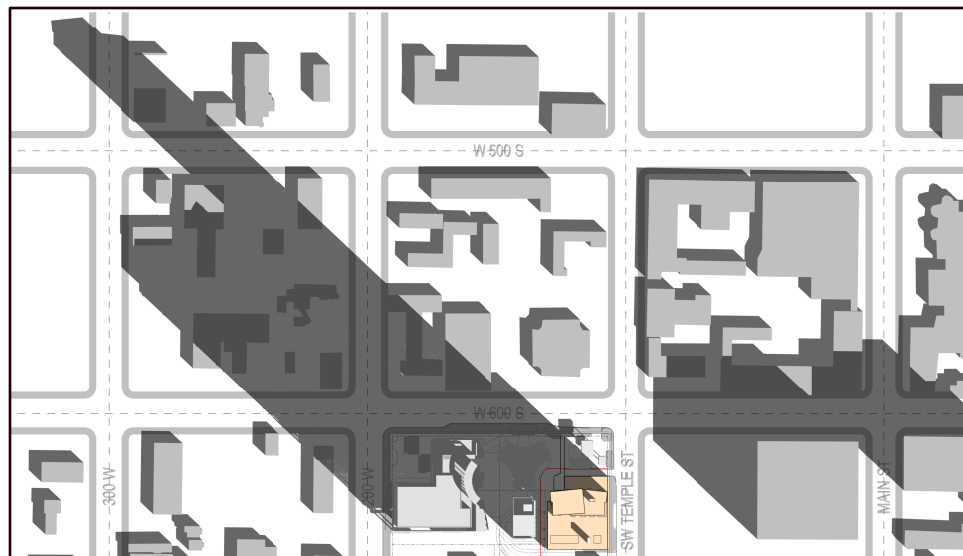
## SUMMER SOLSTICE



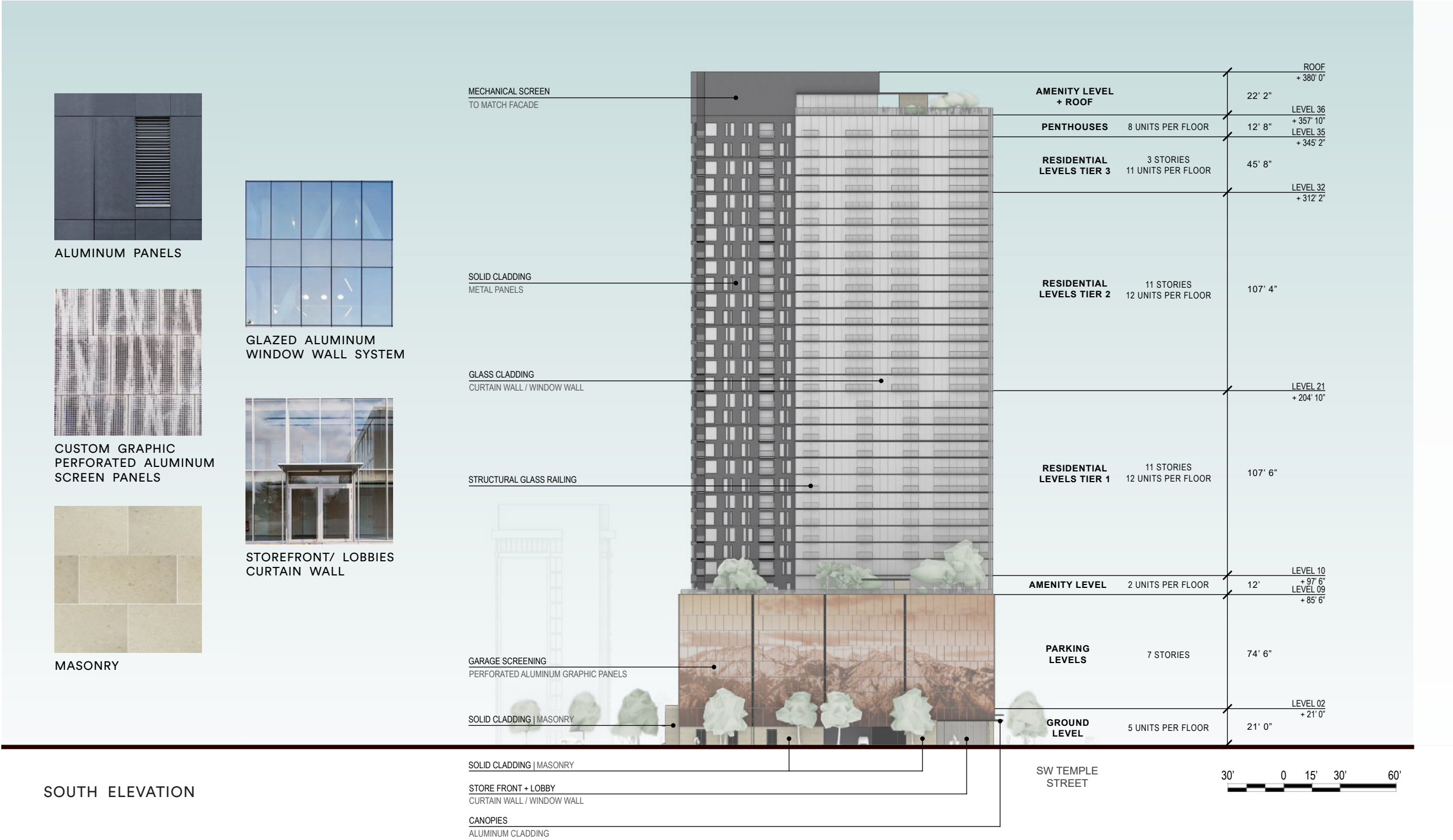
**EQUINOX**



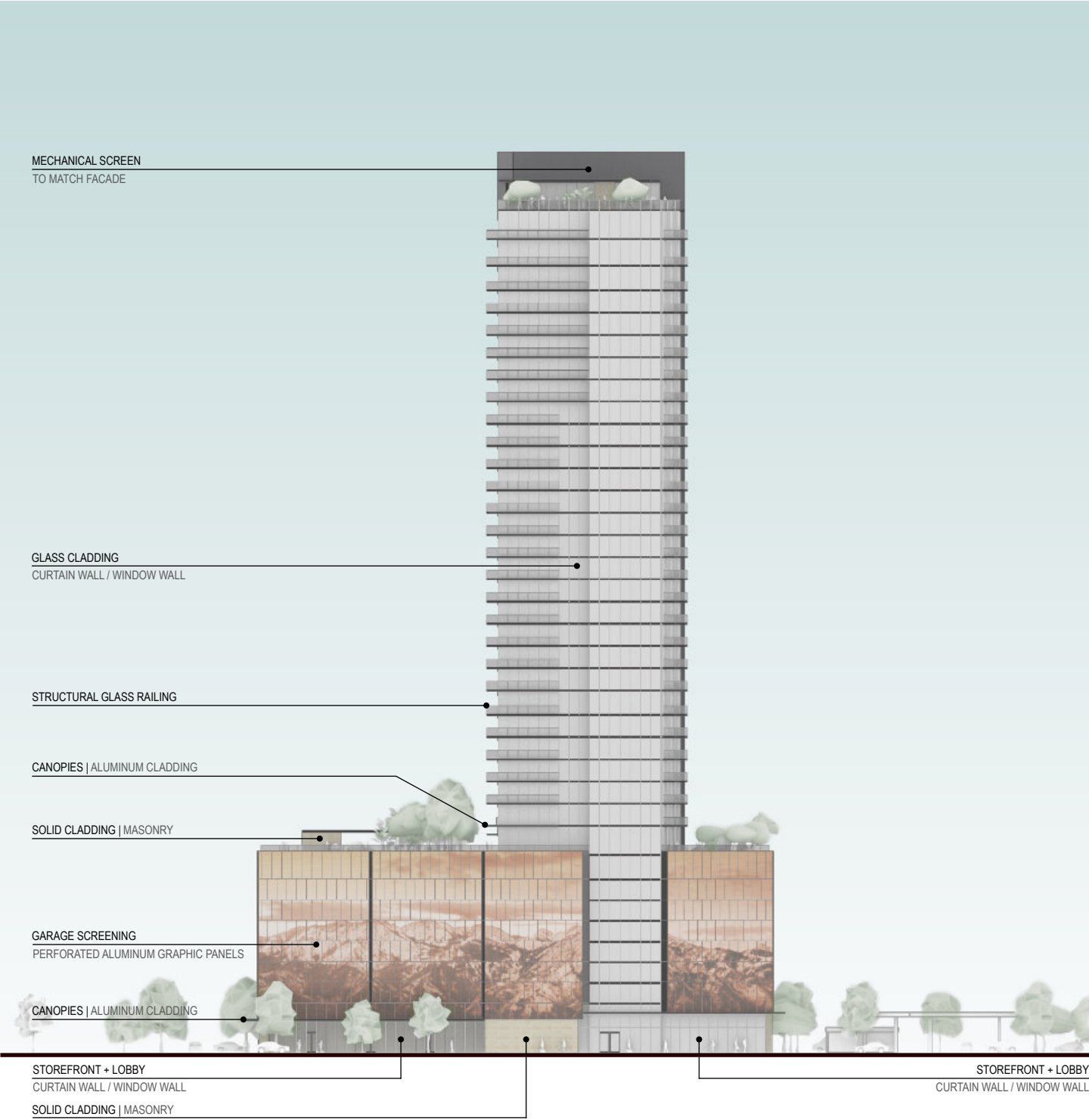
## WINTER SOLSTICE



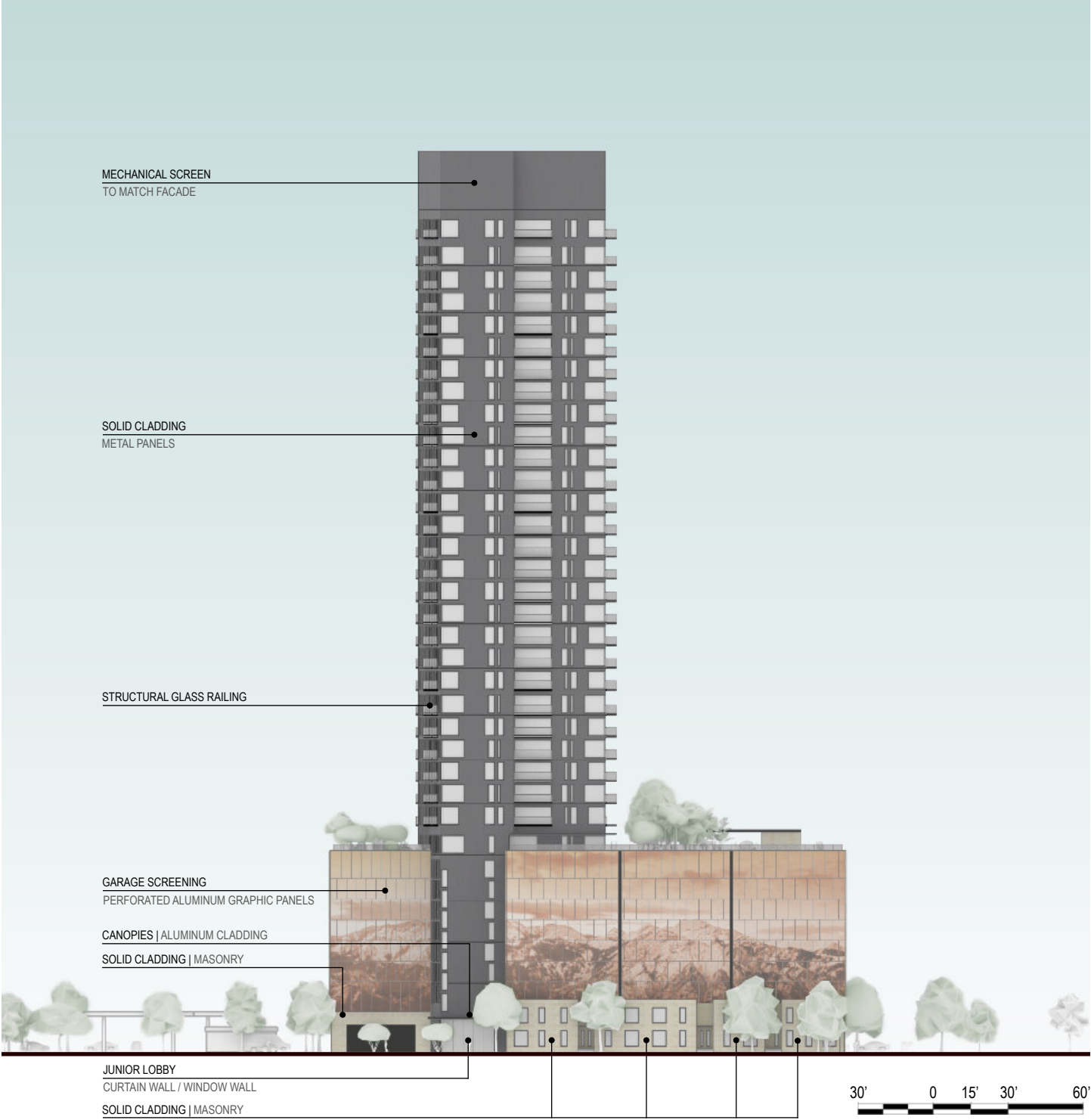






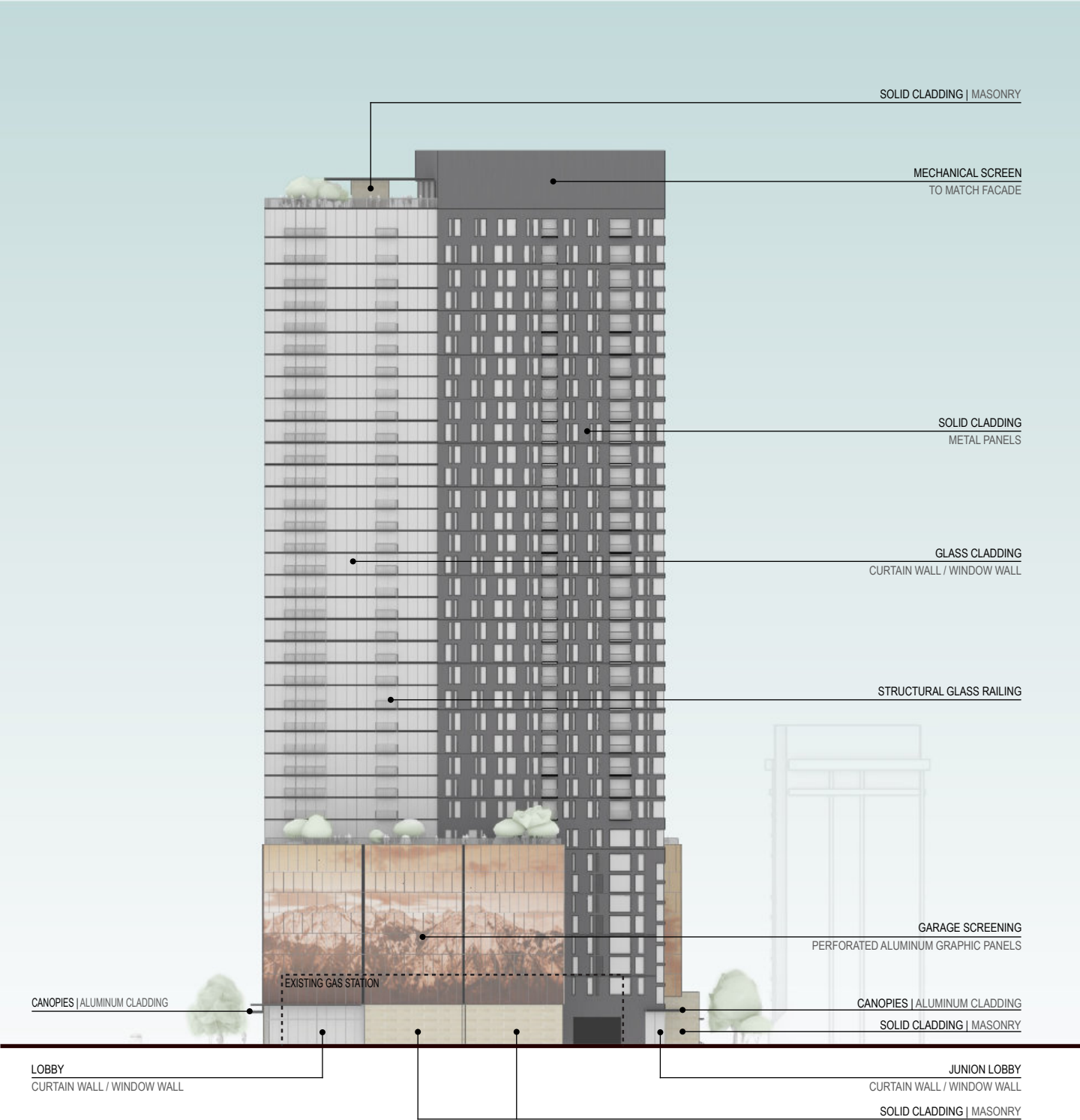


EAST ELEVATION FROM SW TEMPLE ST

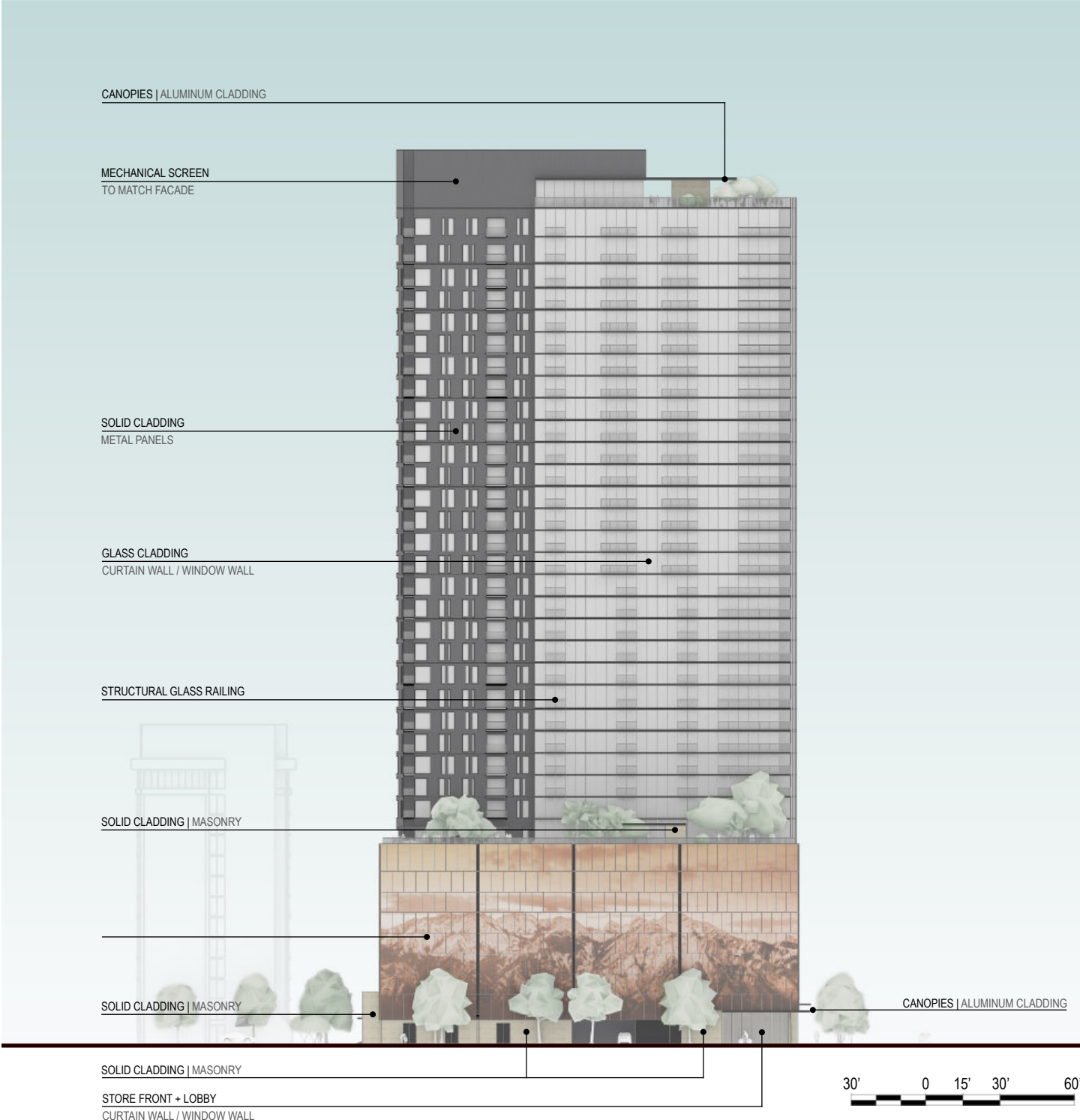


WEST ELEVATION





NORTH ELEVATION

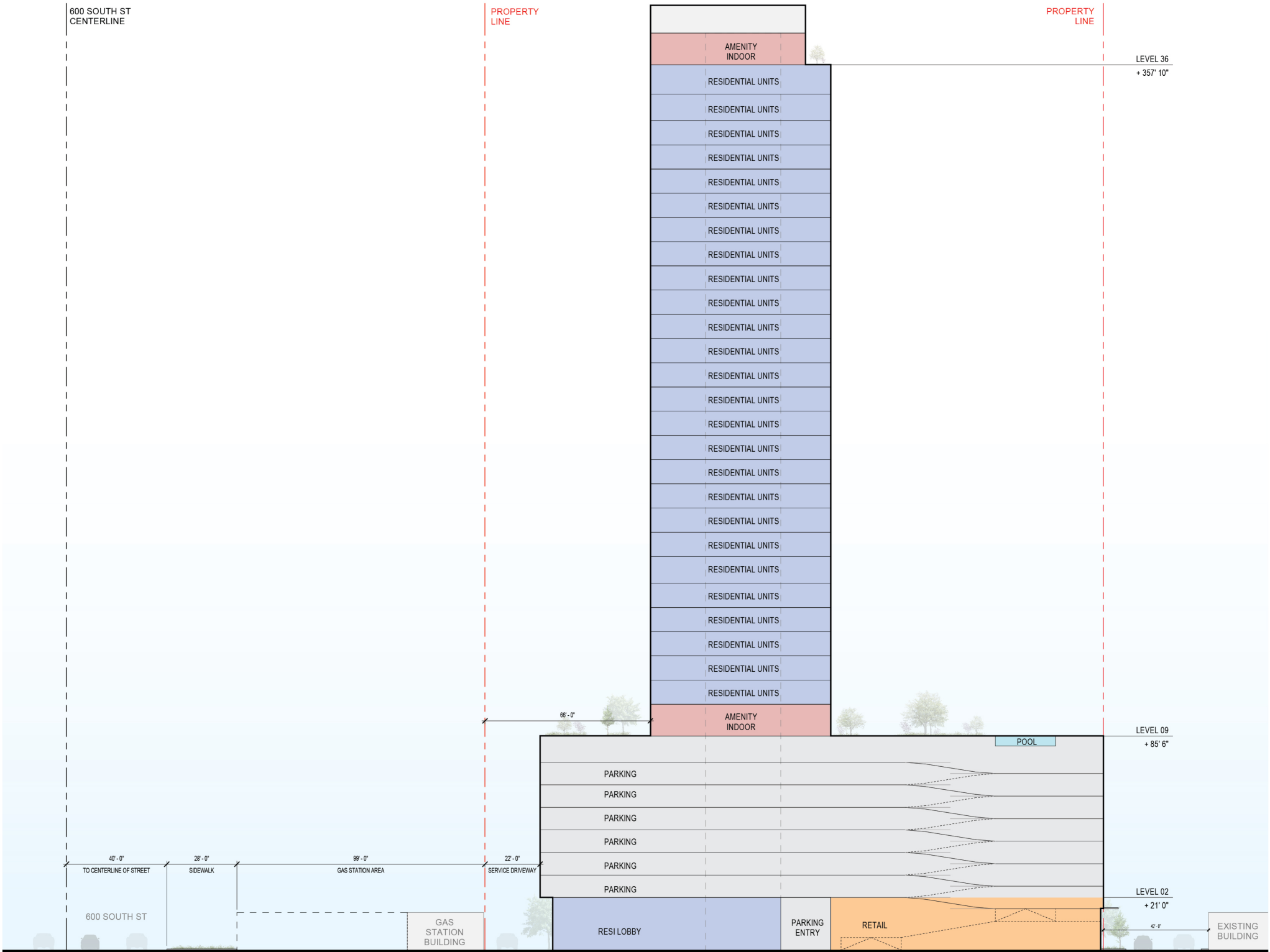


SOUTH ELEVATION FROM NEW PRIVATE STREET



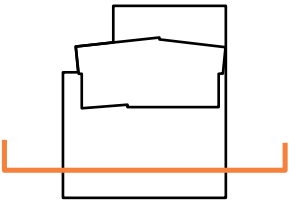
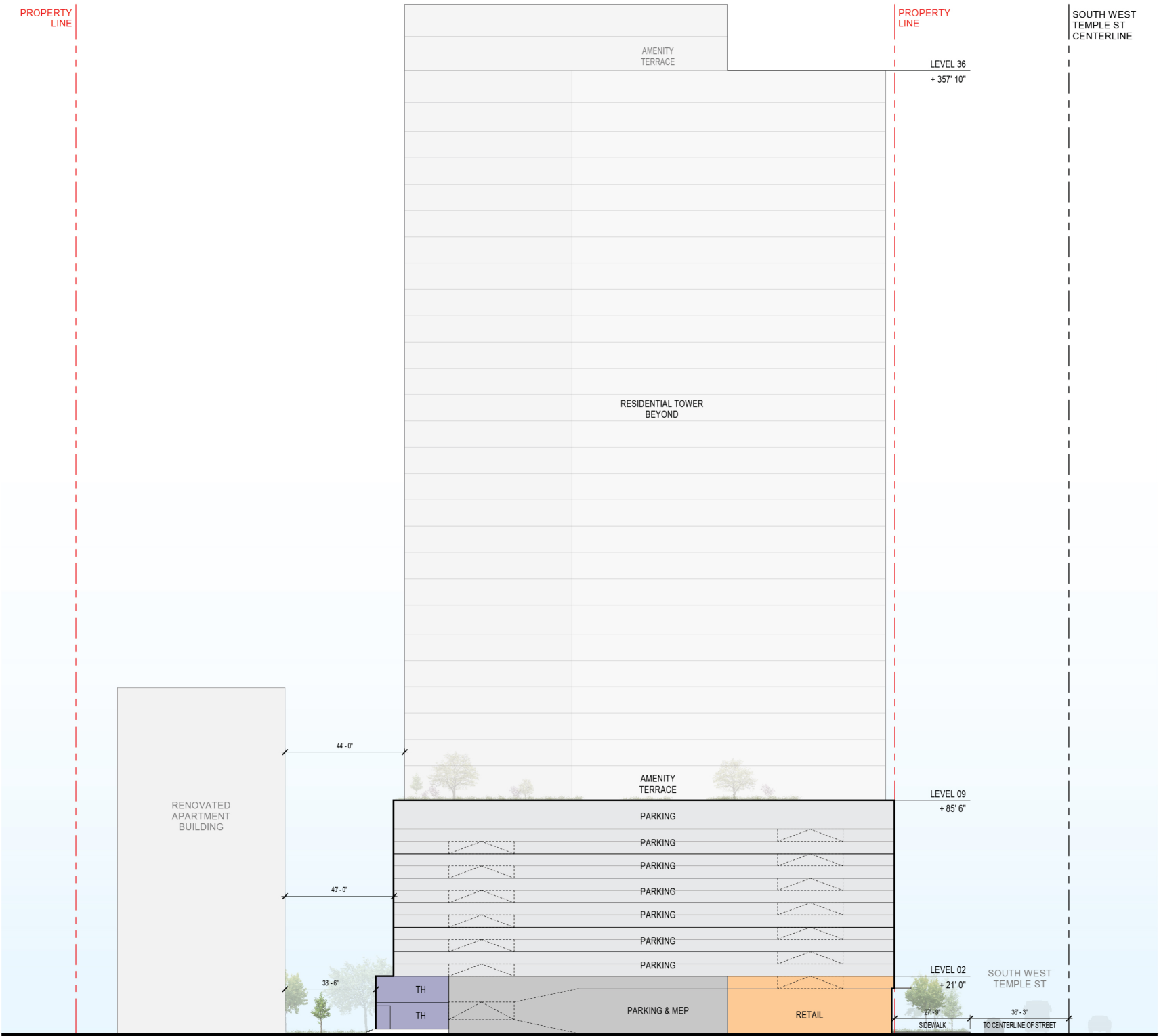
|            |       |      | Total       |       |      |       |       |        |       |     | TOTAL GROSS  | TOTAL USABLE |
|------------|-------|------|-------------|-------|------|-------|-------|--------|-------|-----|--------------|--------------|
|            |       |      | Studio      | Jnr 1 | 1Br  | 2br   | 3br   |        | CMPCT |     | FLOOR AREA** | FLOOR AREA** |
| flr. Elev. | f / f | Flr. | units/ flr. |       |      |       |       | Count* | Count |     | GSF          | USF          |
| +380.00    |       | M.PH |             |       |      |       |       |        |       |     |              |              |
| +369.50    | 10.50 | RF   |             |       |      |       |       |        |       |     | 2,500        | 2,500        |
| +357.83    | 11.67 | SKY  |             |       |      |       |       |        |       |     | 7,230        | 3,560        |
| +345.17    | 12.67 | 35   | 8           |       | 0    | 6     | 2     |        |       |     | 12,440       | 12,295       |
| +333.50    | 11.67 | 34   | 11          |       | 5    | 5     | 1     |        |       |     | 12,440       | 12,295       |
| +322.83    | 10.67 | 33   | 11          |       | 5    | 5     | 1     |        |       |     | 12,440       | 12,295       |
| +312.17    | 10.67 | 32   | 11          |       | 5    | 5     | 1     |        |       |     | 12,440       | 12,295       |
| +301.50    | 10.67 | 31   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +291.83    | 9.67  | 30   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +282.17    | 9.67  | 29   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +272.50    | 9.67  | 28   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +262.83    | 9.67  | 27   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +253.17    | 9.67  | 26   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +243.50    | 9.67  | 25   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +233.83    | 9.67  | 24   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
