

design

studio

Design Review

Lincoln Plaza

Salt Lake City, UT

dwell

Lincoln + State



| | |
|--------------------------------|-----------|
| PROJECT NARRATIVE | 03 |
| CONTEXT AND CHARACTER | 04 |
| DISTRICT | |
| SITE | |
| ZONING | |
| PROJECT DESIGN | 16 |
| CONCEPT | |
| MATERIALS | |
| ELEVATIONS | |
| PROJECT DATA | |
| PROGRAM | |
| PLANS | |
| SECTIONS | |
| RENDERINGS | 29 |
| SITE DESIGN | 32 |
| LANDSCAPE | |
| DESIGN REVIEW STANDARDS | 34 |
| STANDARDS ILLUSTRATED | |
| STANDARDS NARRATIVE | |

CONTENT



PROJECT NARRATIVE

In collaboration with the Salt Lake City South State Street Corridor Overlay District, Dwell Design Studio presents a proposal for a sophisticated multi-family development at the existing Lincoln Plaza shopping center. Positioned at the confluence of Central City and Liberty Wells Neighborhoods, merely a 5-minute drive from downtown Salt Lake City, the project is strategically located along 1300 South and State Street within a vibrant and diverse neighborhood.

Salt Lake City's Commercial Districts are intended to enhance the economic vitality of said districts and therefore the city as a whole by encouraging sustainable & profitable businesses. Delivering rich landscaping, street level glazing and an aesthetically pleasing combination of building materials that actively work to make the street more approachable, Lincoln Plaza comprises of 295 modern apartments and fronts State Street & 1300 South with over 11,000 square feet of Commercial space & residential amenities. Lincoln Plaza is poised to contribute to the city's ever-evolving built environment and revitalization of state streets commercial corridor.

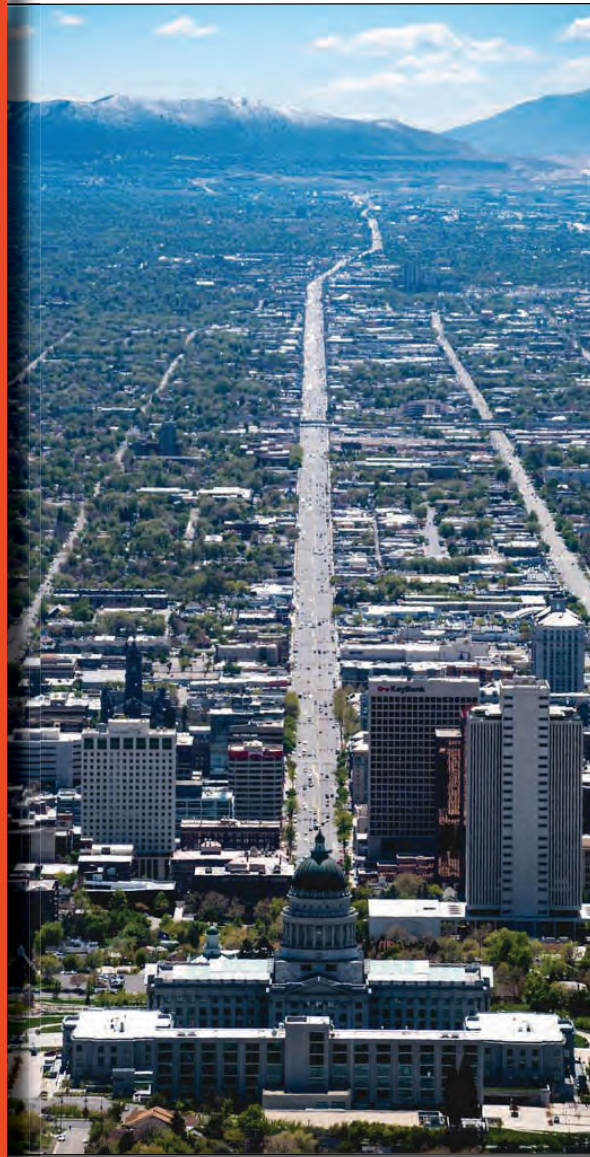
Lincoln Plaza Apartments showcases meticulous design featuring high ceilings and expansive open spaces engineered to maximize natural light. The four-story structure seamlessly transitions from the commercial establishments on State Street to more intimate community buildings and bungalow-style residences facing 1300 South. The architectural composition boldly defines the street scape, emanating a modern, expressive, and dynamic aesthetic. By thoughtfully applying design elements, including varied wall depths, textures, and an interplay of light and shadow across its facades, the project demonstrates an artful utilization of space. at the street level. The incorporation of expansive windows, patios, and stoops creates an inviting and dynamic street scape, fostering community wellness and interaction on an urban scale.

The Type VA construction will house rental apartments, as well as several building amenities that bring active use to the street level, including a pool courtyard, two inner courtyards, Co-working space, fitness, dog run, and an integrated clubhouse with a myriad of activities. The four stories of residential units & amenity spaces will wrap a five story parking garage which provides 354 parking stalls to buildings residents.

Beyond conventional redevelopment, Lincoln Plaza Apartments represents a visionary initiative, setting a precedent for dynamic and contemporary living in Salt Lake City. It aspires to be catalyst for positive urban change, contributing significantly to the city's architectural evolution.

PROJECT NARRATIVE

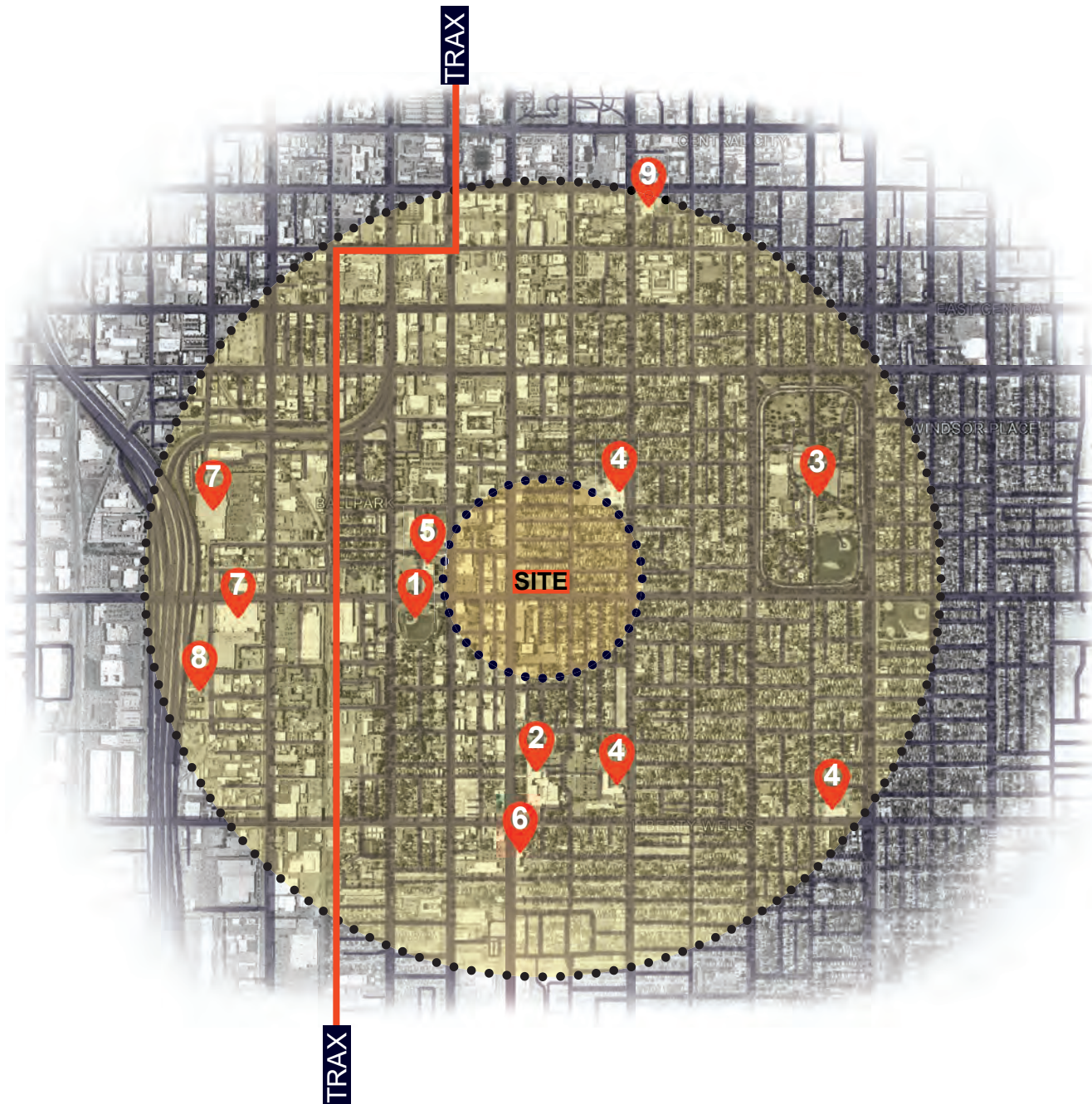
CONTEXT AND CHARACTER



CONTEXT AND CHARACTER: DISTRICT



CONTEXT AND CHARACTER: DISTRICT



Nodes

1. Smiths Ballpark
2. Salt Lake Community College
3. Liberty Park
4. Elementary School
5. Horizontae
6. Capitol Homes Apartments
7. Shopping Centers
8. Climbing Gym
9. Central City Rec Center

