

## **Main St. Apts - Planned Development**

### **Project Description – 04 Apr 2023**

The Main St. Apartments, located at 1518 S. Main St. in Salt Lake City, Utah, is comprised of eight parcels with existing buildings/uses on these parcels including very old homes, a Chinese restaurant, a parking lot and a motel. We intend to demolish these structures.

Main St. Apts will be a 276-unit mixed-use project in Salt Lake City. It is comprised of two buildings: the south building is 245 housing units plus approx. 1,700 sf of commercial space, while the north building is 31 housing units. Overall project density is 132 units/acre.

The south building is the subject of this Planned Development application. The reason for the Planned Development application is twofold:

- 1) To request the approval to provide a building longer than 200' in the FB-UN2 zone. The building has been designed to read as separate and distinct buildings. Changes in material, color, texture and opening types and configuration serve to separate the building visually.
- 2) To request the approval to use materials other than those found on the "durable materials" list (stone, brick, masonry, textured or patterned concrete and fiber cement board). While each elevation provides a minimum of 70% of these materials, other materials are being proposed for the exterior finishes, namely exterior insulation & finish systems (EIFS), which will be used in small areas to reinforce the visual separation of the buildings. This secondary material provides visual and textural relief and is attractive, durable and long-lasting.

The south building will be four stories total: a two-story concrete parking structure (partially sub-grade) will be wrapped with 4-stories of housing units. The main entrance, leasing office & commercial space will be at the same level as the existing sidewalk. The first level of housing will be slightly raised above the sidewalk level.

Main Street should be an active and lively street, which is why we have programmed ground floor commercial space. This ground floor space will enhance the public realm through walkability and vibrancy. It is our hope that Main St Apts will set the bar for future mixed-use, walkable developments along Main St.

The proposed parking ratio for the south building is just over 1 stall per unit. The project will have 1 bedroom, 2 bedroom, and studio apartments to provide housing options to a broad spectrum of the market and encourage diversity in our tenants. Studio units will be approx. 453 sf average; 1-br units will be approx. 562 sf average; 2-br units will be approx. 841 sf average.

The housing units will include high-end finishes, tall ceilings, custom cabinets and countertops, and large windows for natural lighting. Many units will have either an exterior balcony or a juliette-style balcony off of the main living space. Project amenities may include an outdoor swimming pool, hot tub, outdoor courtyard, common lounge/clubhouse, fitness room, yoga/pilates studio, study areas, valet trash and bike lockers.

### **21A:55.010**

One of the main goals of a planned development is to encourage the efficient use of land and resources, and to promote the use of public services. The proposed density for this project is approx. 132 dwelling units/acre. With attractive units, we are encouraging more people to live in the downtown area. With just over one parking stall per unit, we are encouraging our tenants to use the public transportation, with it being so easily accessible. We are very close to the mass transit system which is within walking distance to the North of the property.

The more people that are active and close to the downtown area, the better this will be for all of the business that operate in the downtown area. The more people that we bring to the downtown the more we will help promote and encourage new growth in the city and help current business.

The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. We are providing an outdoor deck area where occupants can get outside and enjoy fresh air and daylight. All tenants will be given access to these areas. This area will be private with an enclosed courtyard area; the courtyard may include landscape boxes and turf area, along with a pool and deck with chairs, fire pits and an outdoor grill to enjoy. Many of our units will have private outdoor decks, balconies or Juliette balconies. Our club room and fitness area will have tall and spacious ceilings with large windows that look out from the 2nd level.

Safety and security are very important to our tenants and to Salt Lake City. Exterior doors will have electronic controls for access to both the parking structure and the housing portion of the building.

The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the area. The exterior design is architecturally pleasing and will greatly enhance the visual character of downtown Salt Lake City.

#### **21A.55.050**

Main St. Apts is designed to be no more than 50' tall at its highest point. The allowable building height for this zone is 50'. We are meeting the requirements and compatibility of the Master Plan with this project. The project is similar in size & scale to other multi-family buildings planned or built in the area. Exterior material selection has been done with the express goal of creating a building that looks like it's been part of the urban fabric for decades. The main material will be brick/thin brick masonry. Other architectural features of the building will be finished with manufactured stone, painted fiber cement board panel/siding and Stucco or EIFS. Exposed concrete will be used sparingly, primarily at areas of the building that are not visible to the public view.

The building has been designed with minimal setbacks and will be built at or near the property line, adjacent to public sidewalks on the north, west and east. The exterior of the building will have storefront glass at the common spaces. Glazing will be provided at the housing units along the street level. This will activate the street level, welcoming current tenants & their guests as well as prospective tenants. The project will provide good sidewalk and street lighting to provide safety along pedestrian routes.

