

Project Team:

Client:

SSG OZ Fund I, LLC c/o Henderson Development
PO Box 682925
Park City, UT 84060
Blake Henderson
435.901.2321
blake@hen-dev.com

Architect:

AO Architects
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Solana Beach, CA 92075
Rachel Barnhart, Project Manager
714.369.9860
rachelb@aoarchitects.com

Structural Engineer:

Dunn Associates, Inc.
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Salt Lake City, UT 84101
Tait Ketcham, Principal
801.913.8838
tketcham@dunn-se.com

Civil Engineer/Landscape Design:

Galloway
2015 W. Grove Parkway, Suite H
Pleasant Grove, UT 84062
Boyd Preece, Project Manager
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MEP Engineer:

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Provo, UT 84606
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Pool Designer:

Water Design, Inc.
6740 S. 1300 E, Suite 110
Salt Lake City, UT 84121
Brian Anderson
801.261.4009 ext. 114
brian@waterdesign.com



DRT Submittal Package

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





Renderings

04.06.2023

30 West

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Renderings

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Design Narrative:

Situated on the southern edge of the Granary District, between the Ballpark District and Central Business District, 30 West lies in the heart of it all and bridges the gap between Salt Lake City's outdoor playgrounds and its bustling downtown.

Located in the Central Ninth Neighborhood, proximate to transit connections and in the heart of one of the most active redevelopment districts, the 30 West development offers new housing options and a place of respite for those seeking an early morning coffee, quiet afternoon at the residential pool or a relaxing evening beer. Oversized doors and operable windows provide a strong connection to the pedestrian walkways adjacent to the property at the ground floor, creating an intimate connection and retail frontage sensitive to the pedestrian scale while energizing the street with activity.

Simple architectural forms and patterns with clean lines let the amenities speak for themselves and reflect the urban nature of the surrounding community. Offices and restaurants along the ground floor leverage glazing to emphasize the connection to the streetscape and the neutral color palette of the residences above link the development between the public spaces at grade and the private residential areas above. The restaurants along 900 South create a vibrant, energetic connection to the street and encourage passersby to linger and stay a while.

The South, East and West facing apartment units capitalize on the amazing mountain views to the east and west while the north facing units feature expansive views of the downtown area. Prime South facing units capture the most daylighting throughout the summer and winter while providing housing options suitable for individuals and couples looking to enjoy all that Salt Lake has to offer.

Design Proposal:

Construction Type: Type IIIA (levels 3-7) over Type IA Podium (levels B1-2)

Primary Exterior Materials: Storefront glazing, standing seam metal paneling system, fiber-reinforced concrete panels, cast-in-place concrete, white stucco, and composite wood cladding.

Dwelling Units: 175 Total Units

0 Bedrooms (456 SF - 485 SF): 69 units

1 Bedrooms (571 SF - 682 SF): 94 units

2 Bedrooms (1164 SF - 1196 SF): 12 units

APN & Legal Description:

15-12-278-026-0000; 15-12-278-031-0000; 15-12-278-028-0000

A parcel of land Situate within the Northeast Quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said parcel being a portion of Lot 9, all of Lot 10, Walker Subdivision of Block 4, Plat 'A', Salt Lake City Survey, and a portion of that certain tract described as parcel 'I', in a conveyance in Bargain and Sale Deed Recorded in Book 1574, at Page 19, said parcel being located in Salt Lake City, County of Salt Lake, State of Utah and being more particularly described as follows: Beginning at the south-east corner of said tract described in Bargain Sale deed, said point also being a point on the North line of 900 South Street, said point being South 89°56'40" West, along the 900 South Street monument line, a distance of 208.51 feet, and North 0°03'20" West, perpendicular to said monument line, a distance of 62.75 feet, from the Salt Lake City Monument at the intersection of Main Street and 900 South Street; and running thence North 89°55'16" West, along north line of said 900 South Street, a distance of 156.05 feet, to the Southwest corner of said Lot 10; thence North 0°00'46" West, a distance of 221.88; thence South 89°55'16" East, 156.05 feet, to the east line of said tract; thence South 0°00'49" East, along said east line, a distance of 221.88 feet, to the point of beginning.

Lot consolidation has been approved and recorded. See the Salt Lake County Recorder's entry (13234917), book (10921), page (7196) for the electronic record, dated 04.03.2020.

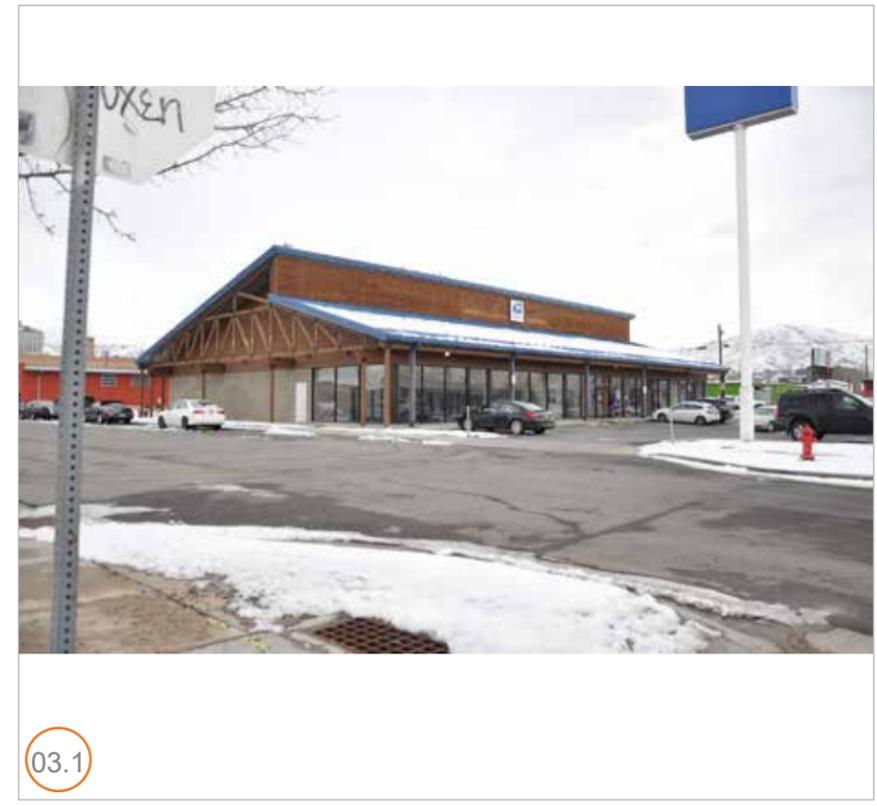
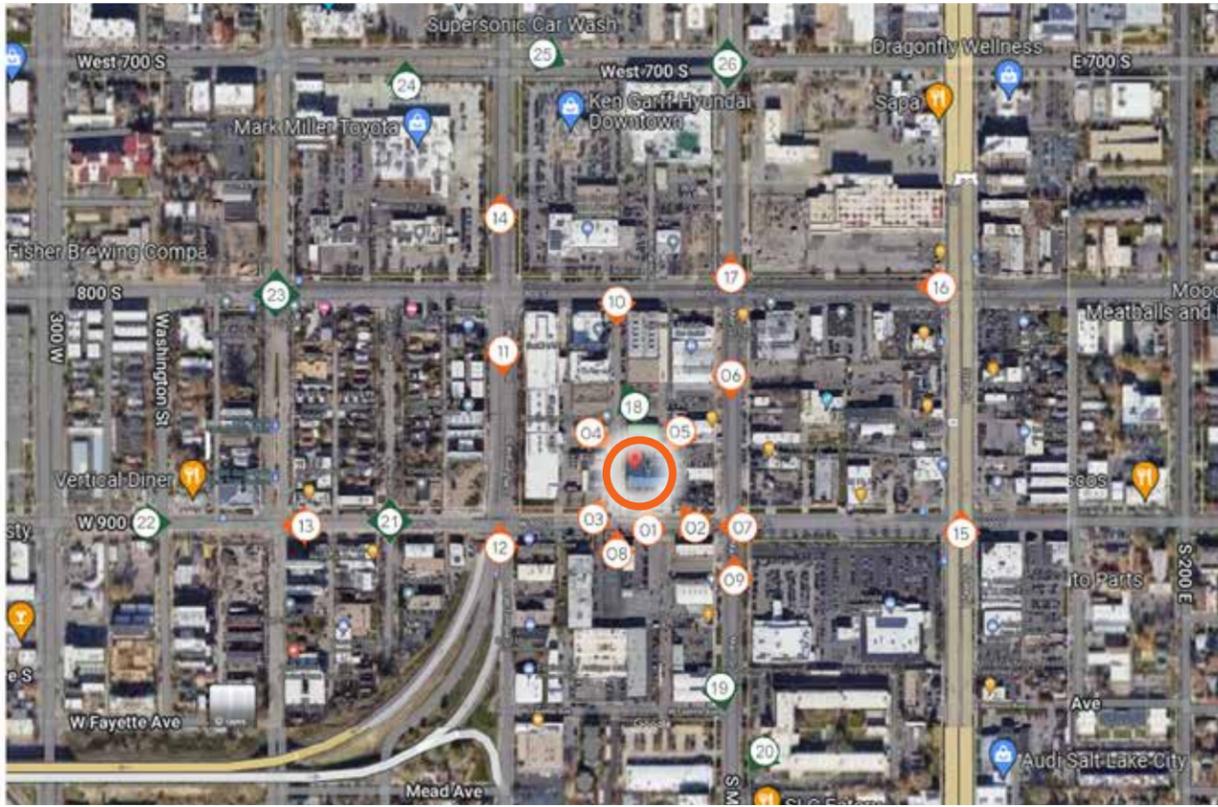
Design Narrative

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





Existing Photo Survey

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





03.2



04.1



04.2



05



06.1 Facing South



06.2 Facing North

Existing Photo Survey

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





07.1 Facing West



07.2 Facing North



07.3 Facing South



08



09.1 Facing North



09.2 Facing South

Existing Photo Survey

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101

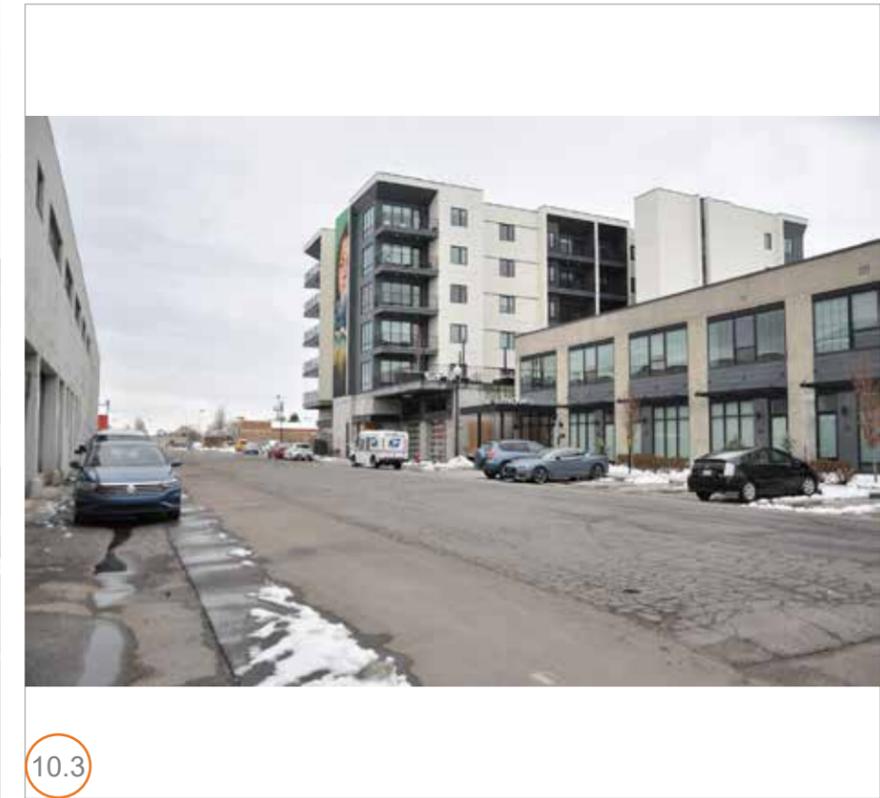




10.1



10.2



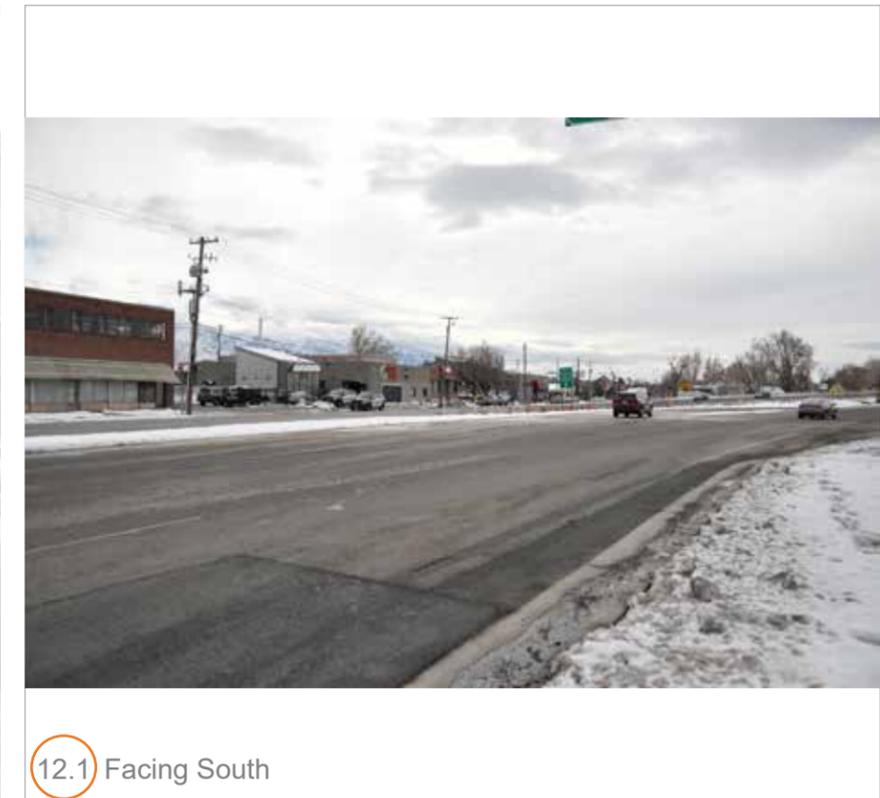
10.3



11.1 Facing North



11.2 Facing South



12.1 Facing South

Existing Photo Survey

04.06.2023

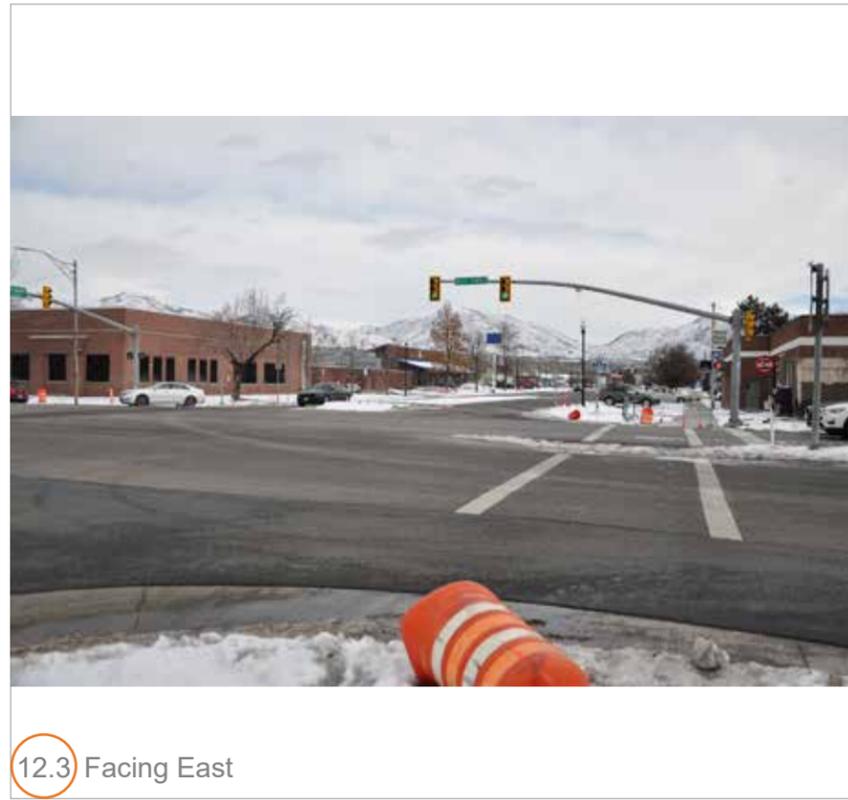
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Salt Lake City, UT 84101