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| +204.83    | 9.67  | 21   | 12          |       | 7    | 5     |       |        |       |     | 12,440       | 12,295       |
| +194.17    | 10.67 | 20   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +184.50    | 9.67  | 19   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +174.83    | 9.67  | 18   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +165.17    | 9.67  | 17   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +155.50    | 9.67  | 16   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +145.83    | 9.67  | 15   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +136.17    | 9.67  | 14   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +126.50    | 9.67  | 13   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +116.83    | 9.67  | 12   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +107.17    | 9.67  | 11   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +97.50     | 9.67  | 10   | 14          | 2     | 2    | 6     | 4     |        |       |     | 12,440       | 12,295       |
| +85.50     | 12.00 | 09   | 2           | -     |      | 1     | 1     | -      |       |     | 12,440       | 12,215       |
| +75.00     | 10.50 | 08   |             |       |      |       |       | 20     | 23    |     | 25,045       | 0            |
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| +48.00     | 9.00  | 05   |             |       |      |       |       | 57     | 27    |     | 37,995       | 0            |
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| +30.00     | 9.00  | 03   |             |       |      |       |       | 57     | 27    |     | 37,995       | 0            |
| +21.00     | 9.00  | 02   |             |       |      |       |       | 57     | 27    |     | 37,995       | 0            |
| +0.00      | 21.00 | 01   | 5           | 0     | 0    | 0     | 3     | 2      | 24    |     | 35,655       | 11,680       |
|            |       |      | 334         | 22    | 22   | 159   | 124   | 7      | 386   | 185 | 634,280      | 349,625      |
|            |       |      | total units | 6.6%  | 6.6% | 47.6% | 37.1% | 2.1%   |       |     | GSF          | USF          |