1 MILE CONTEXT



CONTEXT AND CHARACTER: DISTRICT

SMITHS BALLPARK



1

SALT LAKE COMMUNITY COLLEGE



2

LIBERTY PARK



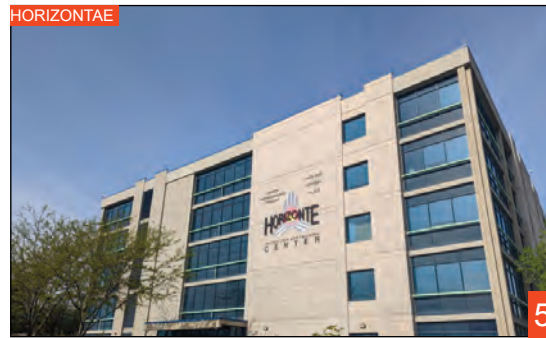
3

ELEMENTARY SCHOOLS



4

HORIZONTALAE



5

CAPITOL HOMES APARTMENTS



6

SHOPPING CENTERS



7

THE FRONT CLIMBING GYM



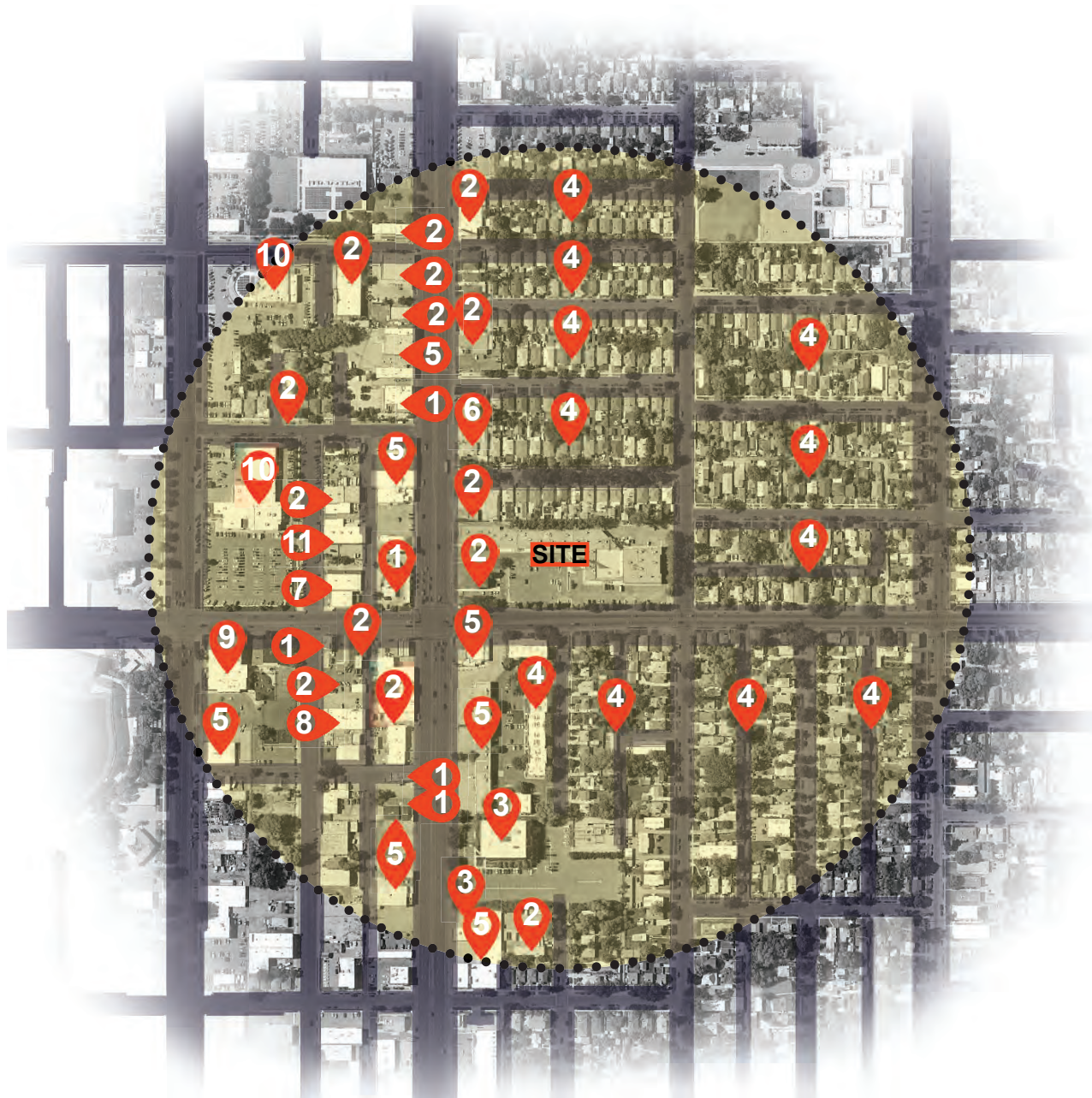
8

CENTRAL CITY REC RECREATION CENTER



9

CONTEXT AND CHARACTER: DISTRICT



Nodes

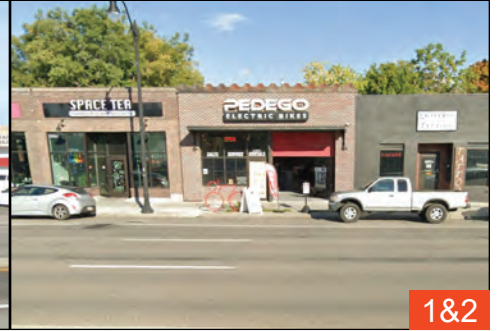
- 1. Restaurant
- 2. Business
- 3. Department of Human Services
- 4. Residential
- 5. Unoccupied Buildings
- 6. Motel
- 7. Church
- 8. Fit to Recovery
- 9. Challenger School
- 10. Car Dealership
- 11. Wasatch Renegade Training Center

1/4 MILE CONTEXT



CONTEXT AND CHARACTER: SITE

SURROUNDING BUSINESSES & RESTAURANTS



1&2

DEPARTMENT OF HUMAN SERVICES



3

RESIDENTIAL NEIGHBORHOODS



4

MOTEL



6

UNOCCUPIED BUILDINGS



5

CONTEXT AND CHARACTER: SITE



CONTEXT AND CHARACTER: SITE




VIEW TO EAST

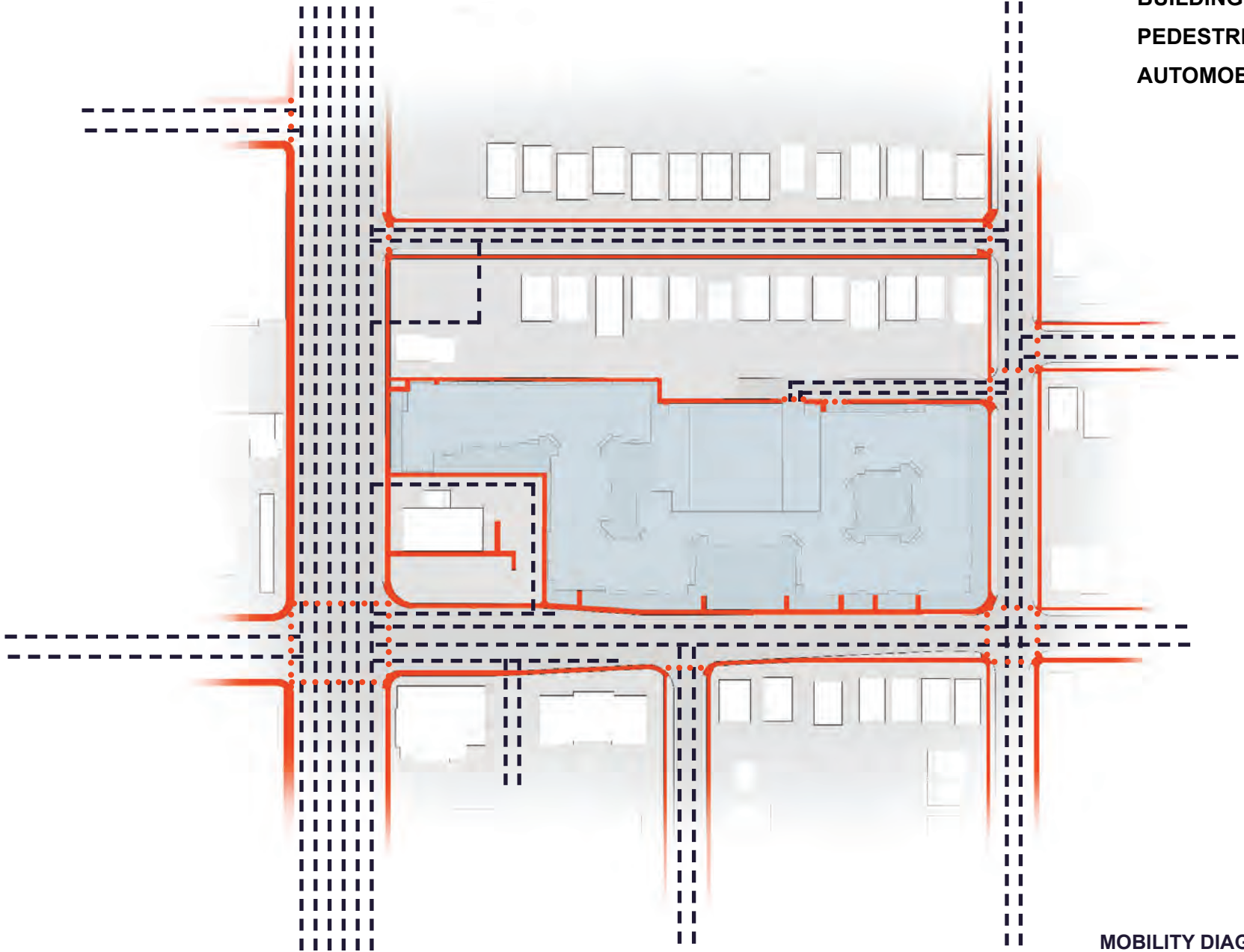
VIEW TO SOUTH

VIEW TO NORTH

VIEW TO WEST

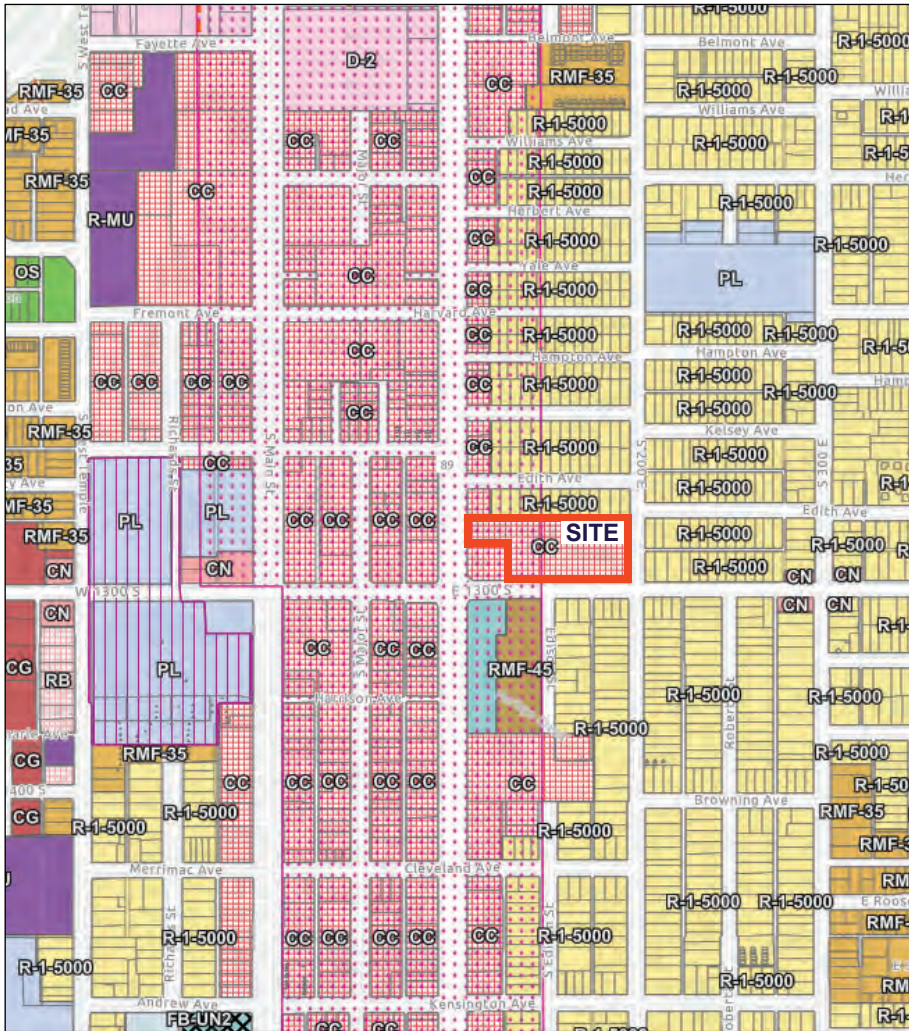


BUILDING 
PEDESTRIAN 
AUTOMOBILE 



MOBILITY DIAGRAM 

CONTEXT AND CHARACTER: SITE



SLC ZONING MAP: CC[SSSC]