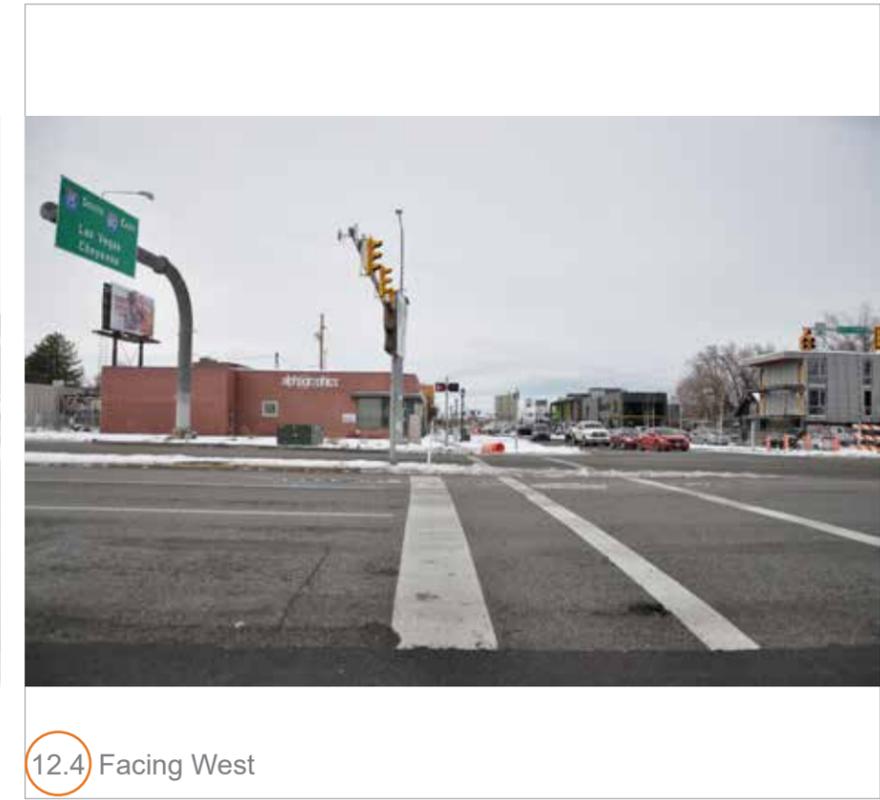




12.2 Facing North



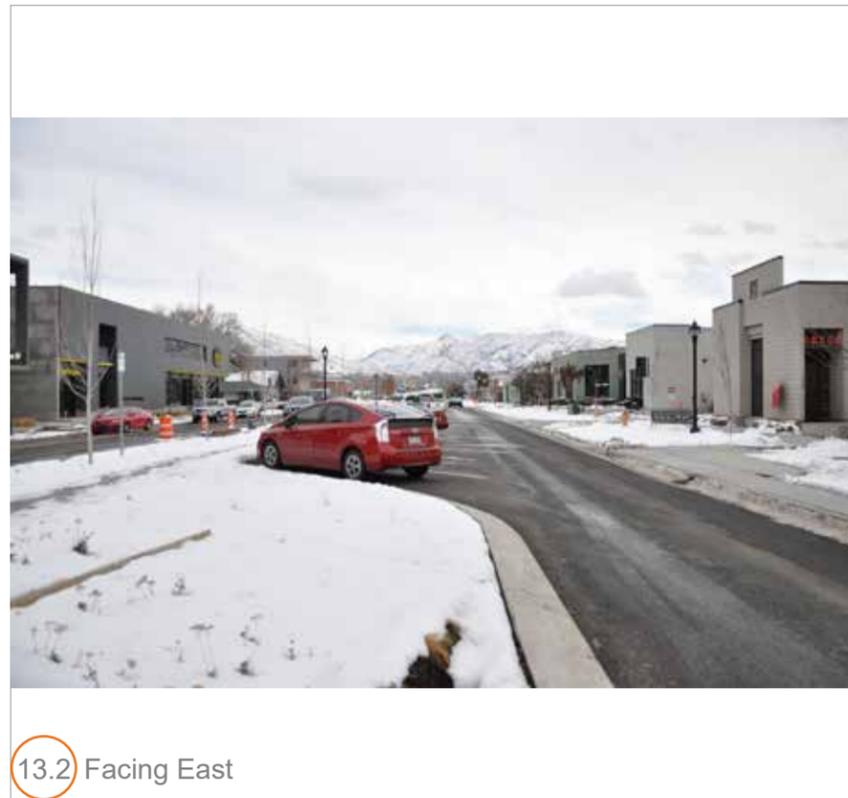
12.3 Facing East



12.4 Facing West



13.1 Facing West



13.2 Facing East



13.3 Facing North

Existing Photo Survey

04.06.2023

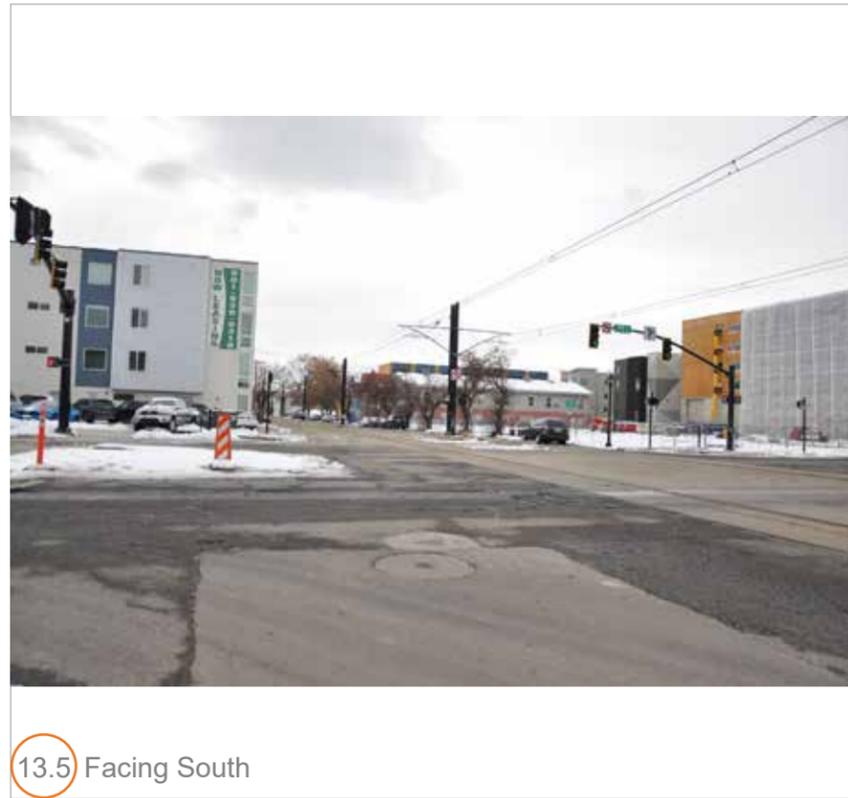
30 West

30 West 900 South
Salt Lake City, UT 84101





13.4 Facing Southwest



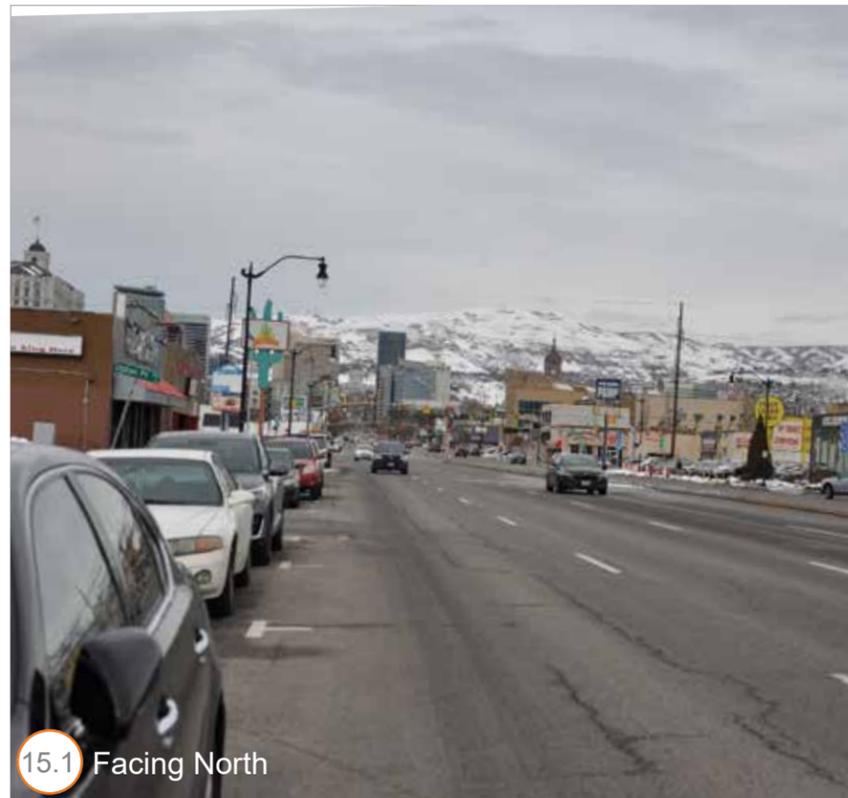
13.5 Facing South



04.1 Facing South



14.2 Facing North



15.1 Facing North



15.2 Facing South

Existing Photo Survey

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





15.3 Facing West



15.4 Facing East



16.1 Facing West



16.2 Facing East



17.1 Facing North



17.2 Facing West

Existing Photo Survey

04.06.2023

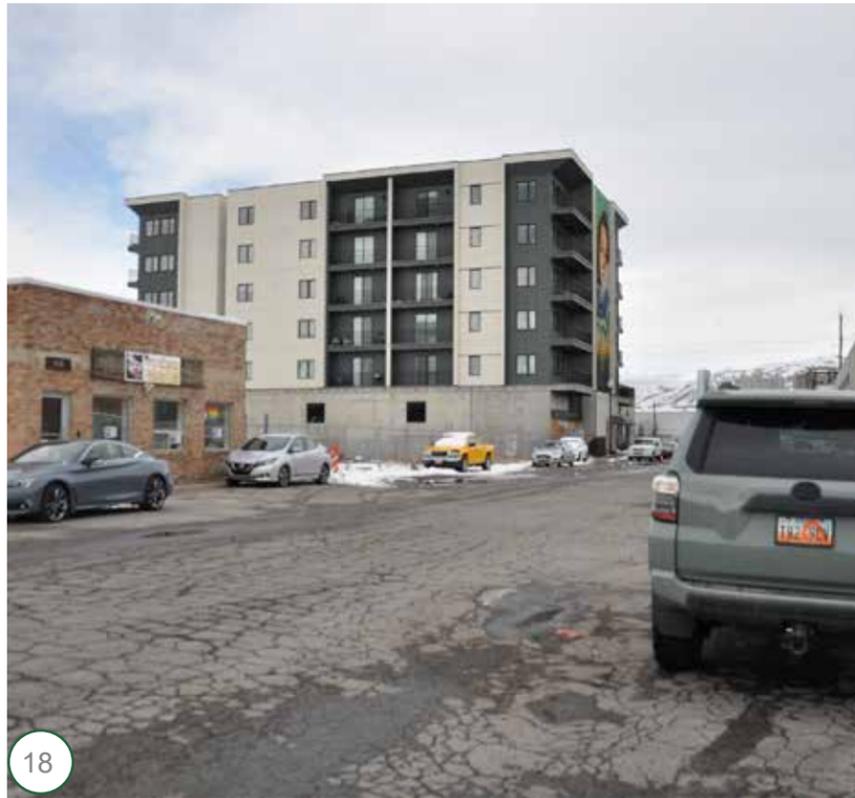
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Salt Lake City, UT 84101