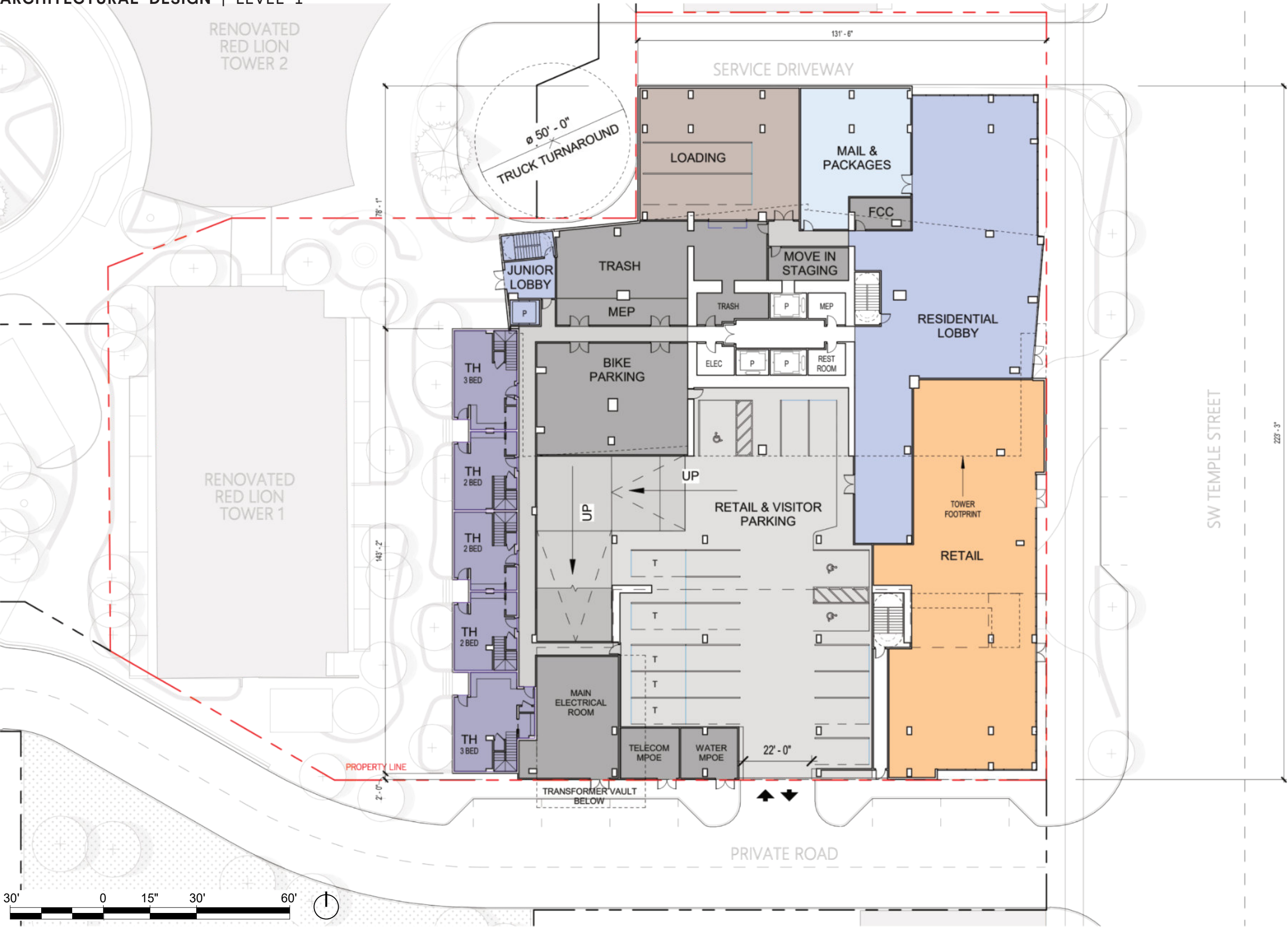
SECTION PARALLEL TO SOUTH WEST TEMPLE ST





