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Jun 21, 2023

Project Summary

1546 S 300 W Apartments is a proposed 400 unit apartment project. It will be one building on several consolidated parcels that equals 2.37 acres. The building will have 1 Bedroom and Studio units. This project will be replacing several existing single story and two story commercial buildings.

This Planned Development application is to ask for a modification to the Additional Landscaping requirements in 21A.26.076.F. Below is our written description of how the project meets the planned development standards.

Sincerely,

Jarod Hall, AIA
Manager
di'velept design LLC

21A.55: STANDARDS FOR PLANNED DEVELOPMENT

This site is located in the Ballpark Station Area Plan that was adopted in October of 2022.

This project qualifies for a planned development application through Standard F - Master Plan Implementation. A few of the stated goals in the Ballpark Station Area Plan are helped to be implemented by this project.

The Ballpark Station Area Plan (BSAP) mentions in a few locations that one of the goals of this area is to transition toward a medium to high density area with a mix of uses. The proposed project is taking an area that is underutilized and creating housing as well as some ground floor retail that will be facing 300 West. This Ground floor retail will help to enliven the newly constructed bike path along its frontage.

Additionally in the 300 West Transitional Area the BSAP mentions the need to medium-high density housing that balances sidewalk connectivity and other pedestrian improvements. The plan also mentions the need for pedestrian level lighting and interest. The proposed project will provide lighting at the pedestrian level not along 300 W, But also along Andrew and VanBuren Avenues. Those two streets are currently un lit.

The proposed project will have transparent building frontage along 300 W. It will also have pedestrian engagement along the two side streets.

Another of the goals of the master plan that this project is helping to achieve is mitigating displacement. This site does not have any residential units. Therefore there won't be any residential displacement required for this project to get built.

MODIFICATIONS TO 21A.26.070.F:

We are requesting the following modifications.

1. Reduction in the required additional landscaping beyond what is required for normal yards.

2. Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.

There are two floors above the height limit, both of which have an area of 64,021 SF.

$128,042 \text{ SF} \times 10\% = 12,804 \text{ SF}$ of Additional Landscaping Required

We are proposing that the additional landscaping be provided as a roof garden on level 3 in lieu of ground floor landscaping. This project proposes two large roof gardens (7,054SF + 16,253SF) with a total of 23,307 SF. This is 182% of the required area. This open space will have planting and pool and other amenities.

As the updated ordinance for the CG zone clarifies that roof gardens are allowed to count toward this requirement we feel this proposed modification is in line with the City's vision for this area.

CONTEXT PHOTOS