17.3 Facing East



18



19



20



21.1 Facing West



21.2 Facing East

Existing Photo Survey

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





21.3 Facing Southwest



21.4 Facing Northwest



22



23.1 Facing South



23.2 Facing North



23.3 Facing East

Existing Photo Survey

04.06.2023

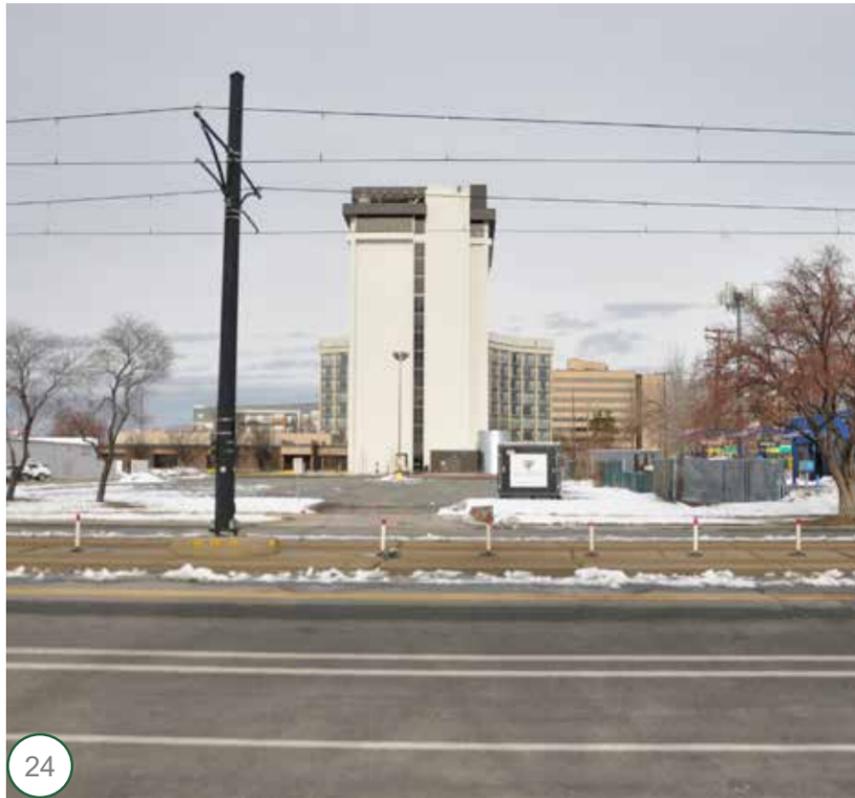
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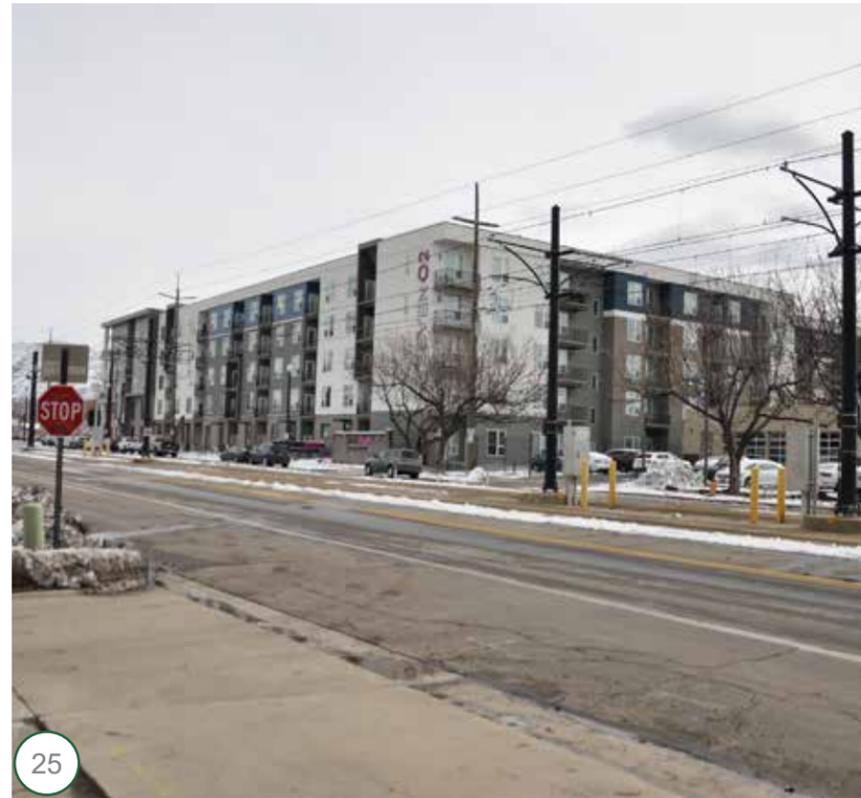




23.4 Facing Northwest



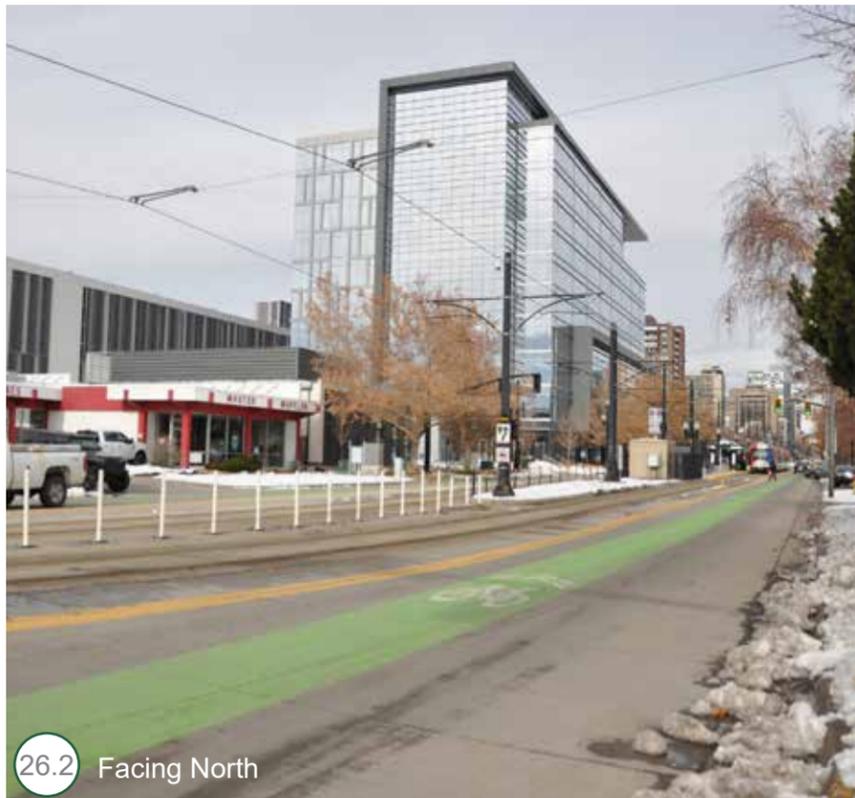
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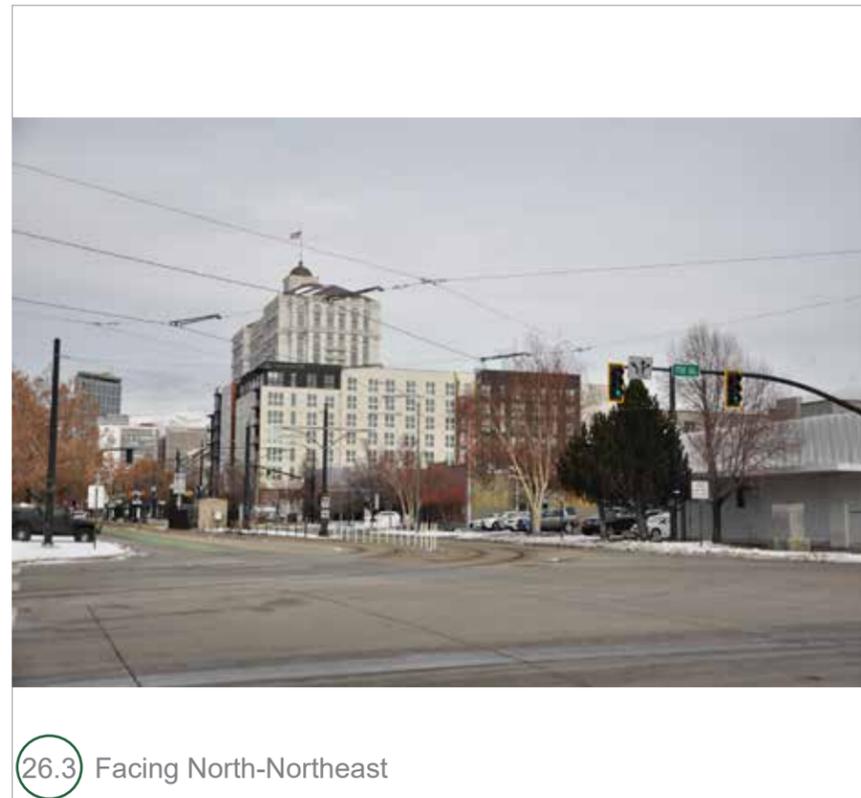
25



26.1 Facing South



26.2 Facing North



26.3 Facing North-Northeast

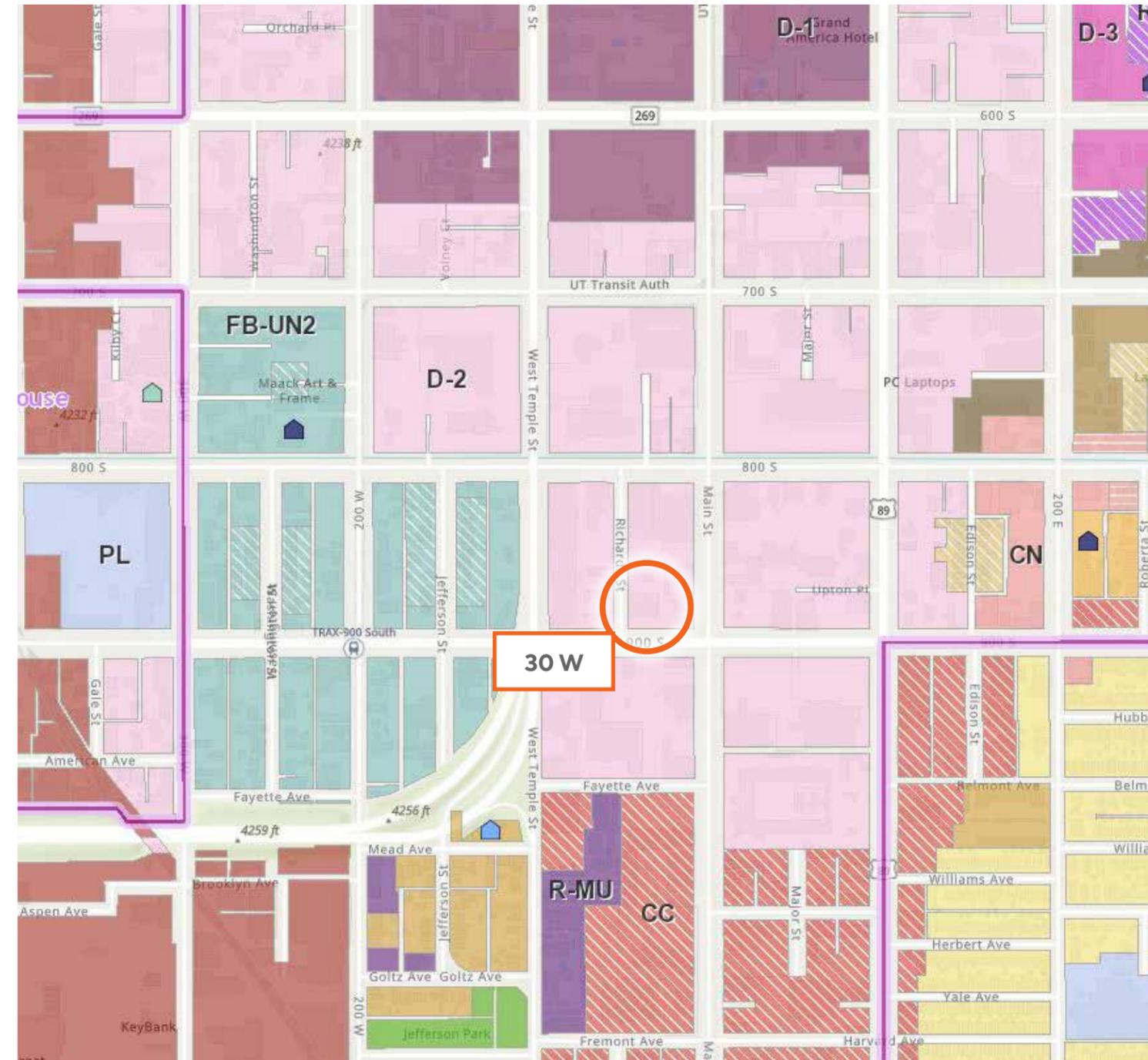
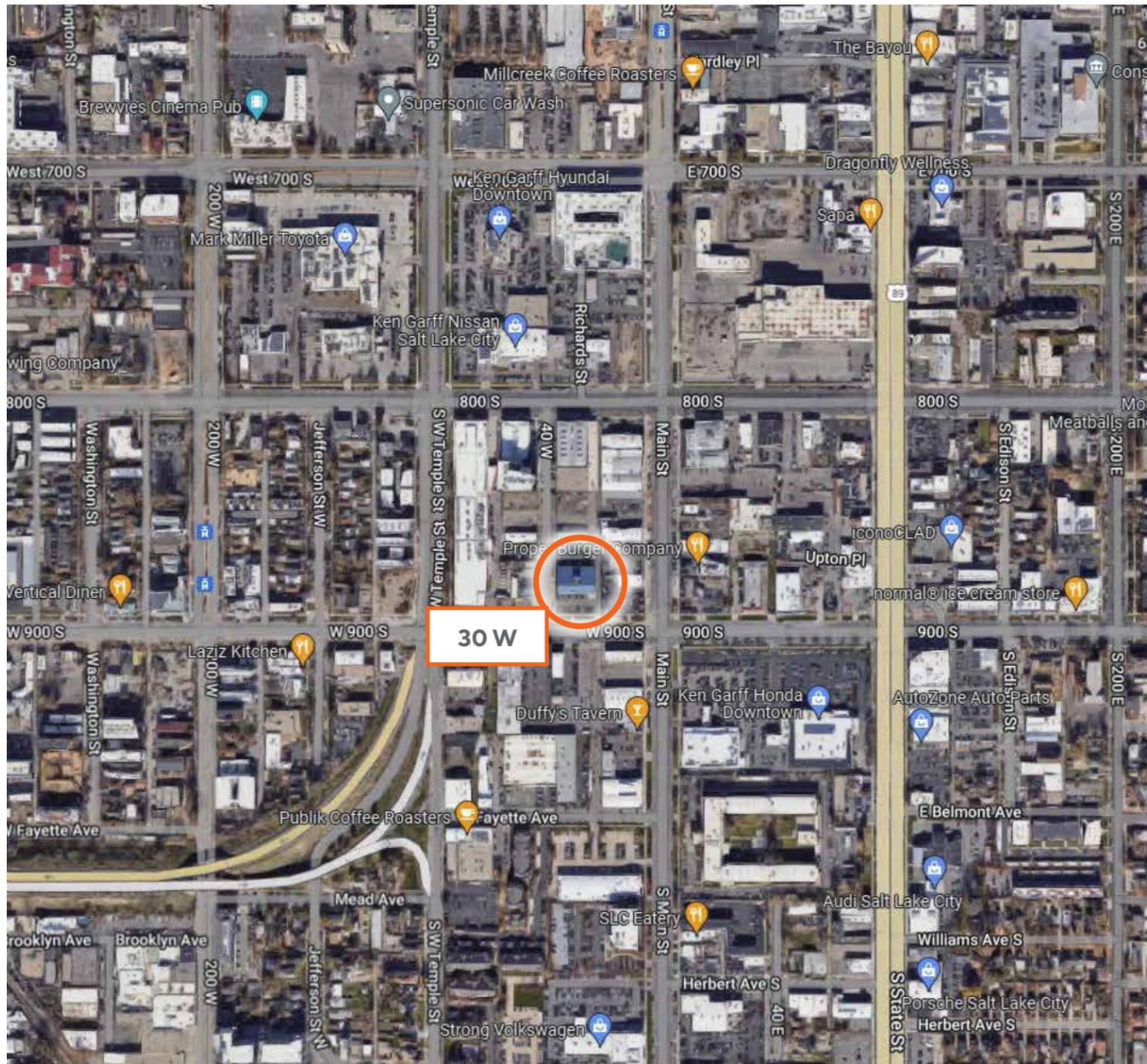
Existing Photo Survey

