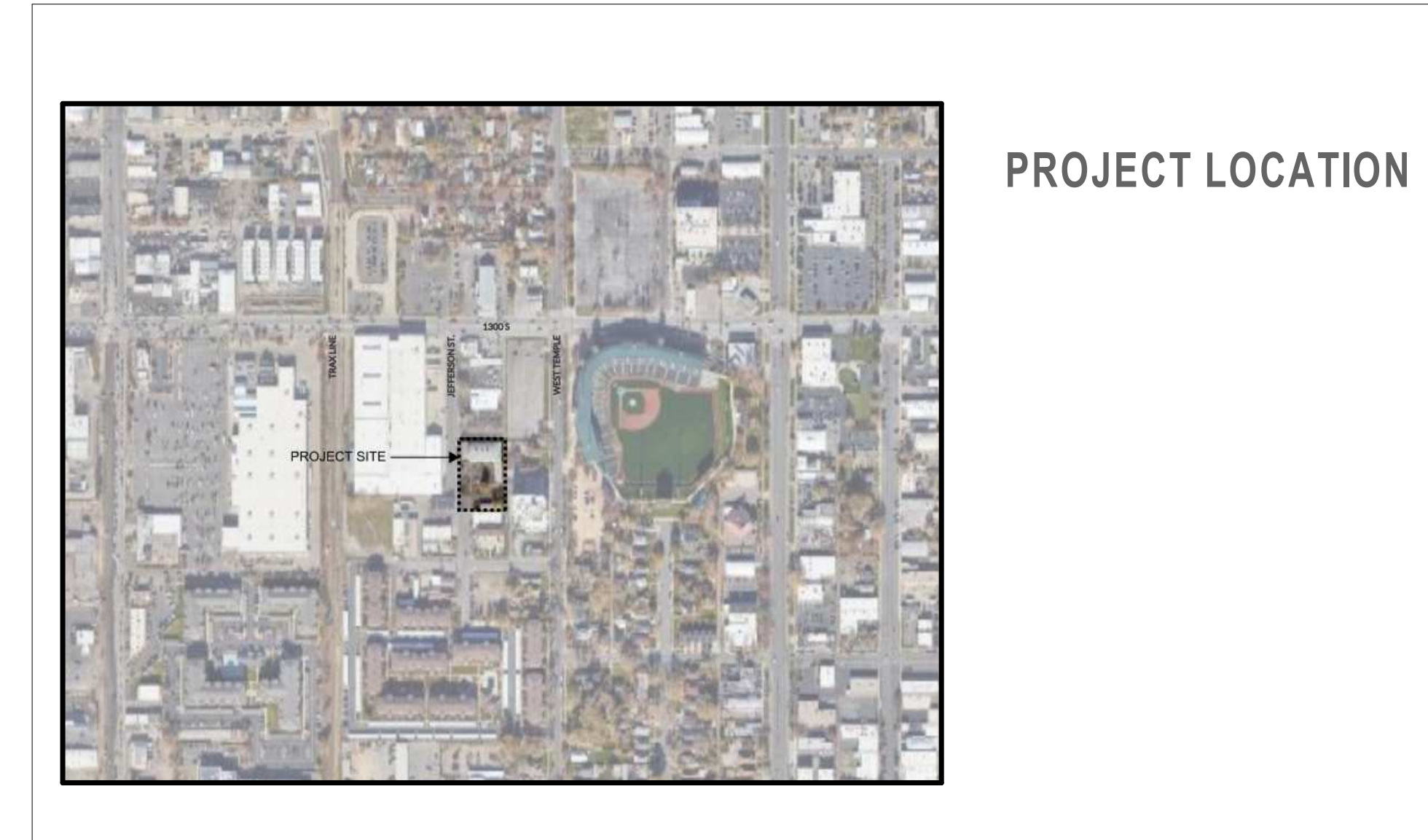




Abstract Development 1365 Jefferson

1365 South Jefferson Street
Salt Lake City, UT 84115

VICINITY MAP



PROJECT LOCATION

Nexus Project #: 22050

Owner Project #:

12.02.2022 REVISED 02.06.2023

DESIGN REVIEW

INFILL SITE WITH RESIDENTIAL UNITS OVER PODIUM
CONSTRUCTED PARKING GARAGE

BALLPARK SITE UNIT MIX DEC 13TH 2022										
UNITS	Rentable Sq.Ft.	L03	L04	L05	L06	L07	TOTALS	Square Footage	SQFT BASED MIX %	COUNT BASED MIX %
S1	499	4	4	4	4	4	20	9,980		
S2	501	1	1	1	1	1	4	2,004		
S3	547	1	1	1	1	1	4	2,188		
J1	539	1	2	2	2	2	9	4,851	23%	32%
		7	8	8	8	8	37	19,029		
A1	685	3	3	3	3	3	15	10,275		
A2	703	4	4	4	4	4	20	14,060		
A3	760	2	2	2	2	2	10	7,600		1 BEDS
A4	813	2	2	2	2	2	10	8,130		
A5	966	0	1	1	1	1	4	3,864		
		11	12	12	12	12	59	43,929	52%	51%
B1	1,051	1	1	1	1	1	5	5,255		
B1.1	1,065	0	1	1	1	1	4	4,260		
B2	1,070	1	0	0	0	0	1	1,070		2 BEDS
B3	1,188	1	2	2	2	2	9	10,692		
		3	4	4	4	4	19	21,277	25%	17%
AVERAGE UNIT SIZE	732	21	24	24	24	22	115	84,222		

BALLPARK - FLOOR TOTAL RENTABLE SQFT'S				
L03	L04	L05	L06	L07
14,905	17,593	17,593	17,593	16,548



OWNER
ABSTRACT DEVELOPMENT GROUP

108-18 QUEENS BLVD, STE 302
FOREST HILLS, NY 11375

CONTACT: JASON ALGAZE
PHONE: 718.521.5700

E-MAIL: jalgaze@bronsteinproperties.com
INTERNET:



ARCHITECT
Architectural NEXUS, Inc.

2505 East Parleys Way
Salt Lake City, UT 84109

CONTACT: Konrad Golik
PHONE: 801.924.5000

E-MAIL: kgolik@archnexus.com
INTERNET: http://www.archnexus.com



LANDSCAPE ARCHITECT
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PHONE: 801.924.5000

E-MAIL: xxx@archnexus.com
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STRUCTURAL ENGINEER
BHB STRUCTURAL

2766 S Main St
Salt Lake City, UT 84115

CONTACT: JEFF THOMAS
PHONE: 999.999.9999

E-MAIL: jeff.thomas@hbhengineers.com
INTERNET:

ELECTRICAL ENGINEER
ENVISION ENGINEERING

240 E. MORRIS AVE, STE 200
Salt Lake City, UT 84115

CONTACT: JEFF OWE
PHONE: 801.534.1130

E-MAIL: jowen@envisioneng.com
INTERNET: http://www.envision.com

MECHANICAL/ PLUMBING ENGINEER
JORDAN & SKALA ENGINEERS

555 17TH ST, STE 700
Denver, CO 80202

CONTACT: xxxxx
PHONE: 999.999.9999

E-MAIL: xxx@sample.com
INTERNET: http://www.sample.com

CIVIL ENGINEER
Psomas

4179 Riverboat Rd, #200
Salt Lake City, UT 84123

CONTACT: Scott Roche
PHONE: 801.284.1318

E-MAIL: srocke@psomas.com
INTERNET:

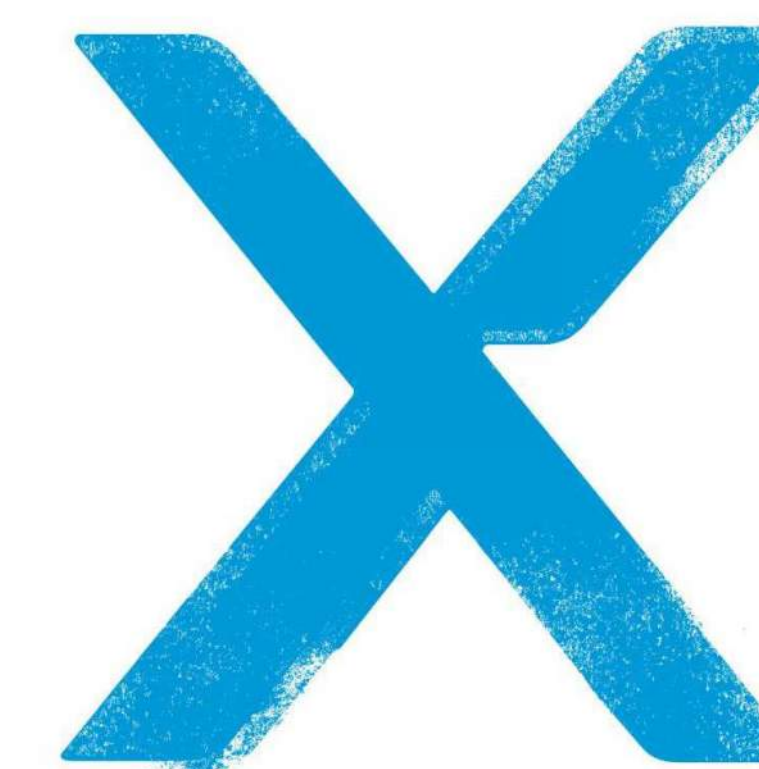
APPROVALS

Signer 1 _____ Date _____

Signer 3 _____ Date _____

Signer 2 _____ Date _____

Signer 4 _____ Date _____



ARCH | NEXUS

DESIGN CRITERIA

APPLICABLE CODES

ACCESSIBILITY CODE	ICC/ANSI A117.1-2009
INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2018 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2021 EDITION
ZONING ORDINANCE: SALT LAKE CITY	Zoning Ordinance

OTHER CRITERIA

DEFERRED SUBMITTALS

ALTA/NSPS LAND TITLE SURVEY

BRONSTEIN DEVELOPMENT BALL PARK

LOCATED IN BLOCK 10, 5-ACRE PLAT "A", SALT LAKE CITY SURVEY,
SITUATE IN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

COMMENTS

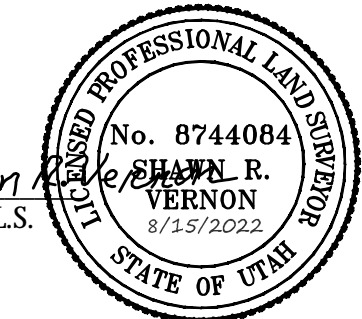
- TITLE REPORT FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 155801-BHB
COMMITMENT DATE: FEBRUARY 4, 2022 AT 7:30 AM.
- - INDICATES TITLE REPORT EXCEPTION NUMBER SHOWN ON PLAT.
- BOUNDARY LINES WERE ESTABLISHED FROM SECTION MONUMENTS, VARIOUS DEEDS AND RECORD OF SURVEYS.
- EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°01'10" WEST BETWEEN FOUND MONUMENTS IN WEST TEMPLE STREET. THE SOUTH MONUMENT IS IN THE INTERSECTION OF 1400 SOUTH AND THE NORTH MONUMENT IS LOCATED 400.24 FEET NORTH OF THE INTERSECTION OF 1400 SOUTH AND WEST TEMPLE STREET.
- OWNER CARVER SHEET METAL WORKS, INC., A UTAH CORPORATION
- NOTES 1) THE ALTA/NSPS LAND TITLE SURVEY WAS PERFORMED AT THE REQUEST OF BRONSTEIN DEVELOPMENT
2) NO CORNERS WERE SET WITH THIS SURVEY. A WARD ENGINEERING REBAR AND CAP WAS FOUND (SHOWN HEREON AND ACCEPTED.)

SURVEYORS CERTIFICATE

TO NORTHLIGHT REAL ESTATE OPPORTUNITY FUND III L.P., A DELAWARE LIMITED PARTNERSHIP; BRONSTEIN DEVELOPMENT; FIRST AMERICAN TITLE INSURANCE COMPANY; COTTONWOOD TITLE INSURANCE AGENCY, INC.

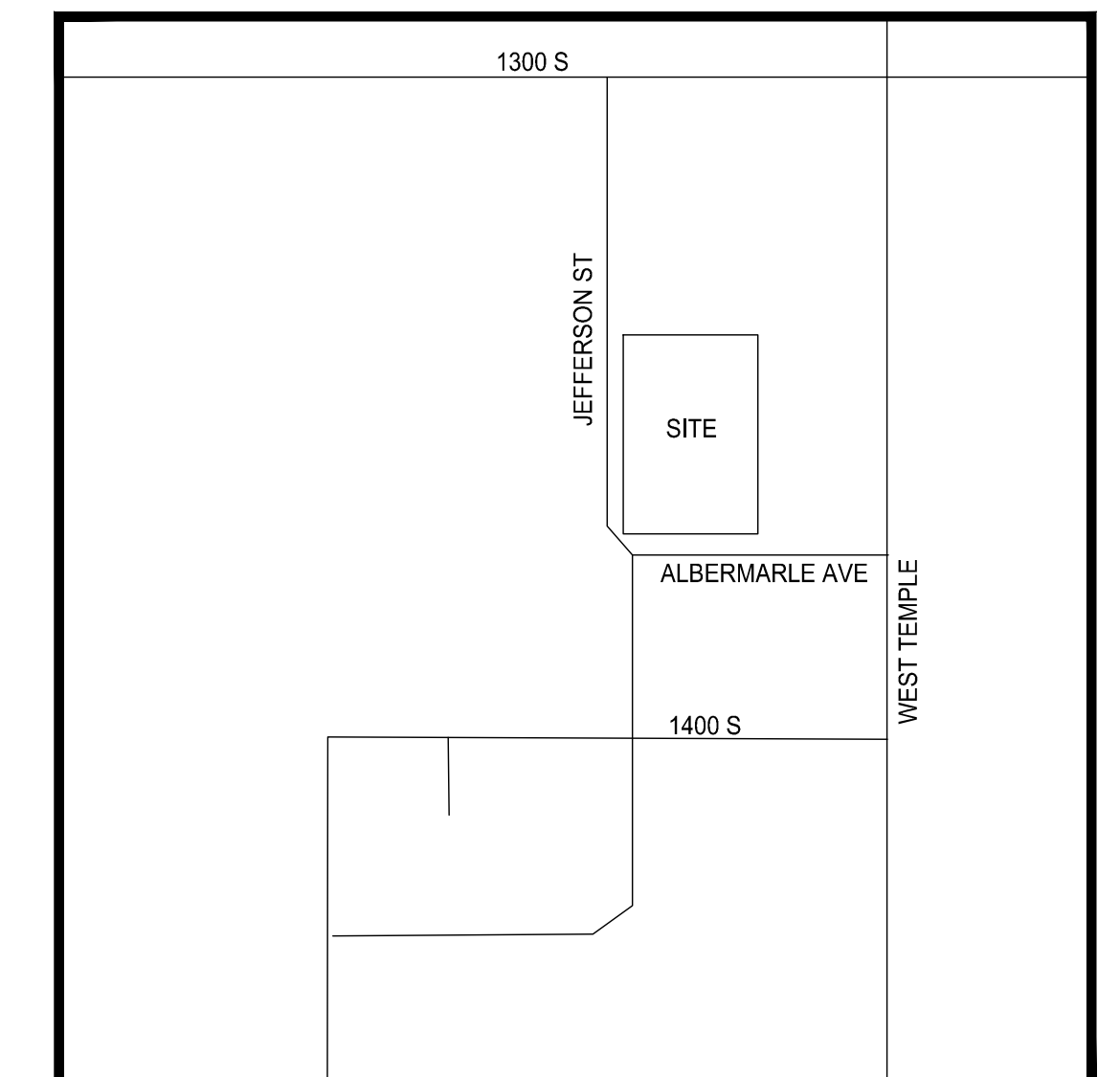
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2022.

DATE OF PLAT OR MAP: AUGUST 15, 20 22



Shawn R. VERNON P.L.S.
UTAH NO. 8744084

VICINITY MAP



LEGAL DESCRIPTION (RECORD)

- PARCEL 1:**
(15-13-226-001)
ALL OF LOTS 3, 4, 5 AND 6, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH
- PARCEL 2:**
(15-12-481-006)
ALL OF LOT 7, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.
- PARCEL 3:**
(15-13-226-002)
COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, AND RUNNING THENCE EAST 82 FEET; THENCE SOUTH 37 1/2 FEET; THENCE WEST 82 FEET; THENCE NORTH 37 1/2 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION (SURVEYED)

A PARCEL OF LAND LOCATED IN BLOCK 10, 5-ACRE PLAT "A", SALT LAKE CITY SURVEY, SITUATE IN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