SECTION PARALLEL TO 600 SOUTH ST

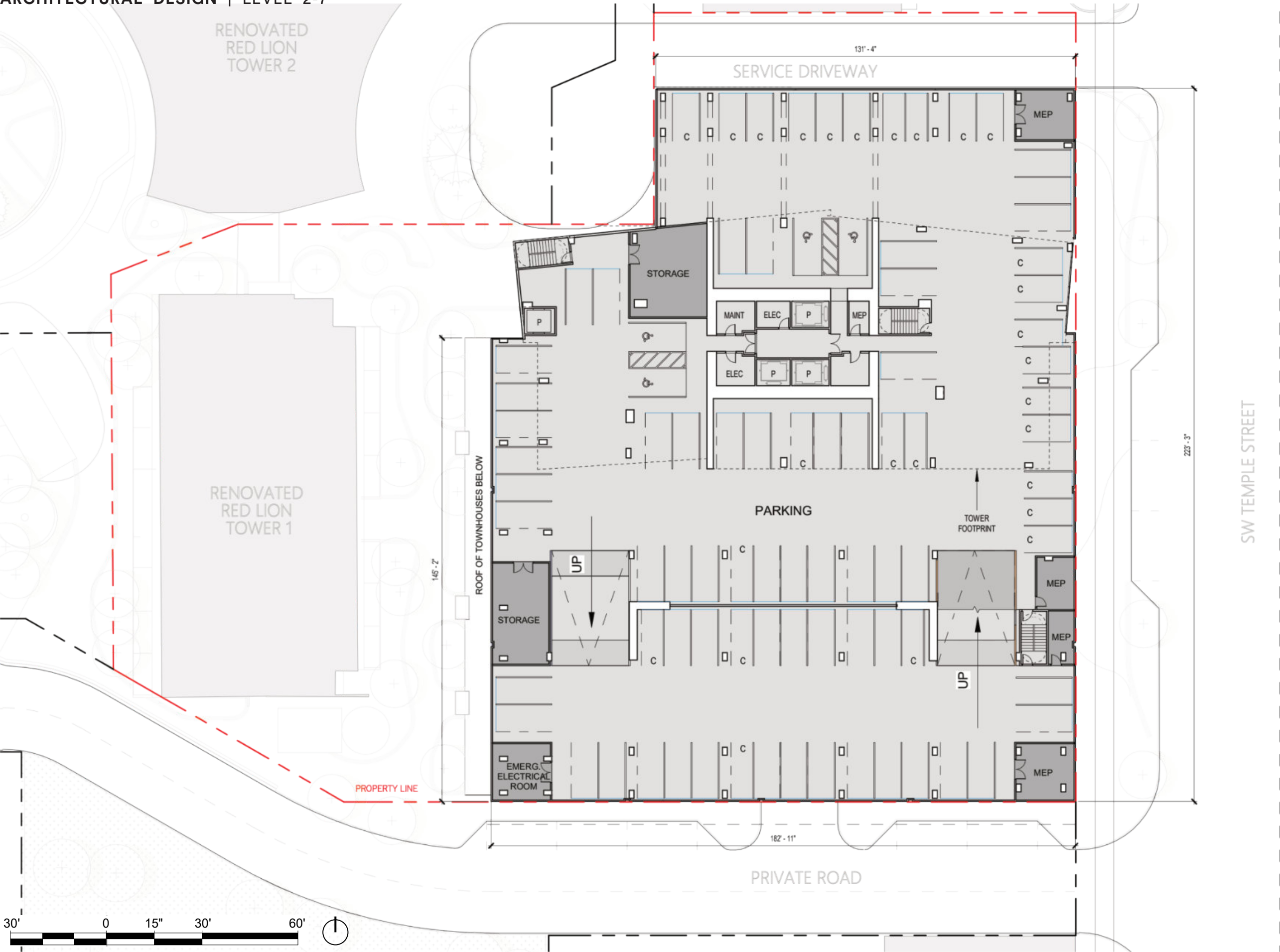




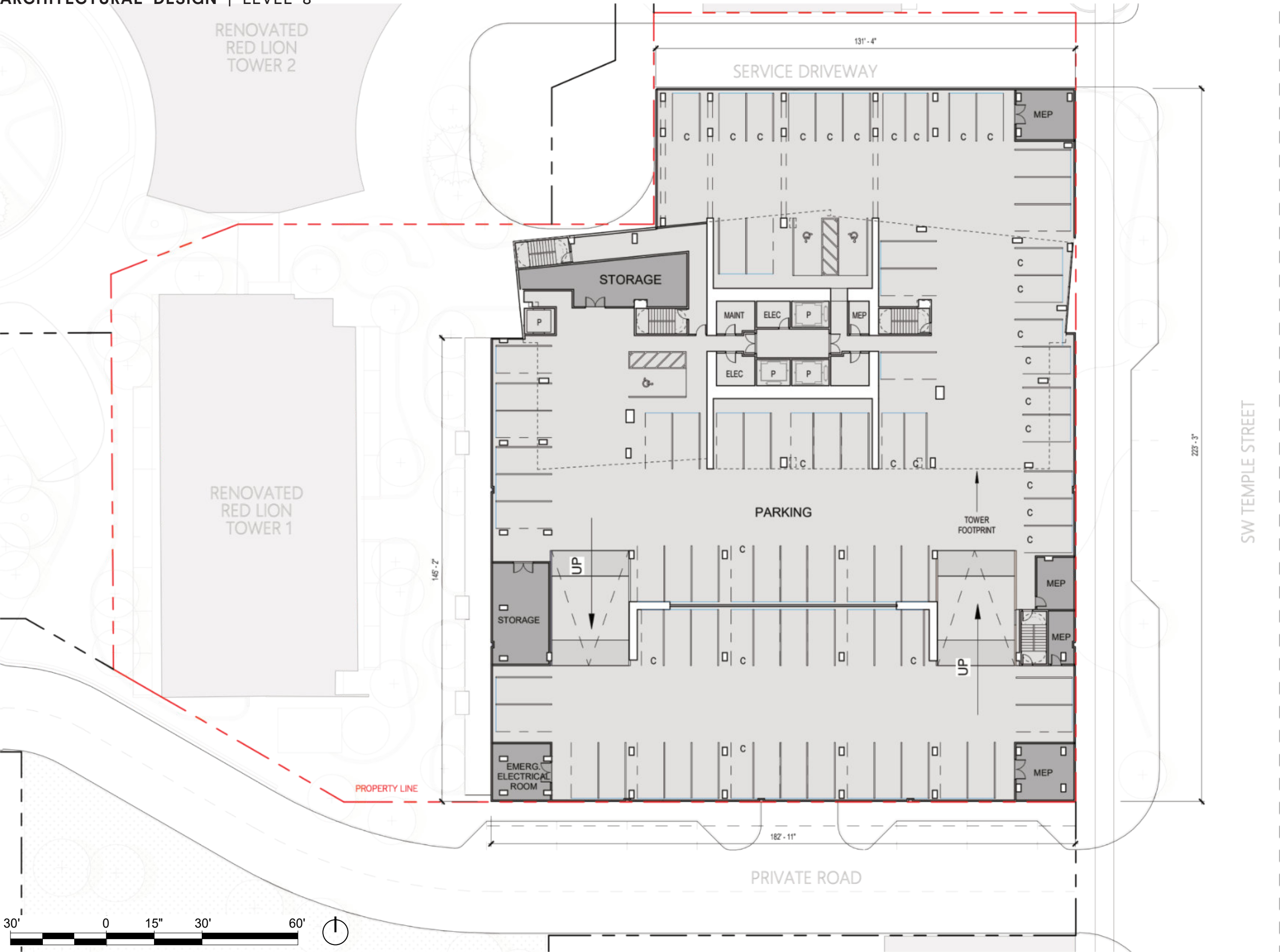








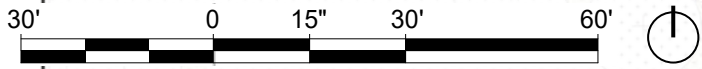
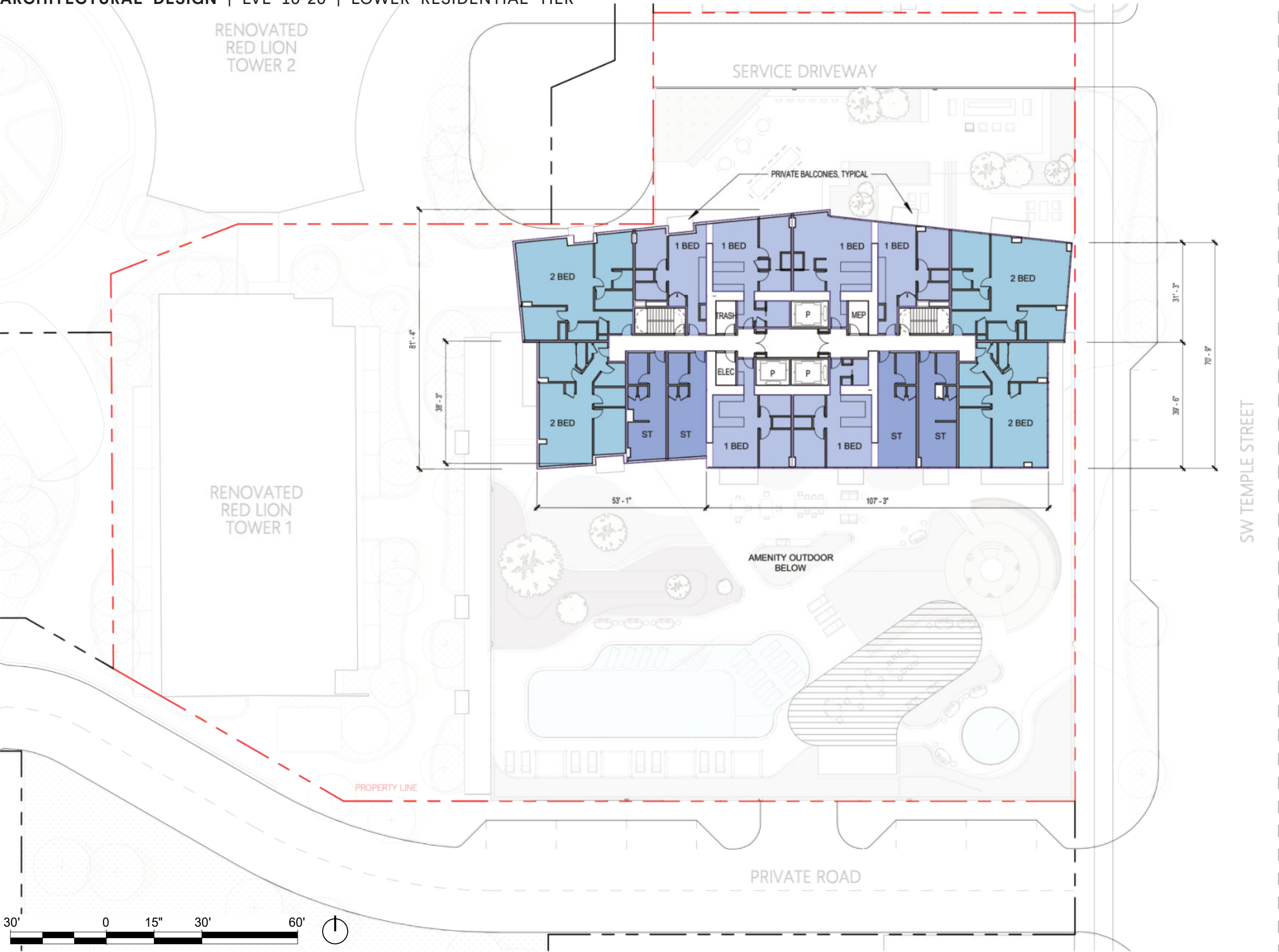




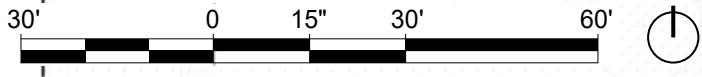
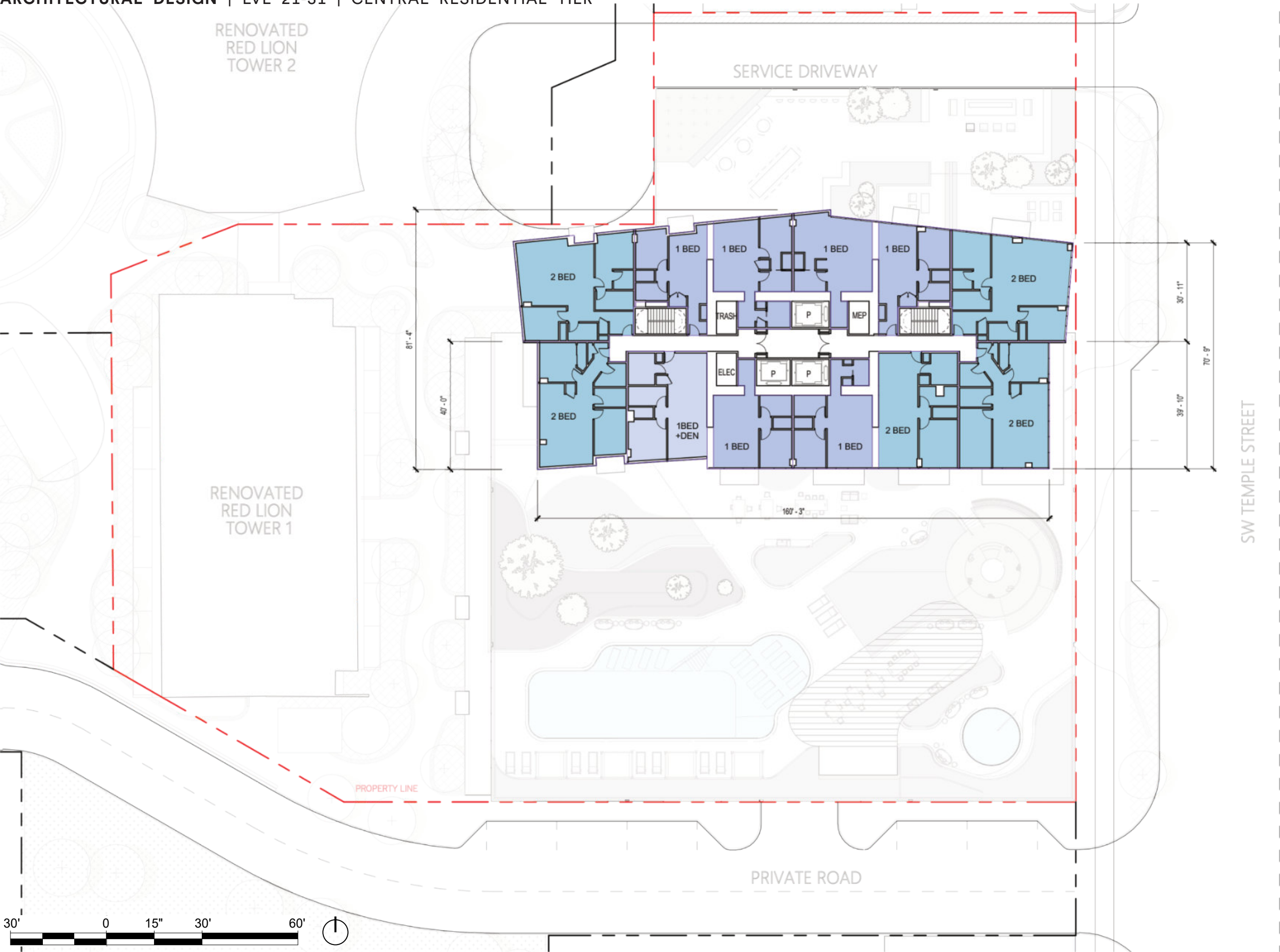