ZONING NARRATIVE

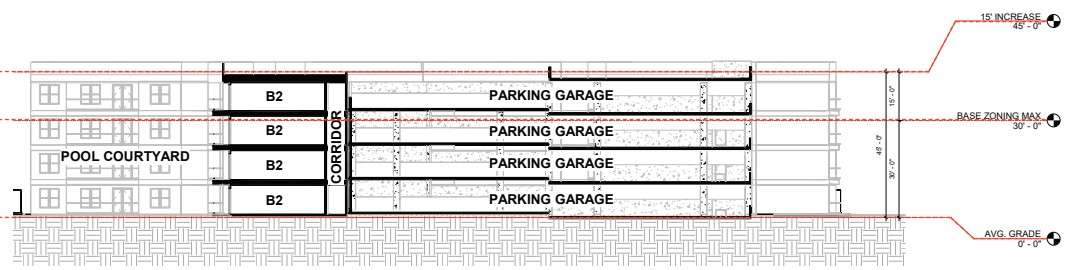
The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. This district is to promote a safe and aesthetically pleasing environment to all users.

Salt Lake City commercial districts are intended to enhance economic vitality of the specific commercial districts and the city as a whole, encourage sustainable and profitable businesses, create dynamic and vital business districts, and implement the adopted development policies of the city. The Zoning districts differ in the range and intensity of uses to reflect the diverse nature of the commercial areas within the city. Some Zoning districts encourage commercial development that supports residential neighborhoods while other zoning districts promote community and regional commercial areas. Each zoning district includes standards and land uses that are intended to provide certainty to property owners, business owners and neighbors about what is allowed and to enhance property values and the tax base. The standards are intended to allow development flexibility within parameters that support the purpose statement of the individual zoning districts and promote the desired character for the commercial area.

The Purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.



CONTEXT AND CHARACTER: ZONING



HEIGHT REQUIREMENTS

ZONING NARRATIVE CON'D

The proposed design of Lincoln Plaza meets all applicable zoning-specific design standards except the height limitation of 30 feet stated in subsection E of section 21A.26.050 of the zoning code. The applicant seeks to utilize Section F modifications for an increase of 15' to allow for an additional floor to be added to the building.

Building Height Requirements (21A.26.050)

F. Maximum Height: No building shall exceed thirty feet (30'). Buildings higher than thirty feet (30') 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 shall find that the increased height will result in improved site layout and amenities.

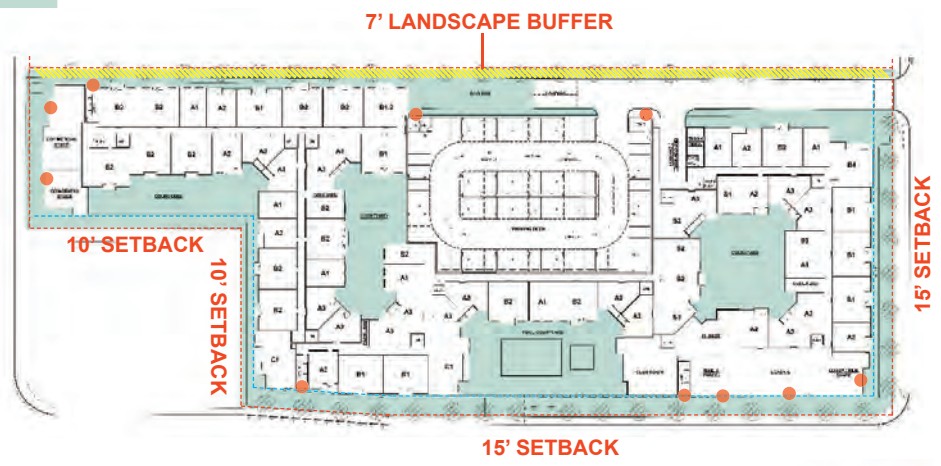
2. Landscaping: If an additional floor is approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent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

3. Maximum Additional Height: Additional height shall be limited to fifteen feet (15'). (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 17, 2009; Ord. 3-01 § 1, 2001; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-4), 1995) ough standard



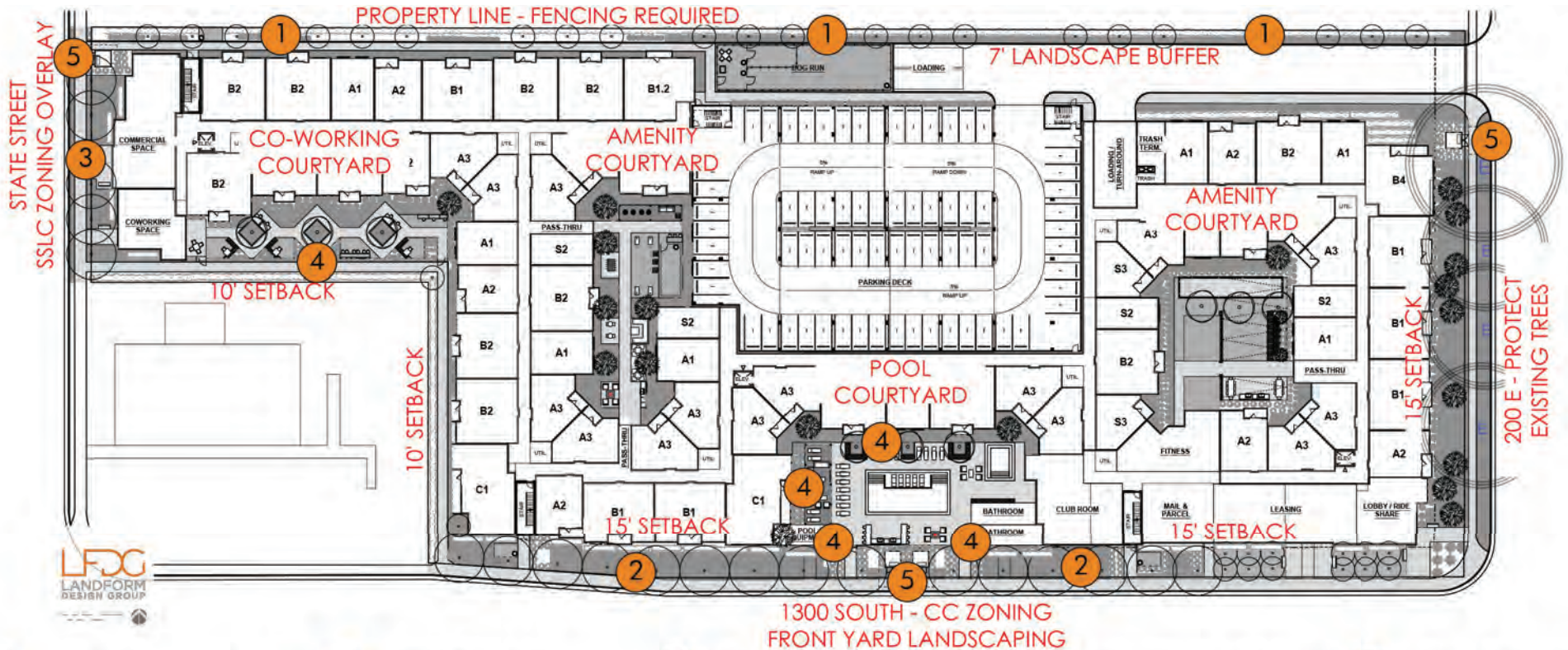
BUILDING ENTRANCES

REFER TO SITE DESIGN FOR INFORMATION REGARDING 10% LANDSCAPING INCREASE



CONTEXT AND CHARACTER: ZONING





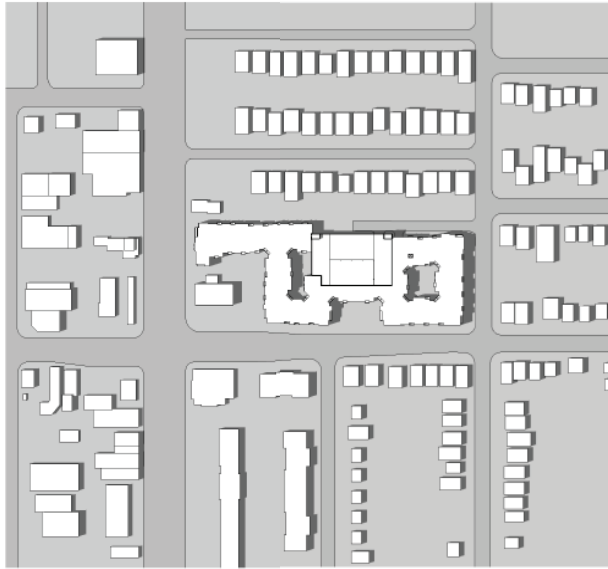
- 1** 7' LANDSCAPE BUFFER
1 TREE PER 30 L.F.
CONTINUOUS
EVERGREEN HEDGE
- 2** FRONT YARD
LANDSCAPING
CC ZONING
1 TREE PER 25 L.F.
4' CONTINUOUS HEDGE
- 3** SSSC FRONTAGE
STREET TREES PER
URBAN FORESTRY
REQUIREMENTS
*PROTECT EXISTING
R.O.W.
*1/3 LIVE VEGETATION
TO BE ADDED TO R.O.W.
- 4** 6' VIEW FENCING TO
MEET POOL, SECURITY,
AND OPEN VIEW SPACE
REQUIREMENTS
- 5** TRANSFORMER WITH
REQUIRED
LANDSCAPING
SCREENING



CONTEXT AND CHARACTER: ZONING

PROJECT DESIGN

DESIGN CONCEPT



SITE PLAN



1300 SOUTH - STREET SECTION

Early concept design began with an investigation of building proportions of the site's immediate context, as well as the neighboring Ball park neighborhood redevelopment strategies and ideals. Adjacency to the major circulation corridor of State Street to the west and neighboring residential neighborhoods on the north & east provide massing, material and siting cues.

The design team wanted to capitalize on the opportunity for an integrated mixed used community that the location calls for by increasing residential density & providing the opportunity for further commercial development. Bringing residents down to the ground floor along state street and 1300 South was a priority held throughout the design process in order to increase engagement with surrounding business as well as develop an engaging site which promotes pedestrian activity to act as part of the ongoing development of the area, instead of creating barriers to surrounding context.