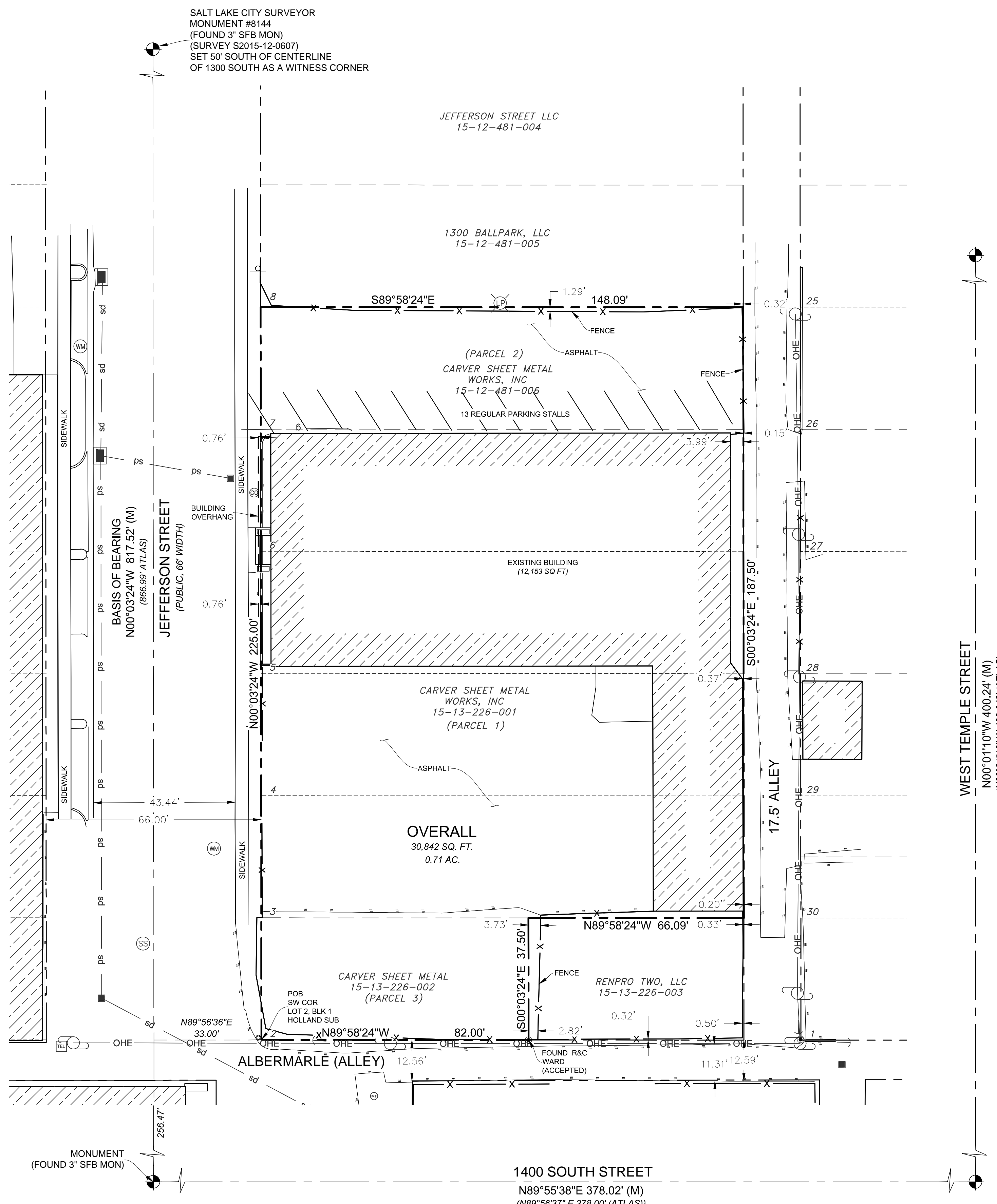
BEGINNING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION AS RECORDED ON APRIL 27, 1900 IN BOOK D OF PLATS AT PAGE 49, SAID POINT BEING 256.47 FEET NORTH 00°03'24" WEST AND 33.00 FEET NORTH 89°56'36" EAST FROM THE FOUND SALT LAKE CITY MONUMENT AT THE INTERSECTION OF JEFFERSON STREET AND 1400 SOUTH STREET AND RUNNING THENCE, ALONG THE EAST LINE OF JEFFERSON STREET, NORTH 00°03'24" WEST 225.00 FEET TO THE NORTH LINE OF LOT 7, BLOCK 1 OF SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID NORTH LINE OF LOT 7, BLOCK 1, SOUTH 89°58'24" EAST 148.09 FEET TO THE WEST LINE OF A 17.50 FOOT ALLEY AS SHOWN ON SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID WEST LINE OF THE 17.50 FOOT ALLEY, SOUTH 00°03'24" EAST 187.50 FEET TO THE NORTH LINE OF LOT 2, BLOCK 1 OF SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID NORTH LINE OF LOT 2, BLOCK 1, NORTH 89°58'24" WEST 66.09 FEET; THENCE SOUTH 00°03'24" EAST 37.50 FEET TO THE NORTH LINE OF ALBERMARLE AVENUE; THENCE, ALONG SAID NORTH LINE OF ALBERMARLE AVENUE, NORTH 89°58'24" WEST 82.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - SECTION 2 - EXCEPTIONS

EXCEPTIONS 1 - 17 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.

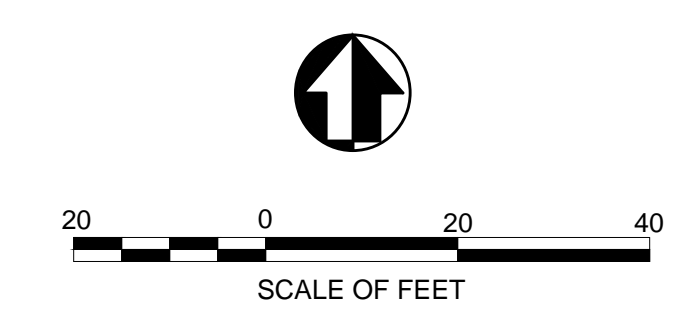
TABLE A

- ITEM 2 PARCEL 1 (TAX ID 15-13-226-001) 1349 S JEFFERSON STREET, SLC, UT 84115
PARCEL 2 (TAX ID 15-12-481-006) 1339 S JEFFERSON STREET, SLC, UT 84115
PARCEL 3 (TAX ID 15-13-226-002) 1365 S JEFFERSON STREET, SLC, UT 84115
- ITEM 3 THE SUBJECT PROPERTY LIES WITHIN : FLOOD ZONE ZONE "X" PER FEMA FIRM MAP 49035C0282H, EFFECTIVE AUGUST 2, 2012
- ITEM 4 THE GROSS LAND AREA IS: 30,842 SQ. FT. (0.71 AC)
- ITEM 6 NO ZONING REPORT OR LETTER WAS PROVIDED.
- ITEM 7(B) THE EXISTING BUILDING CONTAINS 12,153 SQUARE FEET..
- ITEM 8 SHOWN HEREON.
- ITEM 9 THERE ARE 13 REGULAR PARKING STALLS ON THE NORTH SIDE OF THE BUILDING. SHOWN HEREON.
- ITEM 13 SHOWN HEREON.
- ITEM 16 THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK GOING ON.
- ITEM 17 NO INFORMATION WAS PROVIDED TO SURVEYOR ABOUT PROPOSED CHANGES IN RIGHT OF WAY LINES.



LEGEND

- BOUNDARY LINE
- - - ROAD CENTER LINE
- - - RIGHT OF WAY LINE
- - - ADJOINER PROPERTY LINE
- - - HOLLAND SUBDIVISION LOT LINE
- - - FENCE LINE
- - - OVERHEAD POWER LINE
- - - EDGE OF ASPHALT
- - - STORM DRAIN LINE
- STREET MONUMENT
- PROPERTY CORNER (FOUND AS NOTED)
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- WATER METER
- UTILITY POLE
- ▨ EXISTING BUILDING



DATE: 8/15/2022	<h1>PSOMAS</h1> <p>11456 South Temple Drive, Suite 200 South Jordan, Utah 84095 (801) 270-5777 (801) 270-5782 (FAX)</p>	DESIGNED: SRV	SHEET
PLOT DATE:		DRAFTED: SRV	
SCALE: 1"=20'		CHECKED: CEA	
PROJECT NUMBER: 8ANI011900			1 OF 1

ALTA/NSPS LAND TITLE SURVEY
BRONSTEIN DEVELOPMENT
BALL PARK 2
 LOCATED IN BLOCK 10, 5-ACRE PLAT "A", SALT LAKE CITY SURVEY,
 SITUATE IN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN

LEGAL DESCRIPTION

BEGINNING ON THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION OF BLOCK 10, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 37.5 FEET; THENCE WEST 66 FEET; THENCE SOUTH 37.5 FEET; THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B - SECTION 2 - EXCEPTIONS

EXCEPTIONS 1 - 15 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.

TABLE A

- ITEM 2 126 WEST ALBERMARLE AVE, SLC, UT 84115
- ITEM 3 THE SUBJECT PROPERTY LIES WITHIN : FLOOD ZONE ZONE "X" PER FEMA FIRM MAP 49035C0282H, EFFECTIVE AUGUST 2, 2012
- ITEM 4 THE GROSS LAND AREA IS: 2,478 SQ. FT. (0.057 AC)
- ITEM 6 NO ZONING REPORT OR LETTER WAS PROVIDED.
- ITEM 7(B) THERE ARE NO BUILDINGS ON SITE
- ITEM 8 SHOWN HEREON.
- ITEM 9 THERE IS NO PARKING ON SITE.
- ITEM 13 SHOWN HEREON.
- ITEM 16 THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK GOING ON.
- ITEM 17 NO INFORMATION WAS PROVIDED TO SURVEYOR ABOUT PROPOSED CHANGES IN RIGHT OF WAY LINES.

COMMENTS

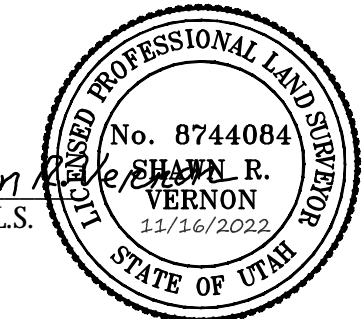
- TITLE REPORT WESTCOR LAND TITLE INSURANCE COMPANY
 COMMITMENT NO.: 94736
 COMMITMENT DATE: OCTOBER 28, 2022 AT 7:45 AM.
- BOUNDARY LINES WERE ESTABLISHED FROM SECTION MONUMENTS, VARIOUS DEEDS AND RECORD OF SURVEYS.
- EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°01'10" WEST BETWEEN FOUND MONUMENTS IN WEST TEMPLE STREET. THE SOUTH MONUMENT IS IN THE INTERSECTION OF 1400 SOUTH AND THE NORTH MONUMENT IS LOCATED 400.24 FEET NORTH OF THE INTERSECTION OF 1400 SOUTH AND WEST TEMPLE STREET.
- OWNER RENPRO TWO, LLC
- NOTES 1) THE ALTA/NSPS LAND TITLE SURVEY WAS PERFORMED AT THE REQUEST OF BRONSTEIN DEVELOPMENT
 2) NO CORNERS WERE SET WITH THIS SURVEY. A WARD ENGINEERING REBAR AND CAP WAS FOUND (SHOWN HEREON AND ACCEPTED.)

SURVEYORS CERTIFICATE

TO BRONSTEIN DEVELOPMENT; WESTCOR LAND TITLE INSURANCE COMPANY AND METRO NATIONAL TITLE.

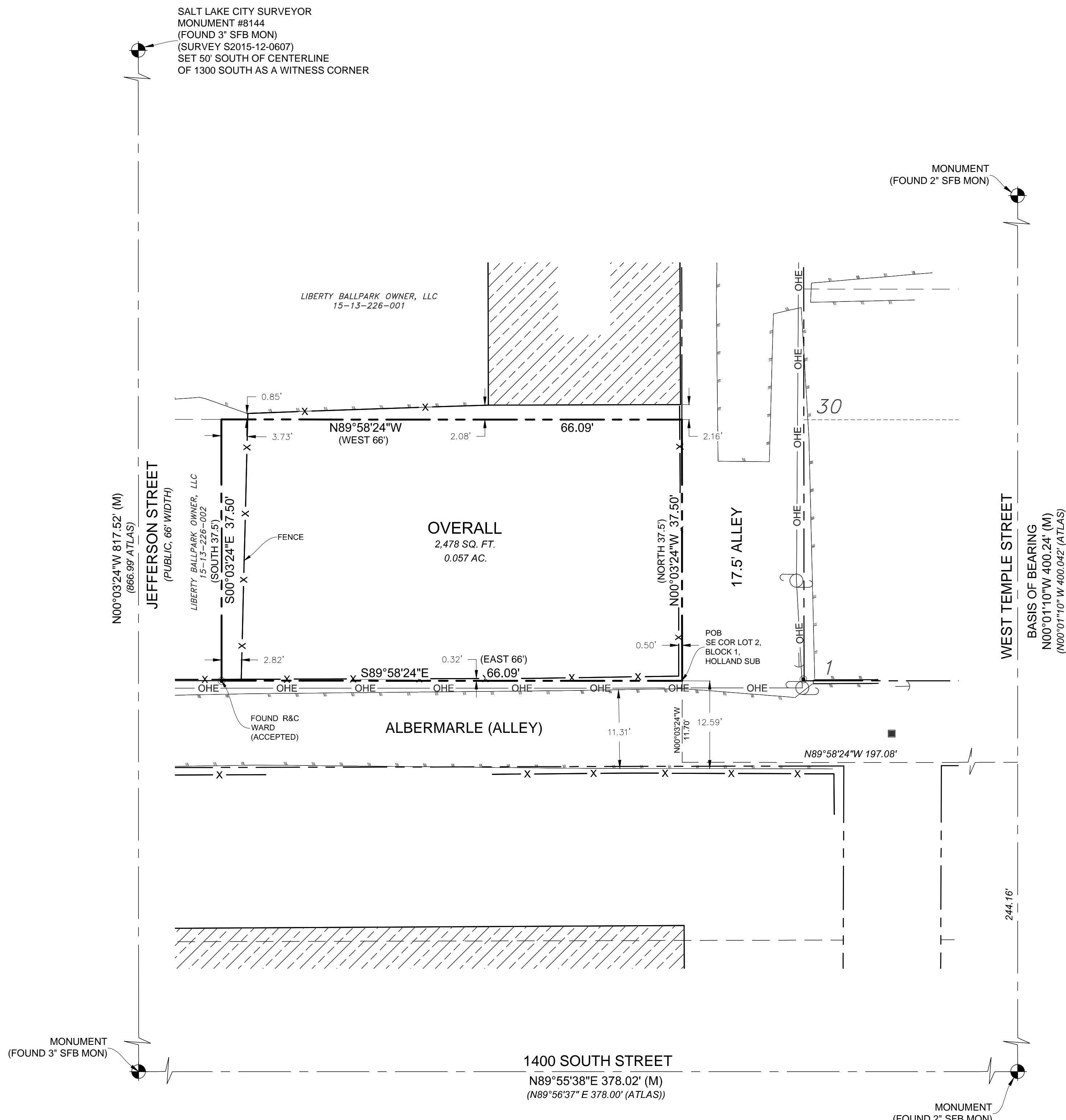
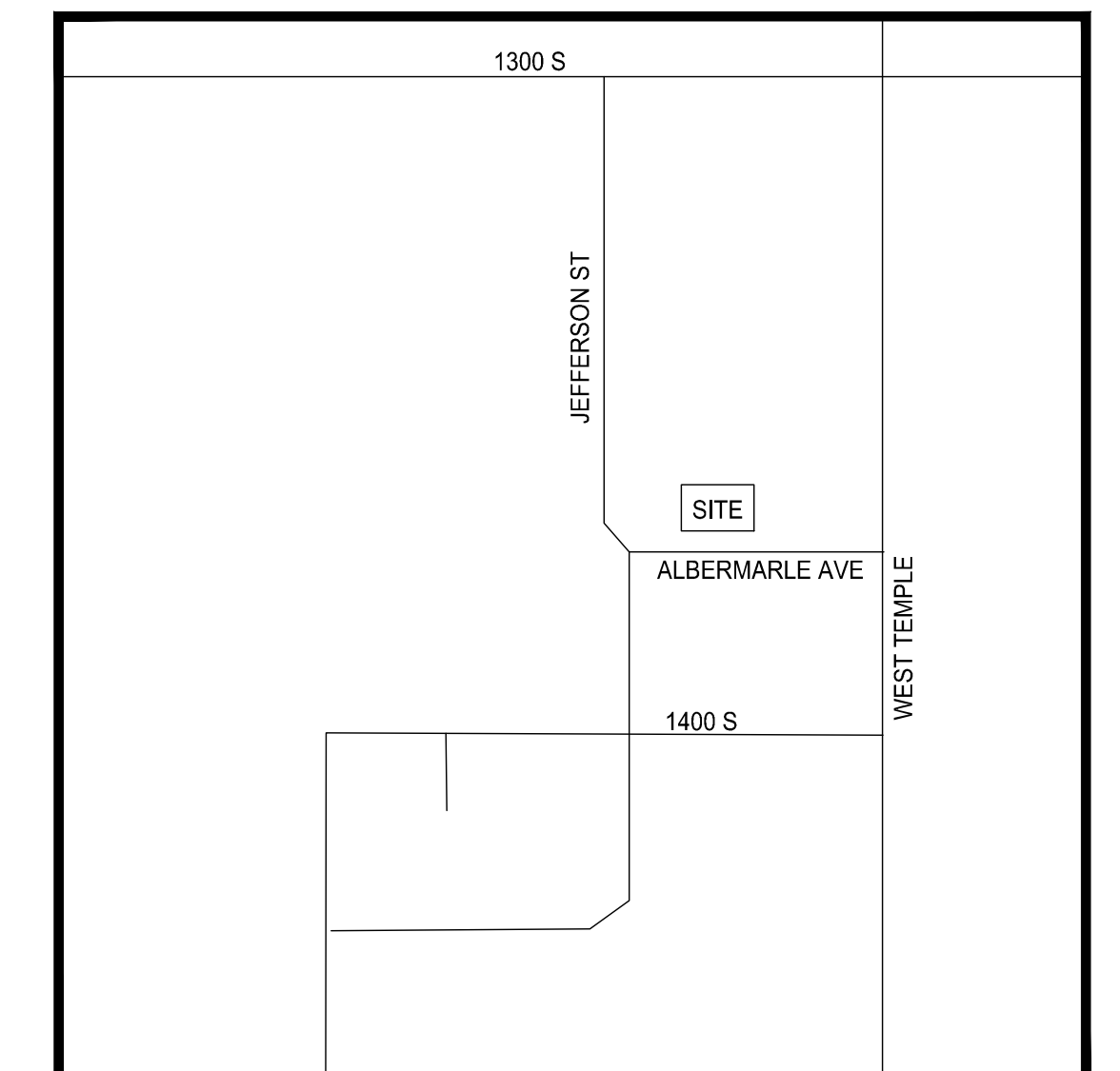
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2022.