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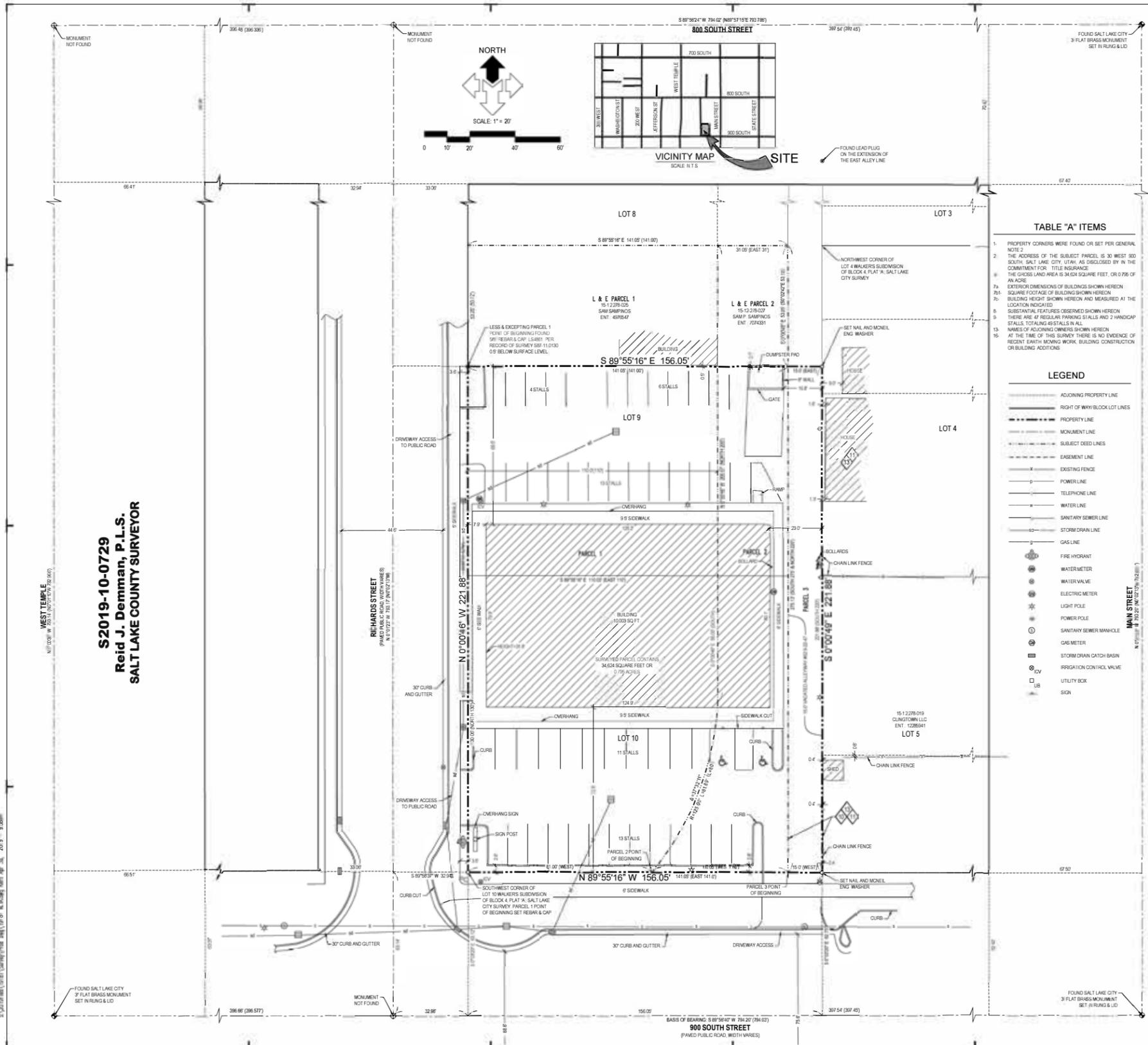
Vicinity & Zoning Maps

04.06.2023

30 West

30 West 900 South
Salt Lake City, UT 84101





S2019-10-0729
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

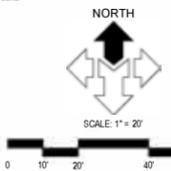


TABLE "A" ITEMS

- PROPERTY CORNERS WERE FOUND OR SET PER GENERAL NOTE 2
- THE ADDRESS OF THE SUBJECT PARCEL IS 30 WEST 900 SOUTH, SALT LAKE CITY, UTAH AS DISCLOSED BY IN THE COMMITMENT FOR TITLE INSURANCE
- THE GROSS LAND AREA IS 34.84 SQUARE FEET, OR 0.796 OF AN ACRE
- EXTERIOR DIMENSIONS OF BUILDINGS SHOWN HEREON
- SQUARE FOOTAGE OF BUILDING SHOWN HEREON
- BUILDING HEIGHT SHOWN HEREON AND MEASURED AT THE LOCATION INDICATED
- SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON
- THERE ARE 47 REGULAR PARKING STALLS AND 2 HANDICAP STALLS TOTALING 49 STALLS IN ALL
- NAMES OF ADJOINING OWNERS SHOWN HEREON
- AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

LEGEND

- ADJOINING PROPERTY LINE
- RIGHT OF WAY BLOCK LOT LINES
- PROPERTY LINE
- MONUMENT
- SUBJECT DEED LINES
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- GAS METER
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL VALVE
- UTILITY BOX
- SIGN

SURVEYOR'S CERTIFICATE

TO SSG WP LLC (LUDLOW WAREHOUSE, LLC COALITION TITLE AGENCY AND STEWART TITLE GUARANTY COMPANY)
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR PLATERS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7a, 7b, 7c, 8, 9, 13 & 15BABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 03, 2019.
 DATE OF PLATING: APR 03, 2019
 D. DENNIS K. WITHERS
 PLATER
 SALT LAKE COUNTY, UTAH

DESCRIPTION PER TITLE REPORT

PARCEL 1:
 THE WEST 110 FEET OF LOT 9 WALKERS SUBDIVISION OF BLOCK 4 PLAT "A" SALT LAKE CITY SURVEY AND COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION AND RUNNING THENCE NORTH 130 FEET THENCE EAST 110 FEET THENCE SOUTH 85 FEET THENCE SOUTHWEST 80 FEET MORE OR LESS TO A POINT DUE EAST OF THE POINT OF BEGINNING THENCE WEST 81 FEET TO THE POINT OF BEGINNING
 LESS AND EXCEPTING THE FOLLOWING DESCRIBED PORTION
 BEGINNING AT A POINT NORTH 07°01'42" WEST 221.86 FEET FROM THE SOUTHWEST CORNER OF LOT 10 WALKERS SUBDIVISION AND RUNNING THENCE NORTH 00 DEG 01' 42" WEST 53.12 FEET THENCE SOUTH 85.25 FEET EAST 141.00 FEET THENCE SOUTH 200 FEET DEED 0242 EAST 53.12 FEET THENCE NORTH 80 DEG 58' 59" WEST 141.00 FEET TO THE POINT OF BEGINNING
PARCEL 2:
 BEGINNING AT A POINT 81.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10 WALKERS SUBDIVISION OF BLOCK 4 PLAT "A" SALT LAKE CITY SURVEY SAID POINT BEING ON THE NORTH LINE OF 9TH SOUTH STREET AND RUNNING THENCE NORTHWESTERLY ALONG THE LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 125 FEET A DISTANCE OF 89 FEET MORE OR LESS TO A POINT 110 FEET AND 85 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 10 THENCE NORTH 200 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 9 BLOCK 4 THENCE EAST PARALLEL TO THE NORTH LINE OF LOT 9 39 FEET MORE OR LESS TO A POINT LYING 15 FEET WEST OF THE NORTHWEST CORNER OF LOT 4 BLOCK 4 THENCE SOUTH PARALLEL WITH AND 15 FEET WEST OF THE WEST LINE OF SAID LOT 4 AND BLOCK 4 THENCE SOUTH PARALLEL WITH AND 15 FEET WEST OF THE WEST LINE OF SAID LOT 4 AND BLOCK 4 THENCE WEST 80 FEET MORE OR LESS TO A POINT LYING ON THE NORTH LINE OF 9TH SOUTH STREET THENCE WEST 80 FEET MORE OR LESS TO THE POINT OF BEGINNING
 LESS AND EXCEPTING THE FOLLOWING DESCRIPTION
 THE EAST 31.00 FEET OF THE NORTH 53.12 FEET OF LOT 9 WALKERS SUBDIVISION OF BLOCK 4 PLAT "A" SALT LAKE CITY SURVEY
PARCEL 3:
 A PORTION OF THE PARTICULAR REACT OF LAND DESCRIBED AS PARCEL "A" IN A CONVEYANCE BY BARGAIN AND SALE DEED DATED DECEMBER 31, 1958 FROM THE BAMBARGER RAILROAD COMPANY AND BEING RECORDED IN BOOK 1954 AT PAGE 18 IN THE SALT LAKE COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
 BEGINNING AT A POINT 141.00 FEET EAST OF THE S.W. CORNER OF LOT 10 WALKERS SUBDIVISION OF BLOCK 4 PLAT "A" SALT LAKE CITY SURVEY SALT LAKE COUNTY UTAH SAID POINT BEING ON THE NORTH LINE OF 9TH SOUTH STREET THENCE WEST PARALLEL WITH AND 15 FEET WEST OF THE WEST LINE OF SAID LOT 4 AND 5 BLOCK 4 200 FEET THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 4 BLOCK 4 15 FEET MORE OR LESS TO A POINT LYING ON THE WEST LINE OF LOT 4 BLOCK 4 THENCE SOUTH ALONG SAID WEST LINE OF LOTS 4 AND 5 BLOCK 4 200 FEET TO A POINT LYING ON THE NORTH LINE OF 9TH SOUTH STREET WHICH POINT IS THE S.W. CORNER OF SAID LOT 5 BLOCK 4 THENCE WEST 15 FEET MORE OR LESS TO THE POINT OF BEGINNING

SURVEY NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF SSG REALTY PARTNERS, FOR THE PURPOSE OF RETAINING THE BOUNDS OF THE HERETO DESCRIBED PARCELS OF LAND AND EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE AS SET FORTH IN THE COMMITMENT FOR TITLE INSURANCE.
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°55'16" WEST ALONG THE 9TH SOUTH MONUMENT LINE BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF MAIN STREET AND WEST TEMPLE STREET AS SHOWN HEREON
 BLOCK LINES WERE ESTABLISHED PER THE SALT LAKE CITY ATLAS PLAT 2 OF THE OFFICIAL SURVEY OF PLAT "A" SALT LAKE CITY SURVEY LOT LINES WITHIN WALKERS SUBDIVISION WERE ESTABLISHED AT PROPORTIONATE MEASUREMENTS OF THE BLOCK
 THE MONUMENT AT THE INTERSECTION OF 800 SOUTH AND MAIN STREET WAS ESTABLISHED AT A PROPORTIONATE DISTANCE FROM THE MONUMENTS FOUND IN 800 SOUTH AND WEST TEMPLE AND 800 SOUTH AND MAINS STREET
 MONUMENT LINE FOR RICHARDS STREET WAS ESTABLISHED PARALLEL WITH THE MONUMENT LINE OF MAIN STREET AT A PROPORTIONATE DISTANCE TO THE BLOCK

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT NO. 28102 PREPARED BY COALITION TITLE AGENCY EFFECTIVE DATE: MARCH 06, 2019 AT 8:00 AM

SCHEDULE B-2 EXCEPTIONS

- THE FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE THAT ARE ACKNOWLEDGED BY THIS MAP. ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE OR NOT A SURVEY MATTER
- 1. GRANT OF EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE RIGHT OF WAY ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS RECORDED SEPTEMBER 27, 1929 AS ENTRY NO. 64128 IN BOOK 56 OF DEED AT PAGE 202 OF OFFICIAL RECORDS. **NO DEFINITIVE LOCATION OF POWER EASEMENT, SEWER EASEMENT CITED THEREIN RANG WITHIN THE ALLEYWAY AS SHOWN HEREON.**
 - 2. SUBJECT TO ANY EASEMENT FOR EXISTING UTILITIES AND RIGHT OF ENTRY FOR INSPECTING MAINTENANCE, REPAIRING, REPLACING, REMOVING, ALTERING, OR REROUTING, AS MAY EXIST FOR INCIDENTAL PURPOSES ACROSS OR THROUGH THAT PORTION OF THE VACATED ALLEY AS SET FORTH IN THIS CERTAIN ORDINANCE WORKING SAID ALLEY, RECORDED SEPTEMBER 27, 1929 AS ENTRY NO. 136658 IN BOOK 56 AT PAGE 1 OF OFFICIAL RECORDS. **(ALLEYWAY SHOWN HEREON)**
 - 3. THE EFFECT OF THAT CERTAIN BARGAIN AND SALE DEED, BETWEEN BAMBARGER RAILROAD COMPANY, A UTAH CORPORATION, AS PARTY OF THE FIRST AND THE DENVER AND RIO GRAND WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION, AS PARTY OF THE SECOND PART TAKING SUBJECT TO ALL FRANCHISES, EASEMENT, RIGHT-OF-WAY, SPUR TRACK AGREEMENTS AND OTHER ENCUMBRANCES WHICH MAY AFFECT SAID LAND AND WHICH ARE IDENTIFIED OR REFERRED TO IN AN UNRECORDED AGREEMENT OF SAID PARTS, DATED JUNE 24, 1958, SAID BARGAIN AND SALE DEED, RECORDED DECEMBER 31, 1958 AS ENTRY NO. 165830 IN BOOK 1674 AT PAGE 19 OF OFFICIAL RECORDS. **NO DEFINITIVE LOCATION OF EASEMENT AREA DEFINED IN RECORDED DOCUMENT, NOTHING SHOWN.**
 - 4. RIGHT OF WAY GRANT OF BONAVILLE ON THE HILL COMPANY, A PERPETUAL RIGHT OF WAY AND EASEMENT FOR AUTOMOBILES, TRUCKS, AND OTHER VEHICLES AND FEEDSTUFFS AND THE TERMS, CONDITIONS AND LIMITATION CONTAINED THEREIN, IN FAVOR OF GRANTEE AND GRANTEE THEREOF, RECORDED MARCH 19, 1968 AT ENTRY NO. 1542783 IN BOOK 1566 AT PAGE 259 OF OFFICIAL RECORDS. **(AS SHOWN HEREON)**

GENERAL NOTES

- MANEIL ENGINEERING OR MANEIL ENGINEERING, SURVEYING, L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE DESCRIPTIONS OF SCHEDULE B-2 AS SHOWN HEREON
- CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG." OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION UNLESS OTHERWISE NOTED HEREON
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS, RECORD SUBDIVISION PLATS, RECORDY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION
- NO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES OR BURIAL GROUNDS
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE INDICATIONS ARE REGULAR, NOTIFY BLUE STAKES
- THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL

SIGNIFICANT OBSERVATIONS

- 1. NONE OBSERVED

MCNEIL ENGINEERING
 Economic and Sustainable Design Professionals You Know and Trust
 846 G South Sandy Parkway, Ste. 200, Sandy, Utah 84070 801.251.7700 mceiling@mcneileng.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

PIER 1 IMPORTS PARCEL
SSG REALTY PARTNERS
30 WEST 900 SOUTH, SALT LAKE CITY, UTAH 84101
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B.M.