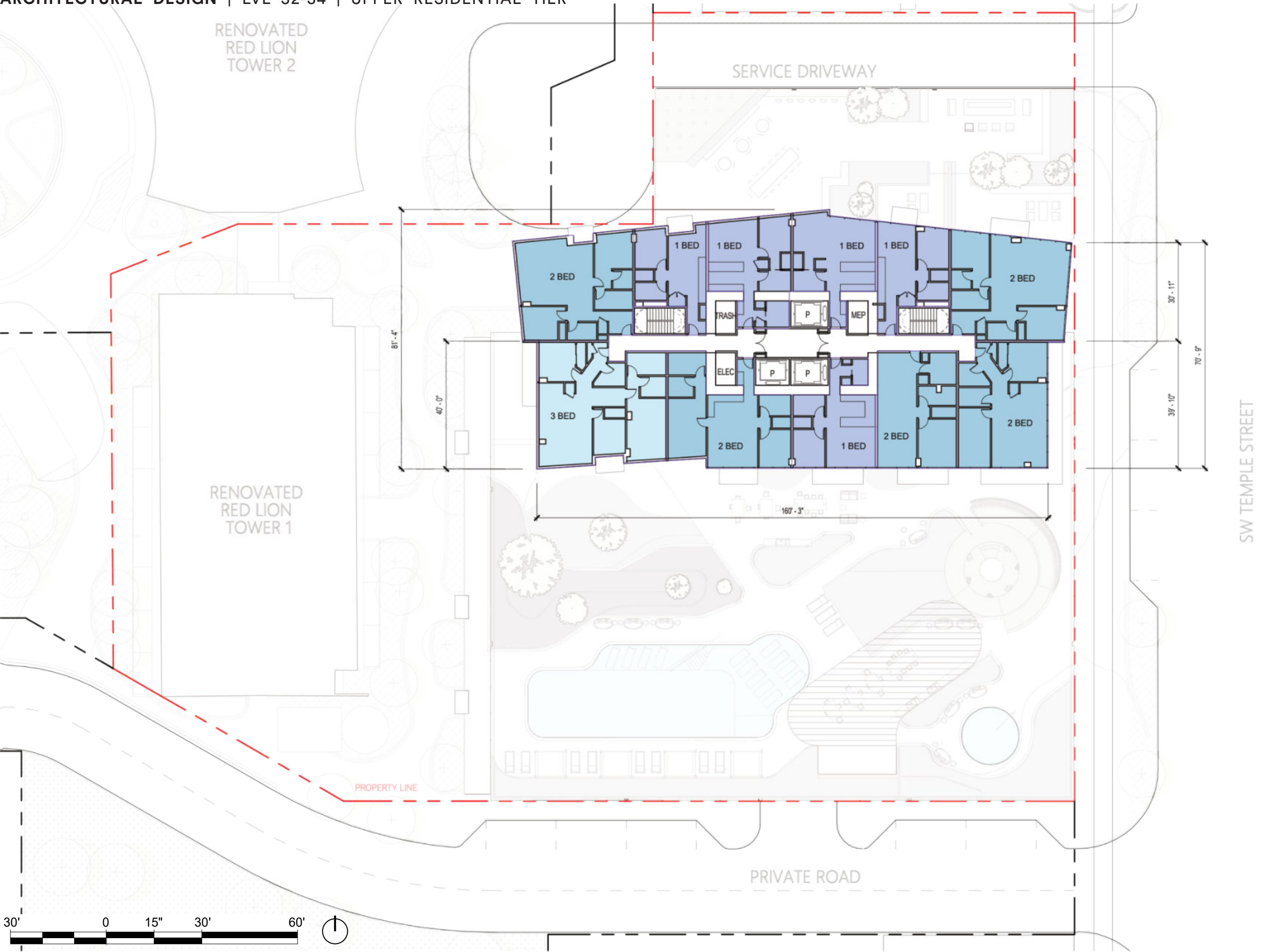


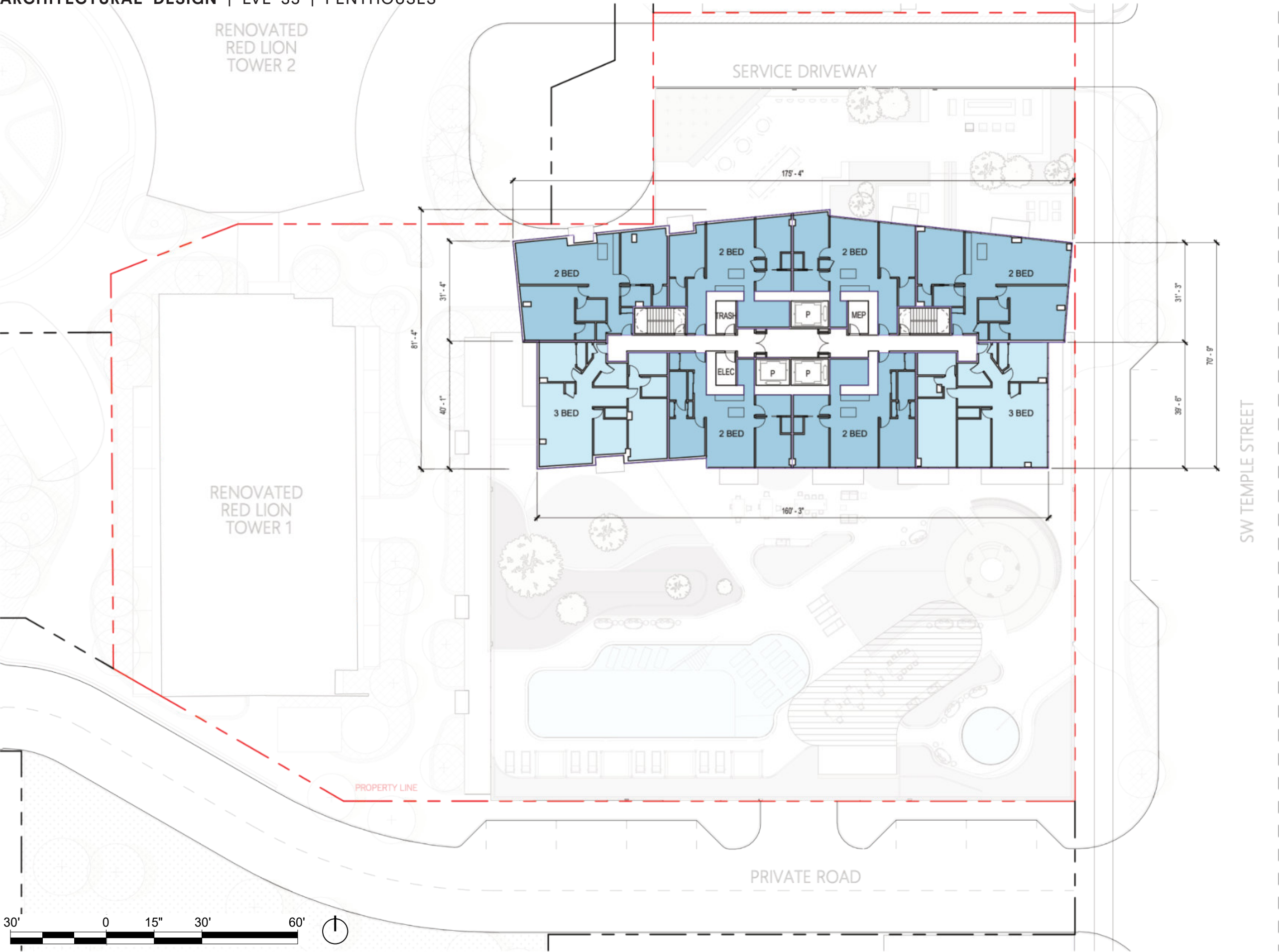




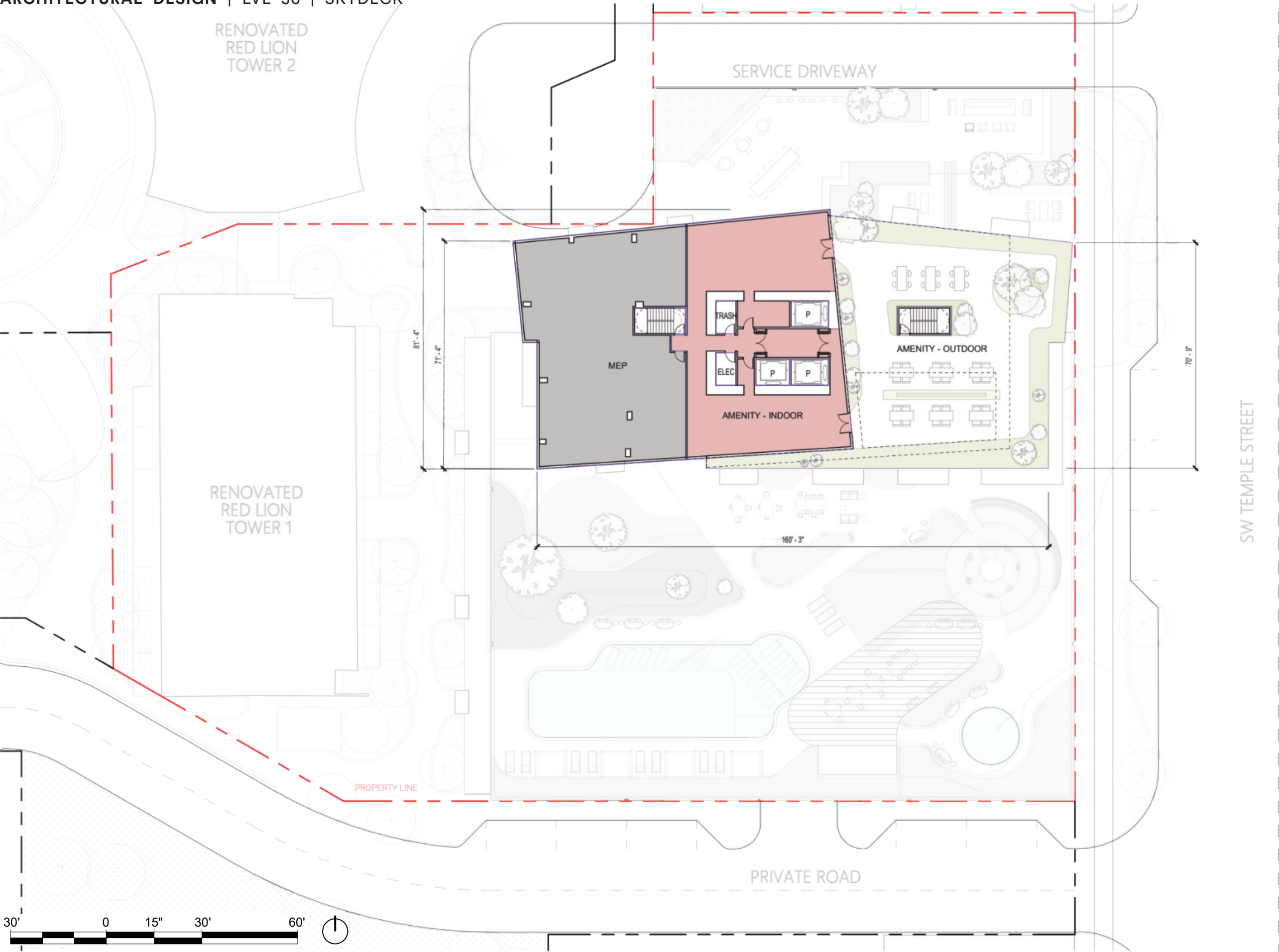












# 5/ DESIGN REVIEW ANALYSIS

## APPLICABLE DISTRICT DESIGN STANDARDS

21.A.37.050, Table 21A.37.060.D

The Project is requesting Variances from Zoning Controls. Detailed explanations for each Variance request are provided on the following pages. A summary of the requested Variances is below:

- Height - The Project is taller than the 100ft limit for Mid Block Areas
- Glass: Upper Floor - The Project parking garage floors have less than 25% glazing
- Building Entrances - The Project has entrances more than 50ft apart facing SW Temple Street
- Street facing facade: maximum length - The Project is longer than 200ft facing SW Temple Street

| Standard (Code Section)                                      | District |       | Note   |
|--|----------|-------|--|
|  | D-1      | D-2   |  |
| Ground floor use (%)<br>(21A.37.050A1)                       |          | 75    | Compliant. 100% of street facing facade is permitted use other than parking.   |
| Ground floor use + visual interest (%)<br>(21A.37.050A2)     |          | 60/25 | N/A - Building meets option 1 ground floor use requirements above.   |
| Building materials: ground floor (%)<br>(21A.37.050B1)       |          | 80    | Compliant. Project includes a mixture of glazing and durable materials at the ground floor facing W Temple St; including metal panels and masonry. |
| Building materials: upper floors (%)<br>(21A.37.050B2)       |          | 50    | Compliant. Proposed upper floor materials include durable metal panels.  |
| Glass: ground floor (%)<br>(21A.37.050C1)                    | 40/60    | 40    | Compliant. This project complies with the minimum requirement of 40% glass between 3' and 8' above grade.  |
| Glass: upper floors (%)<br>(21A.37.050C2)                    |          | 25    | Variance Requested   |
| Building entrances (feet)<br>(21A.37.050D)                   |          | 50    | Variance Requested   |
| Blank wall: maximum length (feet)<br>(21A.37.050E)           |          | 15    | Compliant. This Project mitigates any potential blank wall areas by detailing the masonry cladding   |
| Street facing facade: maximum length (feet)<br>(21A.37.050F) |          | 200   | Variance Requested   |
| Upper floor step back (feet)<br>(21A.37.050G)                |          | N/A   | Not required per table 21A.37.060D   |
| Lighting: exterior<br>(21A.37.050H)                          |          | x     | Compliant. Project lighting will be shielded and generally directed down to prevent light trespass.  |
| Lighting: parking lot<br>(21A.37.050I)                       |          | x     | Compliant. Project parking will be interior of the building.   |
| Screening of mechanical equipment<br>(21A.37.050J)           |          | x     | Compliant. All proposed mechanical equipment to be either located on the roof or shielded from public view.  |
| Screening of service areas<br>(21A.37.050K)                  |          | x     | Compliant. All proposed service areas are to be shielded from public view  |
| Ground floor residential entrances<br>(21A.37.050L)          |          | N/A   | Not required per table 21A.37.060D   |
| Parking garages or structures<br>(21A.37.050M)               |          | x     | Compliant.   |





# APPLICABLE DISTRICT DESIGN REVIEW STANDARDS

## 21A.30.020/ D-1 CENTRAL BUSINESS DISTRICT

**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 project site is in primarily a D-1 Zone, with a sliver of the southern portion located in a D-2 zone. The project is a mixed-use high rise with high density residential and retail uses. The project is part of a larger masterplan which includes another high density residential tower, a hotel, and a mixed-use high rise life sciences building. Together these buildings result in a high lot coverage for the masterplan with open spaces at grade oriented primarily toward pedestrian circulation and attractive urban streetscapes. The project will contribute to an overall target of LEED Platinum for the overall masterplan of which it is a part.

**B. Uses:** Uses in the D-1 central business district as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section [21A.30.010](#) of this chapter. In addition, all conditional uses in the D-1 district shall be subject to design evaluation and approval by the planning commission.

**[RESPONSE]** The project provides Multi-family Dwellings and Retail which are permitted uses.

**C. Organization Of District Regulations:** In addition to regulations that apply to the D-1 central business district as a whole, three (3) sets of regulations are contained in this district that apply to specific geographical areas:

1. Special Controls Over Block Corners: These regulations apply only to properties within a specified distance from street intersections, as established in subsection E of this section.

**[RESPONSE]** Does not apply. The project is not located in the area of applicability.

2. Special Controls Over Mid Block Areas: These regulations apply only to the intervening property between block corner properties, as established in subsection F of this section.

**[RESPONSE]** The project site is a mid-block condition.

3. Special Controls Over The Main Street Retail Core: These regulations apply only to the Main Street retail core area, as established in subsection G of this section. The regulations governing block corners and mid block areas also apply to the Main Street retail core.

**[RESPONSE]** Does not apply. The project is not located in the Main Street retail core area.

**D. D-1 District General Regulations:** The regulations established in this section apply to the D-1 District as a whole.

1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E5 of this section.

**[RESPONSE]** The project site is not a block corner, therefore no minimum lot size is required.

2. Yard Requirements:

- a. Front and corner side yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the design review process. Such design reviews shall be subject to the requirements of [chapter 21A.59](#) of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title.

**[RESPONSE]** The project has frontage only at SW Temple. No front yard is proposed.

- b. Interior side and rear yards: None required.

**[RESPONSE]** None required.

3. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-1 District. To control such impacts, the following regulations shall apply to at or above ground parking facilities:

- a. Within block corner areas and on Main Street, parking lots and structures shall be located behind principal buildings.

**[RESPONSE]** Does not apply. The proposal is neither a block corner nor located on Main Street.

- b. 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]** The project includes above grade parking levels. The ground floor includes >5,000 SF of retail facing both the public sidewalk at SW Temple and also the sidewalk portion of a new private street to the south that is part of the larger masterplan. Parking floors are horizontal at both of these faces.

- c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of [chapter 21A.54](#) of this title.

**[RESPONSE]** Does not apply. There is no accessory parking structure.

- d. No special restrictions shall apply to below ground parking facilities.

**[RESPONSE]** Does not apply. There is no below ground parking.

- e. Parking lots, proposed as a principal use to facilitate a building demolition, are prohibited in the D-1 District.

**[RESPONSE]** Does not apply. The project provides Multi-Family Dwellings as principal use.

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

**[RESPONSE]** Various landscaped open spaces are provided at the interior of the site.

5. 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. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.

**[RESPONSE]** The project includes a dedicated service area located in the interior of the site away from public view. The loading dock is internal to the building and includes doors to mitigate noise or other nuisances relative to building service. The loading area is accessed from SW Temple via a driveway at the northern edge of the site.

6. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-1 Central Business District as contained in [chapter 21A.48](#) of this title.

**[RESPONSE]** The public realm landscape design for the proposed Multi Family development will follow the recommendation and guidelines set out in section 21A.48 Landscaping and Buffers.

7. 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, which is on file at the Planning Division Office. All buildings constructed after the effective date hereof within the D-1 Central Business District shall conform to this officially adopted plan for mid block walkways.

**[RESPONSE]** The Project is has frontage only to SW Temple Street. The larger masterplan of which the Project is a part contains both pedestrian and vehicular connections that conform to the City's plan for the downtown area.

8. Landscape Requirements For Demolition Sites: Vacant lots, resulting from demolition activities where no replacement use is proposed, shall conform to [chapter 21A.48](#) of this title, special landscape requirements applicable to the D-1 Central Business District.

**[RESPONSE]** Does not apply. The proposal provides Multi-family Dwellings and Retail as replacement uses.

**F. Special Controls Over Mid Block Areas:**

1. Intent: Special controls shall apply to land located at the middle of blocks. Such controls are needed to establish coordinated levels of development intensity and to promote better pedestrian and vehicular circulation.

2. Area Of Applicability: The controls established under this subsection shall apply to:

- a. Buildings constructed after April 12, 1995; and

**[RESPONSE]** Applicable. The project is new construction.

- b. All intervening land between block corner properties, as established in subsection E2 of this section.

**[RESPONSE]** Applicable. The project site is mid-block.

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, subject to the requirements of [chapter 21A.59](#) of this title.

**[RESPONSE]** The Project is proposed to be 380ft in height and requests a Variance to the height limit. The project includes 334 Dwelling Units and associated parking on a site that is restricted by the desire to retain the existing Red Lion Hotel tower as a source of even more housing units. The corner of this block is occupied by a gas station which is not likely to be developed into a building of significant height in the foreseeable future. In lieu of a prominent corner building and due to its proximity to the downtown core on the edge of the Central 9th District, this site makes an ideal candidate for additional height to provide both needed residential density and a landmark on the skyline for the neighborhood.