DATE OF PLAT OR MAP: NOVEMBER 16, 2022



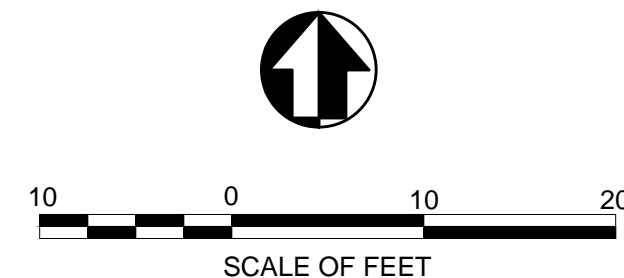
SHAWN R. VERNON P.L.S.
 UTAH NO. 8744084

VICINITY MAP

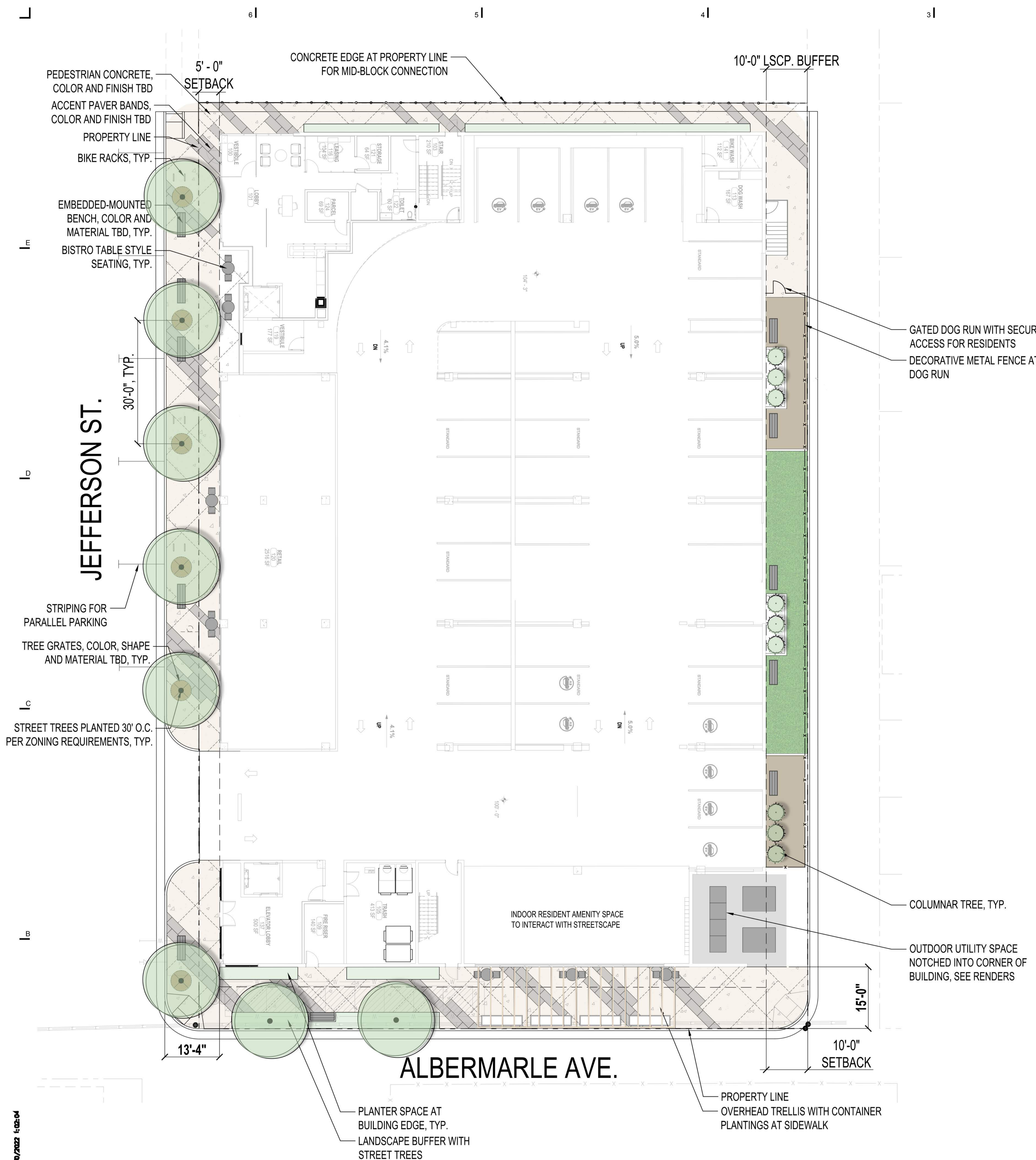


LEGEND

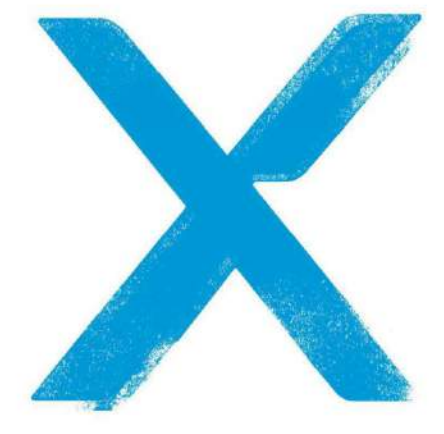
- BOUNDARY LINE
- - - ROAD CENTER LINE
- - - RIGHT OF WAY LINE
- - - ADJOINER PROPERTY LINE
- - - HOLLAND SUBDIVISION LOT LINE
- X - FENCE LINE
- OHE - OVERHEAD POWER LINE
- sd - EDGE OF ASPHALT
- sd - STORM DRAIN LINE
- ⊕ STREET MONUMENT
- PROPERTY CORNER (FOUND AS NOTED)
- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM DRAIN CATCH BASIN
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ▨ EXISTING BUILDING



DATE: 11/16/2022	PSOMAS 11456 South Temple Drive, Suite 200 South Jordan, Utah 84095 (801) 270-5777 (801) 270-5782 (FAX)	DESIGNED: SRV	SHEET 1 OF 1
PLOT DATE:		DRAFTED: SRV	
SCALE: 1"=10'		CHECKED: CEA	
PROJECT NUMBER: 8ANI011900			



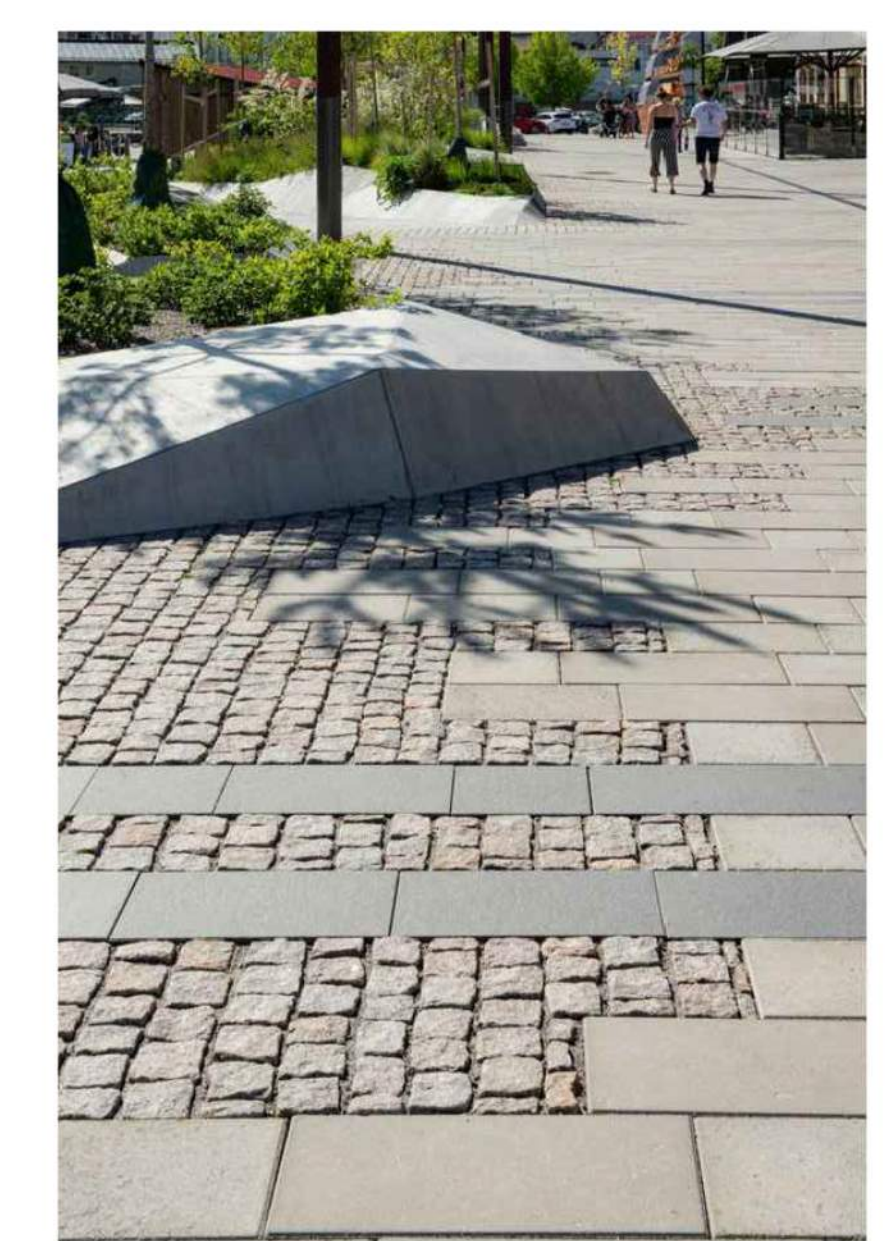
- CONSTRUCTION NOTES:**
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE SITE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE SITE PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE SITE PLAN, INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
 2. DO NOT SCALE DRAWINGS.
 3. COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS INCLUDING, BUT NOT LIMITED TO: STORM DRAIN LINES, WATER LINES AND POWER/ELECTRICAL LINES. COORDINATE DEMOLITION OF EXISTING AND INSTALLATION OF NEW UTILITY LINES WITH CIVIL AND MECHANICAL. CALL BLUE STAKES OF UTAH (811) 48 HOURS PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS, BOTH ON SITE AND ADJACENT TO THE PROJECT SITE, AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 - 4.



ARCH | NEXUS
 Architectural NEXUS, Inc.
 2505 East Parleys Way
 Salt Lake City, Utah 84109
 T 801.924.5000
 http://www.archnexus.com

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Abstract Development
1365 Jefferson
 1365 South Jefferson Street
 Salt Lake City, UT 84115



INTERMIXING OF PAVING MATERIALS



CIRCULAR / ELLIPTICAL TREE GRATES



VINES INTEGRATED WITH BUILDING ARCHITECTURE



6' HIGH OPEN METAL FENCE

SITE MATERIAL INSPIRATION

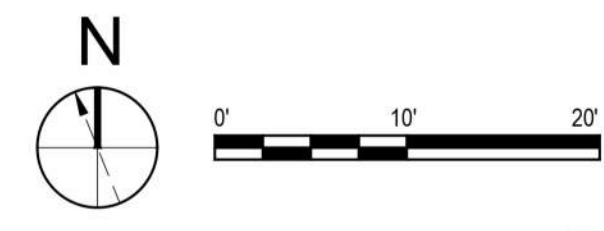


Know what's below.
 Call before you dig.

Date Revision

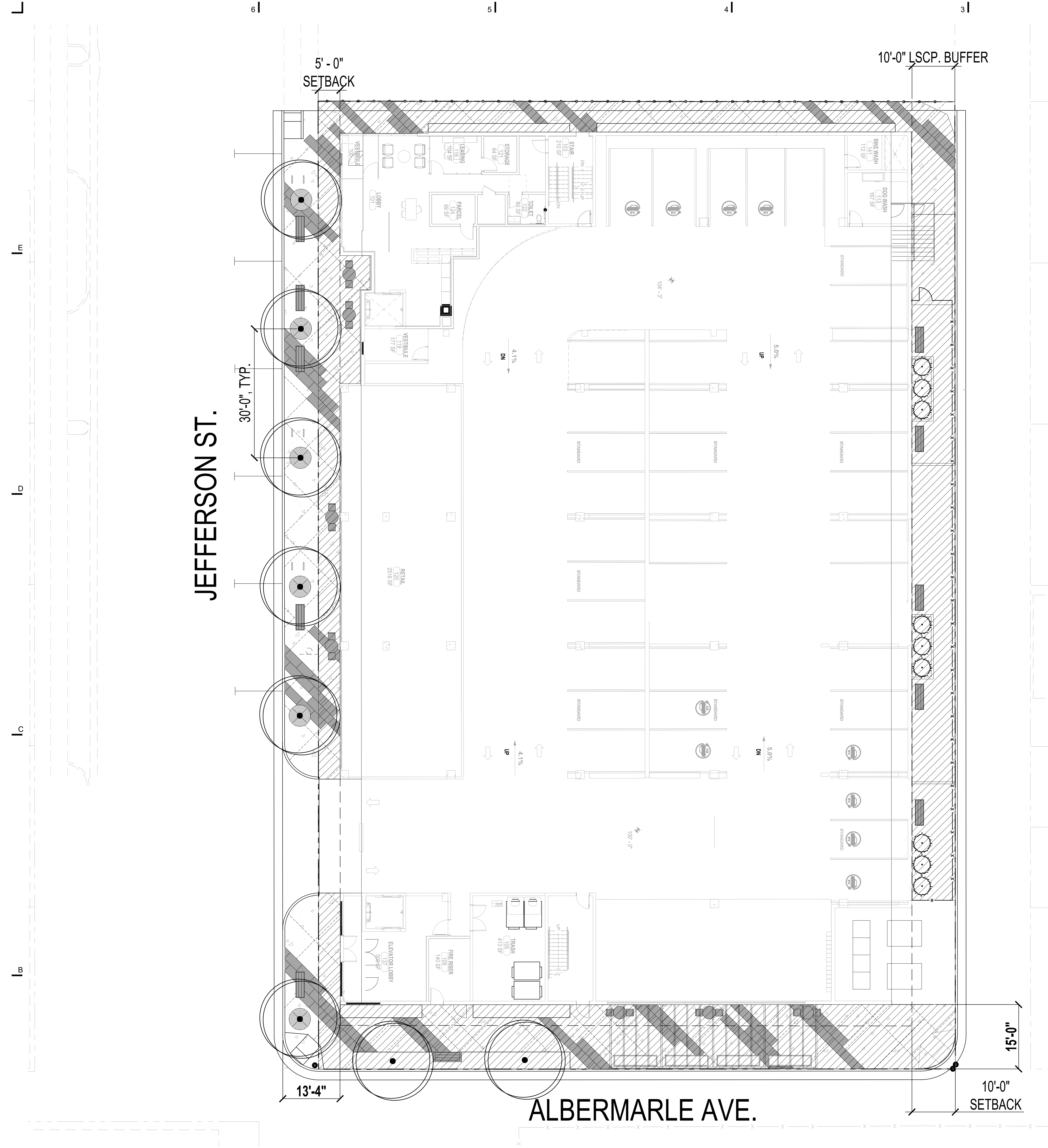
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
 NEXUS PROJ. #: 22050
 CHECKED BY: MD
 DRAWN BY: BB
 DATE: 02.13.2023



ARCHITECTURAL SITE PLAN

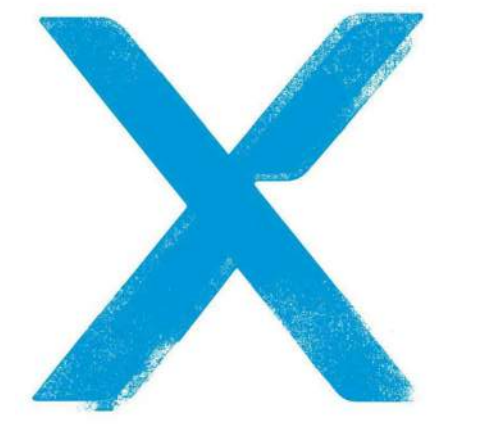
AS101



SITE DATA:

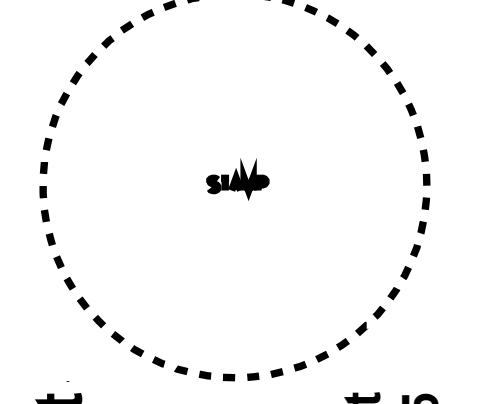
ZONING	CG
AREA TYPES	
• PROPERTY	33,320 sf (100%)
• BUILDING	26,424 sf (79%)
HARDSCAPE / LANDSCAPE	
• STREETScape	4,483 SF
• ALLEYWAY/DOG RUN	1,594 SF
• LEVEL 3 COURTYARD	5,479 SF
GRAND TOTAL:	11,556 SF

LANDSCAPE AREA CALCS



Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

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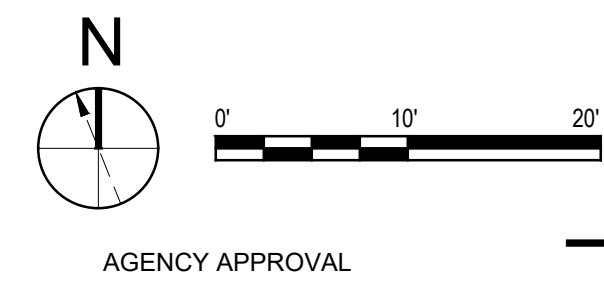
Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115