REV#	DATE	DESCRIPTION

PROJECT NO: 19181
 CAD FILE: 19181 ALTA
 DRAWN BY: KSL
 CALC BY: DKW
 FIELD CREW: SSB
 CHECKED BY: DKW
 DATE: 4/03/19
ALTA/NSPS
LAND TITLE
SURVEY
1 OF 1

Site Plan - Alta Survey

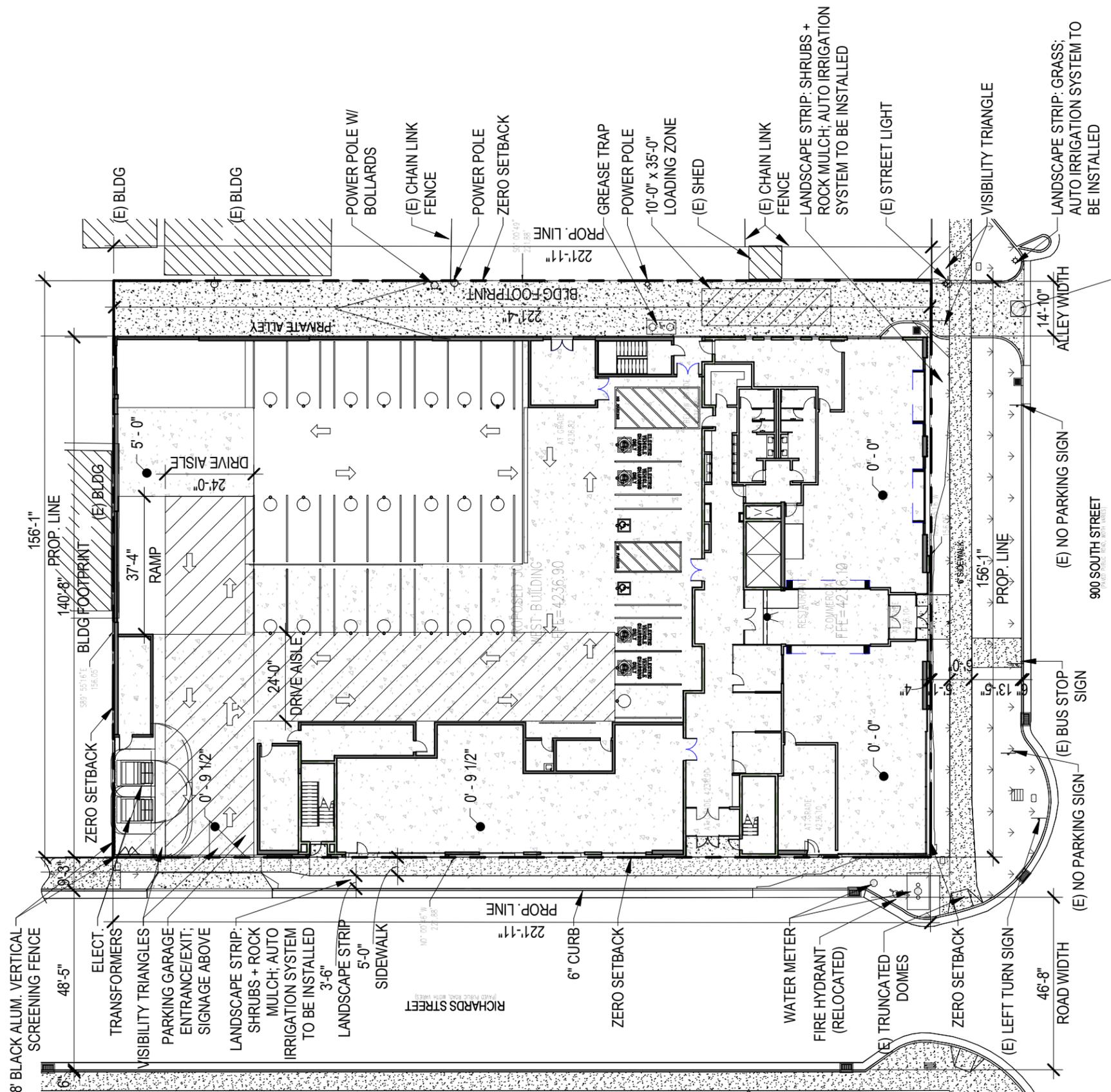
04.06.2023
 Scale: NTS

30 West
 30 West 900 South
 Salt Lake City, UT 84101



Legend:

- Fiber Optic: FO
- Elect. Box: E
- Cable Box: TV
- Area Drain:



Architect:

AO Architects
 731 South Highway 101, Suite 1M
 Solana Beach, CA 92075
 Rachel Barnhart, Project Manager
 714.369.9860
 rachelb@aoarchitects.com

Civil Engineer/Landscape Design:

Galloway
 2015 W. Grove Parkway, Suite H
 Pleasant Grove, UT 84062
 Boyd Preece, Project Manager
 385.248.0460
 boypreece@gallowayus.com

Site Tabulations:

.79 Acres
 175 Total Dwelling Units
 Density: 221.51 units per acre

Parking:

Multi-Family Residential:
 1/2 Stall / Dwelling Unit x (175 Units)
 = 87.5 Stalls Required
 88 Stalls Provided

Commercial/Retail:
 0 per first 25,000 SF, 1 Stall per
 1,000 SF thereafter (max. 25 stalls)
 = 0 Stalls Required
 6 Stalls Provided

ADA Stalls:
 5 Required
 5 Provided

EV Stalls:
 3 Required
 4 Provided

Bike Parking:
 5% of 94 stalls = 4.7 bike parking
 5 enclosed spaces provided

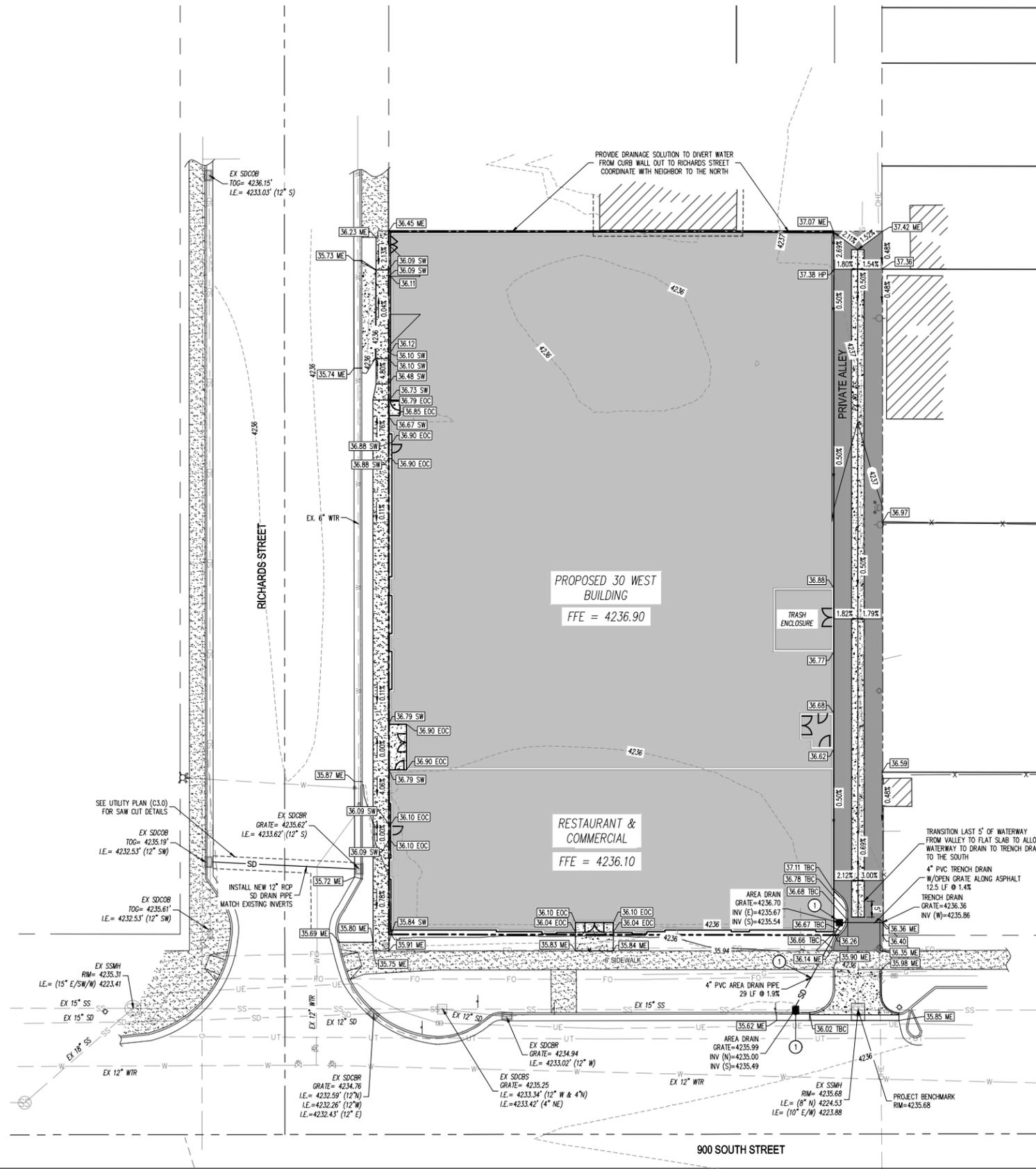
Site Plan

04.06.2023
 Scale: 1/32" = 1'-0"

30 West

30 West 900 South
 Salt Lake City, UT 84101





GRADING LEGEND

---	4520	---	EXISTING MAJOR CONTOUR
---	4521	---	EXISTING MINOR CONTOUR
---	5465	---	PROPOSED MAJOR CONTOUR
---	5465	---	PROPOSED MINOR CONTOUR
---	X"SD	---	EXISTING STORM SEWER (LESS THAN 12")
---	SD	---	PROPOSED STORM SEWER (LESS THAN 12")
---		---	PROPOSED STORM SEWER (GREATER THAN 12")
	15.00		EXISTING SPOT ELEVATION
	15.00		PROPOSED SPOT ELEVATION
	15.00 TBC		TOP BACK OF CURB
	15.00 EOC		EDGE OF CONCRETE
	15.00 LP		LOW POINT
	15.00 HP		HIGH POINT
	15.00 ME		MATCH EXISTING
	15.00 SW		SIDEWALK

DRAINAGE SCHEDULE

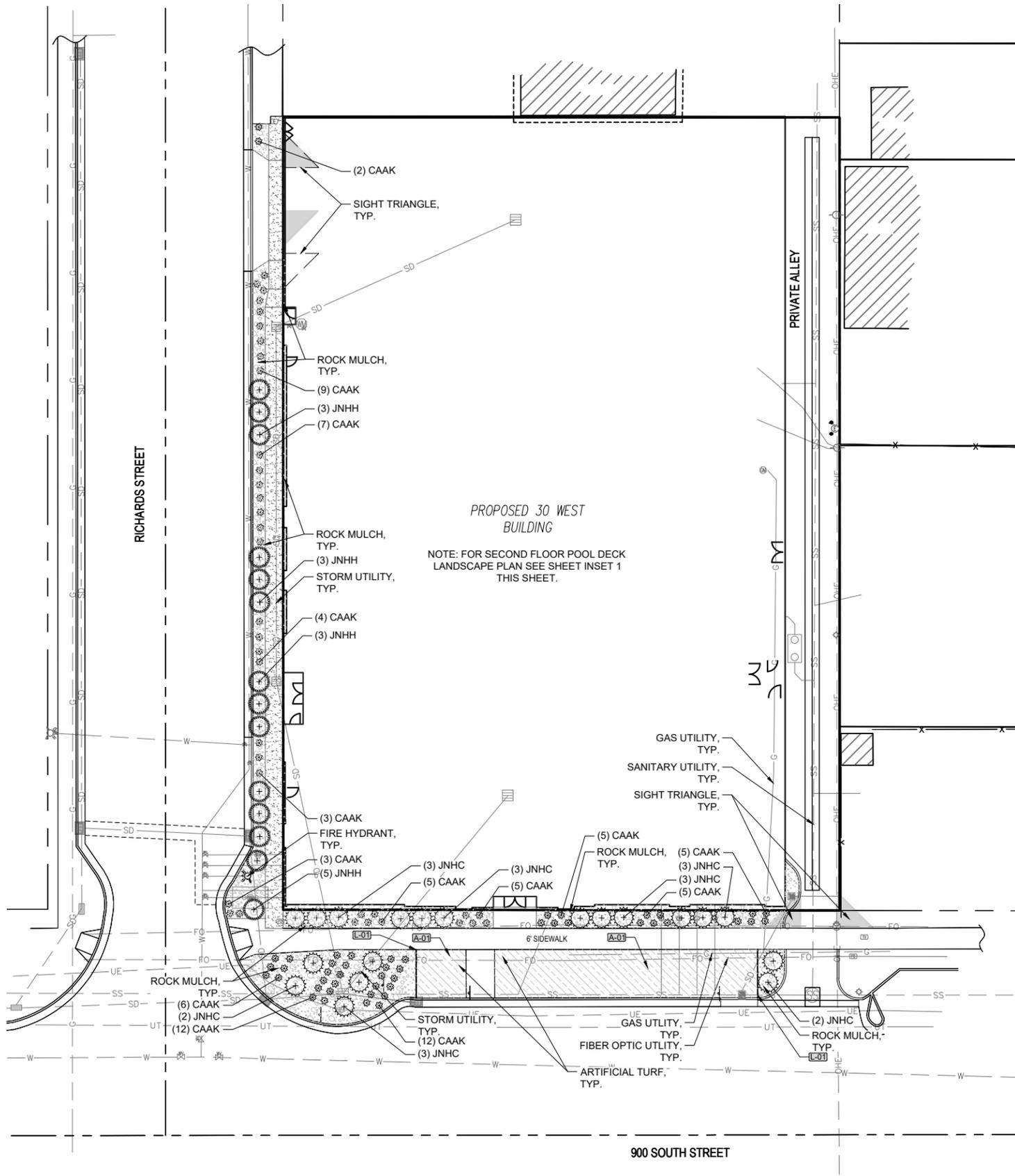
1 INSTALL AREA DRAIN INCLUDING HOODED OUTLET PER APWA STANDARD PLAN #372.