21A.30.030/  
D-2 DOWNTOWN SUPPORT DISTRICT

**A. Purpose Statement:** The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

[RESPONSE] The project site is in primarily a D-1 Zone, with a sliver of the southern portion located in a D-2 zone. The project is a mixed-use high rise with high density residential and retail uses. The project is part of a larger masterplan which includes another high density residential tower, a hotel, and a mixed-use significant rise life sciences building. Together these buildings result in a high lot coverage for the masterplan with open spaces at grade oriented primarily toward pedestrian circulation and attractive urban streetscapes. The project will contribute to an overall target of LEED Platinum for the overall masterplan of which it is a part.

**B. Uses:** Uses in the D-2 Downtown Support District, as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter and this section.

[RESPONSE] Applicable. The project provides Multi-family Dwellings and Retail which are permitted uses.

**C. Lot Size Requirements:** No minimum lot area or lot width shall be required.

**D. Maximum Building Height:** The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.

[RESPONSE] The project site is in primarily a D-1 Zone, with a sliver of the southern portion located in a D-2 zone. The portion of the project in the D-2 Zone will be limited to less than 120 ft in height.

**E. Minimum Yard Requirements:**

1. Front And Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').

[RESPONSE] The project has frontage only at SW Temple. No front yard is proposed.

2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.

[RESPONSE] The project site is not adjacent to single or two family residential zoning districts.

3. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.

[RESPONSE] The project site is not adjacent to single or two family residential zoning districts.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.

[RESPONSE] The project is not adjacent to residential zoning districts.

**F. Landscape Yard Requirements:** If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.

[RESPONSE] Does not apply. The project does not provide either front or corner side yards.

**G. Parking Lot Setbacks:** If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

[RESPONSE] The parking for the project is located inside the building.

**H. Mid-Block Walkways:** Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

[RESPONSE] Does not apply. The site is not identified by the city as requiring a mid-block walkway, however the masterplan of which the project is a part includes both vehicular and landscaped pedestrian routes thorough the site, however the project has only a single public way frontage at SW Temple.

2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

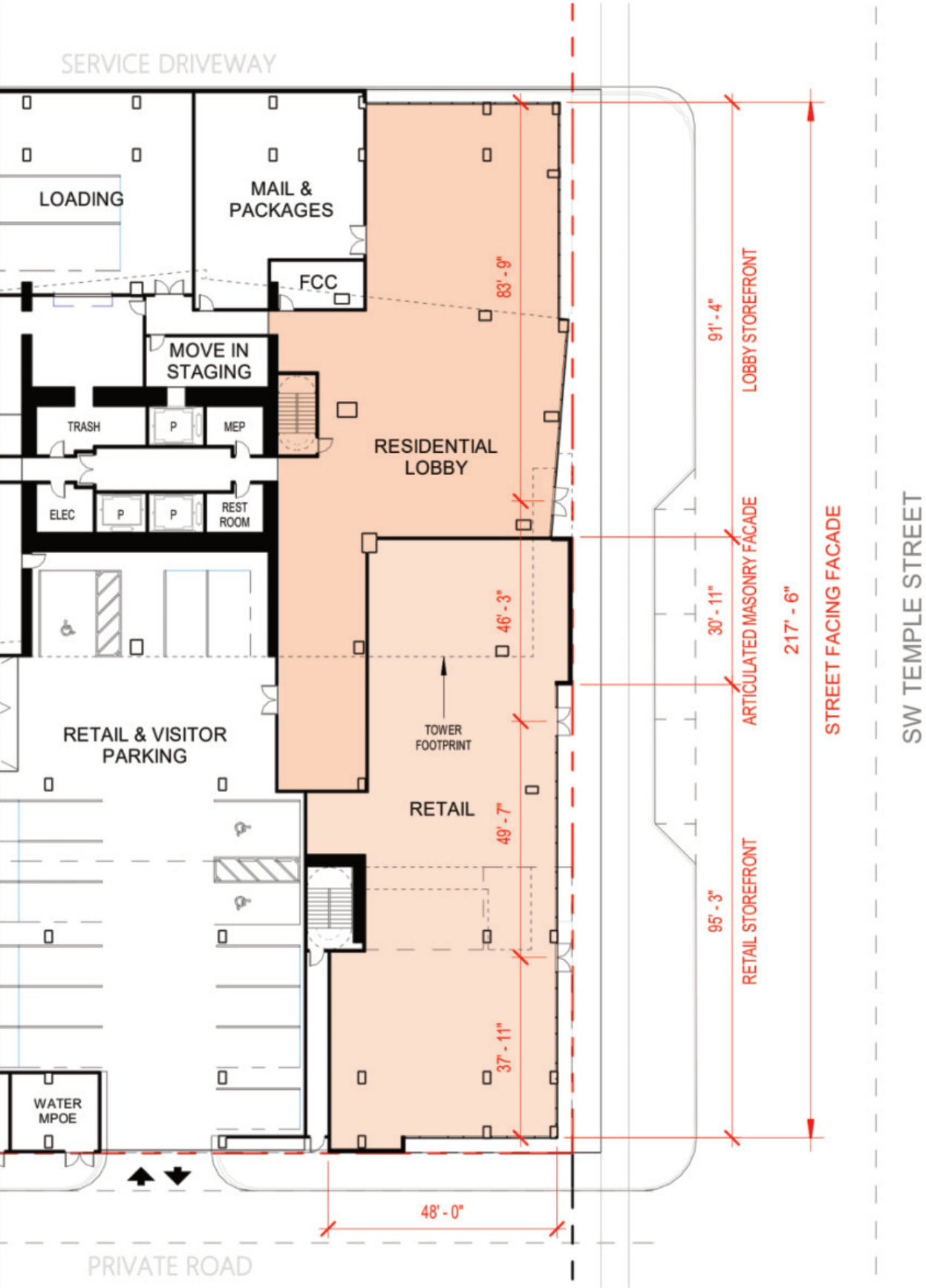
[RESPONSE] Does not apply.

**I. Ground Floor Uses:** To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.

[RESPONSE] Does not apply. The proposal is not located in the area of applicability.

**J. Existing Vehicle Sales Or Lease Lots:**

[RESPONSE] Does not apply. No existing Vehicle Sales or Lease Lots located on project site.



### GROUND FLOOR USE (21A.37.050A1)

Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces. Per table 21A.37.060, the percentage of a permitted or conditional use other than parking in D-2 Districts not within the Main Street retail core (Note 1) must be a minimum of 75%

[RESPONSE] 100% of the ground floor street frontage is occupied by Residential and Retail uses which are permitted in Zoning Districts D-1 and D-2. The minimum depth of these uses is more than 25ft.

### BUILDING ENTRANCE (21A.37.050D)

Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter.

[RESPONSE] Three operable building entrances are provided for the SW Temple facing facade, providing access to the Residential Lobby, and Retail spaces. The distance between the northern edge of the building and the Lobby entrance is greater than 50ft maximum distance requirement for D-2 zones and so the project is requesting a Variance. The Lobby facade will be predominately glazed storefront to provide visual access and interest from the public realm. The Lobby facade is within the D-1 District that does not require a maximum distance between entrances.

### STREET FACING FACADE (21A.37.050F)

Maximum Length Of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to section 21A.37.060, table 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection 21A.36.010B, "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

[RESPONSE] The length of the facade facing SW Temple is proposed to be 217'-6" long at the ground floor and 223'-0" long at parking levels so the project is requesting a Variance from the maximum length requirement for D-2 zones. These facades are articulated with material and plane changes to mitigate any risk of them appearing monotonous or flat.



GLASS: GROUND FLOOR (21A.37.050C1)

Ground Floor Glass: all new buildings facing a street shall have a minimum amount of glass, or within a specified percentage range, between three and eight feet above grade according to section 21A.37.060, table 21A.37.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for at least five feet. Per table 21A.37.060, the percentage of ground floor glass in D-1 and D-2 Districts not within the Main Street retail core (Note 1) must be a minimum of 40%.

[RESPONSE] This project complies with the minimum requirement of 40% glass between three and eight feet above grade. The glass within this zone will provide unhampered and unobstructed visibility into the building for at least five feet.

BUILDING MATERIALS: GROUND FLOOR (21A.37.050B1)

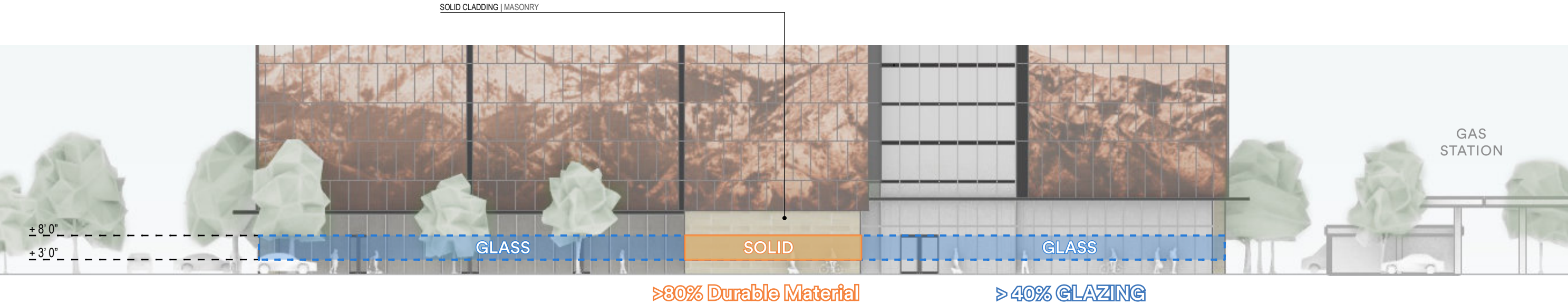
Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section 21A.37.060, table 21A.37.060 of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

[RESPONSE] Project will use Durable Materials at the Ground floor. Proposed design shows predominately masonry and glazed facades with limited areas of concrete and painted metal where necessary.

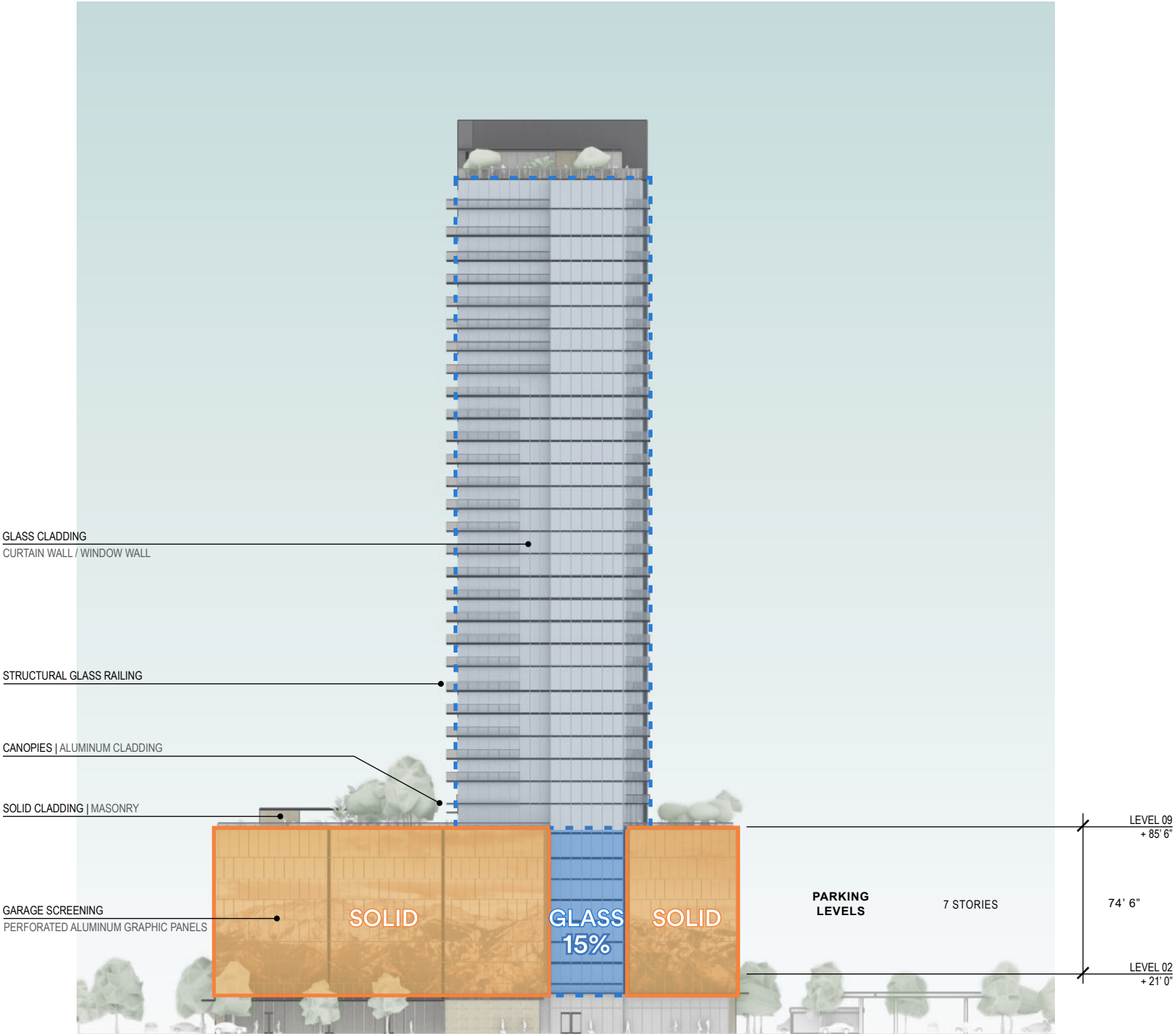
BLANK WALL (21A.37.050E)

Maximum Length Of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section 21A.37.060, table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

[RESPONSE] The Project will mitigate any potential blank wall areas at the Ground Floor facing SW Temple by detailing the masonry cladding with texture and patterns to create variety and scale.



GROUND FLOOR



UPPER FLOOR

**BUILDING MATERIALS: UPPER FLOORS (21A.37.050B2)**

Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section 21A.37.060, table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

[RESPONSE] Project requests the Planning Director to approve the use of custom perforated aluminum cladding panels for the parking garage screening at levels 2-8, and painted aluminum portions of the glazed window wall system for the body of the residential tower.