Date Revision

NOT FOR CONSTRUCTION

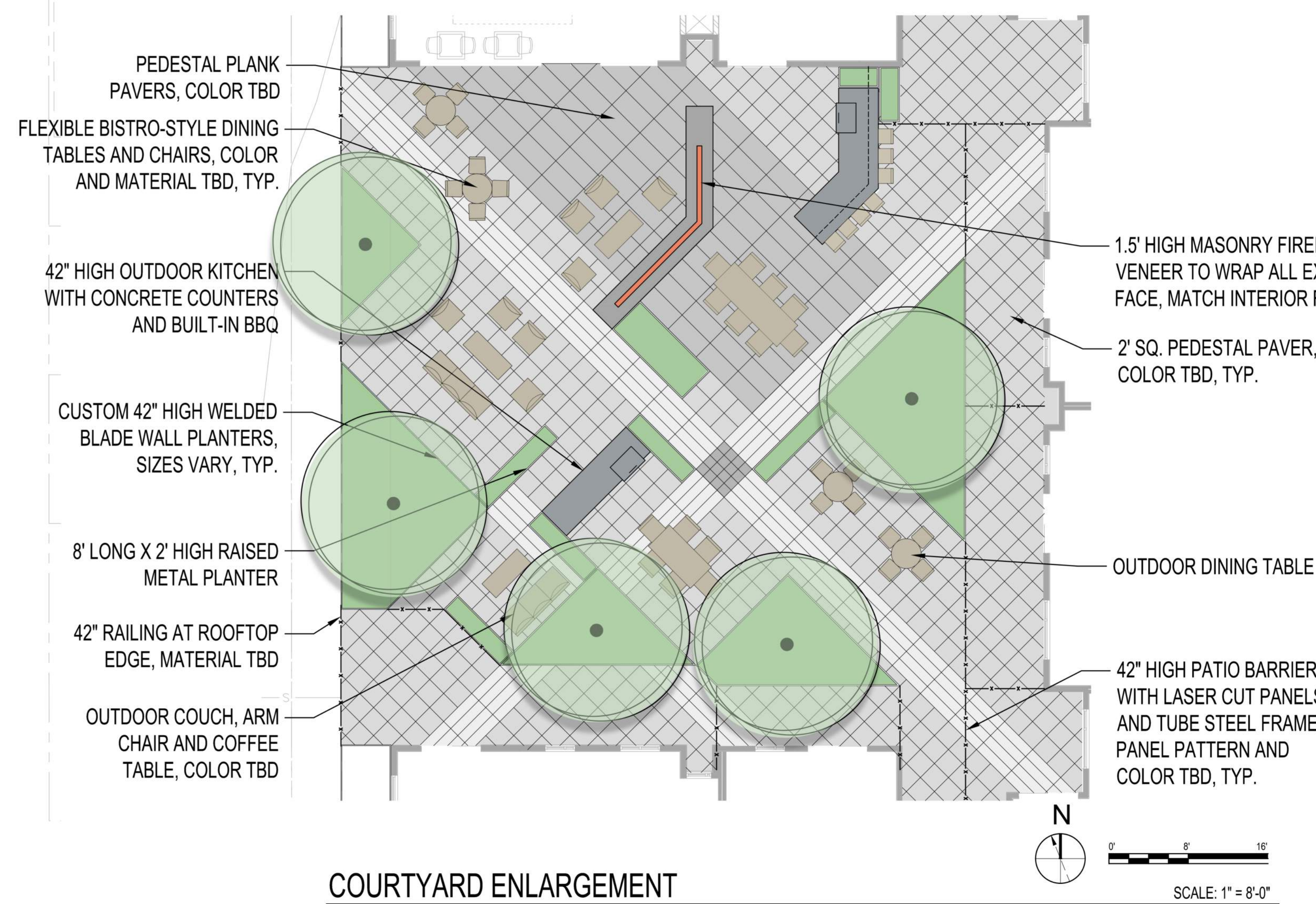
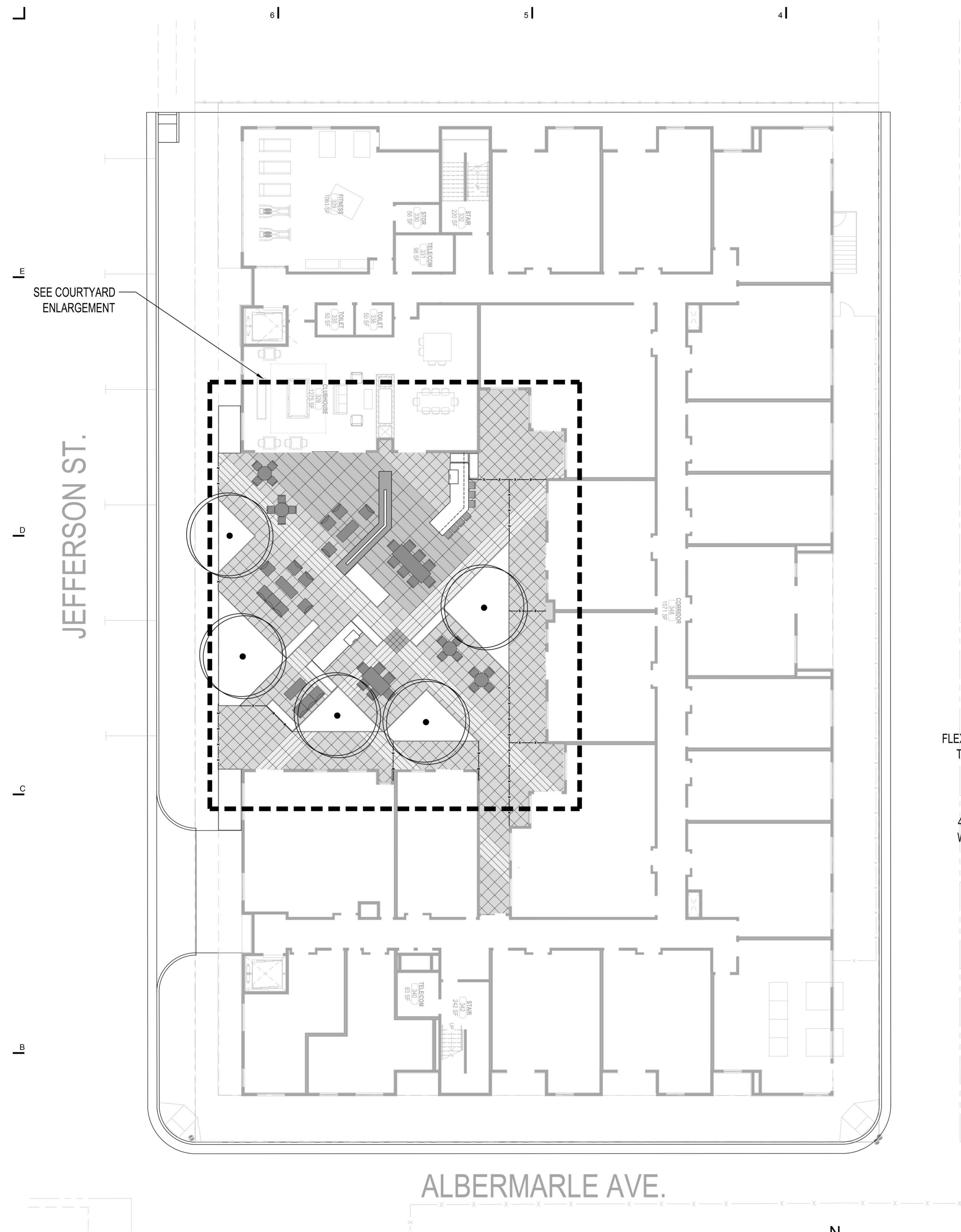
DESIGN DEVELOPMENT
NEXUS PROJ. #: 22050
CHECKED BY: MD
DRAWN BY: BB
DATE: 02.13.2023



AGENCY APPROVAL
PROPOSED LANDSCAPE AREA CALCS

AS102

3/20/2023 1:02:04



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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

811
Know what's below.
Call before you dig.

#	Date	Revision

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
NEXUS PROJ. #: 22050
CHECKED BY: MD
DRAWN BY: BB
DATE: 01.13.2022

SITE PLAN: LEVEL 3

AS103

GENERAL NOTES - FLOOR PLANS

- A. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION. COORDINATE DISCREPANCIES WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- B. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
- C. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- D. WHERE THE FINISH SCHEDULE OR INTERIOR ELEVATIONS CALL FOR TILE, REPLACE GYPSUM BOARD SHOWN IN THE WALL'S ASSEMBLY WITH TILE BACKER BOARD WHERE TILE OCCURS. REPLACE OTHER GYPSUM BOARD SHOWN IN THAT WALL'S ASSEMBLY WITH MOISTURE RESISTANT GYPSUM BOARD WHERE NO TILE OCCURS.
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- L. DO NOT SCALE DRAWINGS.



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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

KEYNOTE LEGEND	
TAG	KEYNOTE TEXT

FLOOR PLAN - AREA

CALCULATIONS

- LEVEL 00:
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 - OTHER: 748 SQFT
 - TOTAL: 14,698 SQFT
- LEVEL 01:
 - GARAGE: 18,270 SQFT
 - RETAIL: 2,560 SQFT
 - OTHER: 4,900 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 02:
 - GARAGE: 21,090 SQFT
 - OTHER: 4,640 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 03:
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 - OUTDOOR: 7,493 SQFT
 - TOTAL: 28,550 SQFT
- LEVEL 04:
 - TOTAL: 21,057 SQFT
- LEVEL 05:
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 - TOTAL: 21,057 SQFT
- BUILDING TOTALS:
 - GARAGE: 53,310 SQFT
 - OTHER: 10,288 SQFT
 - INDOOR: 104,194 SQFT
 - OUTDOOR: 8,584 SQFT
 - TOTAL: 176,376 SQFT

Date Revision

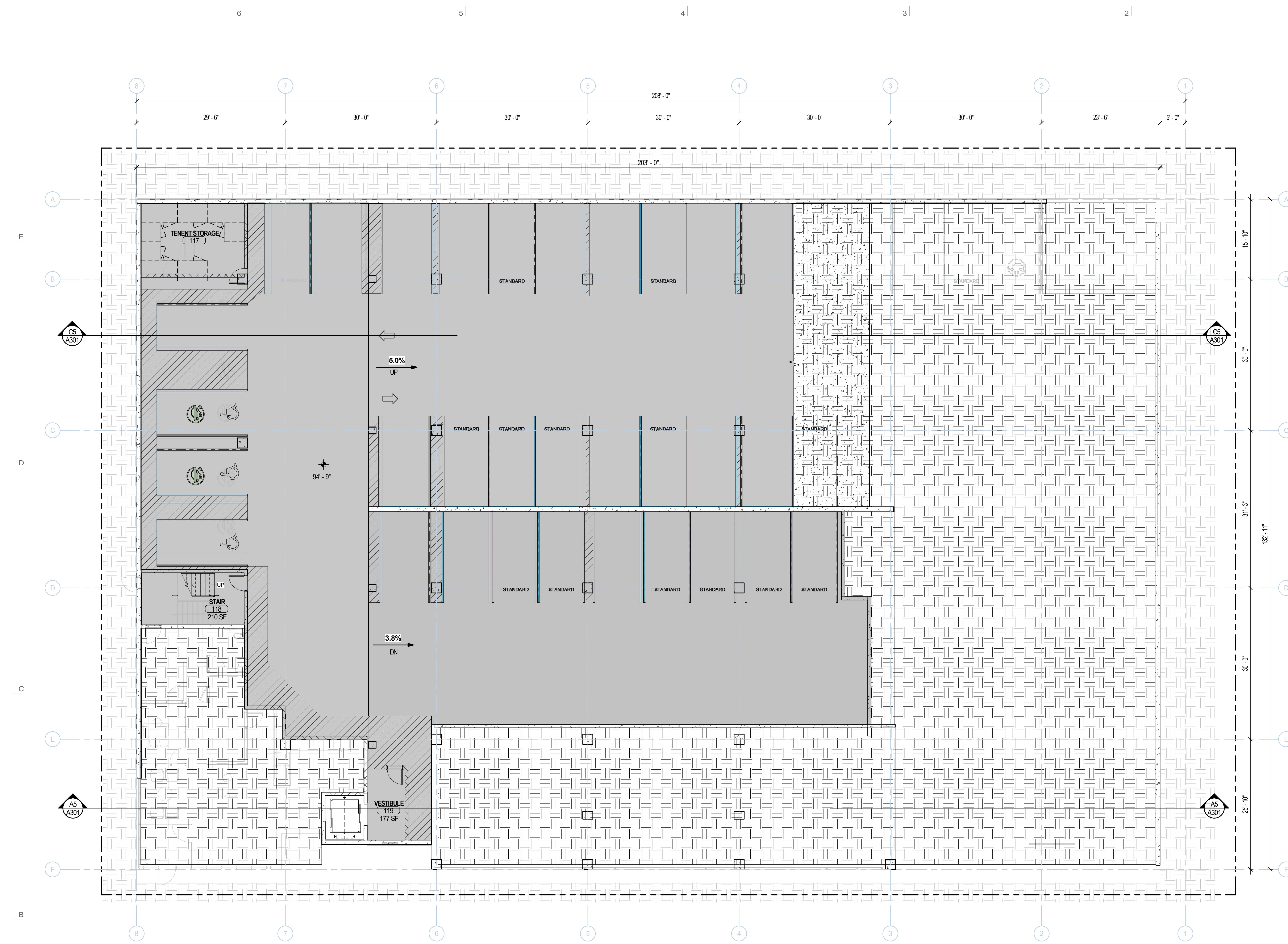
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DESIGN REVIEW

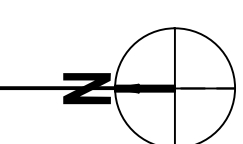
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CHECKED BY: Checker
DRAWN BY: Author
DATE: 02.06.2023

FLOOR PLAN LV00

A100



A6 LEVEL 00 - OVERALL LOWER LEVEL PARKING
1/8" = 1'-0"



GENERAL NOTES - FLOOR PLANS

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TAG	KEYNOTE TEXT

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- BUILDING TOTALS:
 - GARAGE: 53,310 SQFT
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 - INDOOR: 104,194 SQFT
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 - TOTAL: 176,376 SQFT

Date Revision

NOT FOR CONSTRUCTION

DESIGN REVIEW

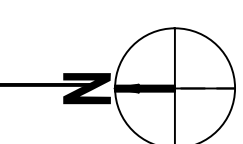
NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 02.06.2023

FLOOR PLAN LV 01

A101



A6 LEVEL 01 - OVERALL FLOOR PLAN
A101 1/8" = 1'-0"



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TAG	KEYNOTE TEXT

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Date Revision

NOT FOR CONSTRUCTION

DESIGN REVIEW

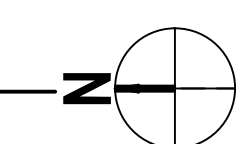
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CHECKED BY: Checker
DRAWN BY: Author
DATE: 02.06.2023

FLOOR PLAN LV 02

A102



A6 LEVEL 02 - OVERALL FLOOR PLAN
A102 1/8" = 1'-0"



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Date Revision

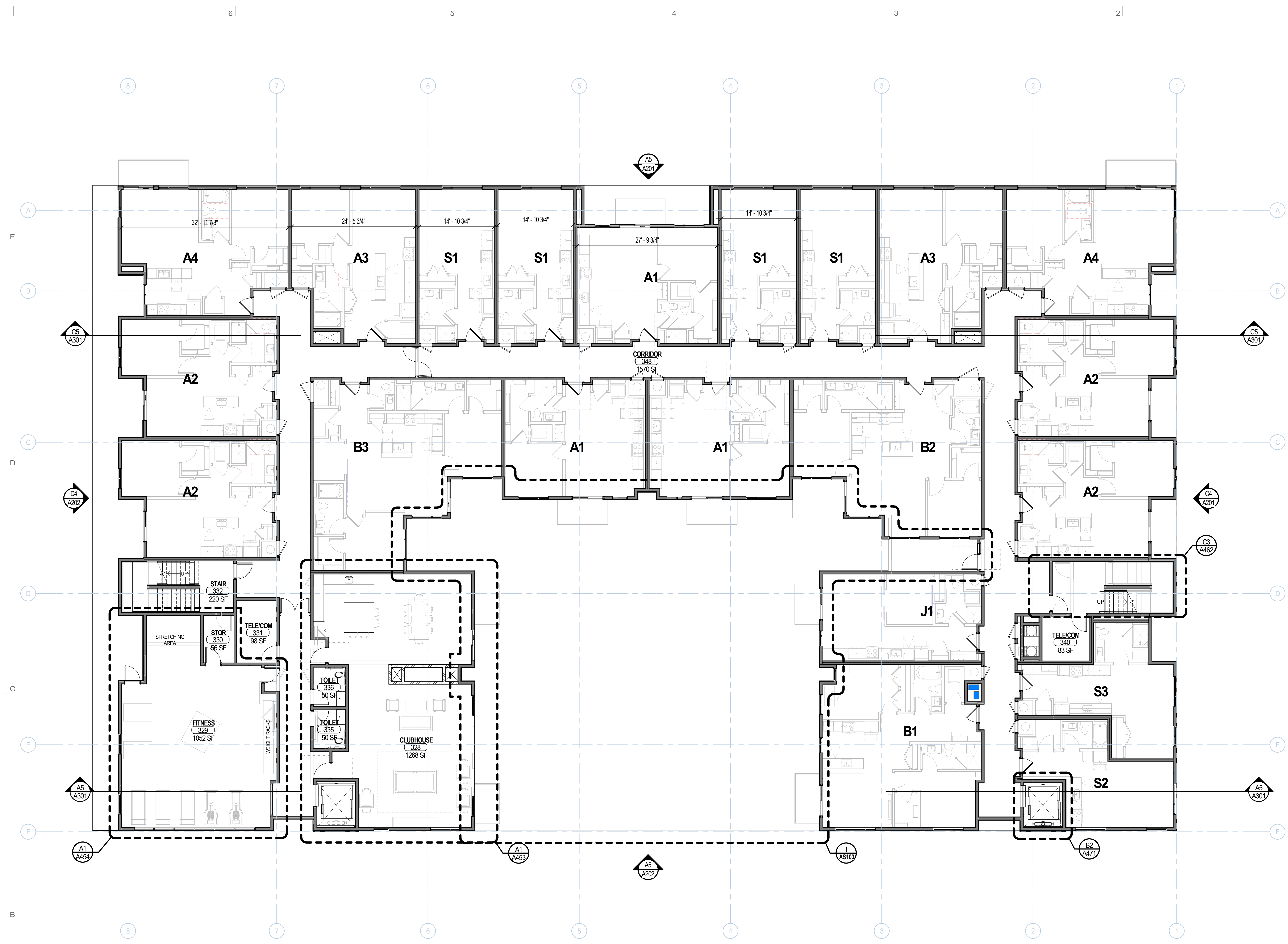
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DESIGN REVIEW

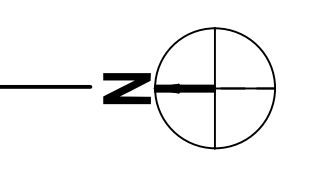
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CHECKED BY: Checker
DRAWN BY: Author
DATE: 01.13.2023

FLOOR PLAN LV 03

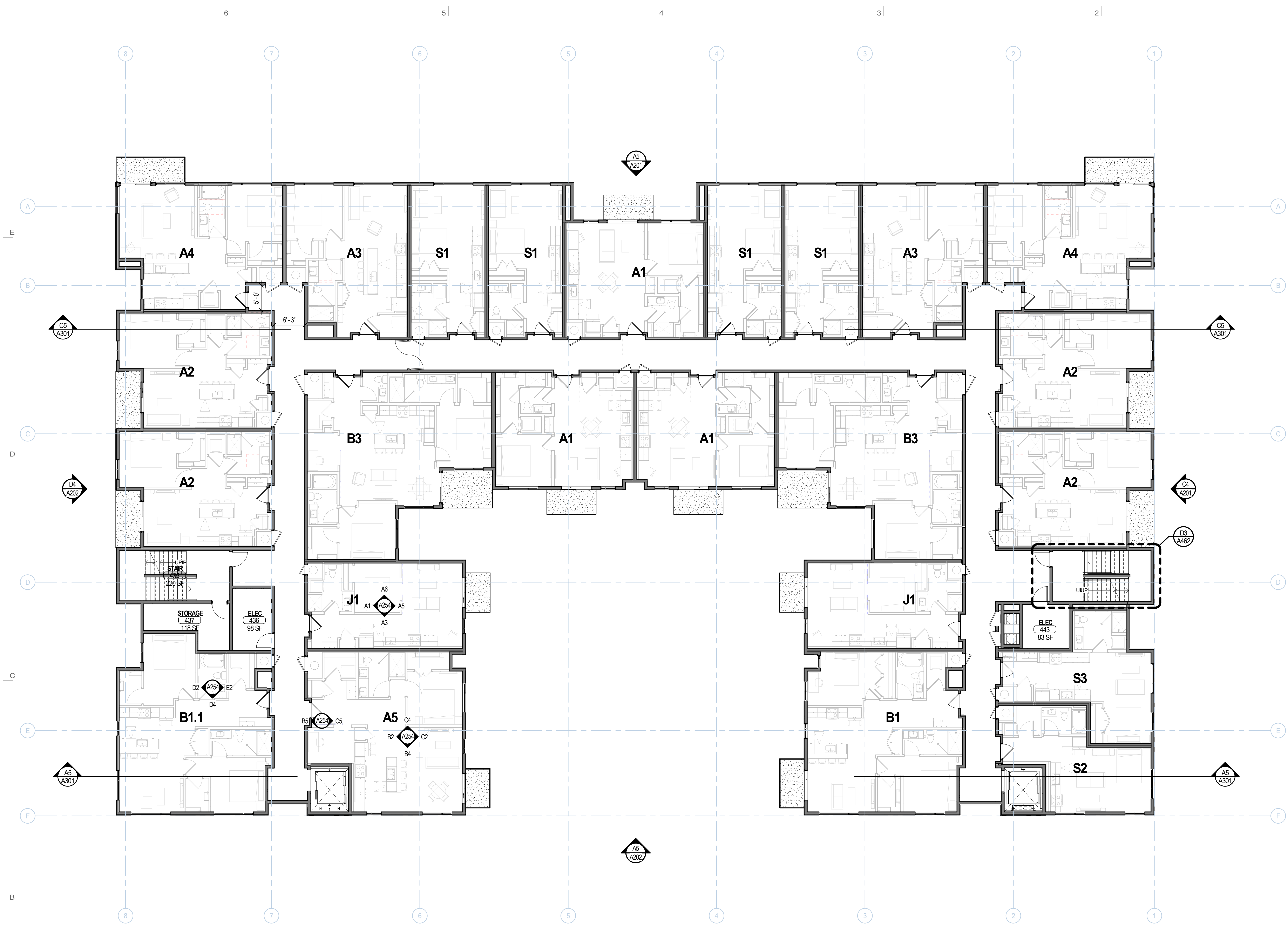
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A6 LEVEL 03 - OVERALL FLOOR PLAN
A103 1/8" = 1'-0"