Site Plan - Grading & Drainage Plan

04.06.2023
Scale: NTS

30 West
30 West 900 South
Salt Lake City, UT 84101





PLANT SCHEDULE

UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	JUVI	17	SKYROCKET EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'SKYROCKET'	#5 CONT.	20'X5'	VERY LOW	SUN
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	JNHC	19	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	10'X6'	VERY LOW	SUN/PART SHADE
	JNHH	14	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.	1.5'X6'	VERY LOW	SUN/PART SHADE
	PD	45	EMERALD DWARF MUGO PINE	PINUS MUGO 'EMERALD DWARF'	#5 CONT.			
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CAAK	83	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN
VINE/ESPALIER	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CARA	8	TRUMPET VINE	CAMPISIS RADICANS	#3 CONT.	30'X5'	LOW	SUN/PART SHADE
	POAU	4	SILVER LACE VINE	POLYGONUM AUBERTII	#3 CONT.	25'X4'	VERY LOW	SUN
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	RMULCH2	2,606 SF	4"-6" ROCK COBBLE MULCH	4"-6" ROCK COBBLE MULCH	MULCH			
	WMULCH	200 SF	WOOD MULCH	WOOD MULCH	MULCH			

REFERENCE NOTES SCHEDULE

SYMBOL	ATHLETIC DESCRIPTION	QTY	
	A-01 ARTIFICIAL TURF - XGRASS PET 65 OZ. OR APPROVED EQUAL.	1,190 SF	
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	L-01 STEEL EDGER	27 LF	SEE NOTES

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
21A.48.060.D.1	PARK STRIP LANDSCAPING	1 TREE / 30 LF	148 LF 900 SOUTH STREET / 30	5 TREES	*0 TREES, EXISTING UTILITY CONFLICTS EXIST IN THE PARK STRIP.
21A.48.060.E.1	PARK STRIP GROUND SURFACE TREATMENT	33% OR MORE OF THE PARK STRIP MUST BE LIVE COVERAGE	33 X 2,071 S.F.	683 S.F. OF LIVE GROUND COVERAGE REQUIRED	750 S.F. OF LANDSCAPE SHRUBS & 1,190 S.F. OF ARTIFICIAL TURF

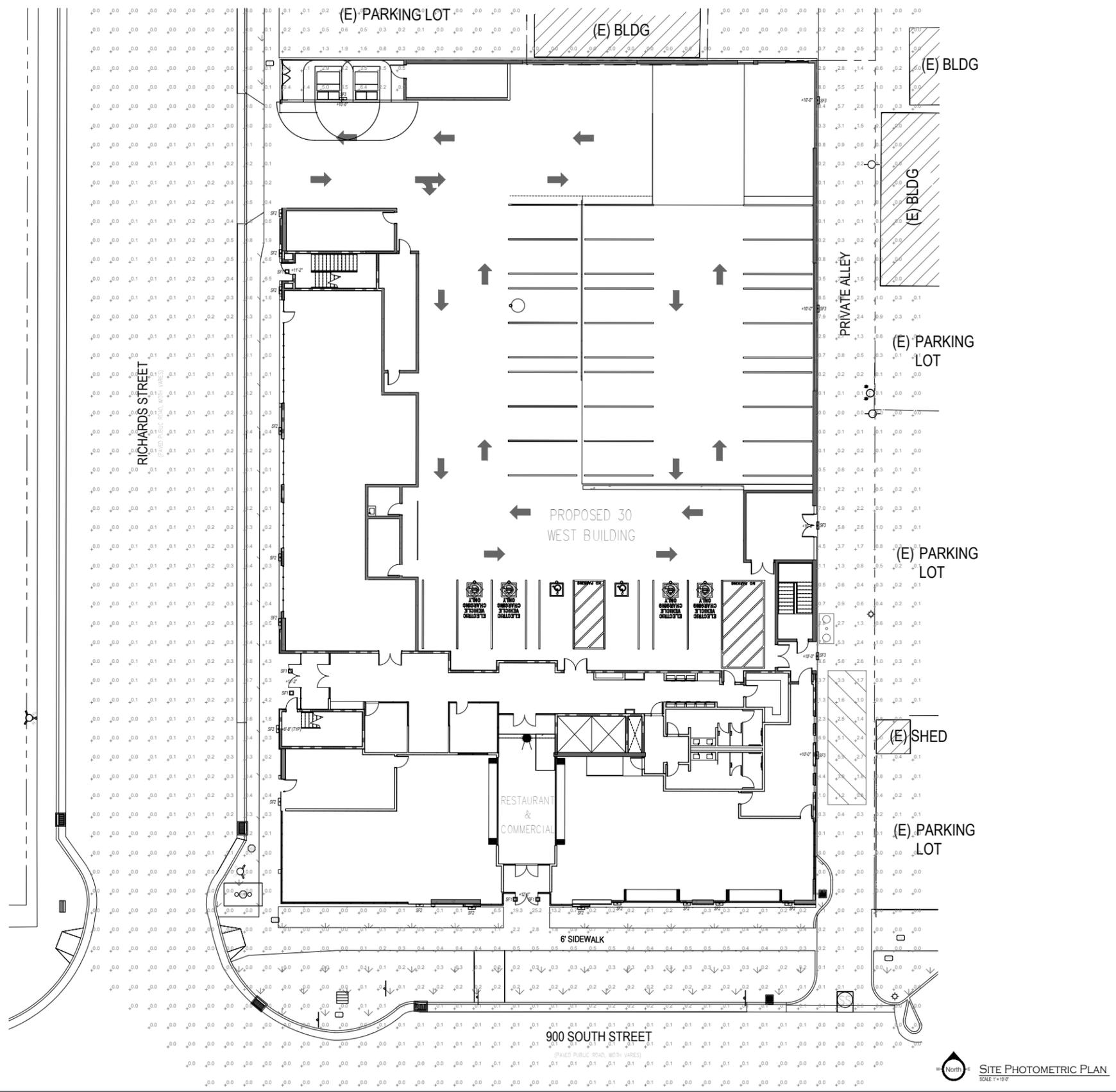
Site Plan - Landscape Plan

04.06.2023
Scale: NTS

30 West

30 West 900 South
Salt Lake City, UT 84101





North
SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

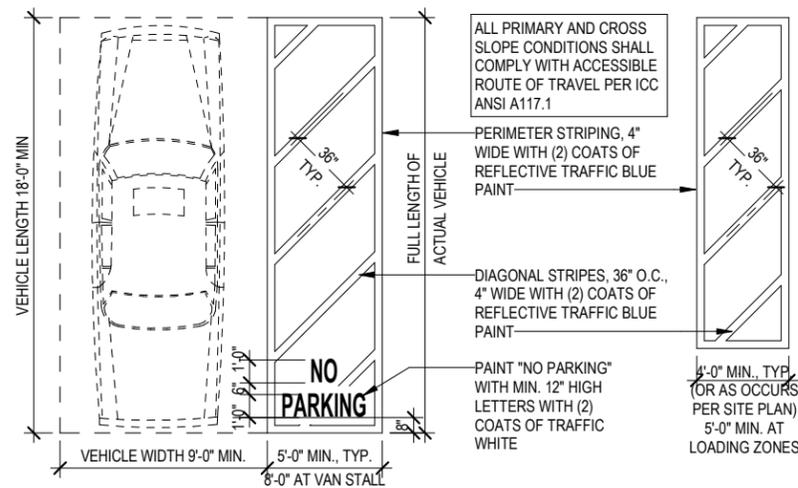
Site Plan - Photometric Study

04.06.2023
Scale: NTS

30 West

30 West 900 South
Salt Lake City, UT 84101





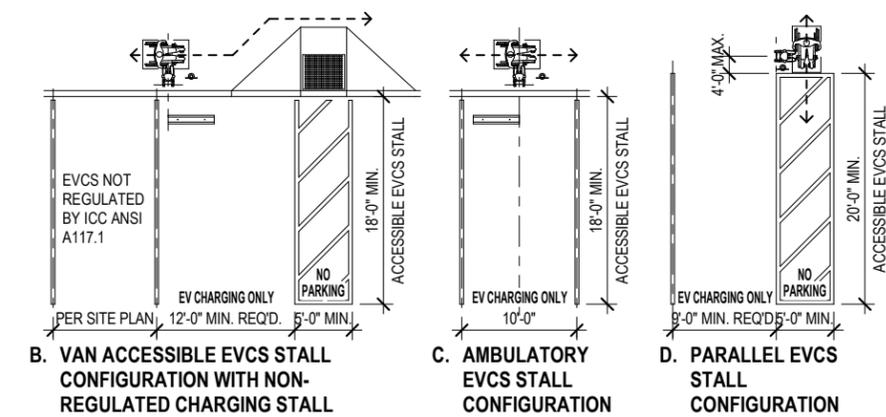
A. ACCESSIBLE PARKING STALL AISLE

B. ACCESSIBLE ROUTE, DROP-OFF AND LOADING ZONES

NOTE:
1. ACCESSIBLE PATH AND ACCESSIBLE AISLE SHALL COMPLY WITH ICC ANSI A117.1

ACCESSIBLE EV CHARGING STATIONS

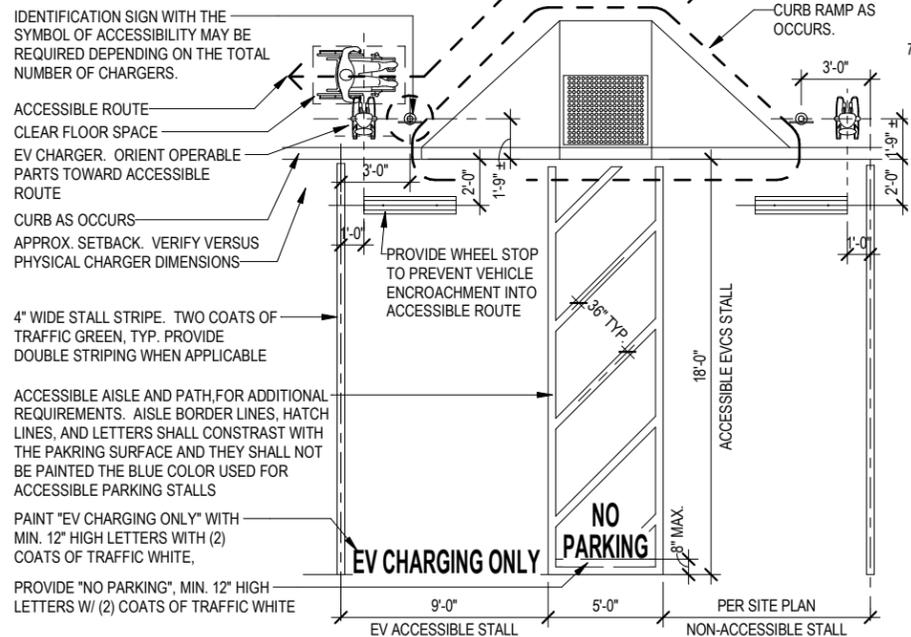
- Where EV chargers are provided, operable parts and cord storage on all EV chargers shall comply with ICC ANSI A117.1
- Where EVCS are provided for public use or common use, the number of EVCS complying with ICC ANSI A117.1 shall be provided in accordance with ICC ANSI A117.1. Where EVCS are provided in more than one facility on a site, the number of EVCS complying with ICC ANSI A117.1 provided on the site shall be calculated according to the number required for each facility. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.
- Vehicle spaces and access aisles serving them shall comply with ICC ANSI A117.1. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles.
- Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.
- An accessible route complying with ICC ANSI A117.1 shall be provided between the vehicle space and the EV charger which serves it.
- EVCS complying with ICC ANSI A117.1 that serve a particular building or facility shall be located on an accessible route to an entrance complying with ICC ANSI A117.1.4. Where EVCS do not serve a particular building or facility, EVCS complying with ICC ANSI A117.1 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.
- Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. Exception: Ambulatory EVCS shall not be required to comply.
- Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches long minimum. Exception: Where the long dimension of vehicle spaces is parallel to the traffic flow in the adjacent vehicular way, the length of vehicle spaces shall be 240 inches minimum.
- The width of vehicle spaces serving van accessible EVCS shall be 144 inches wide minimum and shall have an adjacent access aisle complying with ICC ANSI A117.1.
- The width of vehicle spaces serving standard accessible EVCS shall be 108 inches wide minimum and shall have an adjacent access aisle complying with ICC ANSI A117.1.
- The width of vehicle spaces serving ambulatory EVCS shall be 120 inches wide minimum and shall not be required to have an adjacent access aisle.
- EVCS vehicle spaces shall provide surface marking stating "EV CHARGING ONLY" in letters 12 inches (305 mm) high minimum. The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking space length.
- Where provided, point-of-sale devices shall comply with ICC ANSI A117.1 EV chargers shall be adjacent to, and within the projected width of, the vehicle space being served. Exception: EV chargers serving more than one EVCS shall be adjacent to, and within the combined projected width of, the vehicle spaces being served.



ACCESSIBLE EVCS STALL ALT. CONFIGURATIONS

NOTES:

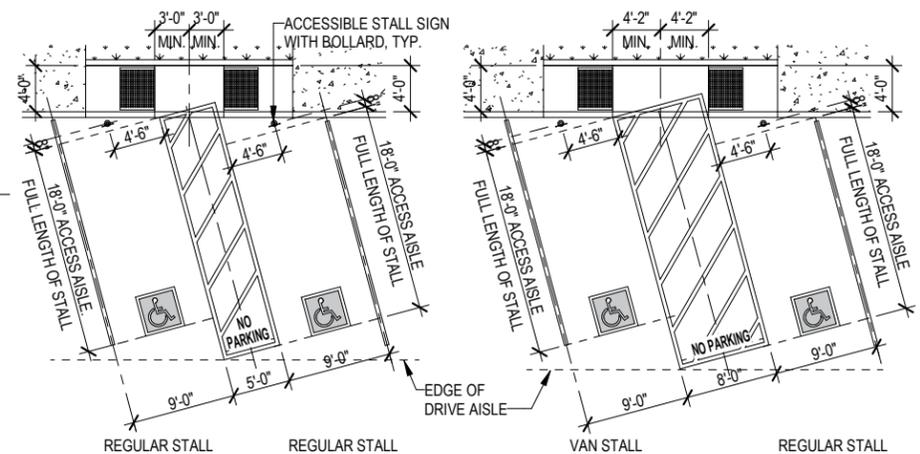
- EVCS: ELECTRICAL VEHICLE CHARGING STATIONS: ACCESSIBLE EVCS SHALL COMPLY WITH ICC ANSI A117.1
- ACCESSIBLE EVCS STALLS ARE NOT AND ARE NOT COUNTED AS ACCESSIBLE PARKING STALLS PER ICC ANSI A117.1
- THE STALL SHALL BE DESIGNED SO THAT ACCESSIBLE ROUTES ARE NOT OBSTRUCTED BY CABLES OR OTHER ELEMENTS,
- THE STALL AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION,
- THE ACCESS AISLE SHALL ADJOINT AN ACCESSIBLE ROUTE. TOW VEHICLES MAY SHARE A COMMON AISLE,
- THE STALL ACCESS AISLE MAY BE ON EITHER SIDE OF THE STALL EXCEPT FOR VAN STALLS WHICH SHALL BE LOCATED ON THE PASSENGER SIDE OF THE STALL,
- OPERABLE PARTS OF THE CHARGER SHALL COMPLY WITH ICC ANSI A117.1 AND SHALL BE ACCESSIBLE FROM AN ACCESSIBLE ROUTE



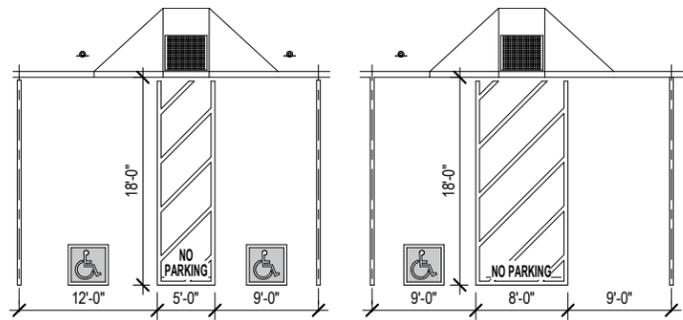
A. SINGLE ACCESSIBLE EVCS STALL - CONFIGURATION AND BASIC REQUIREMENTS

ACCESSIBLE PARKING STALLS

- Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section ICC ANSI A117.1. For the purposes of this section, electric vehicle charging stations are not parking spaces.
- Provide accessible spaces for each parking facility (parking lots and parking structures). The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not based on the total number of parking spaces provided in all of the parking facilities provided on site.
- Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.
- Ten percent of patient and visitor parking spaces provided to serve rehabilitation facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with ICC ANSI A117.1
- Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with ICC ANSI A117.1
- One in every six or fraction of six parking spaces required by ICC ANSI A117.1, but not less than one, shall be served by an access aisle 96 inches wide minimum placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated "van accessible".
- Accessible parking spaces complying with ICC ANSI A117.1 serving a particular building or facility shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces complying with ICC ANSI A117.1 shall be dispersed and located closest to the accessible entrances. In parking facilities that do not serve a particular building or facility, accessible parking spaces complying with ICC ANSI A117.1 shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. Exception: All van spaces may be grouped on one level of a parking structure.
- Car and van parking spaces shall be 216 inches long minimum. Car parking spaces shall be 108 inches wide minimum and van parking spaces shall be 144 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with ICC ANSI A117.1. Exception: Van parking spaces shall be permitted to be 108 inches wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.
- Car and van stall access aisle shall be 60 inches wide minimum, shall adjoin an accessible route, and shall extend the full required length of the parking space they serve. Two parking spaces shall be permitted to share a common access aisle.
- Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.
- Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.
- There shall be a minimum vertical clearance of 98 inches at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits.
- Parking space identification signs shall include the International Symbol of Accessibility complying with ICC ANSI A117.1 in white on a blue background. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.
 - Parking identification signs shall be reflectorized with a minimum area of 70 square inches.
 - Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."
- A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.
- Each accessible car and van space shall have surface identification complying with either of the following schemes:
 - The parking space shall be marked with an International Symbol of Accessibility complying with ICC ANSI A117.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.
 - The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with ICC ANSI A117.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.
- Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.
- A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.