**GLASS: UPPER FLOORS (21A.37.050C2)**

Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to section 21A.37.060, table 21A.37.060 of this chapter.

[RESPONSE] Project includes a tower element that will have a glazed facade that exceeds this requirement. As part of its overall sustainability strategy the project intends to provide natural ventilation for the parking garage floors to help reduce energy consumption. In order to create visual interest the garage screen cladding is intended to be custom perforated aluminum panels that will form a graphic image. The project proposes a surface area of glass of approximately the 15% of the parking floors facing SW Temple Street and requests a Variance for this requirement.



EXTERIOR LIGHTING (21A.37.050H)

Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

[RESPONSE] Project lighting will be shielded and generally directed down to prevent light trespass. Lighting shall not strobe, flash or flicker.

PARKING LOT LIGHTING (21A.37.050I)

Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

[RESPONSE] Project parking will be located in the interior of the building. Lighting will be controlled to avoid light encroachment onto adjacent residential building.

SCREENING OF MECHANICAL EQUIPMENT (21A.37.050J)

Screening Of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

[RESPONSE] Mechanical equipment at the ground level will be internal to the building if allowed by the Utility and/or screened from public view. Mechanical equipment on the roof of the tower will also be screened from public view.

SCREENING OF SERVICE AREAS (21A.37.050K)

Screening Of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

[RESPONSE] The project includes a dedicated service area located in the interior of the site away from public view. The loading dock is internal to the building and includes doors to mitigate noise or other nuisances relative to building service.

**PARKING GARAGES OR STRUCTURES  
(21A.37.050M)**

The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.

[RESPONSE] The parking garage is clad in custom perforated aluminum panels displaying a supergraphic image of the Wasatch Range. The panels allow natural ventilation and assist in mitigating light trespass.

2. The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.

[RESPONSE] The parking garage floor slabs are horizontal adjacent to the facade and no sloped surfaces are visible from the exterior.

3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.

[RESPONSE] The parking garage floor slabs are horizontal adjacent to the facade and no sloped surfaces are visible from the exterior. The perforated graphic panels of the facade help to conceal parked cars from view.

4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

[RESPONSE] The elevator and primary stair serving the parking levels from outside the building are located at the north west of the Project and are highlighted at the termination of multiple landscaped pedestrian walkways that stitch together the various elements of the larger masterplan.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.

[RESPONSE] The parking garage signage will be integrated with the Architecture and clearly visible from South West Temple.

6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.

[RESPONSE] Parking garage lighting will be shielded to avoid glare or light encroachment onto adjacent properties. Light fixtures and controls will be an integral part of the energy conservation strategies employed for the Project.

7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.

[RESPONSE] The hardscape material shall follow all applicable codes and requirements to differentiate between public sidewalk and adjacent street crossings.

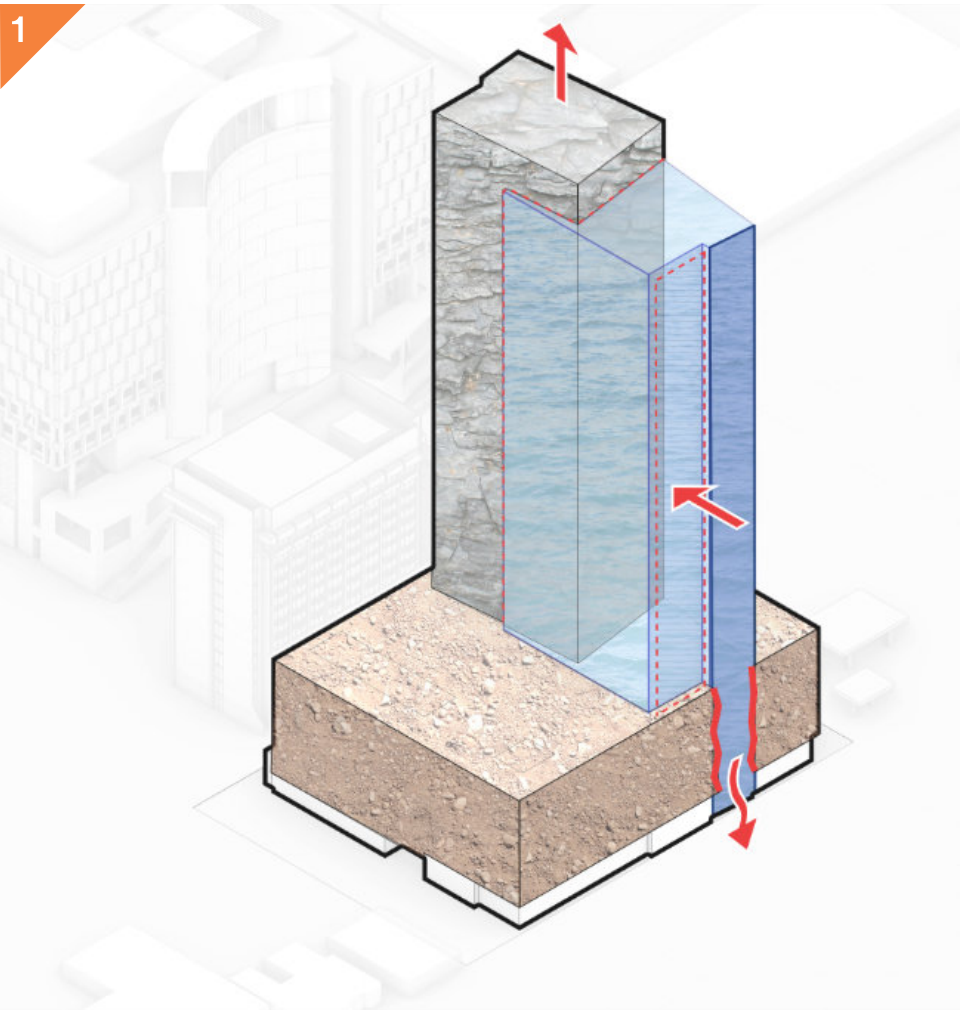
8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.

[RESPONSE] The parking garage entrance is via the new private street to the south of the Project and is wrapped by retail space facing SW Temple Street.

9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

[RESPONSE] The parking garage will be naturally ventilated as part of the energy conservation strategies employed in the Project. Any required fans will be located on the north or south facades to minimize their visibility form the the public realm and adjacent residential building to the west.

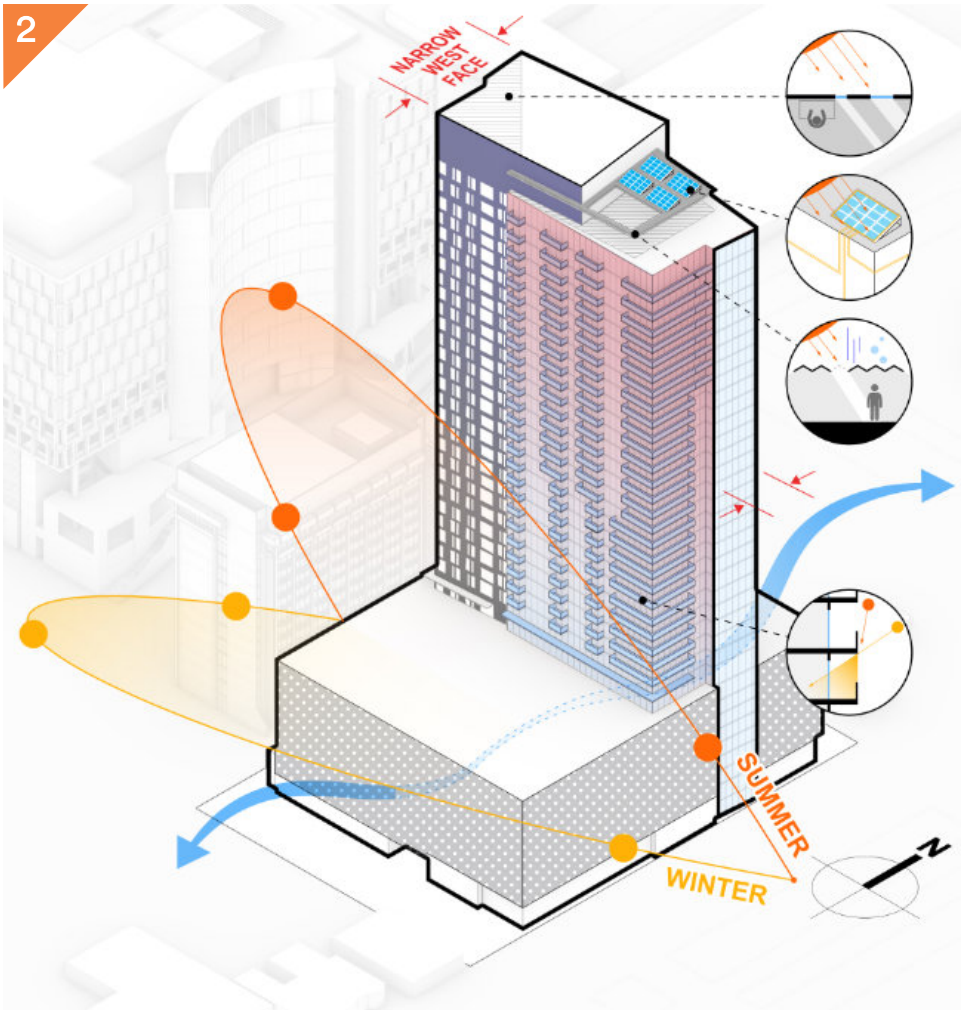




GEOMORPHOLOGY AND ARCHITECTURE

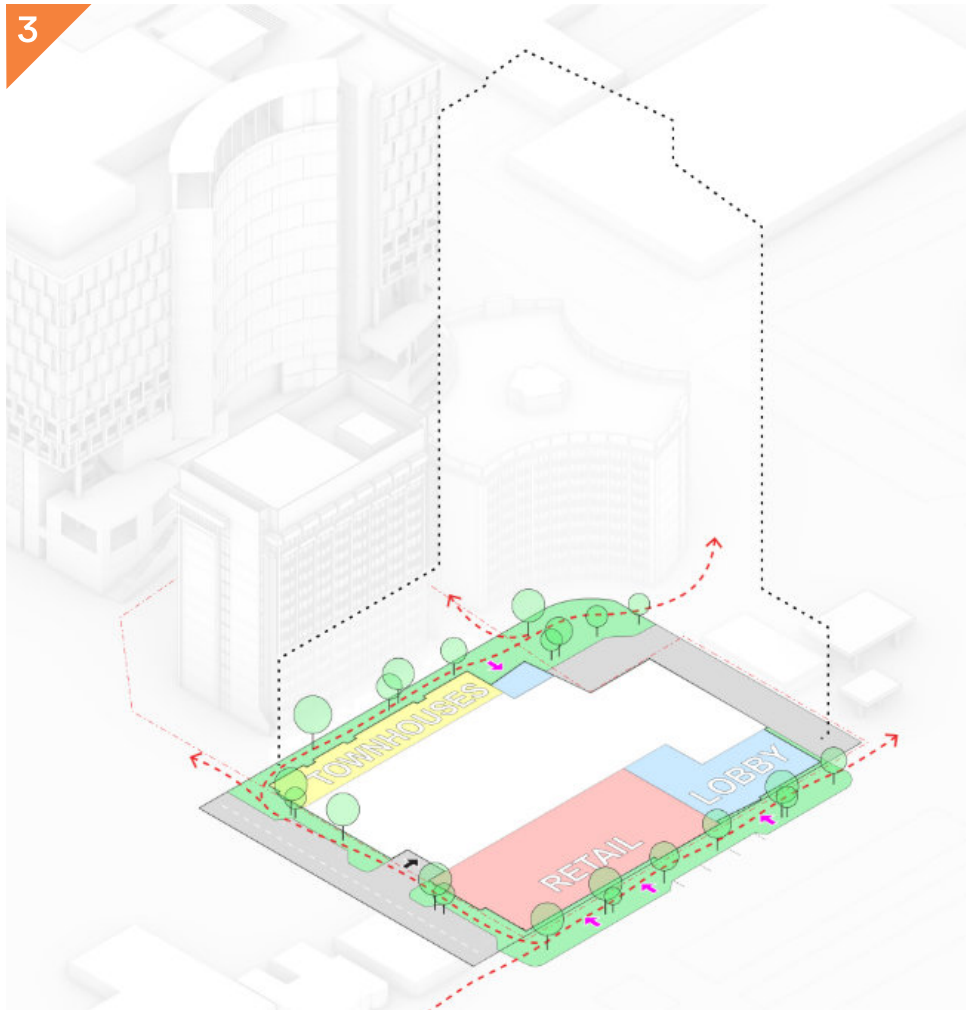
Inspired by the juxtaposition of the sky, mountains, and water courses of the Great Salt Lake Valley the high-rise residential tower emerges from the larger mass of the parking garage as a pair of asymmetrical vertical elements. The solid nature of the western vertical element evokes mountains, while the highly glazed eastern vertical element evokes sky and snow.

Both tower elements connect to the ground by visually cut through the parking garage mass like glittering rivers and ancient rock outcroppings.



PASSIVE DESIGN STRATEGIES TO OPTIMIZE ENERGY CONSERVATION

- Tower is oriented with the narrow ends facing east and west to optimize solar exposure
- The greater solidity and limited punched windows in the western portion of the tower mitigate afternoon solar heat gain
- Parking garage is clad in perforated aluminum panels to provide natural light and ventilation
- Roof canopy provide shade in summer and weather protection in winter while collecting photovoltaic energy all year long
- Balconies help to shade the southern facade in summer and let in light and heat in the winter



ACTIVE GROUND FLOOR AND PEDESTRIAN CIRCULATION

- The ground floor consists of a significant retail frontage and residential lobby facing SW Temple Street to the east
- The pedestrian paseo at the western side of the ground floor provides an intimate people focused space, providing access points to the adjacent hotel development, townhome entrances, and the secondary residential tower lobby
- Parking is accessed from the south of the project via the new private street on a separate parcel of the masterplan

## 6/ DESIGN REVIEW STANDARDS

The project aspires to create a highly sustainable, walkable, and vibrant new mixed use development in conjunction with the larger master plan of which it is a part. On the following pages are narrative responses to the City's Standards for Design Review.



21A.59.050/  
STANDARDS FOR DESIGN REVIEW

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] The project complies with the majority of the D-1 and D-2 zoning district design regulations, however four Variances are requested. See below for specific requests.