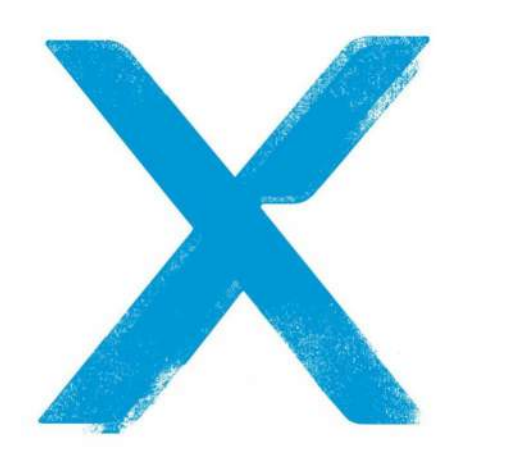


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Date Revision

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DESIGN REVIEW

NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 01.13.2023

FLOOR PLAN LV 04

A104

A6 LEVEL 04 - OVERALL FLOOR PLAN
A104 1/8" = 1'-0"

2/8/2023 8:27:25 AM

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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

KEYNOTE LEGEND	
TAG	KEYNOTE TEXT

FLOOR PLAN - AREA CALCULATIONS

- LEVEL 00:
 - GARAGE: 13,950 SQFT
 - OTHER: 748 SQFT
 - TOTAL: 14,698 SQFT
- LEVEL 01:
 - GARAGE: 18,270 SQFT
 - RETAIL: 2,560 SQFT
 - OTHER: 4,900 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 02:
 - GARAGE: 21,090 SQFT
 - OTHER: 4,640 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 03:
 - INDOOR: 21,057 SQFT
 - OUTDOOR: 7,493 SQFT
 - TOTAL: 28,550 SQFT
- LEVEL 04:
 - TOTAL: 21,057 SQFT
- LEVEL 05:
 - TOTAL: 21,057 SQFT
- LEVEL 06:
 - TOTAL: 21,057 SQFT
- LEVEL 07:
 - INDOOR: 19,966 SQFT
 - OUTDOOR: 1,091 SQFT
 - TOTAL: 21,057 SQFT
- BUILDING TOTALS:
 - GARAGE: 53,310 SQFT
 - OTHER: 10,288 SQFT
 - INDOOR: 104,194 SQFT
 - OUTDOOR: 8,584 SQFT
 - TOTAL: 176,376 SQFT

Date Revision

NOT FOR CONSTRUCTION

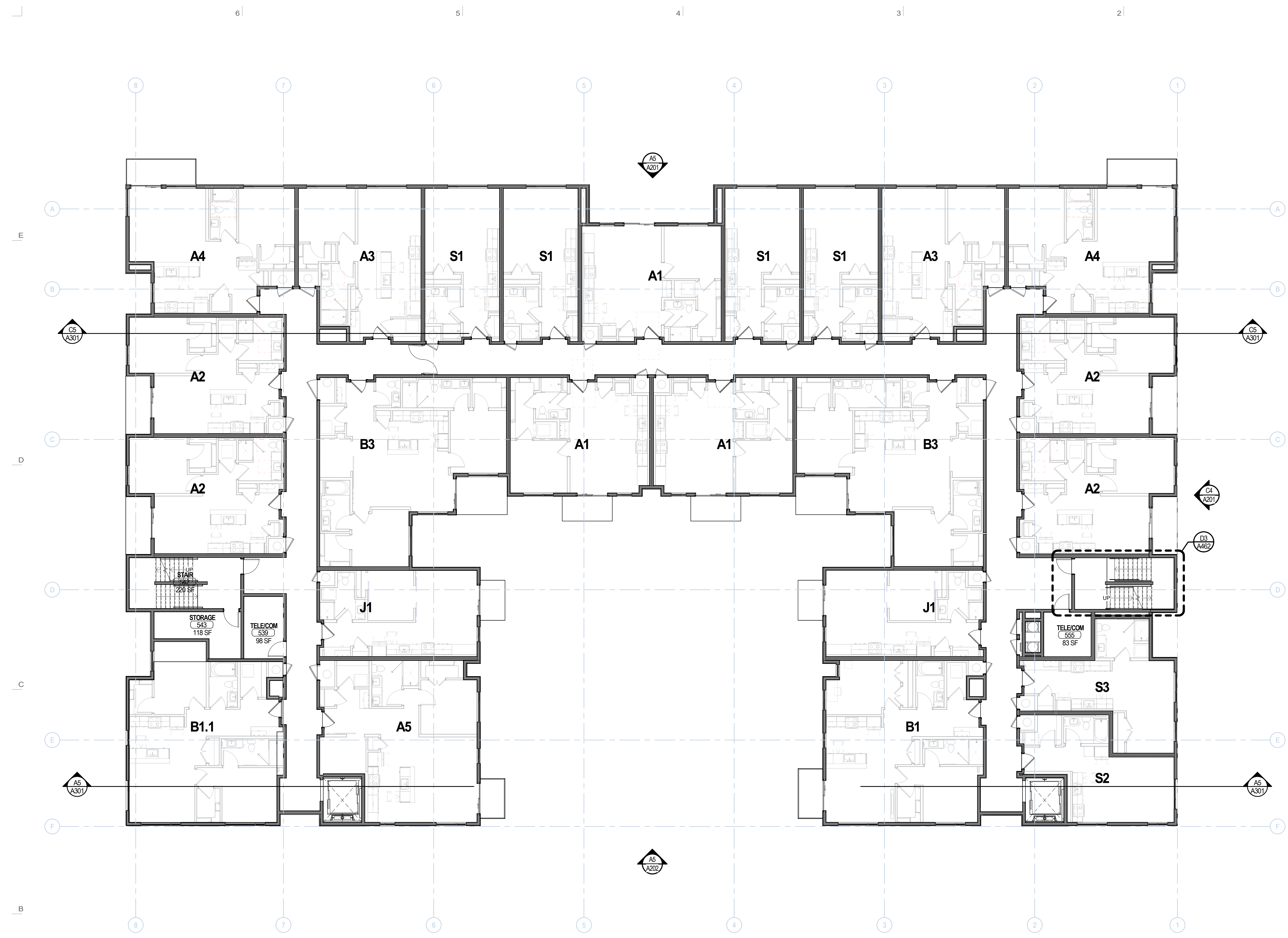
DESIGN REVIEW

NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 01.13.2023

FLOOR PLAN LV 05

A105

A6 LEVEL 05 - OVERALL FLOOR PLAN
A105 1/8" = 1'-0"



2/6/2023 8:38:31 AM

GENERAL NOTES - FLOOR PLANS

- A. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION. COORDINATE DISCREPANCIES WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- B. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
- C. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- D. WHERE THE FINISH SCHEDULE OR INTERIOR ELEVATIONS CALL FOR TILE, REPLACE GYPSUM BOARD SHOWN IN THE WALL'S ASSEMBLY WITH TILE BACKER BOARD WHERE TILE OCCURS. REPLACE OTHER GYPSUM BOARD SHOWN IN THAT WALL'S ASSEMBLY WITH MOISTURE RESISTANT GYPSUM BOARD WHERE NO TILE OCCURS.
- E. PROVIDE BACKING / SUPPORT FOR ALL MOUNTED FIXTURES, EQUIPMENT, CASEWORK, AND/OR SYSTEMS FURNITURE. COORDINATE WITH FLOOR PLANS, AND INTERIOR ELEVATIONS PRIOR TO THE COVERING OF STUD FRAMING. REFER TO MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE, OTHERWISE REFER TO DETAILS ON A700 SHEET SERIES.
- F. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- G. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS. REGULATORY PLAN INFORMATION, INCLUDING RATED ASSEMBLY EXTENTS, OCCUPANCY AND EGRESS SYSTEMS.
- H. SEE A100 SERIES DIMENSIONAL CONTROL PLANS FOR ALIGNMENT / POSITION OF STRUCTURAL ELEMENTS AND OTHER KEY DIMENSIONS.
- I. WHERE NEW CONSTRUCTION INTERFACES WITH EXISTING, PATCH AND REPAIR AS NECESSARY TO MATCH ORIGINAL CONDITION.
- J. WHERE PROVIDED, DOOR AND WINDOW DIMENSIONS ARE TO EDGE OF OPENING. OPENING DIMENSIONS ARE NOMINAL. CONTRACTOR SHALL COORDINATE DIMENSIONS OF ALL ROUGH OPENINGS AND ACTUAL FRAME SIZES.
- K. WHERE DOOR LOCATIONS ARE NOT DIMENSIONED, SEE DETAILS REFERENCED IN DOOR SCHEDULE BY SPECIFIC CONDITION. OTHERWISE, THE HINGE SIDE OF DOOR ROUGH OPENINGS SHALL BE LOCATED 4" FROM THE ADJACENT PERPENDICULAR WALL, SUBJECT TO MAINTENANCE OF REQUIRED ADA CLEARANCES REFERRED IN THE G700 SHEET SERIES.
- L. DO NOT SCALE DRAWINGS.



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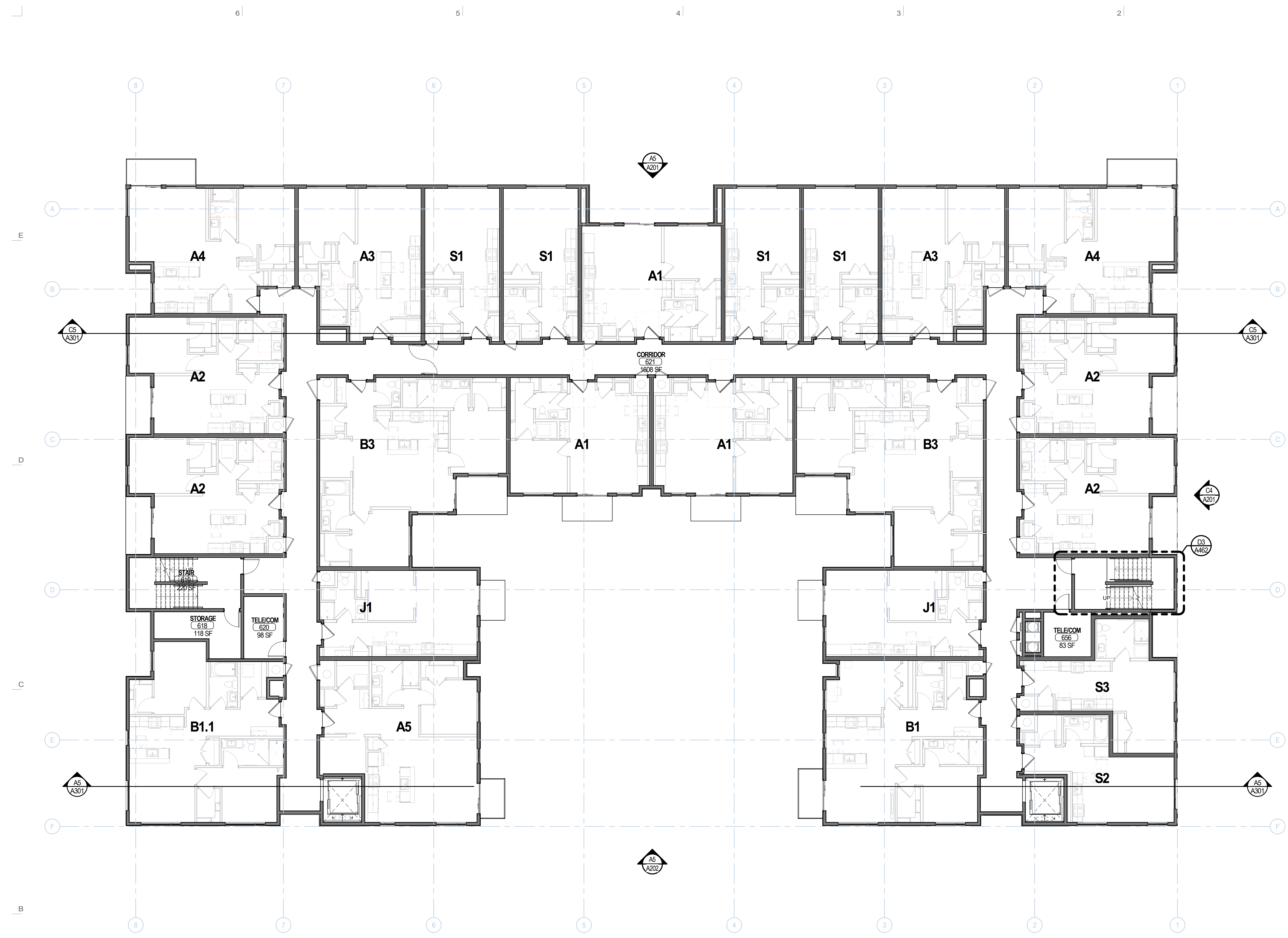
DESIGN REVIEW

NEXUS PROJ. #: 22050
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DATE: 01.13.2023

FLOOR PLAN LV 06

A106

A6 LEVEL 06- OVERALL FLOOR PLAN
A106 1/8" = 1'-0"



2/6/2023 8:42:34 AM

GENERAL NOTES - FLOOR PLANS

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Salt Lake City, UT 84115

KEYNOTE LEGEND

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Date Revision

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DESIGN REVIEW

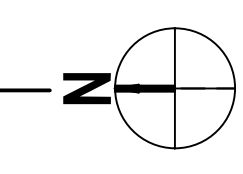
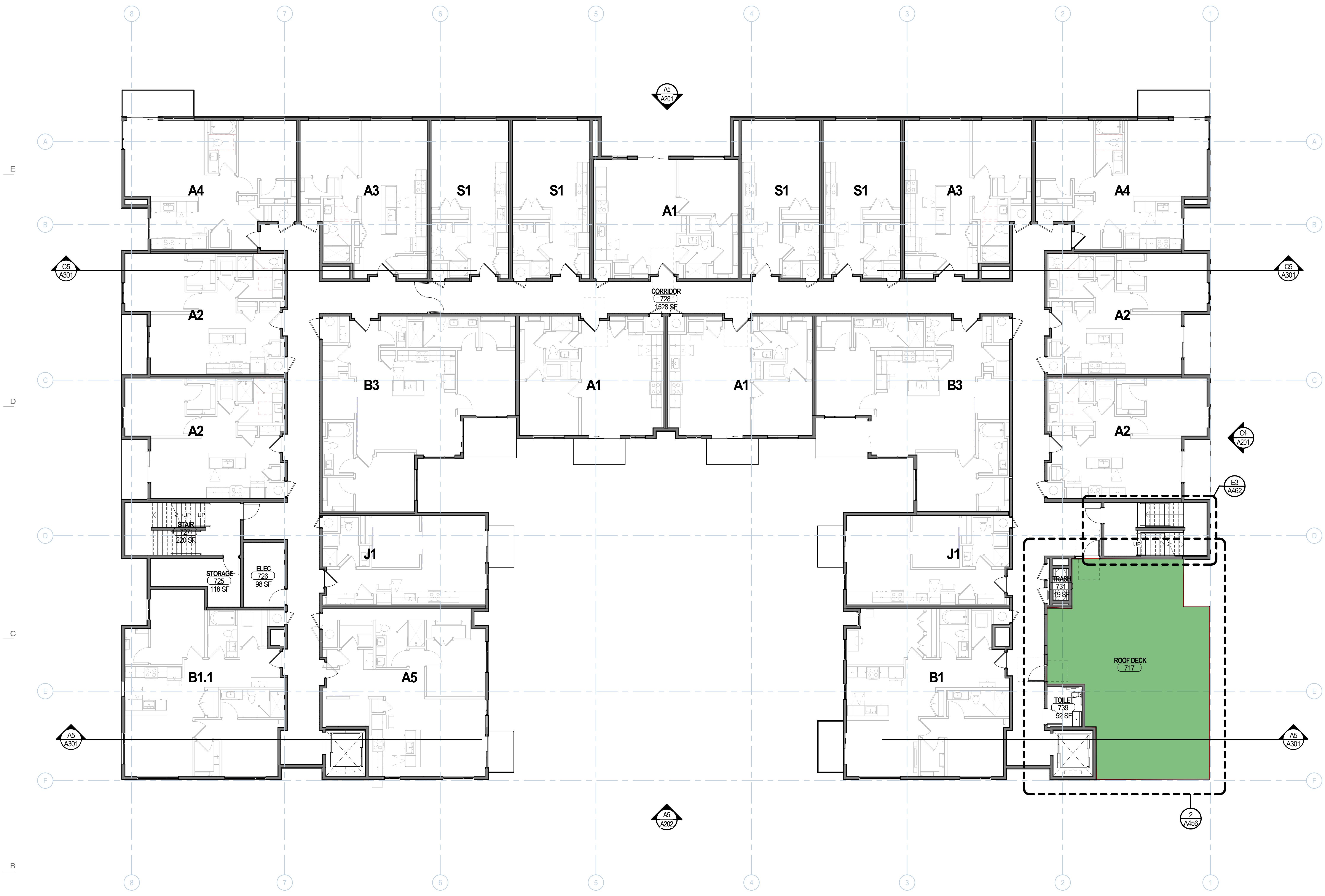
NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 01.13.2023

FLOOR PLAN LV 07

A107

A6 LEVEL 07- OVERALL FLOOR PLAN
A107 1/8" = 1'-0"

2/8/2023 8:56:45 AM



6

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4

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2

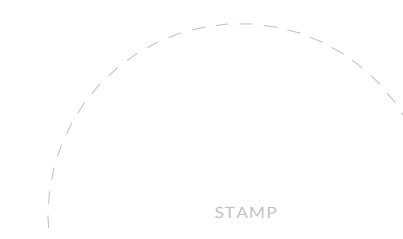
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NORTHWEST