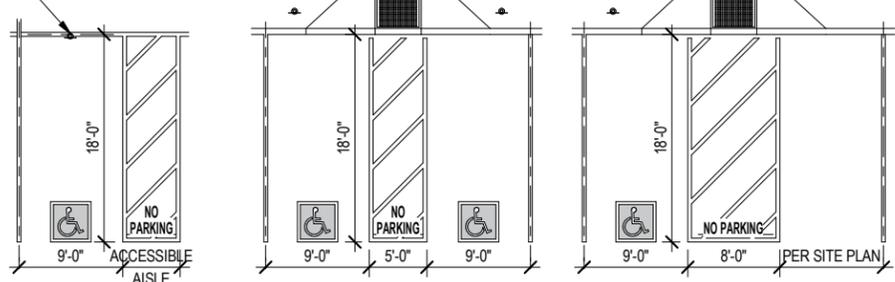
G. ANGLED PARKING STALL



E. SINGLE VAN AND REGULAR ACCESSIBLE STALL LAYOUT

F. SINGLE VAN AND REGULAR ACCESSIBLE STALL ALT. LAYOUT

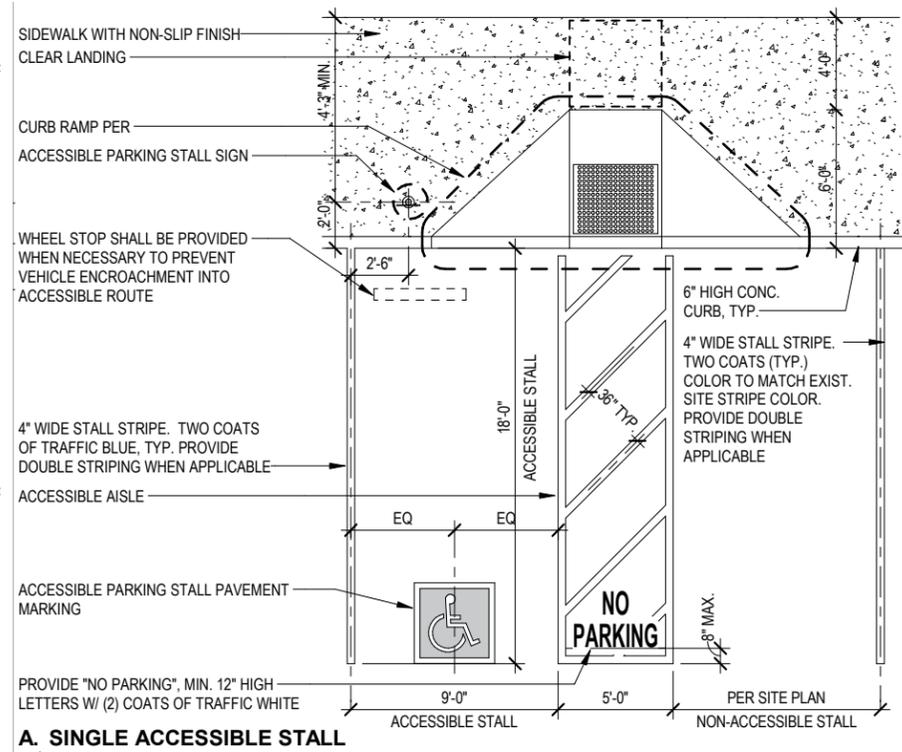
STALL SIGN SHALL BE PLACED AT THE STALL END AND MAY PROJECT INTO THE STALL AT THE STALL'S CENTER LINE



B. ACCESSIBLE STALL IN PARKING FIELD

C. DUAL REGULAR ACCESSIBLE STALLS

D. SINGLE VAN ACCESSIBLE STALL



A. SINGLE ACCESSIBLE STALL

- NOTES:
1. ACCESSIBLE STALLS SHALL COMPLY WITH ICC ANSI A117.1
 2. ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE SHALL HAVE A MAX. SLOPE OF 2% IN ANY DIRECTION
 3. ACCESSIBLE AISLE MAY BE ON EITHER SIDE OF THE ACCESSIBLE STALL