All resident parking will be internal and fully enclosed behind common & housing spaces. The landscaping will be well maintained and esthetically pleasing for this site. A maintenance company will be employed to maintain the property and landscaping. Trash receptacles for the housing units will be located inside of the parking structure or will be inside an enclosure with adequate screening.

This project promotes city wide transportation by providing just over 1 car per unit for parking. The project allows for easy access to walking or public transportation. Bike lockers will be provided to encourage the use of non-vehicle transportation.

The building will connect into the existing city water and sewer infrastructure. It has been determined that the current city underground utilities will be adequate for this project.

The project is also located near mass transit and allows for easy access to walking or public transportation. Bike lockers will be provided to encourage the use of non-vehicle transportation.

- A. **Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

**Response:** A mixed-use project like this provides options for shopping, dining, working and living all in the same property. The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. By providing affordable options for housing ownership near the downtown core of Salt Lake City, the project will generate a sense of place for tenants and their guests as well as shoppers and diners.

- 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.

**Response:** The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the neighborhood. The exterior design of this project is a modern take on a traditional housing type. The building design is architecturally pleasing and will greatly enhance the visual character of the surrounding area.

- 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.

**Response:** The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the neighborhood.

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.

**Response:** The exterior design of this building is a modern take on a traditional housing type. The building design is architecturally pleasing and will greatly enhance the visual character of the surrounding area.

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.

Response: The setbacks match the requirements for the associated zoning designation.

- b. Provide sufficient space for private amenities.

Response: The housing units will include high-end finishes, tall ceilings, custom cabinets and countertops, and large windows for natural lighting. Many units will have either an exterior balcony or a juliette-style balcony off of the main living space. Project amenities may include outdoor hot tubs, outdoor courtyard, common lounge/clubhouse, fitness room and bike lockers.

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

Response: The setbacks and landscape buffers match the requirements for the associated zoning designation.

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

Response: Sight lines to these elements have been provided/maintained.

- e. Provide sufficient space for maintenance.

Response: Sufficient space for maintenance of the building has been provided.

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

Response: The street-facing façade of the main level is primarily glazing to provide visual interest and connection between the building occupants and the street and sidewalk.

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

Response: There will be adequate security/accent lighting at all levels of the building, though it will be screened appropriate to minimize impact to adjacent property owners.

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

Response: These service areas are primarily inside the building and will be appropriately screened.

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

Response: The setbacks and landscape buffers match the requirements for the associated zoning designation.

- 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.

Response: Very few mature trees exist along the street. While these will be demolished, new landscaping will be put in place.

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

**Response: Wherever possible, existing mature trees/landscaping will be protected and maintained.**

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

**Response: The landscape buffers along the east property line will be maintained and improved as needed.**

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

**Response: The landscaping proposed is scaled appropriately.**

- 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.

**Response: The proposed development reduces the number of curb cuts that currently exists on the property. No negative impacts are anticipated.**

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.

**Response: The main level of the building will have multiple access points to the building for pedestrian access and visual interest.**

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

**Response: Bicycle parking will be provided as required by the zoning ordinance.**

- c. Minimizing conflicts between different transportation modes.

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

**Response: With multiple pedestrian access points and pleasing sidewalks around the property, there will be adequate access to adjacent uses and to the public way.**

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

**Response: The main level of the building will have multiple access points to the building for emergency personnel access. Site design provides adequate emergency vehicle access.**

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

**Response: Service areas are primarily inside the building and will be appropriately screened.**

- 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.

Response: The existing buildings on the site are antiquated; the new development will be a significant visual update.

- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Response: The building will connect into the existing city water and sewer infrastructure that run in State St. or 1300 S.

#### **21A.55.110**

Private infrastructure may be required for the Main St. Apts. If provided, such infrastructure that would require inspection and maintenance include an underground stormwater storage vault. If it's determined that such a facility would be required, annual inspections will be performed. Visual inspections shall be performed above ground by opening the access lid. If it is necessary to enter the structure, it shall be done by qualified personnel.

Maintenance shall be performed by qualified personnel. Disposal of removed contents shall be done in accordance with local and state regulations. Routine maintenance should be planned at least every three years unless inspections indicate more frequent servicing needs.

#### **21A.31.010.G**

Rocky Mountain Power requires private electrical gear to be on the property to service this project. Public equipment, such as switchgear that services this and neighboring properties, is typically allowed within the public right-of-way. Transformers and metering gear will be placed on the property, at least 1' off of the property line. These will be screened with an operable screen or gate that provides the required access and clearance to the equipment while still hiding it from public view when not in use.