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DRAWN BY: Author
DATE: 02.06.2023

PERSPECTIVE IMAGES

A901

2/7/2023 11:48:10 AM

6

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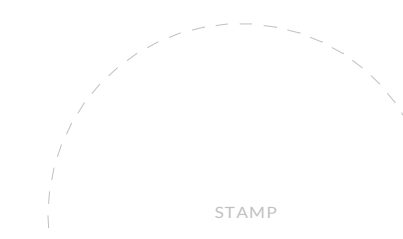
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WEST

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DESIGN REVIEW

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PERSPECTIVE IMAGES

A902

6

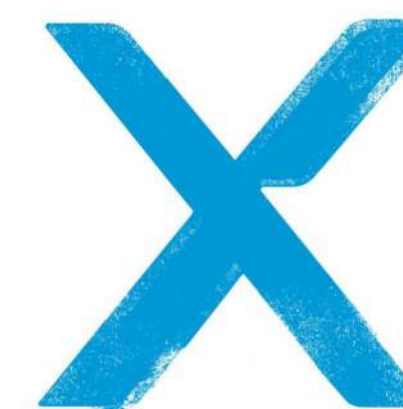
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4

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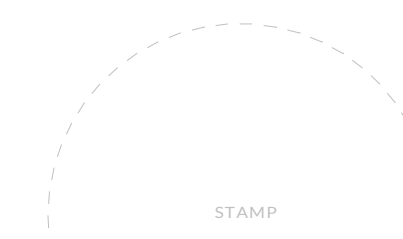
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PERSPECTIVE IMAGES

A903



SOUTHWEST

E

D

C

B

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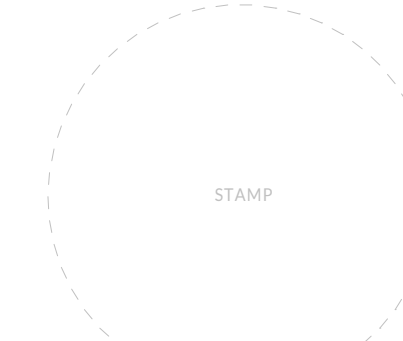
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Salt Lake City, UT 84115

MATERIAL LEGEND

- ① THIN BRICK
- ② ARCHITECTURAL CONCRETE
- ③ CORRUGATED ARCHITECTURAL METAL PANEL
- ④ ARCHITECTURAL METAL PANEL
- ⑤ INTERLOCKING METAL PANEL
- ⑥ METAL MESH SCREENING
- ⑦ CEMENTITIOUS PLASTER
- ⑧ PAINTED BRICK



WEST ELEVATION
1/16" = 1'

Date Revision

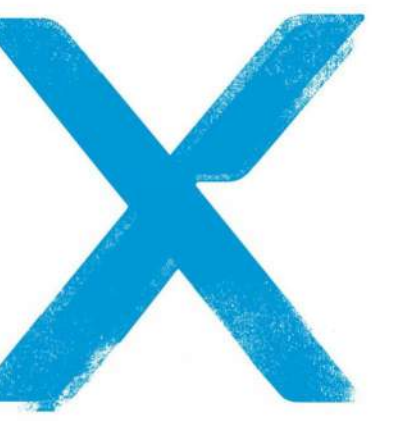
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SCHEMATIC DESIGN

NEXUS PROJ. #: [22050]
CHECKED BY: Checker
DRAWN BY: SS
DATE: 12.02.2022

BUILDING ELEVATIONS

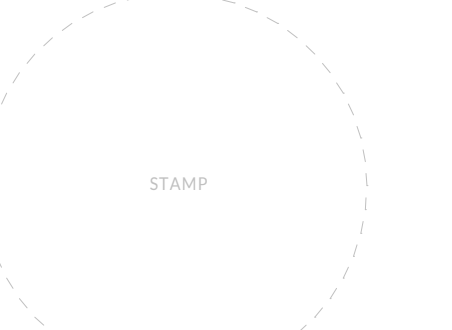
A201



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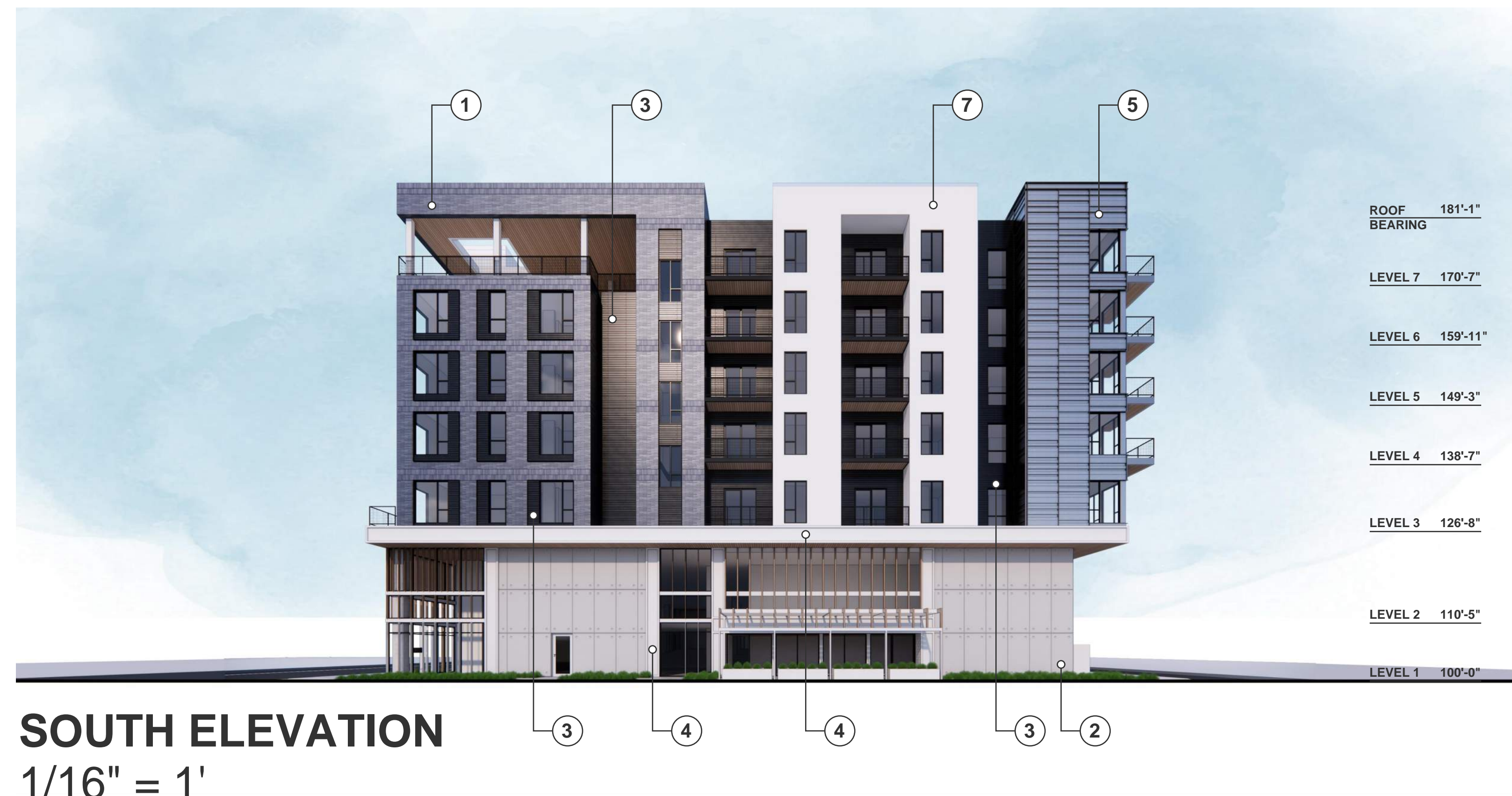
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Date Revision

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SCHEMATIC DESIGN

NEXUS PROJ. #: [22050]
CHECKED BY: Checker
DRAWN BY: SS
DATE: 12.02.2022

BUILDING ELEVATIONS

A202

**GENERAL NOTES -
BUILDING SECTIONS**

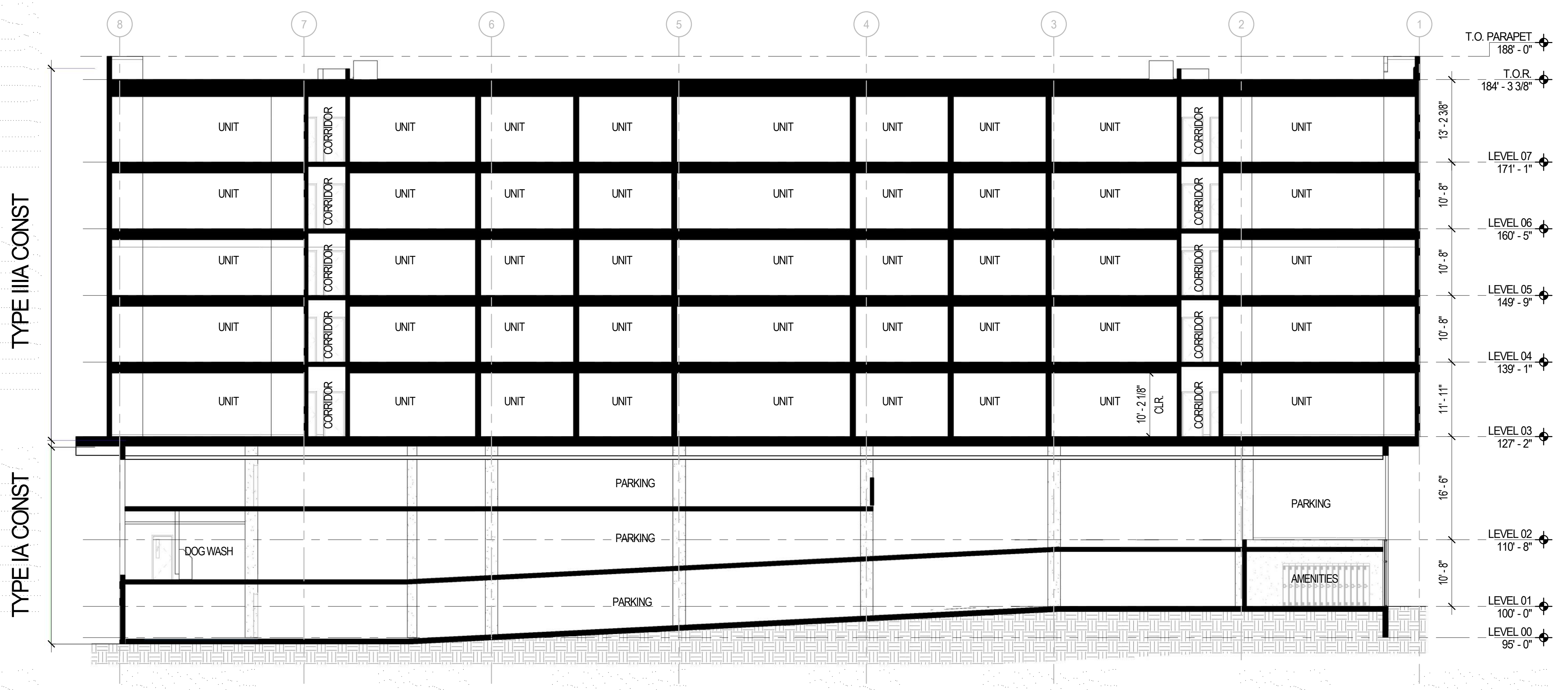
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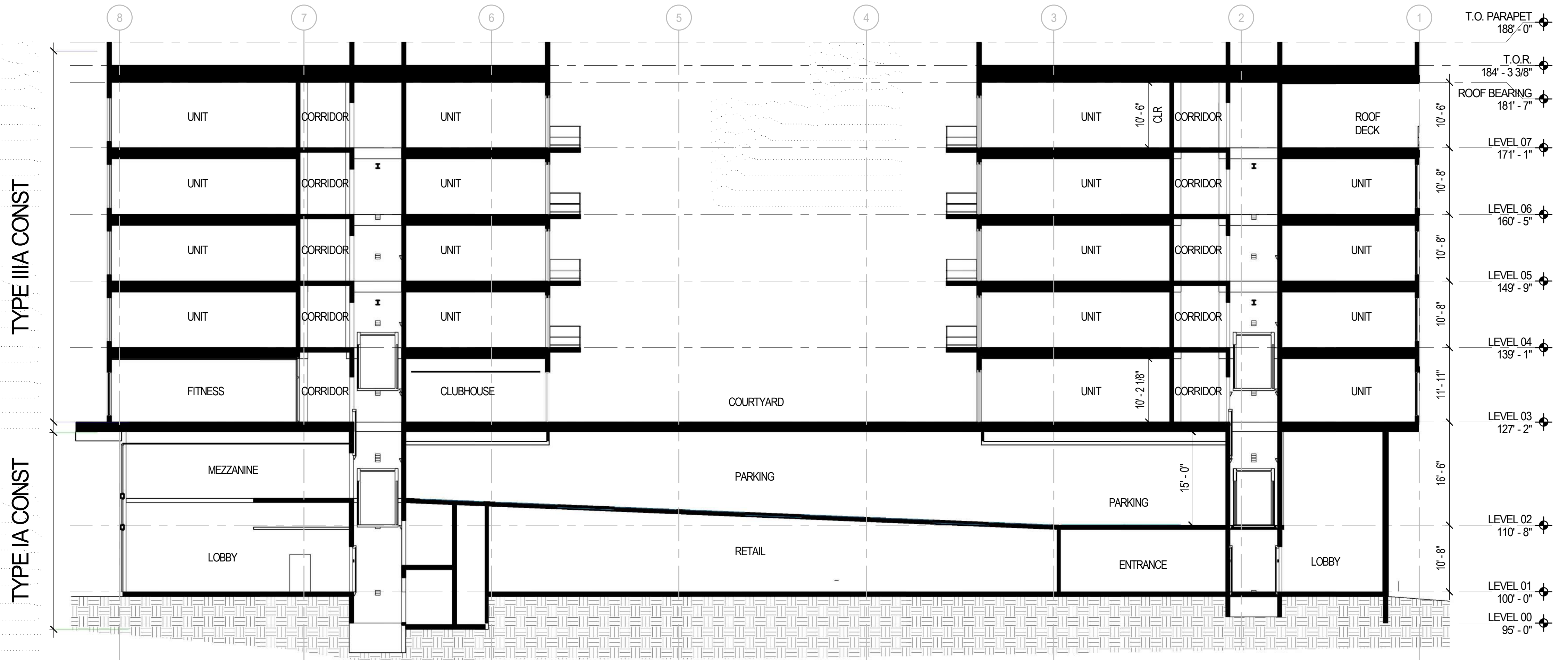
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KEYNOTE LEGEND	
TAG	KEYNOTE TEXT



C5 BUILDING SECTION NS @ GRID B
A301 3/32" = 1'-0"



A5 BUILDING SECTION NS @ GRID E
A301 3/32" = 1'-0"

Abstract Development
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1365 South Jefferson Street
Salt Lake City, UT 84115

#	Date	Revision

**NOT FOR
CONSTRUCTION**

DESIGN REVIEW

NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 02.06.2023

**BUILDING
SECTIONS**

A301

E
D
C
B
A

2/7/2023 4:05:17 PM



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Sacramento, California 95811
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1365 Jefferson St | SALT LAKE CITY

Proposed Project and Narrative

Revised 02.09.2023



PRELIMINARY CONCEPT SKETCH

OVERVIEW

Salt Lake City is in the midst of a transformation with the continued development of the Ballpark Neighborhood. We look forward to partnering with the City to help create an iconic building within the area, a building that engages with the neighborhood at every level. Our proposed addition to the Neighborhood and the fabric of this area is our project, which will be located on a site just under an acre, anchored between 300W and West Temple on Jefferson Street.

The current project plan anticipates a seven-story structure developed into a mixed use residential and retail project with associated amenities and structured parking. The frontage along Jefferson Street is defined by the articulating massing and pattern of materials, with a double height podium structure with a lobby entrance on grade, a retail space, and a podium level elevated terrace all creating a pedestrian connection to the street edge. The building lobby is located on the prominent northwest corner to receive the most common pedestrian approach, and is open to the street and the mid block connection with increased transparency. Along Jefferson street, a retail space provides activation and transparency. Along the secondary frontage of Albermarle Avenue, a secondary lobby and a pedestrian friendly thoroughfare engages with the building's added amenity space to provide ground floor activation and visual interest.

The parking garage is mostly screened from the public right of ways by common areas and retail, in order to provide a pedestrian focused experience both outside and inside.

MASTER PLANNING

We have reviewed the original Central Community Master Plan adopted November 1, 2005, the more current Ballpark Station Area Plan recently adopted this fall, and the Plan Salt Lake overall vision plan and have used them to provide the basis for the planning aspects of our proposed design.

The Central Community Master Plan envisioned a “variety of residential land uses supporting all types of housing”, and more specifically to this area the use of medium and high density transit oriented developments where “pedestrians use transit and walk comfortably”. The project is a mixed use multi-family residential project, located in close walking distance from the 1300 South Transit Station, and provides easy pedestrian access and ample bike parking (in addition to shared facilities, almost every unit even contains an Urban Mud Room with a bike storage area).

The more recent Ballpark Station Area Plan highlights that “new residential development in the Station Area has increased significantly”, and the Plan recommends projects and improvements to “accommodate this growth and enhance livability throughout the neighborhood.” The Plan further identifies this site in an area described as the “Heart of the Neighborhood”, an area characterized through its “proximity to the Ballpark Station, the Ballpark (site) and several community organizations and businesses. This is the central hub of the neighborhood, which will continue to densify as mixed-use development occurs. This area is appropriate for the highest densities allowed in the Urban Station Areas”. The plan further advises that this development must be balanced with improvements to the public realm including street-fronting retail and building amenities, an expanded sidewalk and pedestrian focused amenities such as street lighting and street trees.

The 1365 Jefferson Street project provides pedestrian access on all four sides with Jefferson St anchoring the main access, the alleys along the East and South (Albermarle Ave). The Ballpark Station Area plan also suggests a mid-block connection to the north of the site. This is to link the 1300 South station to the Ballpark site and move pedestrians through a private pedestrian-oriented development directly onto the proposed festival Street on West Temple.

We embrace the vision that is behind these plans. Our planning and the viability of our project depends on the connectedness of this Neighborhood. To this end, we are working to create new opportunities and to design a project that includes residential offerings and finishes that is intended to attract community-oriented residents. Also, we are proposing to add a mid-block connection as suggested by the Station Area Plan. Support of this item from the adjacent properties will be key to its success – and our project fully embraces the concept by proposing a planted path, the location of our lobby on the north edge of the building and additional amenities in this area looking onto this space. Along Albermarle, additional pedestrian amenities are proposed including an enhanced sidewalk, seating and a trellis covering more outdoor seating, to name a few.