These considerations informed the following design objectives:

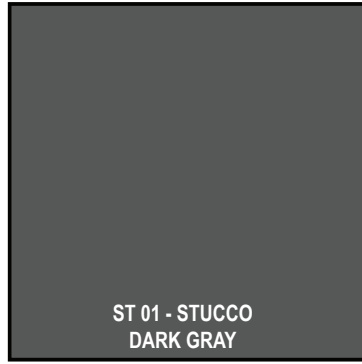
- 1) Establish a building massing hierarchy for a street scape and pedestrian experience that clearly defined residential lobby, commercial spaces, resident amenities & residential units.
- 2) Define that massing with materials and fenestration to reflect contextual cues.
- 3) Strategically locate amenity zones (mass vs. void) to take advantage of neighboring context.
 - State street amenity & Commercial area to visually & actively connect the street scape, emphasizing the potential for the pedestrian-scale of the urban realm. Reminding occupants of the opportunity to venture out to the neighborhood while potentiality creating a catalyst for further development in this manner.
 - 1300 South Amenity Areas and Leasing Space to fully engage an entire massing along the south eastern portion of the building ensuring that active use is spread throughout all major street fronts.
- 4) Alleviate High traffic automobile connections to building from state street and 1300 south that break pedestrian connectivity through site by pushing automobile access to NE corner of site

Collectively the project objectives aim to address the site at , as well as define the resident experience and an engaged public experience.

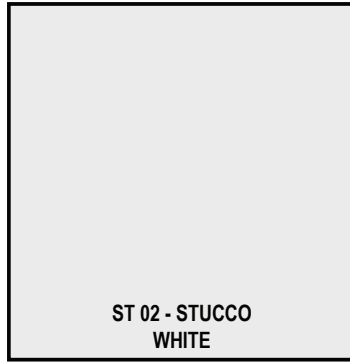
PROJECT DESIGN: CONCEPT



MRY 01 - MODULAR
BRICK BUFF



ST 01 - STUCCO
DARK GRAY



ST 02 - STUCCO
WHITE



CPL 01 - CEM. PANEL
DARK GRAY



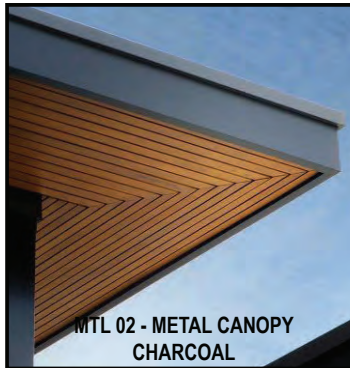
CLS 01 - CEM. LAP SIDING
GREEN



CLS 02 - CEM. LAP SIDING
WOOD STAIN



MTL 01 - ALUM. BALCONY
RAILING CHARCOAL



MTL 02 - METAL CANOPY
CHARCOAL



MTL 03 - BUILDING SIGNAGE



VW 01 - VINYL WINDOW BLACK

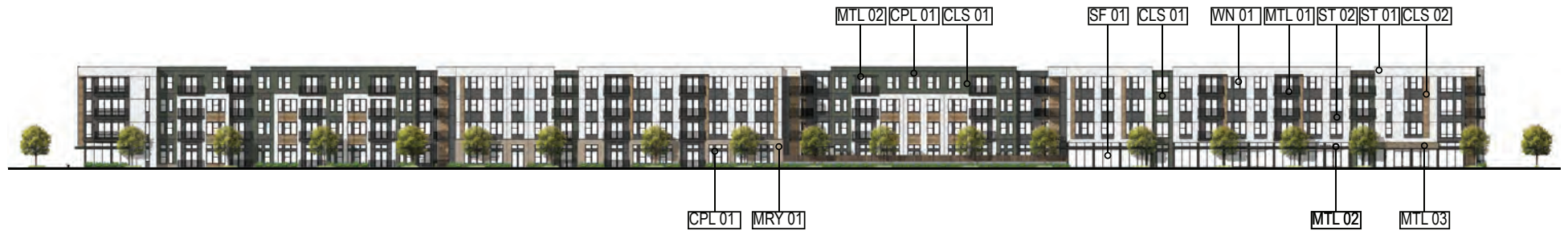
SF 01 - ALUM. STOREFRONT
SYSTEM CHARCOAL

PROJECT DESIGN: BUILDING MATERIALS

| MATERIAL FINISH KEY | |
|---------------------|---|
| MRY 01 | MODULAR BRICK - BUFF |
| ST 01 | STUCCO - DARK GRAY |
| ST 02 | STUCCO - WHITE |
| CPL 01 | CEMENTITIOUS PANEL - DARK GRAY |
| CLS 01 | CEM. LAP SIDING W/ REVEAL SYSTEM - GREEN |
| CLS 02 | CEM. LAP SIDING W/ REVEAL SYSTEM - WOOD STAIN |
| MTL 01 | ALUM. BALCONY RAILING - CHARCOAL |
| MTL 02 | METAL CANOPY - CHARCOAL |
| MTL 03 | BUILDING SIGNAGE |
| SF 01 | ALUM. STOREFRONT SYSTEM - CHARCOAL |
| WN 01 | VINYL WINDOWS & DOORS - BLACK |



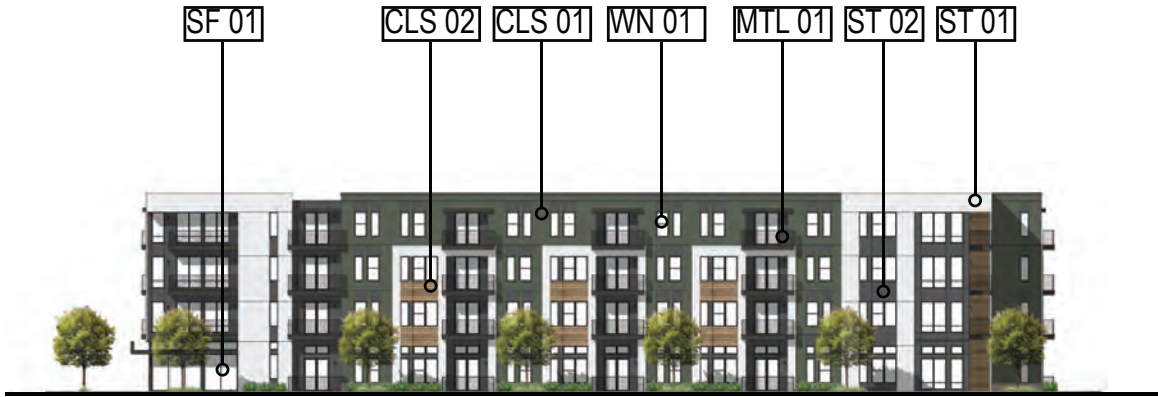
NORTH ELEVATION



SOUTH ELEVATION

PROJECT DESIGN: ELEVATIONS

| MATERIAL FINISH KEY | |
|---------------------|---|
| MRY 01 | MODULAR BRICK - BUFF |
| ST 01 | STUCCO - DARK GRAY |
| ST 02 | STUCCO - WHITE |
| CPL 01 | CEMENTITIOUS PANEL - DARK GRAY |
| CLS 01 | CEM. LAP SIDING W/ REVEAL SYSTEM - GREEN |
| CLS 02 | CEM. LAP SIDING W/ REVEAL SYSTEM - WOOD STAIN |
| MTL 01 | ALUM. BALCONY RAILING - CHARCOAL |
| MTL 02 | METAL CANOPY - CHARCOAL |
| MTL 03 | BUILDING SIGNAGE |
| SF 01 | ALUM. STOREFRONT SYSTEM - CHARCOAL |
| WN 01 | VINYL WINDOWS & DOORS - BLACK |



EAST ELEVATION



WEST ELEVATION

PROJECT DESIGN: ELEVATIONS



PROJECT DATA

Amenity Spaces:

~9,159 SF (Interior ground floor)

Commercial Spaces:

~1,997 SF (Interior ground floor)

RESIDENTIAL UNIT MIX:

Studio - 31 Units / 11%

1-Bed - 137 Units / 46%

2-Bed - 113 Units / 38%

3-Bed - 14 Units / 5.0%

Total - 295 Units / 100%

Average unit size = 894 SF

PARKING DECK:

6 Levels (5 Levels + Basement)

Required Parking:

Studio & 1 bedroom = 1 stall per unit (171 stalls Required)

2 bedroom & 3 bedroom = 1.25 stall per unit (160)

Total Required = 331 Stalls

Parking Provided:

354 spaces provided

PROJECT DESIGN: PROJECT DATA

PROGRAM

The project's program primarily consists of apartments and accessory spaces (i.e. leasing/mail, pool area, dog run/spa, bike rooms, clubhouse, gym, co-working, courtyards, etc), but also includes approximately square feet of active use interior amenity space fronting 1300 South & State Street. The total number of units is 295. The building facade is a combination of glazed storefront, brick veneer, fiber cement paneling and lap siding. The construction is Type VA surrounding a Type IIA parking garage.

The proposed parking structure's footprint is approximately 197 feet by 125 feet, with half a level below grade, and 5 levels above grade, with capacity for 354 vehicles.

Basement:

Parking structure

Level 1:

(7) studio, (33) 1-bed, (23) 2-bed, (2) 3-bed residential Units.

Commercial

Amenity

Leasing

Parking Structure

Level 2:

(8) studio, (34) 1-bed, (30) 2-bed, (4) 3-bed residential Units.

Parking Structure

Level 3:

(8) studio, (35) 1-bed, (30) 2-bed, (4) 3-bed residential Units.