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

- 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

[RESPONSE] Primary Residential and Retail entrances are via the sidewalk at SW Temple Street.

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

[RESPONSE] The project is directly adjacent to the sidewalk at SW Temple Street with no setbacks except for some articulation in the facade.

- 3. Parking shall be located within, behind, or to the side of buildings.

[RESPONSE] The parking for the project is located entirely inside the building in an above grade structure accessed from a new private road within the larger masterplan.

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

- 1. Locate active ground floor uses at or near the public sidewalk.

[RESPONSE] Ground floor uses facing the public sidewalk include Retail and Residential lobby and lounge spaces.

- 2. Maximize transparency of ground floor facades.

[RESPONSE] Transparency of ground floor facades exceeds requirements of both D-1 and D-2 District design standards.

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

[RESPONSE] Applicable. The storefront incorporates a signage band and articulated glass modules to provide visual interest. An exterior canopy is also provided to emphasize the articulation of the facade while offering weather protection and opportunities for lighting.

- 4. 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] No applicable spaces are included in the project. Private open space adjacent to ground floor residential uses at the interior of the site is provided.

D. Large building 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 alignments with established cornice heights, building massing, step-backs and vertical emphasis.

[RESPONSE] The heights of existing buildings on this and adjacent blocks vary substantially. The existing Red Lion hotel is between 9-12 stories tall while the rest of the block contains 1-2 story buildings and large surface parking lots. The project adds much needed high density residential units to the site, and the parking provided is located inside an above ground structure. This requires a relatively large building which is being arranged to create a new primary cornice line datum for SW Temple and a residential tower which provides a dynamic vertical emphasis.

- 2. 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 project is divided into vertical elements of varying heights. The parking garage facade is broken up into a series of elements separated from each other by vertically articulated recesses. The garage facade is made up primarily of custom graphic perforated panels which display an interpretation of the Wasatch Range. The residential tower high-rise element visually interrupts the garage facade as it rises contiguously from the ground to the top of the tower. The vertical emphasis helps to reduce the visual width of the project and reinforces the different heights of the major massing elements of the project.

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

[RESPONSE] The project includes significant secondary facade elements including vertical bays, balconies, and window reveals at the residential tower levels, as well as fenestration reveals at ground floor retail, residential lobby, and residential townhouse units.

- 4. 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] The established character of the block is not consistent with the goals of the D-1 or D-2 districts to establish high-density mixed-use buildings with parking largely hidden from public view. The project includes a high percentage of window glazing at ground floor active uses facing SW Temple. The residential high rise includes two visually distinct vertical sub-elements. The sub-element facing SW Temple is predominately glazed while the sub-element facing West and North West to the interior of the site is predominately solid with a punched style of window.

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

- 1. Changes in vertical plane (breaks in facade);  
[RESPONSE] The project is greater than 200 ft in width below 85ft in height. The parking garage facade is broken up into a series of elements separated from each other by vertically articulated recesses. The residential tower high-rise element visually interrupts the garage facade with a significant plane change as it rises contiguously from the ground to the top of the tower.
- 2. Material changes; and  
[RESPONSE] Both the parking garage and the tower use distinctive and different materials.
- 3. Massing changes.  
[RESPONSE] The proposal is composed by two main volumes, the lower parking garage and the taller tower, which are juxtaposed to create a dynamic massing expression.

**F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) 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");  
[RESPONSE] The public realm design along SW Temple, and at the Townhome Alley will contain a series of planter benches, providing sitting space for residents, and visitors.
- 2. A mixture of areas that provide seasonal shade;  
[RESPONSE] Seasonal Shade will be provided throughout the public realm design. Species selection will be inspired by the Salt Lake City Plant List and Hydrozone Schedule, being considerate of water wise planting characteristics
- 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;  
[RESPONSE] Planting design will proportionally reflect the Multi Family Building and adjacent public realm space.

- 4. Water features or public art;  
[RESPONSE] Public art will be adapted throughout the public realm design. Such methods could include, temporary installations, art/ mural walls, sculptural art.
- 5. Outdoor dining areas; and  
[RESPONSE] There is potential for outdoor dining on SW Temple, next to the retail space.
- 6. Other amenities not listed above that provide a public benefit.  
[RESPONSE] Does not apply.

**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.**  
[RESPONSE] The Project is designed to relate simultaneously to the neighborhood and the overall city skyline. The ground floor provides an active frontage with glazed facades at SW Temple Street, and highly detailed townhouse facades facing the pedestrian walkway at the Project's west side. The height of the parking garage provides a visual transition from the existing 12 story Red Lion Hotel (now Tower 1) in the middle of the block down to SW Temple Street. Finally, this location on the northern edge of the Central 9th District and in close proximity to Downtown allows the Tower to provide a dynamic addition to the city skyline and a new landmark for the neighborhood.

**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] Parking access for the site is via a new Private Road located on a separate new parcel within the larger masterplan. This new street is not part of the Project, however it will be provided with a sidewalk and landscape features consistent with best practices for pedestrian safety. Pedestrian circulation on site to the west of the Project is primarily via non-vehicular landscaped paths between buildings.

**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.)**

[RESPONSE] The project includes a dedicated service area located in the interior of the site away from public view. Mechanical equipment, waste and recycling containers, and loading docks are internal to the building with doors to mitigate noise or other nuisances relative to building service and function. The loading area is accessed from SW Temple via a driveway at the northern edge of the site. Additional mechanical equipment will be located on the roof of the tower and will be screened from view.

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

- 1. 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] The project includes a signage band above the glazing facing SW Temple. Additional signage may be incorporated into the weather protection canopy. Residential building signage will be incorporated above the lobby entrance facing SW Temple.
- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.  
[RESPONSE] Project signage will be coordinated with appropriate lighting which may be integrated into weather canopies as desired by tenants.
- 3. Coordinate sign location with landscaping to avoid conflicts.  
[RESPONSE] Project signage will be located above eye level and will not conflict with proposed on-site landscaping.



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

- 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

[RESPONSE] Lighting will reflect the lighting prescribed in the Lighting Master Plan at a minimum. Lighting may further be used as a wayfinding element as well as to define social spaces.

- 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.

[RESPONSE] Project lighting levels will be carefully controlled and generally directed down to minimized glare, light trespass, and uplighting directly to the sky.

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

[RESPONSE] Project lighting will accentuate architectural features, optimize sign legibility, and contribute to pedestrian comfort and safety.

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

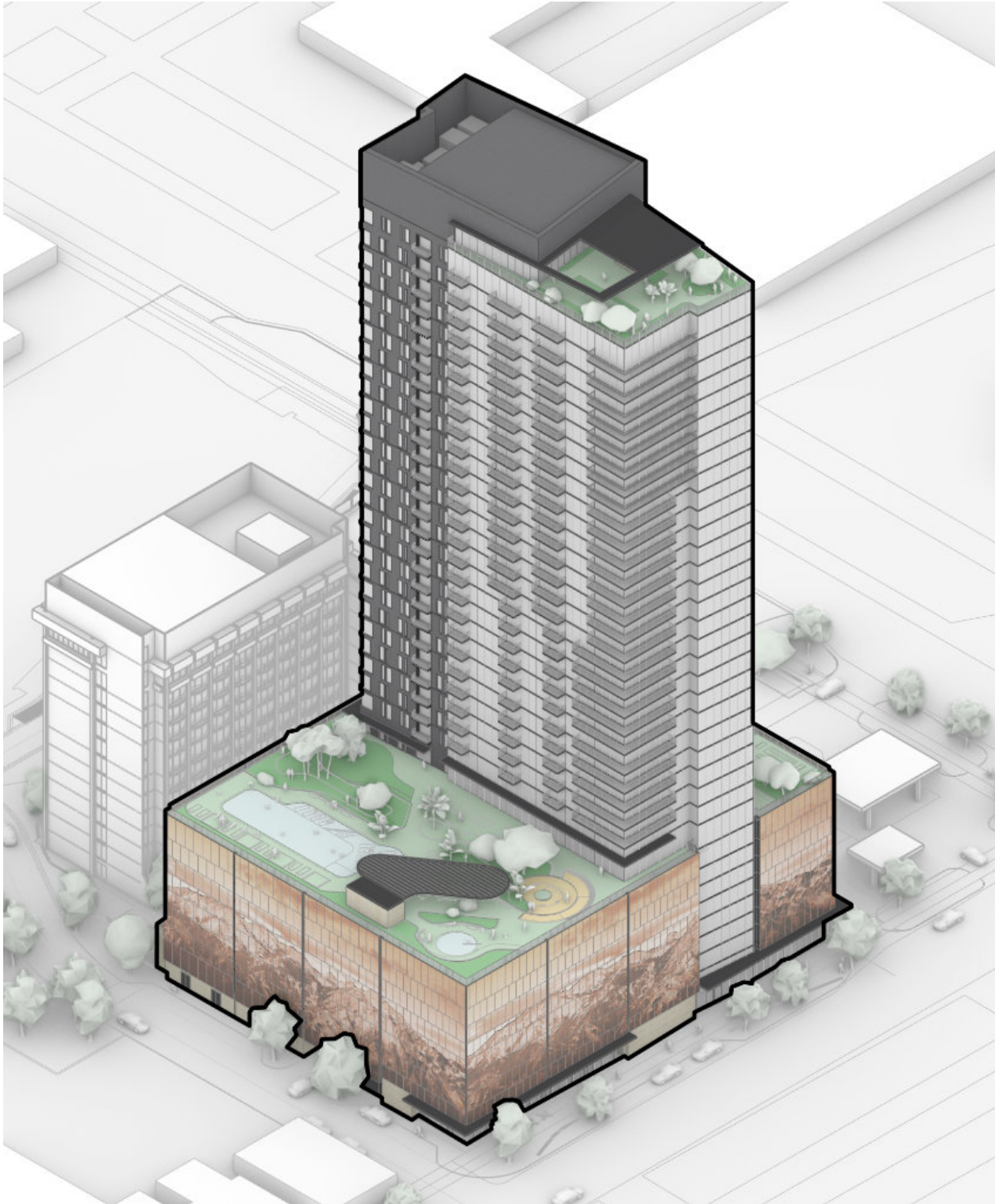
- 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

[RESPONSE] Tree planting along public facing streets shall comply with City Urban Forester standards and requirements. Trees removed shall be coordinate between Developer, City officials and Design Team.

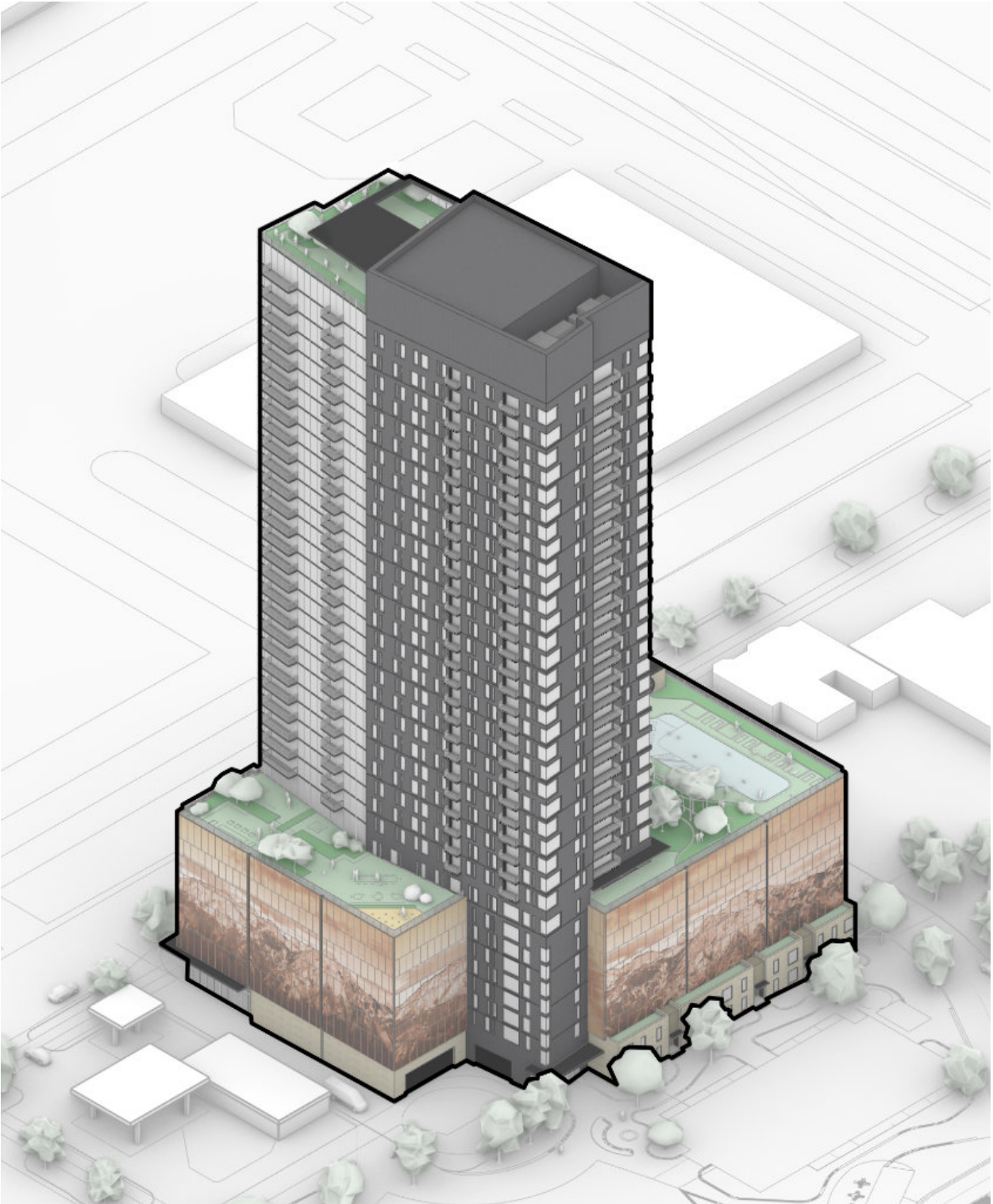
- 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

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

[RESPONSE] It is the intent for the paving within the privately-owned, publicly-accessible spaces to utilize materials that reflect the local character, define pedestrian and vehicular zones, contribute to reduction of the urban heat island, and are durable and easy to maintain and replace.



AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM NORTHWEST