The project also balances the density with increased green space at the ground level, including outdoor seating, gathering spaces, a dog run and other outdoor amenities. Additionally, a shared courtyard is provided at the podium level which will be visible from and activate the streetscape.

ZONING

The site is zoned as General Commercial – CG zone. According to the city code:

The purpose of the CG General Commercial District is to provide an environment for a variety of uses [...] This district provides economic development opportunities through a mix of land uses, including [...] residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

This project is compatible with the purpose of the CG zone. The proposed residential and retail uses are listed in the purpose statement and permitted uses in this district. This project, as indicated as part of the Ballpark Station area plan, proposes a midblock pedestrian connection to the north. This pathway will provide safe, convenient and inviting access for the community in this area. The project also includes access from a North-South midblock alley. Useable outdoor space including seating and a dog run is being proposed along this connection path to enhance the experience. To the south, an enhanced pedestrian experience is proposed along Albermarle. This connection will be designed to be safe, convenient and inviting. The connectivity emphasizes pedestrian and bicycle modes while accommodating for vehicular needs in a screened manner. All onsite parking is contained behind a line of actively used retail and community spaces, as well as enhanced landscaping and screening.

The project is requesting an increase to the maximum allowable building height through this design review process to 85’.

Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.

This project follows the requirements for Minimum Lot size, with a lot area of 33,320 SF.

2. Minimum Lot Width: Sixty feet (60’).

This project follows the requirements for Minimum Lot size. The lot dimensions are 225’ x 148’-1”.

Minimum Yard Requirements:

1. Front Yard: Ten feet (10’), 5’ in the new proposed zoning ordinance.

The project provides a combination of 5’ and 10’ setbacks, and asks for the ability to use the proposed zoning requirements in some areas in order to provide additional space for the active retail use on the ground level.

2. Corner Side Yard: Ten feet (10’).

Provided: Ten feet 10’ (15’ at ground level for additional pedestrian facilities).

3. Interior Side Yard: None required.

Provided: approx. 7' for a future mid-block connection

4. Rear Yard: Ten feet (10').

Provided: Ten feet (10')

5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.

A 10' landscape buffer is provided on the East side of site. This buffer was reduced from 15' in order to provide additional space for the active retail use on the ground level along Jefferson Street. A 17.5' alley separates the proposed development from the residential zoned property to the East. That property is under consideration for a zone change to a TSA commercial zone, which has been recommended for approval by the Planning Commission and is now going to the City Council.

6. Accessory Buildings and Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

No accessory structures are proposed on this site.

Landscape Yard Requirements:

A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title. *The new proposed zoning requires 5' to align with the new proposed setback.*

This project is meeting and exceeding the requirement on the corner side yard (15' are provided) and some of the front yard (10' provided) with a mix of soft and hard scape. Amenities provided include: enhanced landscaping, seating on multiple sides of the building, a trellis, dog park/run and other outdoor amenities. Portions of the front yard landscape yard have been reduced to 5' in order to align with the more urban setback, and the requirements of the proposed zoning, in order to provide additional space to the active retail use on the ground level.

Maximum Height:

No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.

1. Procedure for Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.

This project is pursuing the additional 25' in building height to provide a critical mass of mixed-use environment. The site layout is improved because the parking can be completely accommodated in structured parking garage and screened at the lower levels of the project by active uses. Additionally, a retail space is provided along Jefferson Street and a building amenity along Albermarle, in order to

enhance the pedestrian experience.

The residences will have improved views and amenity opportunities at the podium level. This highly designed and landscaped terrace includes passive and active space. The generous fitness space appreciates the views out to the mid-block connection. The rooftop deck is an important "third place" for residences with spectacular views to the Wasatch mountains to the east.

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.

This project is providing significant increased landscaping over the 10% of the additional floor space on the two floors above 60' (added 41,023sf +/- of floor space). The drawings attached show the required and provided areas.

- Floor plate is 41,023sf +/- total additional floor square footage on top two levels.
- 10% increased landscaping required = 4,103 sf,
- 4,483sf landscaping is provided along the north mid-block connection, Jefferson St, and along the south alley (Albermarle).
- 1,594 sf of additional open space is provided along the east alley frontage and includes trees, seating and a dog run .
- 5,479sf of open space (3,800 sf of it public) is provided through the shared courtyard on the podium level. The design for this courtyard is included.
- An additional approximately 1,000 sf is provided as a shared courtyard on the seventh floor.

21A.44.020: GENERAL OFF STREET PARKING REGULATIONS:

The following calculation is showing how the project meets the parking requirements:

Multi-family Dwellings

19 units x 2 parking spaces for each dwelling unit containing 2 or more bedrooms = 38 spaces

59 units x 1 parking space for 1 bedroom and efficiency dwelling = 59 spaces

37 units x 1/2 parking space for studio dwellings (600 square foot maximum) = 18.5 spaces

Subtotal = 115.5, rounded up to 116

Retail space

2,500 square feet x 2 spaces / 1,000 square feet = **5 spaces**

TOTAL REQUIRED = 121

TOTAL PROVIDED = 123 (in garage)

The project is requiring the ability to use 5 spaces for parallel parking on Jefferson Street in order to avoid public access into the access-controlled garage, which would be a safety concern. Parallel parking is shown on the site plan in this area.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The project is meeting the code 21A.59.050 as follows (and as applicable):

- 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.

As described in the Master Planning section above, the project complies 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. The residential use is specifically mentioned in the master plan and the Station Area Plan, the mid block connection suggested by the plan is being implemented and height and development density are in line with those recommended by the plan.

- 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).

Development is oriented towards an active Jefferson St, and the lobby and main entrance of the building open onto this public sidewalk, as does the secondary lobby and the retail space. The podium level outdoor space is also oriented to the sidewalk. The lobby also connects to the north mid block connection, with a secondary entrance in this direction. The retail space also faces Jefferson St and includes extensive storefront glazing.

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

The building is sited close to the sidewalk, at the minimum setback (the minimum proposed zoning setback in some areas). While the neighborhood is currently mostly comprised of parking lots and industrial buildings, it is anticipated the future mixed use and residential developments will follow this same pattern as they attempt to create a downtown urban feel, maximize density and achieve the highest and best use on their respective lots. The minimum setback in the proposed zoning is reduced to 5', which informed the location of the building at 5' for some areas, and 10' for others.

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

Parking is located within the building.

- 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.

Lobby space is located at the ground level along Jefferson St and mid-block. The active retail space is also located along the public sidewalk, as is the secondary lobby to the south. A building amenity is located along Albermarle.

2. Maximize transparency of ground floor facades.

The Lobby is easily identified by the storefront systems that wrap around the façade, showing the two story space. The retail space also presents fully glazed storefront which maximizes transparency, as does the secondary lobby and the amenity space along Albermarle.

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

The lobby and retail space all use traditional storefront elements including a sign band and clerestory glazing, as does the secondary lobby. A band of these elements is defined along the entire public facing facades above the typical storefront height. Additionally, a fin detail is added throughout the primary elevations to provide visual interest.

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.

Several outdoor patios (for dining or seating depending on the ultimate use of the retail) are located along Jefferson Street, as well as Albermarle. The podium level courtyard opens out onto Jefferson street as well, as does the seventh floor terrace. In addition to the landscaped yard located along the entire façade of the building, outdoor dining patios are located to the south and directly visible and connected to Jefferson Street. Additional landscape seating and benches are provided adjacent to the retail space.

Crime Prevention Through Environmental Design (CPTED) Principles are being implemented through large operable windows into units, balconies, and large storefront extents and other items described above.

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.

While the neighborhood is currently mostly comprised of parking lots and industrial buildings which are likely to be redeveloped, it is anticipated the future mixed use and residential developments will follow this same pattern as they employ wood construction and podium styles which are typical for this building type. The upper levels above the podium step back 5' to create human scale and articulation at the pedestrian level.

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.

The building massing steps forward and backwards both in plan and elevation in order to modulate the scale and reduce visual width and height. These steps are approximately 5' in both directions. Material changes are provided between the podium and upper levels, as well as in multiple locations horizontally along the elevations in order to break down the scale. The building massing is also broken up into two masses with a large open courtyard between them to reduce the visual size along the public right of way.

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

Balconies and porches are provided for a majority of the units, providing further scale and

articulation. Belt courses are also provided in the brick, as is a fenestration surround metal panel detail to maximize the window size appearance and increase articulation.

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.

As described above, the character of the neighborhood is still developing. The modern and warm interpretation of an industrial aesthetic provides a nod to the history of the neighborhood, while establishing a forward looking design aesthetic for the area. Per the included elevations, the window to solid ratio provides great character to the building and neighborhood. A mix of materials is used to highlight and enhance the size of windows.

The Lobby space is designed to allow for maximum exposure of the tenants both inside and out, at the same time keeping the relationship of the space within two stories. The retail space is also two stories in height along the frontage, allowing the human scale relationship and responding to the mixed use development pattern suggested by the Ballpark Master plan.

- E. Building facades that exceed a combined contiguous length of two hundred (200') shall include
 1. Changes in vertical plane (breaks in facade);

While the proposed building barely exceeds the 200' length, there are multiple changes in vertical plane (breaks) and horizontal breaks – including at the transition between the lobby, adjacent seating area and the Retail space, and from the garage to the secondary lobby, and at the south of the building.

2. Material changes;

Materials vary from floor to floor, as well as along the span of the building, with balconies that help break up the vertical elements. Units are also offset to provide articulation to the façade.

3. Massing changes.

The massing of the building is such that it appears as two separate buildings from the street, together with other smaller massing moves described above.

- 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");

At the podium level plaza, sitting space has been provided exceeding the requirements of the ordinance as shown in the plan attached.

2. A mixture of areas that provide seasonal shade;

Trees have also been included on the courtyard to provide seasonal shade. A trellis is also proposed along Albemarle, which is a south facing exposure.

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;

Trees have been included in the podium courtyard, at a minimum of 1 tree per 800 square feet (the privately owned public space is about 3,800 square feet / 800 square feet = 4.75 trees required, 5 trees have been provided), along the rear yard setback (for 1,600 sf / 800 sq ft = 2 trees required, 9 provided), as well as along Jefferson St and Albermarle.

4. Water features or public art

Space is provided for public art or mural on both the north (mid block connection) and south sides of the building.

5. Outdoor dining areas; and

Several dining areas adjacent to two "outdoor kitchens" have been provided as shown on sheet AS103.

6. Other amenities not listed above that provide a public benefit.

There are spaces along the east alley and along south Albermarle Avenue that will be used for shade/sitting/dog run areas, as well dining areas, (as well as along Jefferson Street depending on the ultimate use of the retail space).

G. Building height shall be modified to relate to human scale and minimize negative impacts.

1. Human Scale:

- a. Utilize stepbacks 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.

While the neighborhood is currently mostly comprised of parking lots and industrial buildings which are likely to be redeveloped, it is anticipated the future mixed use and residential developments will follow the same pattern as the proposed building as they employ wood construction and podium styles which are typical for this building type. The scale is also in line with the development anticipated by the current masterplan and area plan as previously explained. Even given the above, the building contains material changes and stepbacks at the podium level and the top level in order to mitigate height, as previously discussed.

- b. 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.

*The building poses a distinct base (Lobby, Retail, and ground level amenity), middle (majority of the residential units) and top section (higher floor-to-floor height at the top level and stepping the building back at the seventh floor courtyard amenities)
The podium creates a terrace level at the third floor that is visible from the street.
The massing of the building is such that it appears as two separate buildings from the street to reduce the apparent mass of the building.*

2. Negative impacts (please provide list)

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.

The building steps back in both plan and section as previously discussed in order to modulate apparent size.

- b. 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.

Given the separation provided by Jefferson Street, Albermarle Avenue, the alley and the mid-block connection, as well as the relatively low building heights, no negative impacts as far shading are expected. The five foot additional setback at the third level should help mitigate any possible impact. The public realm is located to the south and the west of the project, so plenty of sunshine and light should be available here.

- c. 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.

Given the separation provided by Jefferson Street, Albermarle Avenue, the alley and the mid-block connection, as well as the relatively low building heights, no negative impacts as far wind are expected.

3. Cornice and roofline

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.

The flat roof with defined coping and high/low parapet levels is consistent across the building elevations and cohesive with the design.

- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

As previously discussed, the context in the area is expected to change, but the proposed approach is in line with the anticipated future developments.

- c. 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.

A roof terrace is provided on level 7, which is visible from both Jefferson Street and Albermarle and will include some softscape as well as outdoor seating and dining spaces to appreciate the views and create visual interest.

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

- a. *Parking is all contained within the building. The vertical vehicular circulation is achieved with a 5% max slope of parking stalls adequately spaced*
- b. *There is only one vehicular egress/ingress access point, with just one lane in each direction, minimizing pedestrian and bike conflicts*
- c. *Generous sidewalks provide great pedestrian amenity*
- d. *Bike parking is provided both inside the garage and on the streetfront, as well as inside each unit*

as previously discussed.

- 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.
 - a. *Waste and recycling units are within the garage footprint and not visible.*
 - b. *Service uses are set back inside the building and away from the public view.*
 - c. *Mechanical equipment is roof mounted and not seen from the public 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.

Signage is composed for pedestrian and transit orientations. A sign band is shown, and possible sign placement for the retail space.

2. Coordinate signage locations with appropriate lighting, awnings, and other projections.

Elevations show potential building signage location and a sign band. The roof projection above the sign band provides opportunities for soffit lighting, while avoiding dark sky light trespass.

3. Coordinate sign location with landscaping to avoid conflicts.

As shown in the images shared, landscaping is a significant design element and the location if signage is considered in its location.

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.

All street fixtures will meet the Salt Lake City Lighting Master Plan.

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.

Building lighting will provide comfortable levels at residential tenant locations, without creating up-lighting. Lighting at street level will provide good lighting for visibility, also without creating up-lighting or glare for neighboring properties.

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

As previously discussed, building lighting is being coordinated with architectural elements and sign elements to provide comfortable levels at residential tenant locations. Lighting at street level will provide good lighting for visibility, also without creating up-lighting or glare for neighboring properties.

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.

Salt Lake approved trees will be used along all sides, including Jefferson Street and Albermarle.

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.

The hardscape will be a mix of materials from concrete (differing textures, light color with high SRI) and pavers as indicated on the site plan. Materials for other elements will be lighter colored metals (bike racks, benches, shade elements, etc.). Accessibility will be provided at all public outdoor areas. Where needed to create water infiltration, permeable materials will be utilized such as decomposed granite, or similar. Asphalt is not intended to be used on the site.

ARCHITECTURE

As we were developing the architecture for 1365 Jefferson Street site, we embraced the history of the Ballpark Neighborhood, with its unique industrial building forms that over time have eroded to provide a texture that other parts of the city have torn down or removed. Based on the construction type, we are able to create transparency at the ground level by using glass and metal, with intuitive entrances along the streets to create an urban pedestrian experience. The building is designed so that it creates a contemporary Industrial look and anchors an up-and-coming area of the Ballpark Neighborhood.

The architecture includes the creation of a base with a street presence composed of an apartment lobby, retail space and a secondary lobby, all well defined with storefronts and masonry veneer to create a 2-story podium base. This base forms an urban look with a human-scale relationship that extends along the edge of the building. Resting on the base are five-levels of residential apartments, with a top level being higher height and including outdoor amenity space to provide a top. The architecture of the apartments has been carefully crafted to create the modern form with an articulated façade forming a detailed and repeating façade to achieve building massing that is broken down into smaller elements. In addition to the materials alternating across the face of the building, the building is designed with a stepping of building elements at critical locations at all sides of the building. The massing forms a modern take on a classic bottom-middle-top character with the podium base as one views the building.

EXTERIOR MATERIALS

The design is not complete without an appropriate selection of materials, which typify the presence of the articulated massing. As shown by the 3 dimensional elevations, the two-level podium base is a composition of materials that makes a strong statement with a glassy face, and architectural concrete. The impression made by the ground floor of the building establishes the urban texture and the inclusion of these materials is intended to contrast the base to separate the building above. Above the podium base, we have integrated materials that provide an interest of discovery including brick, metal siding, glass, and a three coat Portland Cement plaster. Each of these are durable, natural materials (no EIFS) and they were carefully selected to be a modern adaptation of contemporary industrial-inspired design. The balance of all of these high-quality materials is key to the statement that the architecture makes, with the building base expressing strength and transparency and the upper levels providing a strong skin, when pulled back provide a layered, soft feel.





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PLANNED DEVELOPMENT

Proposed Project and Narrative

02.27.2023



PRELIMINARY CONCEPT SKETCH

OVERVIEW

This Planned Development application is being submitted in order to align the vision of the newly adopted Ballpark Station Area Plan with the new zoning which is under consideration for approval by the City Council. We have been working with the planning staff in meeting the current zoning conditions of the project, while creating a design that responds to the new master plan and the anticipated possible zoning changes. This will ensure a neighborhood context that is cohesive with

solid planning principles and the Ballpark Station Area Plan now in effect, regardless of any changes to the zoning ordinances. The planning staff's identification of this Planned Development process as the most appropriate tool for managing these changes is understood. We believe the modifications suggested will better implement the City's vision for future growth, align the project with the new master plan, result in more efficient use of land and resources and will create a better experience for the community. The Planned Development process will result in an enhanced offering than would not be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

MASTER PLANNING AND PURPOSE

The project incorporates special development characteristics that help achieve City goals identified in the adopted Master Plans and that provide an overall benefit to the community as determined by the Planned Development objectives. Specifically, the project achieves objective F of the Planned Development Section 21A.55.010: **F. Master Plan Implementation** by being consistent with the guidance of the Ballpark Station Area plan as related to building scale, building orientation, and site layout, as well as implementing a mid-block connection as suggested by the Master Plan. This latter effort also addresses Objective **D. Mobility: Enhanced Accessibility and Mobility** as explained further below.

The team has reviewed the original Central Community Master Plan adopted November 1, 2005, the more current Ballpark Station Area Plan recently adopted this fall, and the Plan Salt Lake overall vision plan. These resources provide the basis and backbone for the planning aspects of our proposed design.

The Central Community Master Plan envisioned a "variety of residential land uses supporting all types of housing", and more specifically to this area the use of medium and high density transit oriented developments where "pedestrians use transit and walk comfortably". The project is a mixed use multi-family residential project, located in close walking distance from the 1300 South Transit Station, and provides easy pedestrian access and ample bike parking (in addition to on and off street community bike parking, most units contain an Urban Mud Room with a bike storage area).

The more recent Ballpark Station Area Plan highlights that "new residential development in the Station Area has increased significantly", and the Plan recommends projects and improvements to "accommodate this growth and enhance livability throughout the neighborhood." The Plan further identifies this development site in an area described as the "Heart of the Neighborhood", an area characterized through its "*proximity to the Ballpark Station, the Ballpark (site) and several community organizations and businesses. This is the central hub of the neighborhood, which will continue to densify as mixed-use development occurs. This area is appropriate for the highest densities allowed in the Urban Station Areas*". The plan further advises that this development must be balanced with improvements to the public realm including street-fronting retail and building amenities, an expanded sidewalk and pedestrian focused amenities such as street lighting and street trees.