Parking Structure

Levels 4:

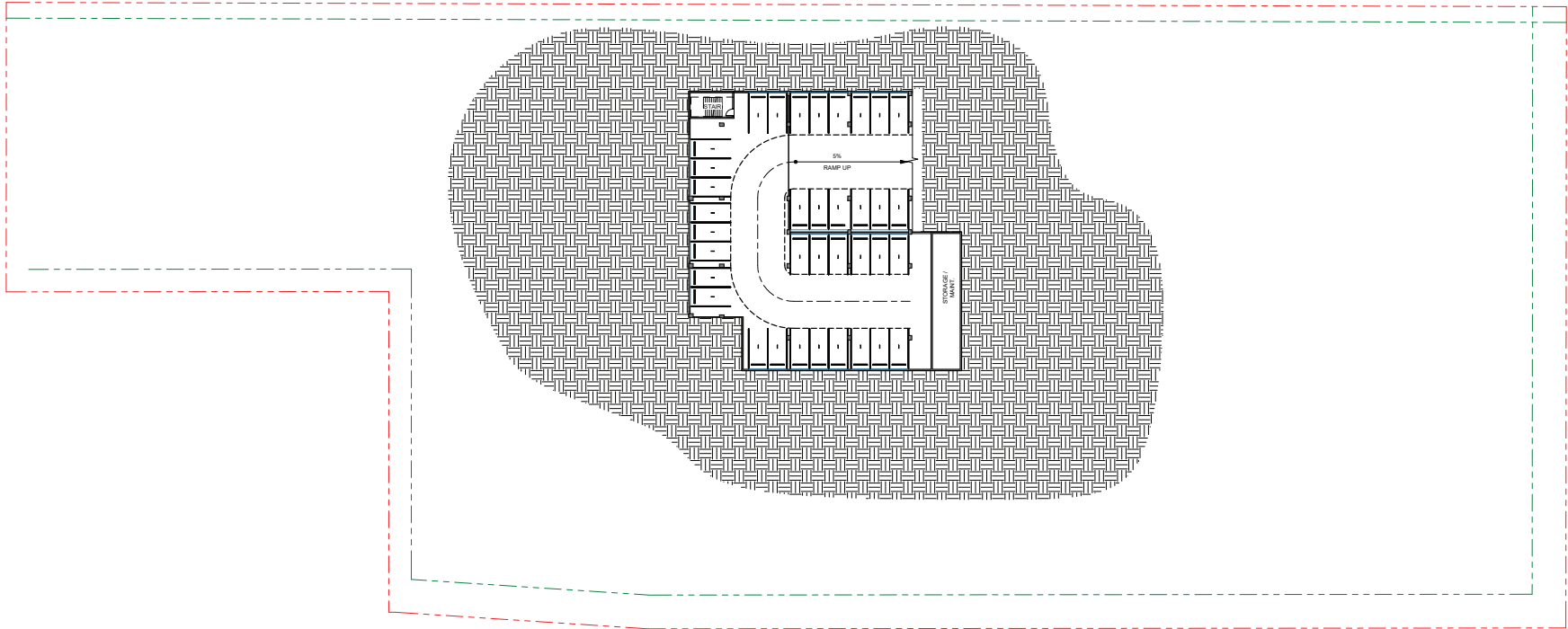
(8) studio, (35) 1-bed, (30) 2-bed, (4) 3-bed residential Units.

Parking Structure

Level 5:

Parking Structure

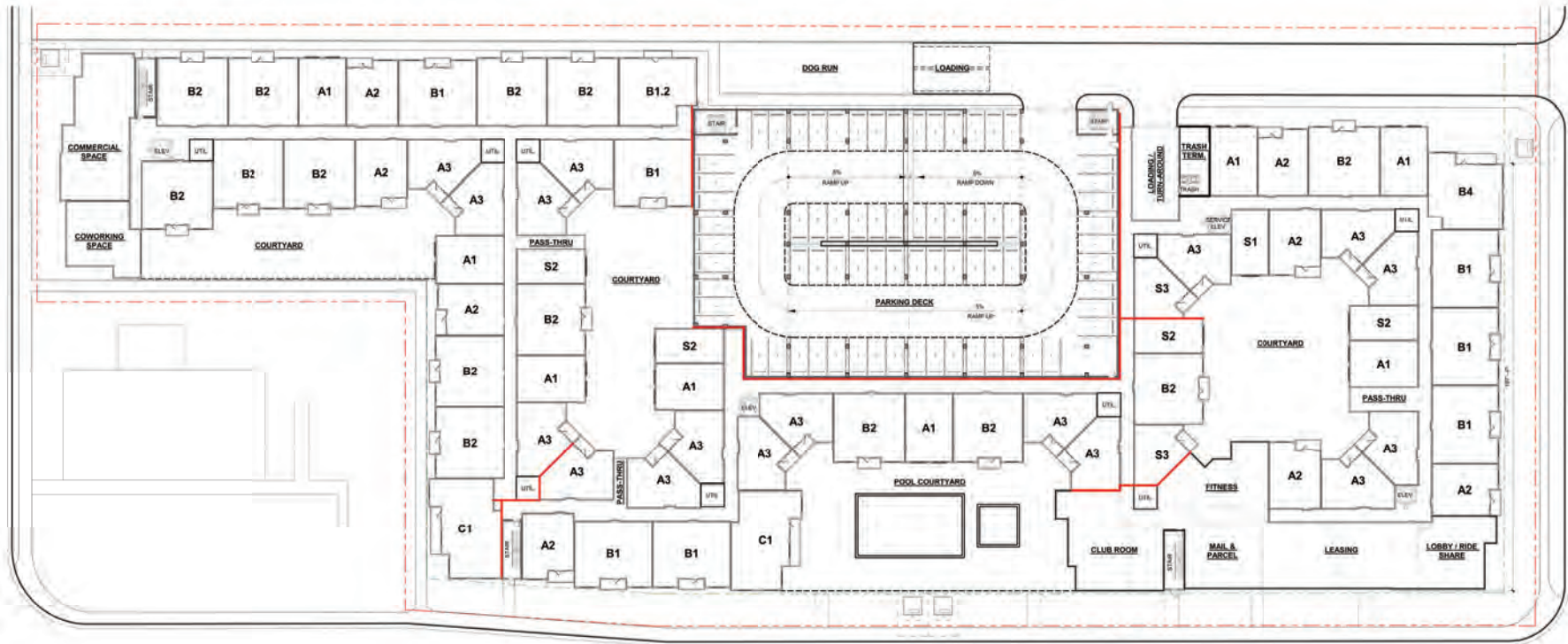
PROJECT DESIGN: PROGRAM



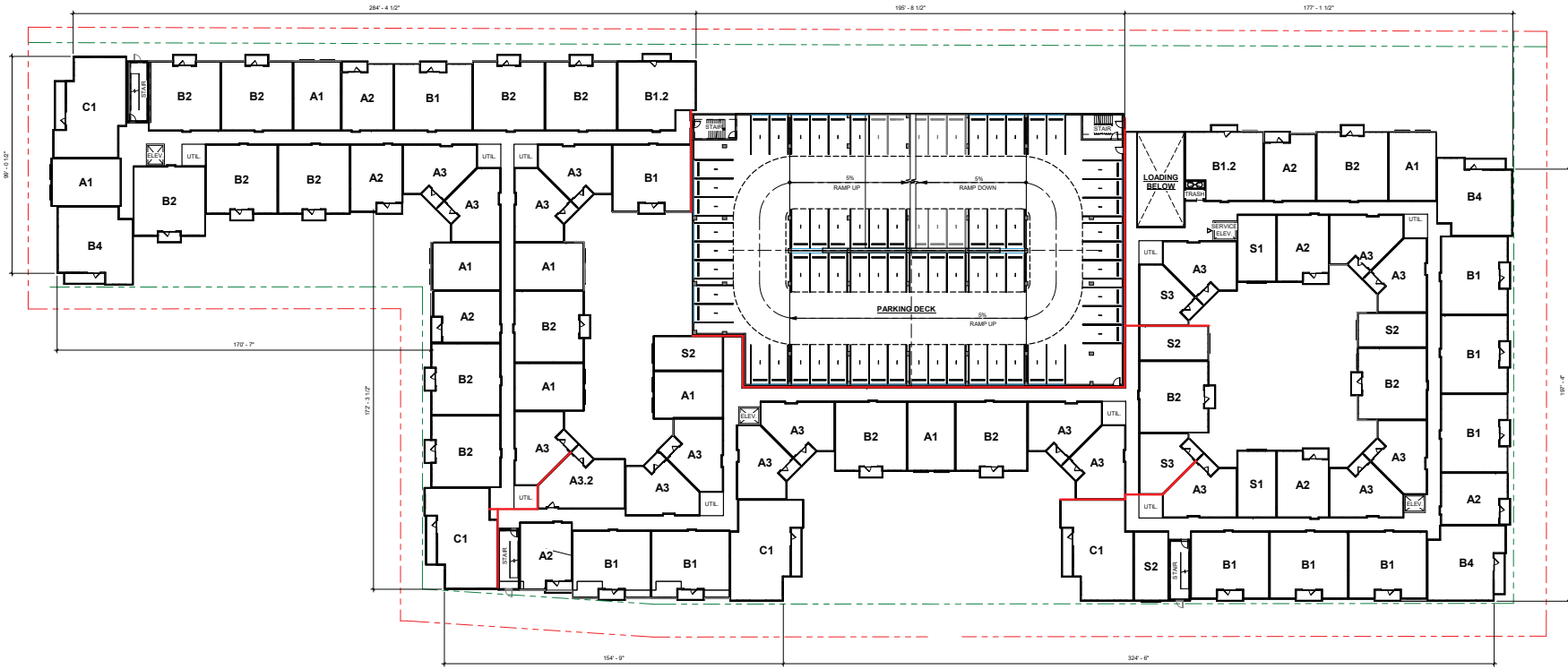
BASEMENT 

PROJECT DESIGN: PLANS

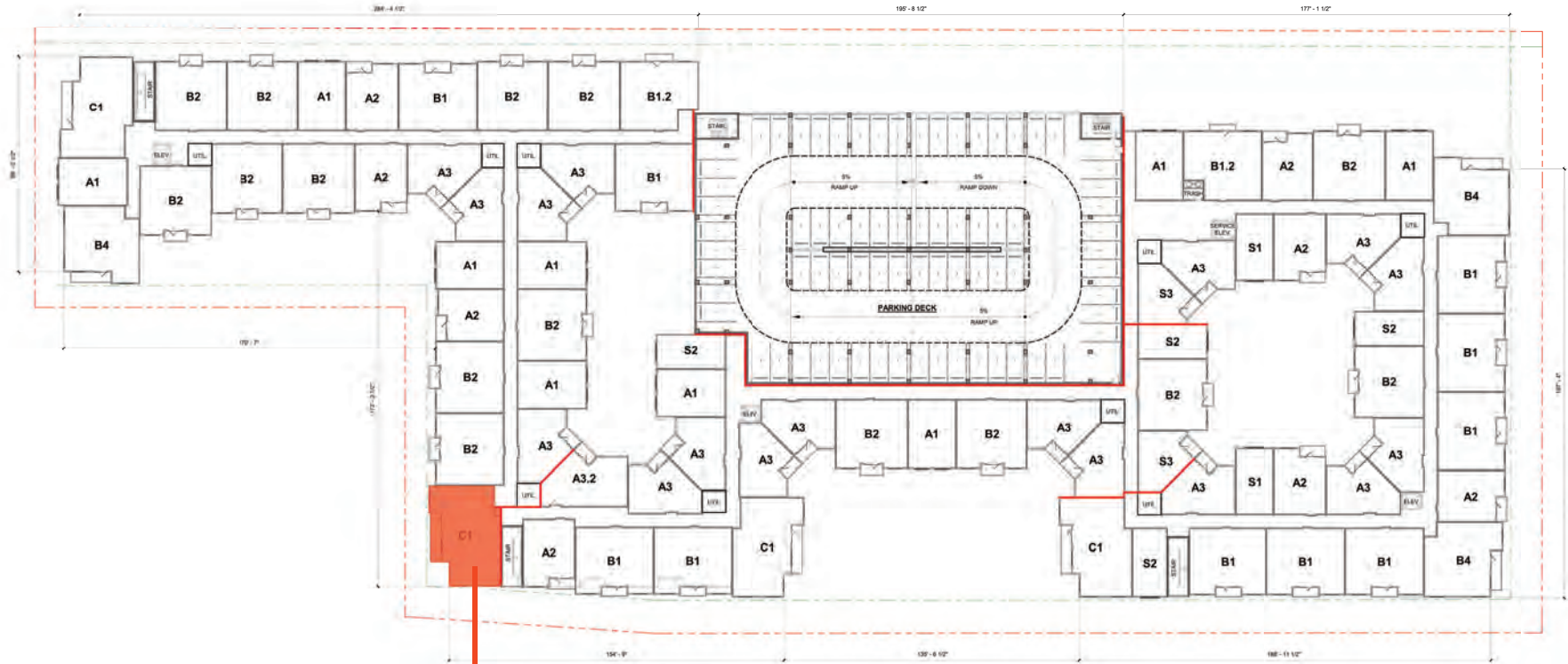




PROJECT DESIGN: PLANS

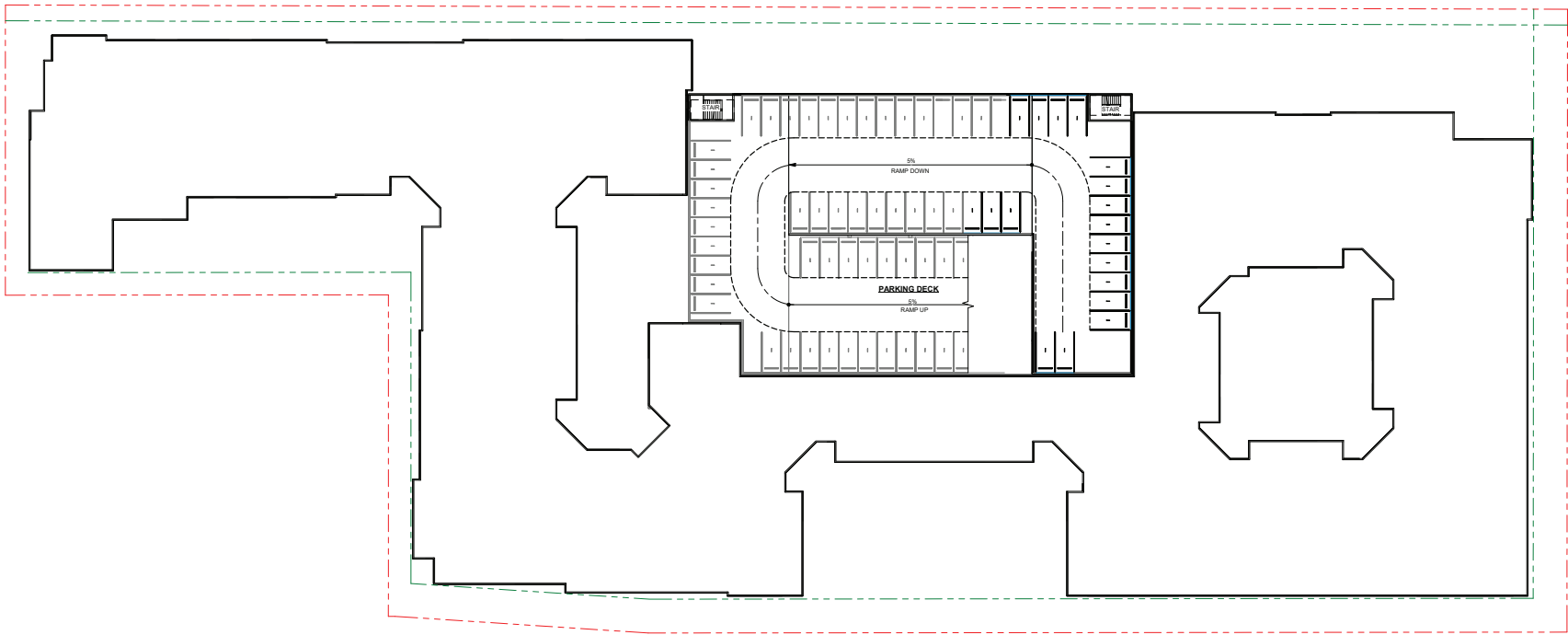


PROJECT DESIGN: PLANS

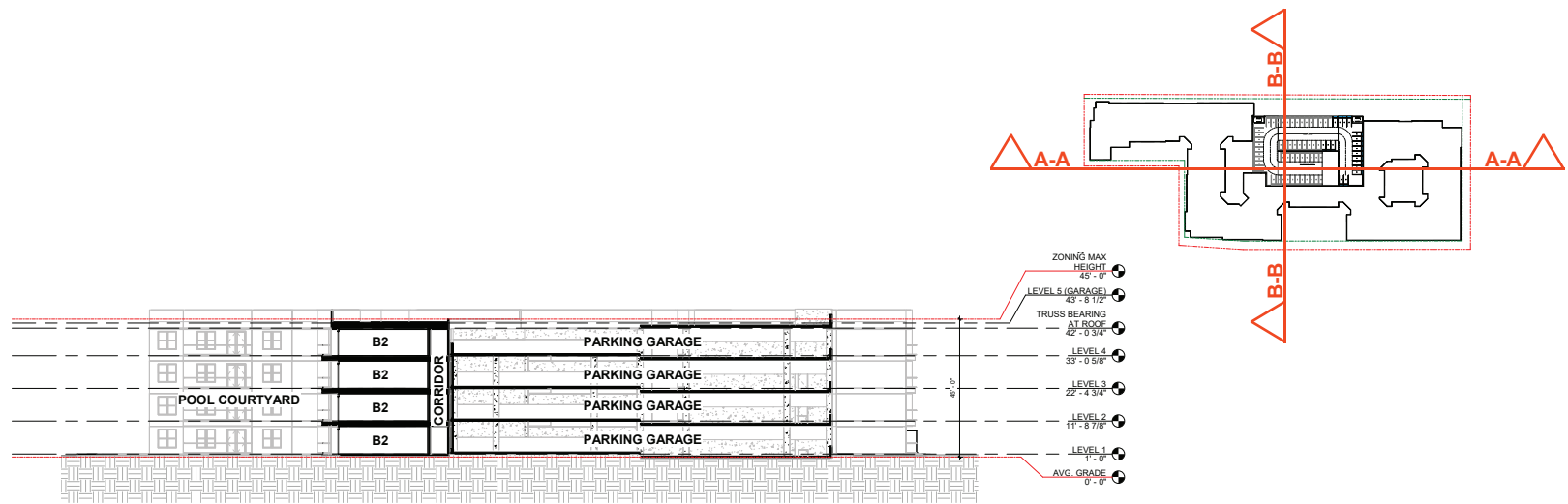


ROOF DECK AT LEVEL 4

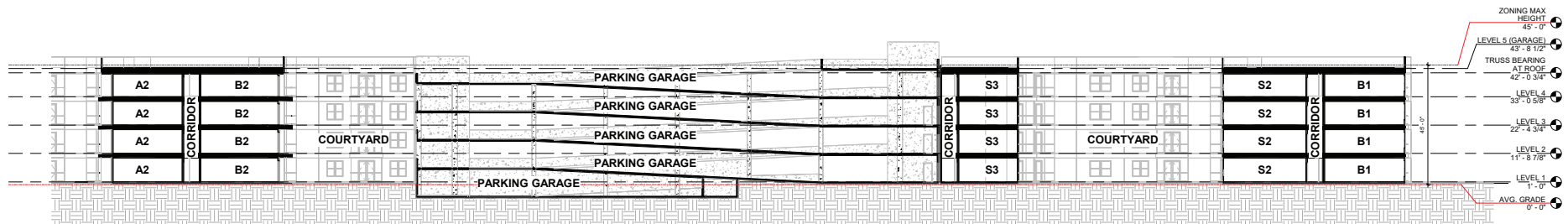
PROJECT DESIGN: PLANS



PROJECT DESIGN: PLANS



BUILDING SECTION : B-B



BUILDING SECTION : A-A

PROJECT DESIGN: SECTIONS



RENDERINGS





RENDERING: SOUTH WEST CORNER FROM STATE STREET



RENDERING: SOUTHEAST CORNER FROM 1300 SOUTH

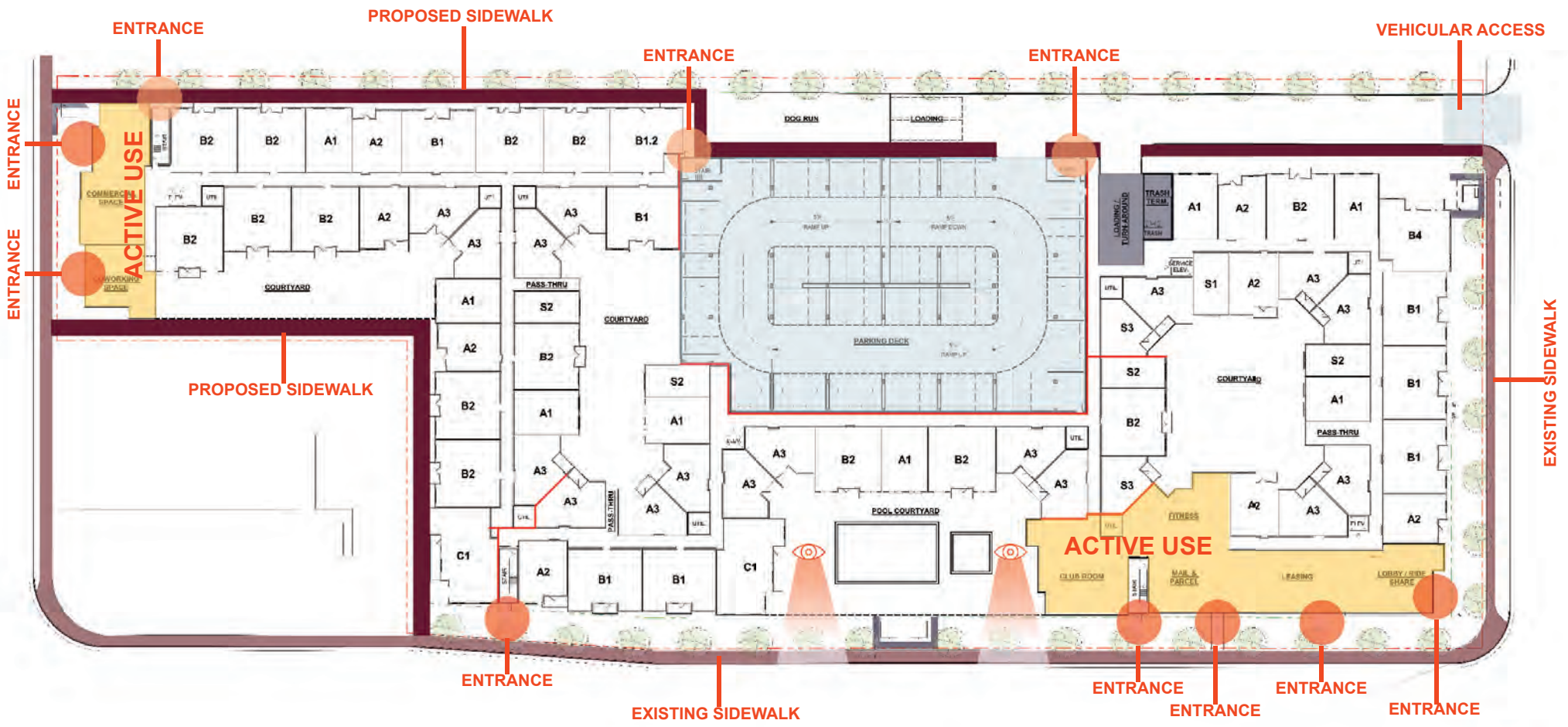
SITE/COURTYARD DESIGN



GROUND FLOOR LANDSCAPING 

SITE DESIGN:

DESIGN REVIEW STANDARDS

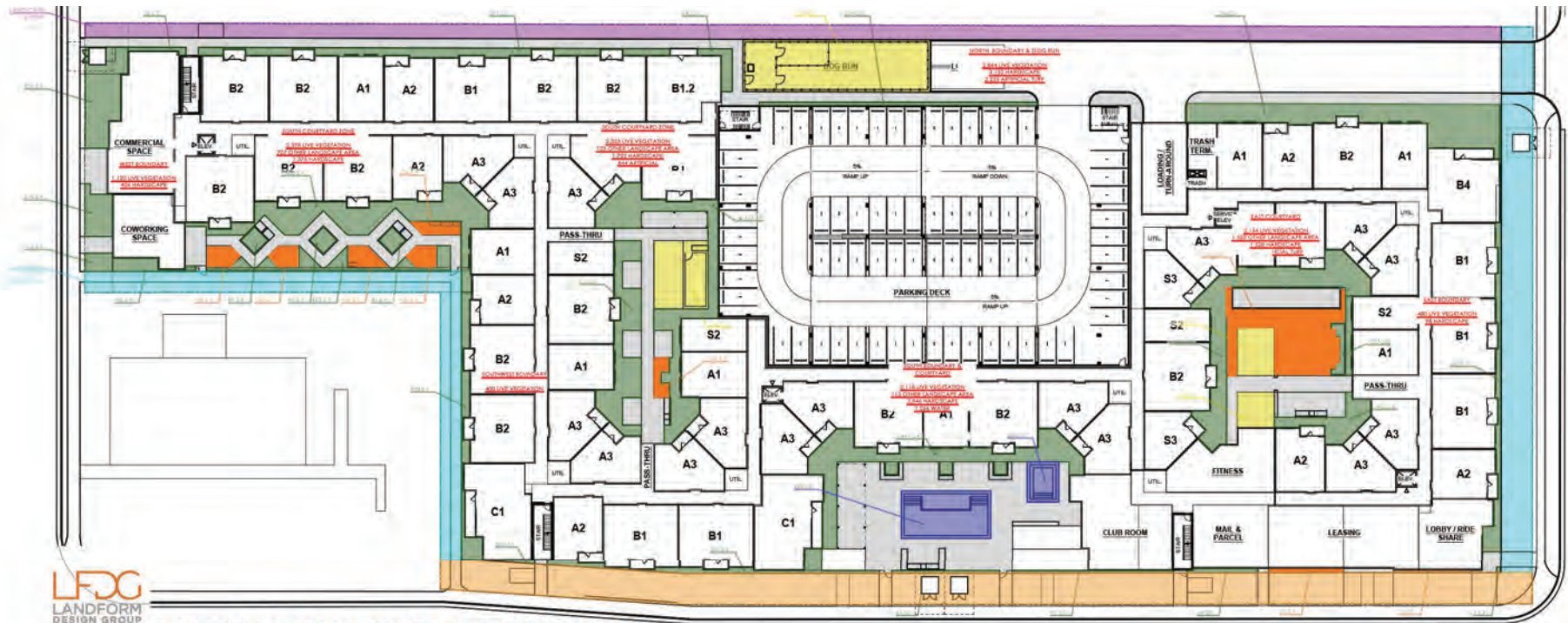


DESIGN REVIEW STANDARDS PLAN



DESIGN REVIEW STANDARDS ILLUSTRATED





ADDITIONAL OPEN SPACE / LANDSCAPE AREAS

- LANDSCAPE AREA - HARDSCAPE / REASONABLE ACCESS ZONES
- LANDSCAPE AREA - PERMEABLE SOFTSCAPE
- LANDSCAPING - LIVE VEGETATION AREA
- *ARTIFICIAL TURF (HARDSCAPE)
- *WATER / POOL
- REQUIRED SETBACK - CC FRONT YARD REQUIREMENTS WITH 1 TREE PER 25 L.F. + 4' HEDGE + 1/3 LIVE VEGETATION
- REQUIRED SETBACKS - LANDSCAPED WITH 1/3 LIVE VEGETATION MINIMUM
- REQUIRED LANDSCAPE BUFFER - LANDSCAPED WITH 1 TREE PER 30 L.F. + CONTINUOUS HEDGE + GROUNDCOVER

| PROJECT NAME: LINCOLN PLAZA | | ZONING DISTRICT: CC + SSSC OVERLAY | | Commercial Corridor + South State Street Corridor | |
|---|--|------------------------------------|-------------|---|--|
| LANDSCAPE SUMMARY DATA | | TOTAL AREA IN SQUARE FEET: | PERCENTAGE: | REQUIRED: | |
| TOTAL PRIVATE SITE AREA: | | 166,411 | 100% | NA | |
| STRUCTURES (ARCHITECTURAL + UTILITY): | | 102,120 | 61% | | |
| HARDSCAPE (NON LANDSCAPE USE): | | 11,435 | 7% | | |
| TOTAL LANDSCAPE & AMENITY AREA | | 52,854 | 32% | 33% Minimum live vegetation + additional requirements per separate zones | |
| LANDSCAPE SETBACKS - CC FRONT YARD ZONE - LIVE VEGETATION & ACCESS WALKS | | 7,846 | | 523 LF Front Yard Setback = 1 tree every 25' L.F. (21) + 40% of shrubs to be evergreen, less than 3' ht (262), provided every 2' minimum + groundcovers as needed | |
| LANDSCAPE SETBACKS (10' WESTERN INTERIOR / 15' EAST BOUNDARY) WITH LIVE VEGETATION & ACCESS WALKS | | 7,000 | | 1/3 total area to be covered with landscape vegetation | |
| LANDSCAPE BUFFERS (7' NORTH PROPERTY) WITH LIVE VEGETATION | | 4,748 | | 693 LF of Buffer = 1 Tree Per 30 LF (23 TREES) + 4' Continuous hedge + Solid fence | |
| ADDITIONAL PRIVATE SITE LANDSCAPE AREA WITH LIVE VEGETATION | | 13,817 | | 33% Live Vegetation of Total Landscape Area | |
| TURF AREA | | | | Less than 20% of Landscape Area (Multi-Family) | |
| PERMEABLE LANDSCAPING WITHOUT LIVE VEGETATION | | 3,553 | | | |
| LANDSCAPE AREA HARDSCAPE *REASONABLE ACCESS / ARTIFICIAL TURF | | 15,892 | | | |

| STREET TREES (SELECTIONS TO BE COORDINATED WITH URBAN FORESTRY AND USE SUGGESTED TREES) | TOTAL FRONTAGE: | REQUIRED (1:30): | 2" Cal. PROVIDED: |
|---|-----------------|------------------|-------------------|
| | | | |

| | | | |
|------------------------------|---------|--------|---|
| 200 E (East Boundary) | 276 LF. | 9.2 | *EXISTING TREES (LARGE ESTABLISHED SYCAMORES) TO BE PROTECTED IN PLACE PENDING URBAN FORESTRY COORDINATION* |
| State Street (West Boundary) | 128 LF. | 4.266 | 5 |
| 1300 S (South Boundary) | 523 LF. | 17.433 | 26 TOTAL 14 LARGE SHADE 12 SMALL DECORATIVE |

| ADDITIONAL HEIGHT LANDSCAPE CALCULATIONS | | | |
|--|----------------------------|-------------|--|
| TOTAL ADDITIONAL HEIGHT ABOVE 30' | TOTAL AREA IN SQUARE FEET: | PERCENTAGE: | REQUIRED: |
| | 110,704 | 100% | NA |
| CONDITIONED SPACE (LEVEL 4) | 77,876 | 70% | NA |
| PARKING GARAGE (LEVEL 5) | 32,828 | 30% | NA |
| *THIS CALCULATION IS FOR ADDITIONAL LANDSCAPING PROVIDED ON THE PRIVATE SITE ONLY (EXCLUDES AREAS SUCH AS REQUIRED SETBACKS, LANDSCAPE YARDS, BUFFERS, RIGHT-OF-WAY PLANTINGS, ETC.) | | | |
| TOTAL LANDSCAPING AREA BEYOND MINIMUM REQUIREMENTS (LIVE VEGETATION + WALKWAYS/ACCESS + NON-PLANTED LANDSCAPE AREAS) | 33,262 | 30% | NA |
| ADDITIONAL LIVE VEGETATION AREA | 13,817 | 12% | 10% OF TOTAL ADDITIONAL HEIGHT = 11,071 |
| PLANTING AREA WITH LIVE VEGETATION (SLC WATERWISE PLANTS ONLY) | 11,317 | | 80% Minimum of Live Vegetation Area |
| PLANTING AREA WITH LIVE VEGETATION (NON DROUGHT TOLERANT - FULL SHADE / DECORATIVE) | 2,500 | | 20% Maximum of Live Vegetation Area |
| TURF AREA | | | Less than 20% of Landscape Area (Multi-Family) |
| PERMEABLE LANDSCAPING WITHOUT LIVE VEGETATION | 3,553 | | NA |
| WATER FEATURES / POOLS | 1,256 | | NA |
| DECORATIVE GRAVEL / SOFTSCAPE PATHS / ACCENT TREE ZONES | 2,297 | | NA |
| LANDSCAPE AREA HARDSCAPE *REASONABLE ACCESS | 15,892 | | NA |
| ARTIFICIAL TURF RECREATION AREAS (RECREATION / DOG PARK) | 3,785 | | NA |
| REASONABLE ACCESS (REQUIRED) WALKWAYS | 12,107 | | NA |