Aligning with the concepts of the Ballpark Station Area plan listed above, the 1365 Jefferson Street project provides this activation through the inclusion of retail on the main street fronting façade and pedestrian access on all four sides. The Ballpark Station Area plan also suggests a mid-block connection to the north of the site. This connection serves to link the 1300 South station to the Ballpark site and move pedestrians and bicycles through a private pedestrian-oriented development directly onto the proposed festival Street on West Temple.

In addition to Objective F regarding master plan implementation, this mid-block connection and additional setbacks provided to the North and the South also address Objective D. Mobility:

Enhanced Accessibility and Mobility. The strategies for this objective are to:

1. Create new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. The project clearly responds to this strategy by implementing the mid-block connection as suggested by the Master Plan and providing an additional pedestrian path to the South of the project. Although the latter is not currently accessible, or required by the Master Plan, the development team believes this would further the goals of the Ballpark Station Area Plan objective.
2. Improvements that encourage transportation options other than just the automobile. The project's location in proximity to the 1300 South Station enhances development density near public transit areas. Enhanced bike facilities described above and below encourage other alternative transportation means.

We embrace the vision that is behind these plans. Our planning and the viability of our project depends on the connectedness of this Neighborhood. To this end, we are working to create new opportunities and to design a project that includes residential offerings and finishes that are intended to attract a range of community-oriented residents. Also, we are proposing to add the mid-block connection as suggested by the Station Area Plan. We look forward to the additional connectivity as further development in the district reinforces this linkage. Our project fully embraces the concept by proposing a planted path, the location of our lobby on the north edge of the building and additional amenities in this area looking onto this space. Along Albermarle, additional pedestrian amenities are proposed including an enhanced sidewalk, seating and a trellis covering more outdoor programmed space.

The project also balances the density with increased green space at the ground level, including outdoor seating, gathering spaces, a dog run and other outdoor amenities. Additionally, a shared courtyard is provided at the podium level which will be visible from and activate the streetscape.

ZONING

The site is zoned as General Commercial – CG zone. According to the city code:

The purpose of the CG General Commercial District is to provide an environment for a variety of uses [...] This district provides economic development opportunities through a mix of land uses, including [...] residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

This project is not only aligned with the purpose of the current CG zone, but strives to look forward and implements many of the future goals of the new zoning, therefore better aligning with the urban development feel of the possible new zoning. The proposed residential and retail uses are listed in the purpose statement and are permitted uses in this district. This project, as indicated as part of the Ballpark Station Area Plan, proposes a midblock pedestrian connection to the north. This pathway will provide safe, convenient and inviting access for the community in this area. The project also includes access from a North-South midblock alley. Useable outdoor space including seating and a dog run is being proposed along this connection path to activate and enhance the experience. To the south, an enhanced pedestrian experience is proposed along Albermarle. This connection will be designed to be safe, convenient and inviting. The connectivity emphasizes pedestrian and bicycle modes while accommodating for vehicular needs in a screened and traffic calmed manner. All onsite parking is contained behind a line of actively used retail and community spaces, as well as enhanced landscaping and screening.

The project is requesting an increase of the allowable building height through the Design Review process to 85'.

Modifications requested:

In approving a Planned Development, the Planning Commission may change, alter, modify or waive the following provisions of this title:

- A. Zoning And Subdivision Regulations: Any provisions of this title or of the City's subdivision regulations as they apply to the proposed planned development [...].

The project is requesting the following modifications at the advice of the planning staff:

1. Front Yard: Ten feet (10') required, 5' in the new proposed zoning ordinance.

The project provides a combination of 5' and 10' setbacks, and asks for the ability to use the proposed zoning requirements in some areas. This is in order to provide additional space for the active retail use on the ground level.

5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title. (15' required buffer yard.)

A 10' landscape buffer is provided on the East side of the site. This buffer was reduced from the 15' required by the current zone in order to provide additional space for the active retail use on the ground level along Jefferson Street. A 17.5' alley separates the proposed development from the residential zoned property to the East. Of special note, the adjacent property is under consideration for a zone change to a TSA commercial zone, which has been recommended for approval by the Planning Commission and is now under City Council review.

Landscape Yard Requirements:

A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title. *The new proposed zoning requires 5' to align with the new proposed setback.*

This project is meeting and exceeding the requirement on the corner side yard (15' are provided) and some of the front yard (10' provided) with a mix of soft and hard scape. Amenities provided include: enhanced landscaping, seating on multiple sides of the building, a trellis, dog park/run and other outdoor amenities. Portions of the front yard landscape yard have been reduced to 5' in order to align with the more urban setback, and the requirements of the proposed zoning, in order to provide additional space to the active retail use on the ground level.

REVIEW STANDARDS

The project meets all the following review standards as stated above and below:

- A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section.

As indicated above, the project meets Objective F, Master Plan Implementation and objective D, Mobility.

Slight modifications to the zoning regulations are necessary in order to allow for a viable retail space with parking screened behind. This approach provides an enhanced and further activated pedestrian experience along Jefferson Street. The project is attempting to meet the current zoning requirements, while anticipating the forthcoming zoning changes which reduce the front yard setbacks and the rear yard landscape buffer respectively, as well as change the zoning to the east of the property to a commercial zone. The proposed modifications are completely aligned with the Master Plan and proposed zoning, and allow for an enhanced active space along Jefferson Street. The purpose of the plan is to enhance density in this area, as well as enhance mid-block connections and accessibility. Reducing the setbacks/landscape buffers on the east and west of the property achieves the higher density and the enhanced experience along the main pedestrian route. As a tradeoff, the project provides increased setbacks on the north and south in order to facilitate mid-block and pedestrian connectivity.

- B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

As outlined in the Master Planning section above, the Ballpark Station Area plan proposes this higher density, reduced setbacks and buffers that the project implements. The project is therefore directly responding to the Master Plan. Similarly, the plan suggests the mid-block connection implemented by the project.

- C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

While the neighborhood is currently mostly comprised of parking lots and industrial buildings which are likely to be redeveloped, it is anticipated that future mixed use and residential developments will follow the same pattern proposed by the project as they employ wood construction and podium styles which are typical for this building type. The upper levels above the podium step back 5' along Jefferson Street in order to create human scale and articulation at the pedestrian level. This additional articulation and step back, while not required by the current zoning, is possible because of the modification of the current standards to meet the future ones.

The building massing steps forward and backwards both in plan and elevation in order to modulate the scale and reduce visual width and height. These steps are approximately 5' in both directions. Material changes are provided between the podium and upper levels, as well as in multiple locations horizontally along the elevations in order to break down the scale. The building massing is also broken up into two separate masses with a large open courtyard between them. This reduces the visual size along the public right of way, essentially appearing as two separate buildings from the street.

Balconies and porches are provided for a majority of the units, providing further scale and articulation. This is also made possible by the adjusted setbacks. Belt courses are also provided in the brick, as is a fenestration surround metal panel detail to maximize the window size appearance and increase articulation. Materials vary from floor to floor, as well as along the span of the building, with balconies that help break up the vertical elements. Units are also offset to provide articulation to the façade.

A roof terrace is provided on level 7, which is visible from both Jefferson Street and Albermarle and will include some softscape as well as outdoor seating and dining spaces to appreciate the views and create further visual interest.

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

While developing the architecture for the 1365 Jefferson Street site, the team embraced the history of the Ballpark Neighborhood, with its unique industrial building forms that over time have eroded to provide a texture that other parts of the city have torn down or removed. Based on the construction type, we are able to create transparency at the ground level by using glass and metal, with intuitive entrances along the streets to create an urban pedestrian experience. The building is designed so that it creates a contemporary Industrial look and anchors an up-and-coming area of the Ballpark Neighborhood.

Development is oriented towards an active Jefferson St, and the lobby and main entrance of the building open onto this public sidewalk, as does the secondary lobby and the retail space. The podium level outdoor space is also oriented to the sidewalk. The lobby also connects to the north mid-block connection, with a secondary entrance in this direction. The retail space also faces Jefferson St and includes extensive storefront glazing.

The design is not complete without an appropriate selection of materials, which typify the presence of the articulated massing. As shown by the 3 dimensional elevations, the two-level podium base is a composition of materials that makes a strong statement with a glassy face, and architectural concrete. The impression made by the ground floor of the building establishes the urban texture and the inclusion of these materials is intended to contrast the base to separate the building above. Above the podium base, we have integrated materials that provide an interest of discovery including brick, metal siding, glass, and a three coat Portland Cement plaster. Each of these are durable, natural materials (no EIFS) and they were carefully selected to be a modern adaptation of contemporary industrial-inspired design. The balance of all of these high-quality materials is key to the statement that the architecture makes, with the building base expressing strength and transparency and the upper levels providing a strong skin, when pulled back provide a layered, soft feel.

As described above, the character of the neighborhood is still developing. The modern and warm interpretation of an industrial aesthetic provides a nod to the history of the neighborhood, while establishing a forward looking design aesthetic for the area. Per the included elevations, the window to solid ratio provides great character to the building and neighborhood. A mix of materials is used to highlight and enhance the size of windows.

The Lobby space is designed to allow for maximum exposure of the tenants both inside and out, at

the same time keeping the relationship of the space within two stories. The retail space is also two stories in height along the frontage, allowing the human scale relationship and responding to the mixed use development pattern suggested by the Ballpark Master plan.

The architecture establishes a distinct base with a street presence composed of an apartment lobby, retail space and a secondary lobby, all well-defined with storefronts and masonry veneer to create a rich 2-story podium base. This base forms an urban look with a human-scale relationship that extends along the edge of the building. Resting on the base are five-levels of residential apartments, with a top level being higher height and including outdoor amenity space to provide a top. The architecture of the apartments has been carefully crafted to create the modern form with an articulated façade forming a detailed and repeating façade to achieve building massing that is broken down into smaller elements. In addition to the materials alternating across the face of the building, the building is designed with a stepping of building elements at critical locations at all sides of the building. The massing forms a modern take on a classic bottom-middle-top character with the podium base as one views the building.

There are multiple changes in vertical plane and horizontal breaks – including at the transition between the lobby, adjacent seating area and the retail space, from the garage to the secondary lobby, and at the south of the building.

3. Whether building setbacks along the perimeter of the development:

- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.

The building is sited close to the sidewalk along the primary Jefferson Street facade, at the zoning setback line (the minimum proposed zoning setback in some areas). While the neighborhood is currently mostly comprised of parking lots and industrial buildings, it is anticipated the future mixed use and residential developments will follow this same pattern as they attempt to create a downtown urban feel, maximize density and achieve the highest and best use on their respective lots. The minimum setback in the proposed zoning is reduced to 5', which informed the location of the building at 5' for the lobbies and retail area, and a larger 10' setback for the less prominent vertical circulation and garage entrance.

- b. Provide sufficient space for private amenities.

Balconies and porches are provided for a majority of the units. Several outdoor patios can accommodate outdoor dining or seating depending on the ultimate use of the retail space. These features are located along Jefferson Street, as well as Albermarle. The podium level courtyard opens out onto Jefferson Street, as does the seventh floor terrace. In addition to the landscaped yard located along the entire façade of the building, outdoor dining patios are located to the south and directly visible and connected to Jefferson Street. Additional landscape seating and benches are provided adjacent to the retail space, and a dog run is provided in the rear yard setback.

As previously discussed, additional setback space is being provided on the north and south in order to implement the mid-block connection suggested by the Master Plan to the north and an enhanced pedestrian experience to the south, respectively.

- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

Given the separation provided by Jefferson Street to the west, Albermarle Avenue (approx. 12' alley) to the south, the approximately 17.5' alley to the west and the mid-block connection to the north, privacy and noise impacts are not expected. The project is essentially surrounded by public rights of way on three sides, and provides additional buffers and screening all the way around the perimeter. All trash collection and storage activities are limited to inside the building, and the semi-public courtyard at the podium level is oriented towards the larger public Jefferson Street.

- d. Provide adequate sight lines to streets, driveways and sidewalks.

Only one vehicular egress/ingress access point is provided, with just one lane in each direction, minimizing pedestrian and bike conflicts. It is located away from the intersection, and the overhead door is set back to provide additional space for better sight lines.

- e. Provide sufficient space for maintenance.

Given the separation provided by Jefferson Street, Albermarle Avenue, the alley and the mid-block connection, there is plenty of space for both building maintenance and utility maintenance.

- 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

The Lobby is easily identified by the storefront system that wraps around the façade on both sides, showing the two story space. The retail space also presents fully glazed storefront which maximizes transparency, as does the secondary lobby and the amenity space along Albermarle.

The lobby and retail space all use transparent storefront elements including a sign band and clerestory glazing, as does the secondary lobby. A band of these elements is defined along the entire public facing facades above the typical storefront height. Additionally, a fin detail is added throughout the primary elevations to provide visual interest.

- 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

All street fixtures will meet the Salt Lake City Lighting Master Plan. Building lighting will provide comfortable levels at residential tenant locations, without creating up-lighting. At street level, safe lighting will be provided for visibility, without creating up-lighting or glare for neighboring properties.

- 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and

Waste and recycling units are within the garage footprint and not visible from the exterior. Service uses are set back inside the building and away from the public view. Mechanical equipment is roof mounted and not seen from the public view.

7. Whether parking areas are appropriately buffered from adjacent uses.

Parking is all contained within the building and screened from Jefferson Street by the lobby and retail space and from Albermarle by the building community space. The vertical vehicular circulation ramps are achieved with a 5% max slope. This accommodates screened parking stalls spaced to meet city requirements. There is only one vehicular egress/ingress access point, with just one lane in each direction, minimizing pedestrian and bike conflicts

- D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Given the current industrial and parking use for the site and surrounding areas, no mature native trees are present. However, the trees proposed will meet the Salt Lake City plant specification requirements and provide shade and scale at the street.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Given the current industrial and parking use for the site and surrounding areas, the existing landscape has not been purposeful and is mostly comprised of invasive species. That said, the landscape design has been inspired by the overgrown current condition and a "maintained natural" landscape is proposed as shown in the images.

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and

Trees have been included along Jefferson St and Albermarle, as well along the east side alley in order to provide scale, shade and softening or screening of these edges. Additionally, trees and lush landscaping are proposed in the podium courtyard in order to continue those benefits throughout the building.

4. Whether proposed landscaping is appropriate for the scale of the development.

Landscaping has been included along Jefferson St and Albermarle, as well along the east side alley in order to provide scale, shade and softening or screening of these edges. Additionally, trees and lush landscaping are proposed in the podium courtyard in order to continue those benefits throughout the building and provide seasonal shade. A trellis is also proposed along Albermarle, which is a south facing exposure.

- E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Only one vehicular egress/ingress access point is provided, with just one lane in each direction, minimizing pedestrian and bike conflicts. There is plenty of connectivity along the larger Jefferson Street to the north to 1300 South and the south to 1400 South. Albermarle Ave provides an additional outlet towards West Temple, providing plenty of options for traffic flow. These streets are all currently designed with a vehicular focus, and the project will enhance this by adding pedestrian friendly connections. Additionally, the current lack of alignment in Jefferson Street is mediated with an increased curb radius at Jefferson and Albermarle, which should improve the condition and ability of vehicles to navigate this turn.

2. Whether the site design considers safe circulation for a range of transportation options including:

a. Safe and accommodating pedestrian environment and pedestrian oriented design;

The project provides pedestrian access on all sides, with a pedestrian mid-block connection to the north, an enhanced pedestrian environment with street trees, seating and shading areas along Jefferson and Albermarle and a mostly pedestrian alley to the west. There are spaces along the east alley and along south Albermarle Avenue that will be used for shade/sitting/dog run areas, as well dining areas, (as well as along Jefferson Street depending on the ultimate use of the retail space).

Crime Prevention Through Environmental Design (CPTED) Principles are being implemented through large operable windows into units, balconies, and large storefront extents and other items described above.

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

In addition to shared facilities on the street and in the parking area, almost every unit even contains an Urban Mud Room with a bike storage/hook area. A bike wash provided for the residents enhances this experience, as does the bike work area included with the building amenity provided along Albermarle.

Additionally, the project is located within walking distance from the 1300 South Ballpark light rail Station and promotes walkability and neighborhood connectivity thru the implementation of a mid-block connection as recommended by the Ballpark Station Area Plan.

c. Minimizing conflicts between different transportation modes;

As previously stated, only one vehicular egress/ingress access point is provided, with just one lane in each direction, minimizing pedestrian and bike conflicts. The mid-block connection and the pedestrian focus Albermarle Avenue development will further provide a safe alternative for pedestrian traffic.

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

The site design proposed certainly promotes access to adjacent uses and amenities by implementing the mid-block connection suggested by the master plan, by providing enhanced pedestrian features along Jefferson and Albermarle and connectivity on all sides of the project. Furthermore, the project provides its own amenities to the community thru the retail space and the building amenity space.

4. Whether the proposed design provides adequate emergency vehicle access; and

With access on all sides of the project, and right of ways to the west and south, emergency vehicle access will be adequate. The address side of the project and the most direct access is available along Jefferson Street. The Fire Department Connection is located along this street frontage.

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

With access on all sides of the project, loading and service access will be adequate. The address side of the project and the most direct access is available along Jefferson Street.

- F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

While there are not many natural or site features to preserve given the current condition of the neighborhood as a mostly industrial center and parking, the project references the industrial past of the neighborhood through its design features and style. The building is designed so that it creates a contemporary Industrial look and anchors an up-and-coming area of the Ballpark Neighborhood.

- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

Capacity is available in the area to provide for the development. No significant concerns were presented at the DRT meeting held. Infrastructure is available in the public right of way along Jefferson and Albermarle, and the project will connect as indicated on the preliminary civil site drawings attached, meeting all Salt Lake City Engineering and Public Utilities requirements.

21A.55.060: MINIMUM AREA:

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table [21A.55.060](#) of this section.

CG General Commercial District	No minimum required
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No minimum required in this zoning district.

CONCLUSION

In summary, the proposed development meets the Planned Development purpose statement and City Objective F regarding Master Plan implementation, as well as city Objective D regarding Mobility. The project is not only consistent with the Ballpark Station Area plan, but actually takes significant steps in implementing this plan. It will enhance the neighborhood which is currently defined by many abandoned industrial spaces and open parking lots and promote the development of the Ballpark neighborhood in a way that is perfectly aligned with the new master plan goals. While there are not many natural or site features to preserve, the project references the industrial past of the neighborhood through its design features and style, while significantly improving the experience of the community moving forward. The project will provide an enhanced pedestrian edge and landscaping and promotes city mobility goals by increasing density in an area that is highly connected to public transit, encouraging pedestrian and bike circulation through the mid-block connection and other pedestrian-focused improvements.