ADDITIONAL LANDSCAPE CALCULATION

DESIGN REVIEW STANDARDS ILLUSTRATED



RHYTHM THROUGH SUB-DIVIDED MASSING



MASSING PUSHED FORWARD

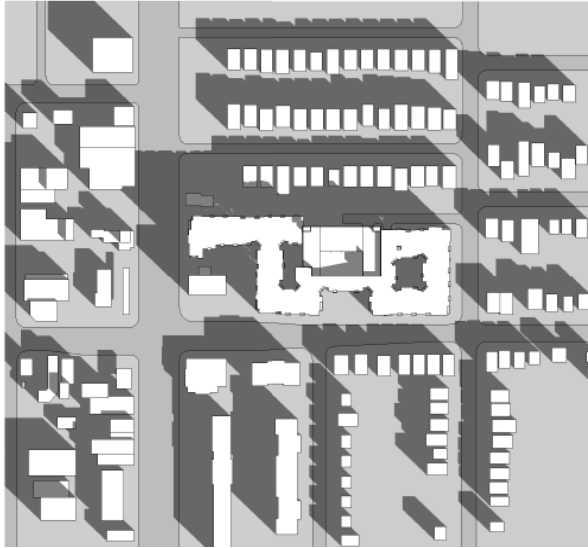
MASSING PULLED AWAY

MASSING PUSHED FORWARD



DESIGN REVIEW STANDARDS ILLUSTRATED

June 21st
9:00 AM



June 21st
12:00 PM



June 21st
3:00 PM



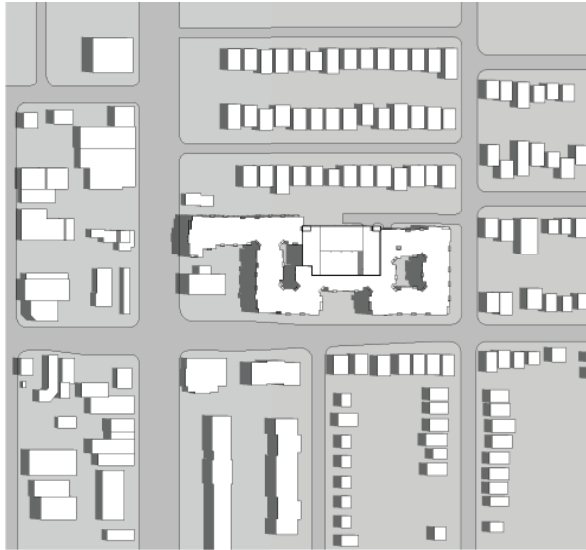
June 21st
6:00 PM



SUN STUDY: SUMMER SOLSTICE

DESIGN REVIEW STANDARDS ILLUSTRATED

Dec 21st
9:00 AM



Dec 21st
12:00 PM



Dec 21st
3:00 PM



SUN STUDY: WINTER SOLSTICE

DESIGN REVIEW STANDARDS ILLUSTRATED

SLC Design Review Standard - 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).
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
3. Parking shall be located within, behind, or to the side of buildings.

Compliance of Standard - B

1-2. The main entrance of the proposed project, referred to here as Lincoln Plaza, is oriented towards 1300 South providing direct pedestrian access from the public sidewalk to the residential lobby, and resident amenity spaces thereafter. The Second Primary entrance is setback ~15 feet from the public sidewalk along state street within a proposed micro plaza area that intends to activate the street front for the pedestrian experience. Of the remaining five building entrances, two secondary entrances are located along 1300 south. One entrance is set back ~50 feet from State Street on the North facade of the building. Lastly two secondary entrances to the building through the parking garage are located centrally along the North facade that will be access by the proposed sidewalk.

3. The proposed parking structure is located centrally on the North facade of the project surrounded on all 3 sides of the site that front public streets and sidewalks. Garage access is located along 200 East on the Northeast corner of the site.

SLC Design Review Standard - 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.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
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.

Compliance of Standard - C

1. Active ground-floor uses at / near the public sidewalk along 1300 South & State Street. include leasing office, ride share lobby, clubhouse, co-working space, commercial space & other various resident amenities.

2. Glazing has been carefully articulated along 1300 South & State Street amenity spaces to maximize extents along the ground floor with an interplay of sophisticated materiality. Wrapping the corner from 1300 South to 200 East with glazing at active use amenity spaces brings a thoughtful pedestrian experience to all public fronts of building. Additionally, careful consideration has been taken along all residential portions of building to minimize blank wall length and distances between fenestration.

3. The amenity and residential lobby facades are delineated with storefront glazing broken up by metal banding that speaks to both the human scale residential experience and the traditional commercial history of the site.

4. Outdoor spaces have been carefully considered to compliment the public realm and provide additional ground floor interest to the site. The pool courtyard is proposed to directly front 1300 South with an interplay of screening and direct visual site lines articulated through perforated metal. Additionally the project proposes a courtyard to the South of the Northwest bar that fronts the proposed sidewalk aiming to promote individual serenity and seclusion through heightened naturalistic landscaping.

DESIGN REVIEW STANDARDS

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

Compliance of Standard - D

1. The project takes surrounding context into play when articulating facades and general project massing push & pulls throughout the site. Starting with 1300 South, the buildings longest public facing facade, the design is pushed pulled with a unique element individualized for each use to create a dynamic pedestrian experience. On 300 East the overall Massing is pushed close to the setback while being segmented to provide a rhythm that clearly defines distinct elements to the building, combined with the large existing trees on the block the pedestrian will have a dynamic experience giving a sense of seclusion inside the bustling urban realm. On State Street, the buildings smallest public facing facade, the building is divided into three vertical masses that blend into one cohesive element through horizontal delineation blurring the lines and forming a singular pedestrian experience that give a sense of depth to passersby.

The first story of the Lincoln Plaza facade is scaled to create a horizontal emphasis through the maximization of glazing on the projects active use areas and maintain the pedestrian scale. This idea of maximized glazing at the ground floor is transitioned onto the residential portions while being articulated in a different manner in different sections of the building. On certain facades vertical rhythm is presented through the use of different materials in a push and pull manner that subdivides a large mass. On other facades brick banding broken up by tall subdivided glazing interacting with expressive plantings defines the user experience.

Above the street level individual massing are commonly broken up by inset balconies, changes in material and plane. The project actively avoids the idea of a flat facade on every side. Each massing, as described above, includes balconies (inset, semi-recessed and extended), vertical bays, belt courses and window reveals as secondary elements to those masses. The scale and ratio of doors & windows relate directly to the individual nature of each street that the building fronts.

DESIGN REVIEW STANDARDS



SLC Design Review Standard - E

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

1. Changes in vertical plane (breaks in facade);
2. Material changes;
3. Massing changes;
4. A minimum of (80%) of ground floor must be used for active, publicly accessible uses.
5. Stepback must be a minimum of ten feet from base of building.

Compliance of Standard - E

The proposed project does not have public facing facades greater than 200 feet in length.

SLC Design Review Standard - F

If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

1. 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");
2. A mixture of areas that provide seasonal shade;
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;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

Compliance of Standard - F

No privately-owned public spaces have been provided.

SLC Design Review Standard - G

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

1. Human scale:

- A. Utilize setbacks 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.
- B. For buildings more than three 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.

2. Negative impacts:

- A. Modulate taller buildings vertically and horizontally so that it steps up or to its neighbors.
- 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.
- 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.
- D. Design and orient to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.

3. Cornices and roof lines:

- A. Shape and define roof lines to be cohesive with the building's overall form and composition. The roof line and architectural detailing, including cornices, shall be complimentary to the structures scale, material color, and form and create a change in plane of at least (6"), a change in material, utilizing at least one visible sloping plan along a minimum of (50%) of the roof line on building elevations facing a street, or a change in material orientation to define the roof line of the building.
- B. 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 storm water system.

Base Zoning District Standard(21A.26.050)

F. Maximum Height: No building shall exceed thirty feet (30'). Buildings higher than thirty feet (30') 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 shall find that the increased height will result in improved site layout and

SLC Design Review Standard - G

2. Landscaping: If an additional floor is 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 floor.

3. Maximum Additional Height: Additional height shall be limited to fifteen feet (15').

Compliance of Standard - G

The proposed project seeks to utilize modification of the 30 foot maximum height to gain the stated maximum increase of 15' bringing the total maximum allowable height to 45'. Site Landscaping has been increased from its baseline to 10% of the area of the additional floor.

The building has conformed to all setbacks required on the site and gone a step further in certain areas by pushing and pulling masses back to not overwhelm direct context of certain areas such as residential neighborhoods to the east and west. The building clearly defines itself into distinct base, middle and top sections, On 1300 South the base is clearly delineated by brick interlaced with tall windows and doors. Moving east on the facade, floor to ceiling storefront separates itself horizontally from the above plays in massing and material. The middle massings throughout the entire project are delineated by a change in materiality and interplays of depth that is further subdivided by balconies, windows, and reveals. On the top sections of the building the proposed design halts its dynamic interplays with solid banding of various heights and materials that work to not only divide itself horizontally from other sections of the building but also tie together various vertical massings present throughout the building into one distinct cohesive design. Combined with a roof top amenity lounge the building works to define its roof line without turning into one solid mass fronting the street. The Building has been modulated throughout its design with vertical bands that provide further depth inside of larger masses that have been carefully brought forward or pushed back in accordance with individual context of each streets unique neighboring context. Shadow studies have been conducted throughout the design process to ensure that the building does not negatively affect its neighbors to the greatest extent possible while still providing the area with a building on a scale that is feasible. The proposed design does not leave any neighbors shadowed for the entirety of any day. The design also utilizes insets and canopies at Building entrances to keep the way clear for pedestrians.

DESIGN REVIEW STANDARDS

SLC Design Review Standard - H

Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway. Parking is encouraged to be behind the principle building and away from pedestrian walkways.

Compliance of Standard - H

The Parking garage is located centrally on the northern boundary of the site away from all existing public sidewalks and streets with the minimum allowed curb cut along 200 east to allow for vehicular access to site. Additionally the project proposes to add pedestrian sidewalks along the northern and south western boundaries of the site to completely surround the building where no sidewalks are currently provided.

SLC Design Review Standard - I

Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure.

Compliance of Standard - I

Service-use areas are not visible to the public, they are located within the structure and are screened from public view. Trash and loading are located along garage access road on Northern boundary of site away from public road and walkways. Additionally access points are architecturally articulated as part of the facade as a whole through consistent use of material and detailing. Mechanical equipment would be located on the roof and screened by parapets. Electrical equipment is proposed to be screened from public view while maintaining required access from surrounding streets.

SLC Design Review Standards - 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.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts

Compliance of Standard - J

SLC Design Review Standard noted by the design team. Signage to be reviewed by deferred submittal.

SLC Design Review Standards - K

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

1. Provide streetlights as indicated in 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 up-lighting directly to the sky.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety

Compliance of Standard - K

SLC Design Review Standard noted by the design team. The hard scape and landscape design of the exterior amenities and circulation to comply with the City's lighting requirements.

SLC Design Review Standard - 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 every 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.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:
 - a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
 - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
 - c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
 - d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
 - e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
 - f. Asphalt shall be limited to vehicle drive aisles. (Ord. 24B-23, 2023: Ord. 24-23, 2023: Ord. 14-19, 2019)

Compliance of Standard - L

1. Street tree requirements have been addressed, see landscape drawings.
2. Hardscape in privately-owned public spaces to comply with the Design Review Standard requirements.