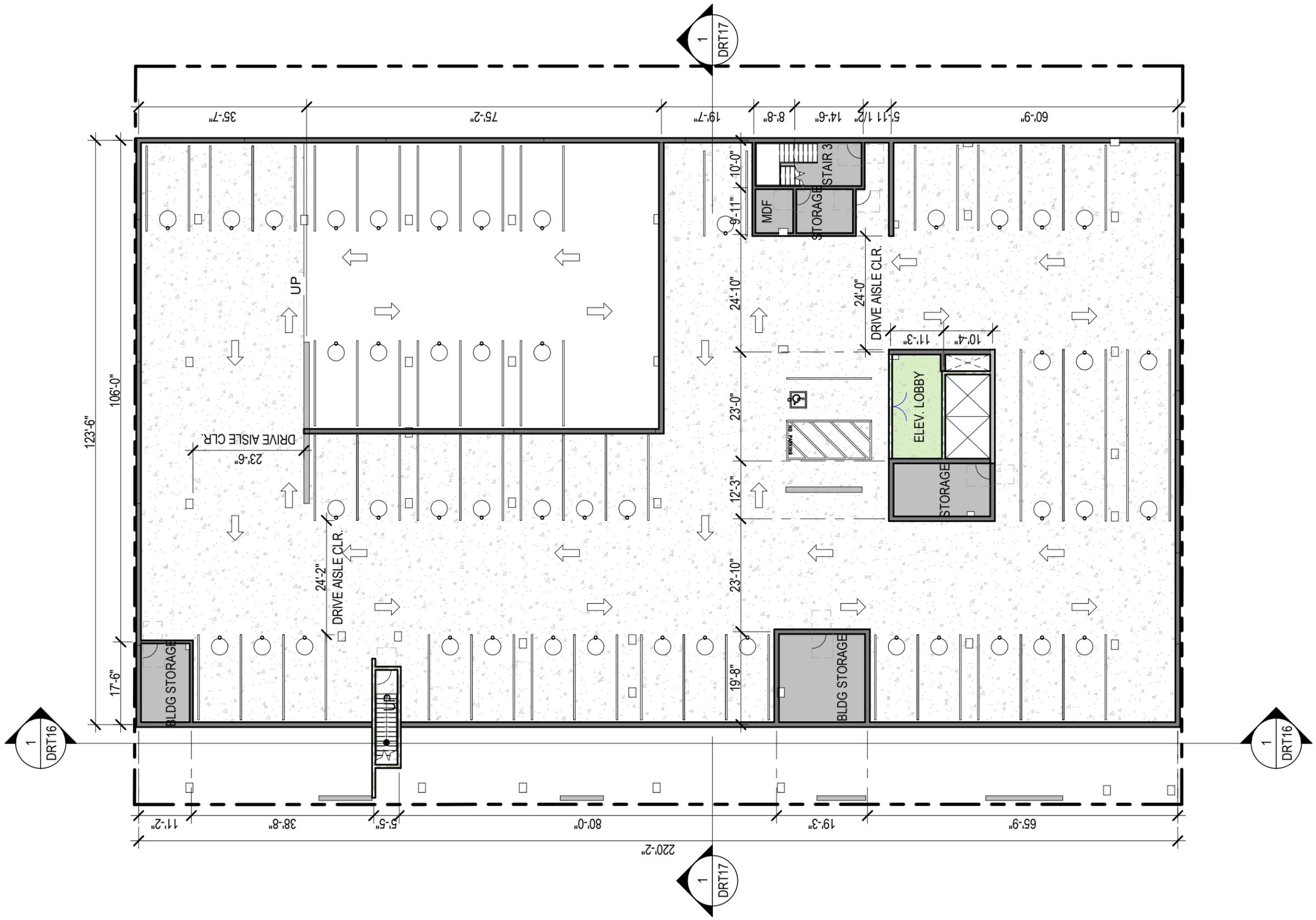
Parking Details

04.06.2023
Varies

30 West

30 West 900 South
Salt Lake City, UT 84101





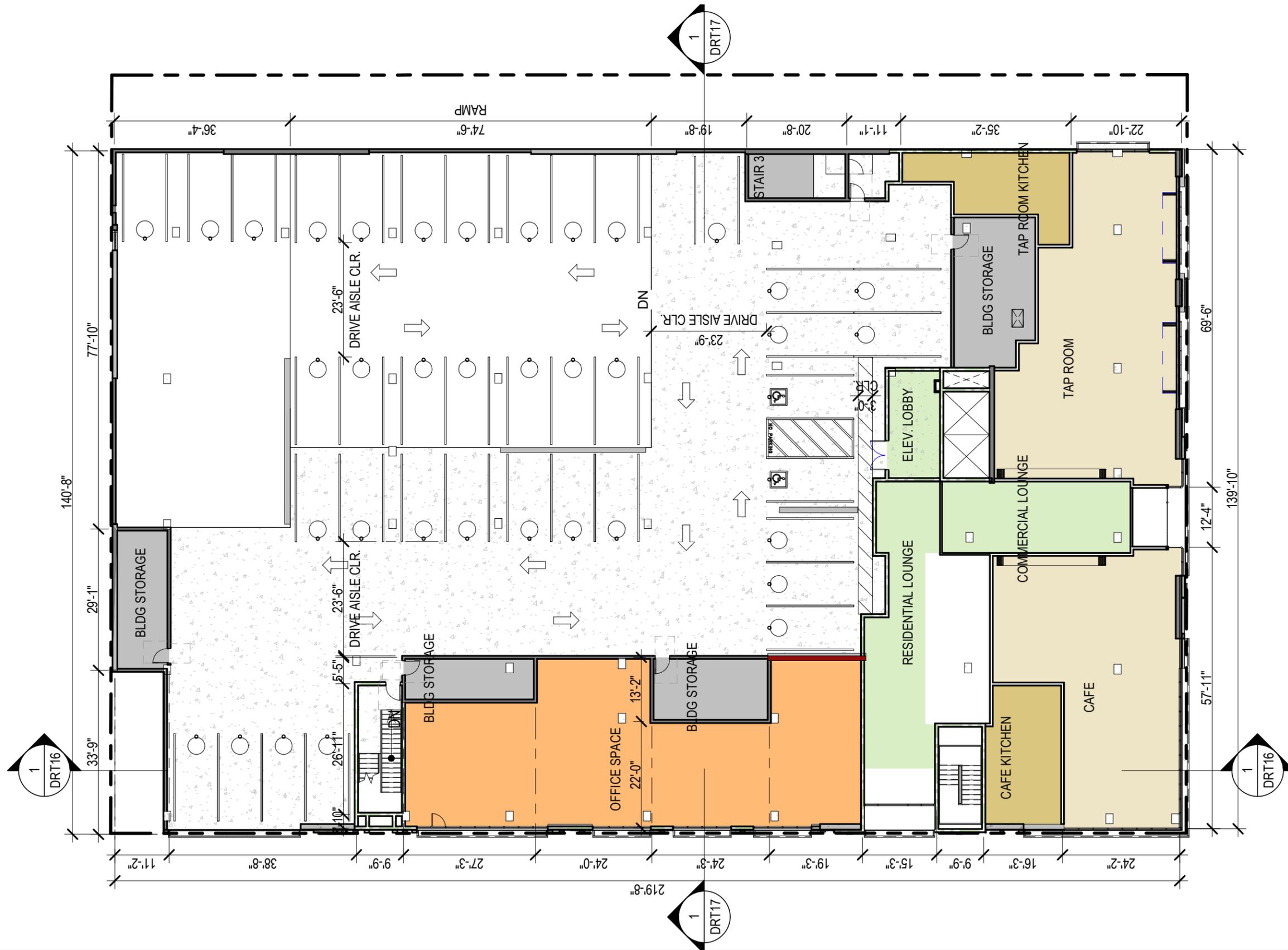
Floor Plan - Level B1

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





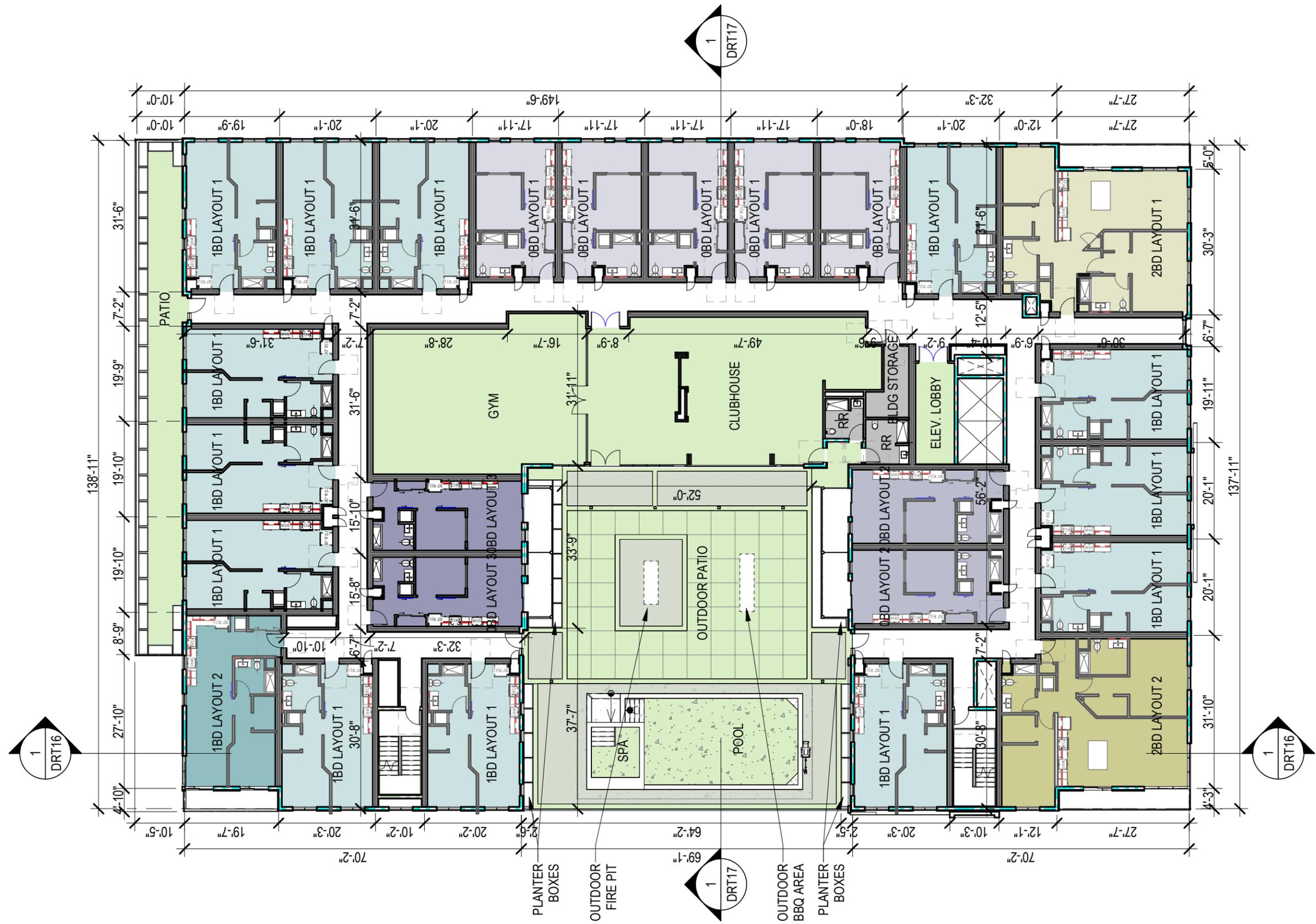
Floor Plan - Level P2

04.06.2023
Scale: 3/64" = 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





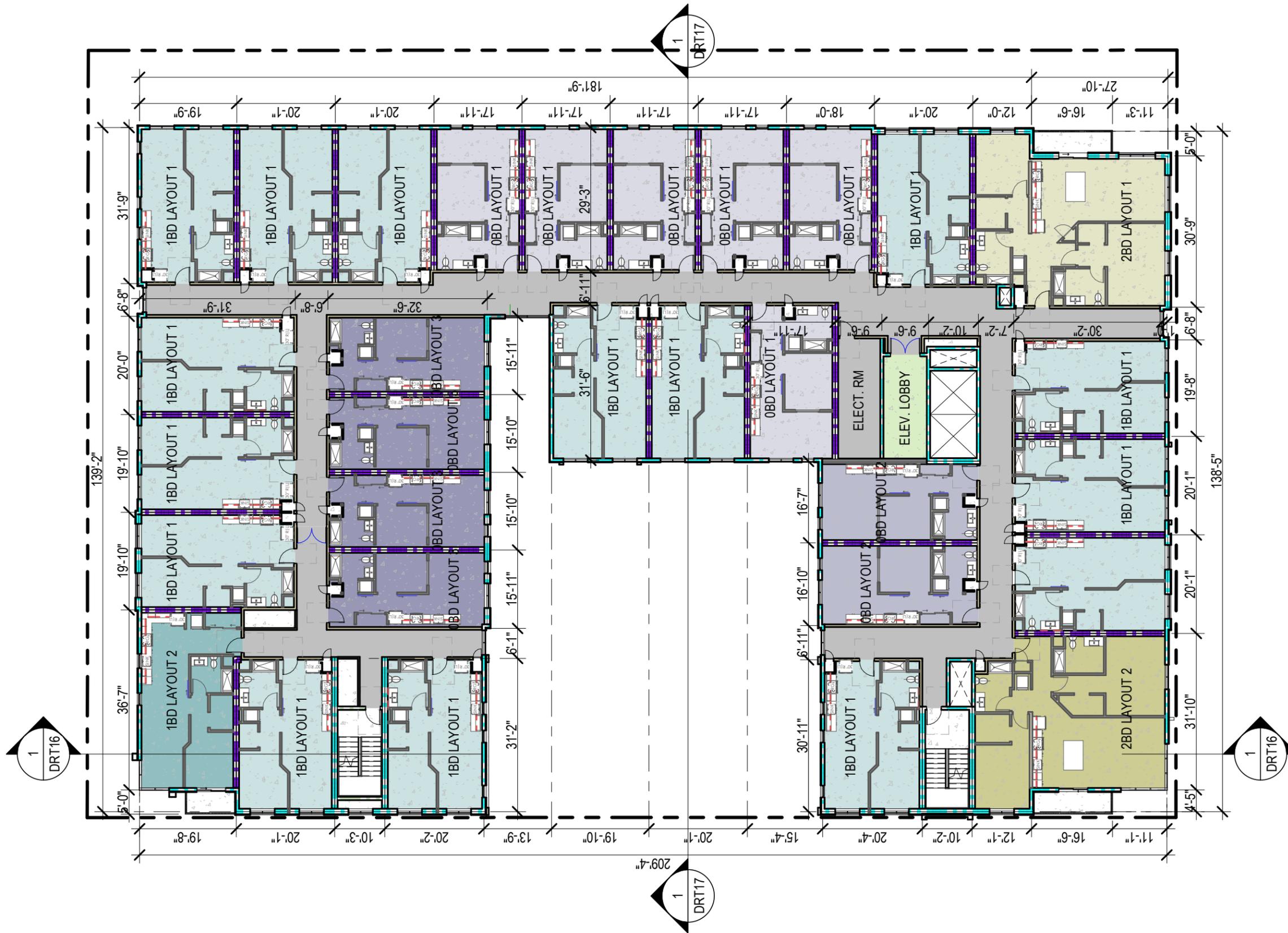
Floor Plan - Level 2

04.06.2023
Scale: 3/64" = 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Floor Plan - Level 3

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Floor Plan - Level 4

04.06.2023
Scale: 3/64" = 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Floor Plan - Level 5

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





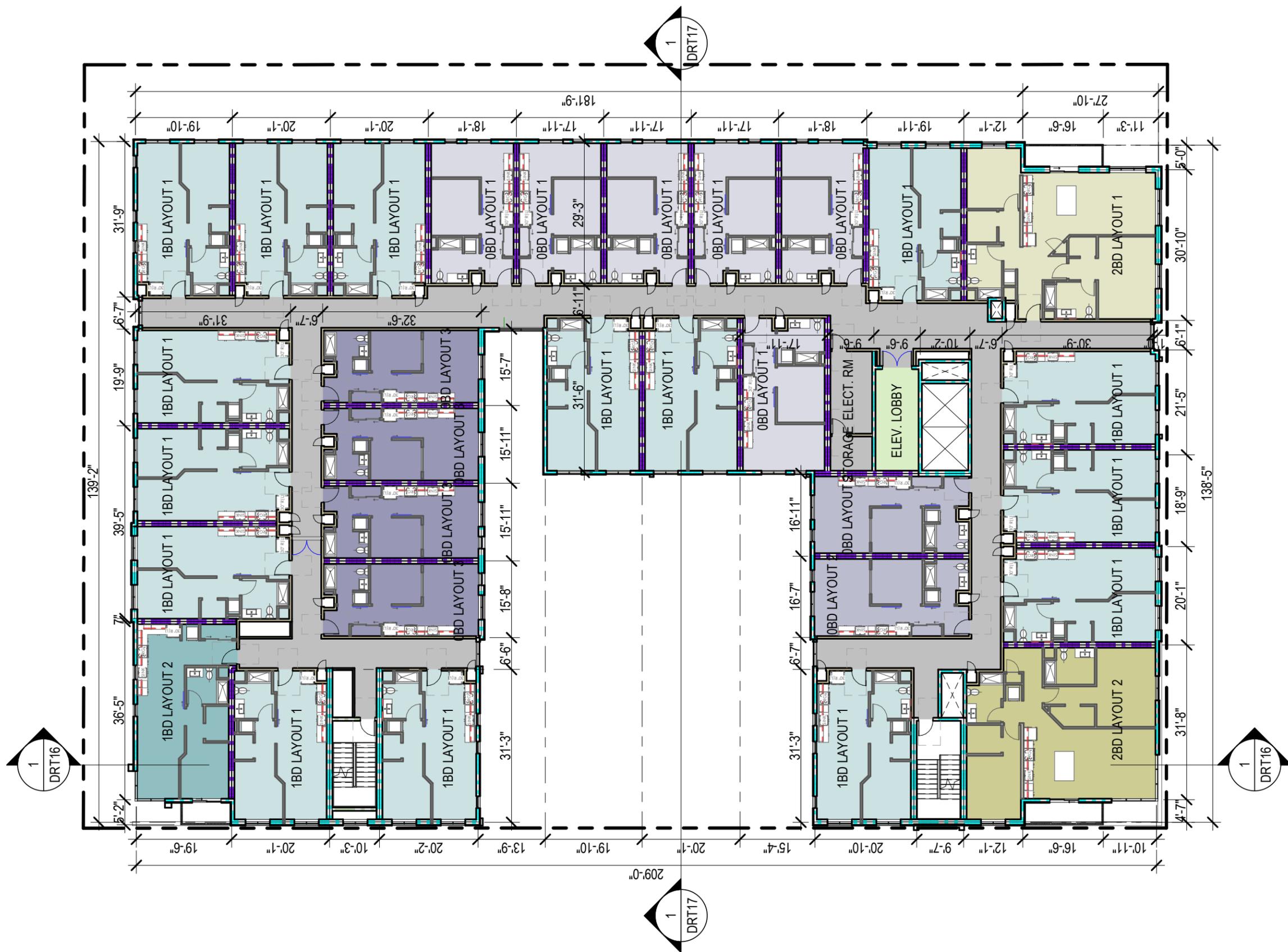
Floor Plan - Level 6

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





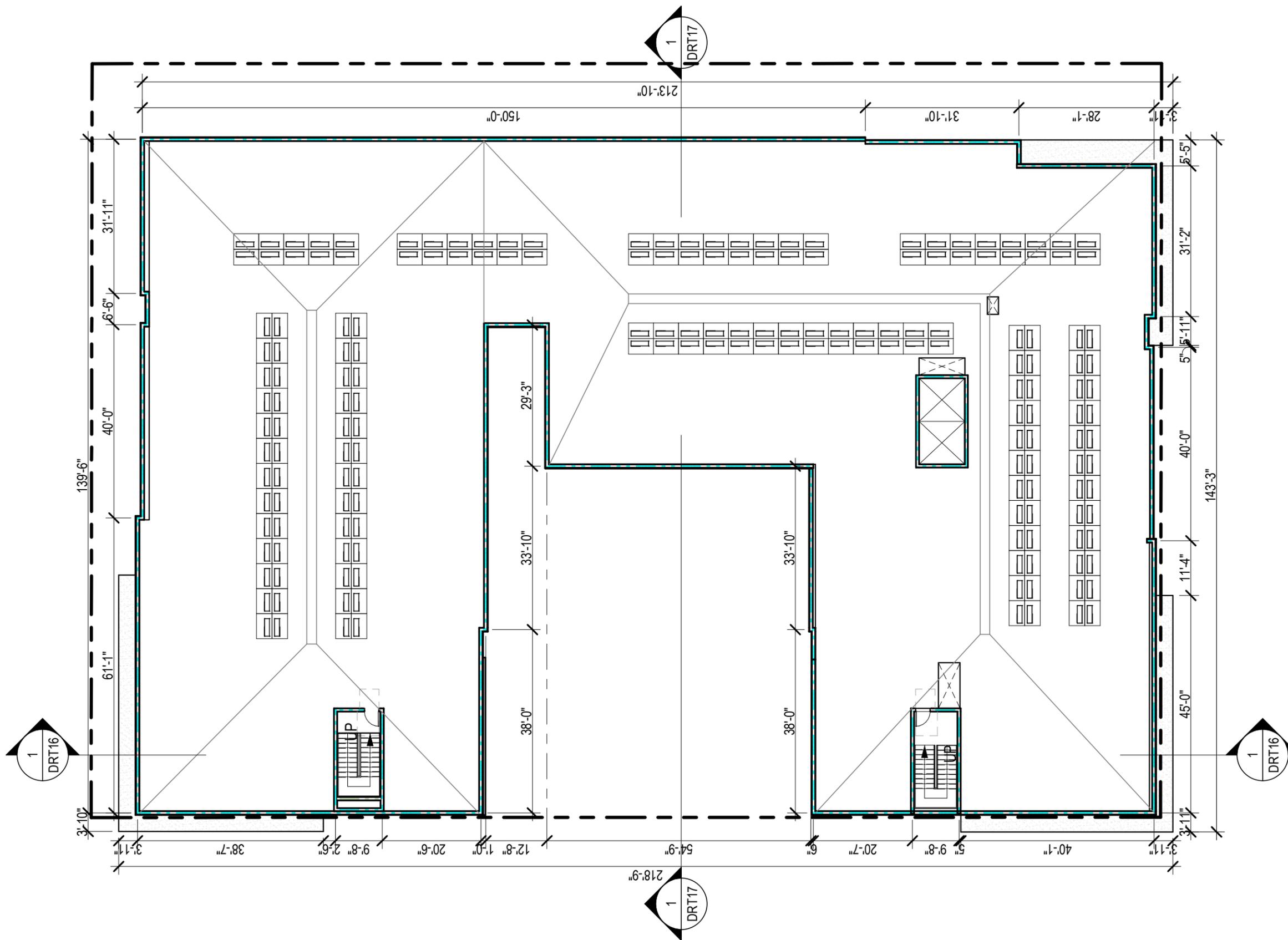
Floor Plan - Level 7

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Roof Plan

04.06.2023
 Scale: 3/64" - 1'-0"

30 West

30 West 900 South
 Salt Lake City, UT 84101





Materials:



CON-1 Fiber Reinforced Concrete Panels



WD-1 Composite Wood Panels



BRK-1 Brick Veneer



MTL-1 Standing Seam Metal Panel



CIP-1 Cast in Place Concrete



STU-1 White Stucco Finish



STU-2 Gray Stucco Finish



STU-3 Dark Gray Stucco Finish

South Elevation

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Materials:



CON-1 Fiber Reinforced Concrete Panels



WD-1 Composite Wood Panels



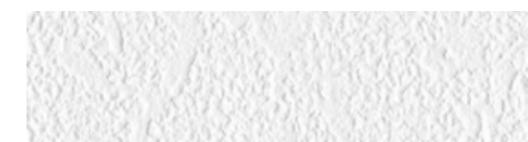
BRK-1 Brick Veneer



MTL-1 Standing Seam Metal Panel



CIP-1 Cast in Place Concrete



STU-1 White Stucco Finish



STU-2 Gray Stucco Finish



STU-3 Dark Gray Stucco Finish

North Elevation

04.06.2023
Scale: 3/64" - 1'-0"

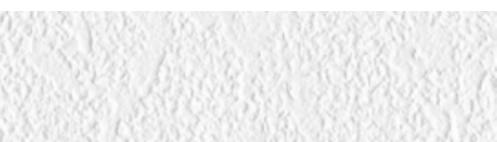
30 West

30 West 900 South
Salt Lake City, UT 84101





Materials:

-  CON-1 Fiber Reinforced Concrete Panels
-  WD-1 Composite Wood Panels
-  BRK-1 Brick Veneer
-  MTL-1 Standing Seam Metal Panel
-  CIP-1 Cast in Place Concrete
-  STU-1 White Stucco Finish
-  STU-2 Gray Stucco Finish
-  STU-3 Dark Gray Stucco Finish

West Elevation

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Materials:



CON-1 Fiber Reinforced Concrete Panels



WD-1 Composite Wood Panels



BRK-1 Brick Veneer



MTL-1 Standing Seam Metal Panel



CIP-1 Cast in Place Concrete



STU-1 White Stucco Finish



STU-2 Gray Stucco Finish



STU-3 Dark Gray Stucco Finish

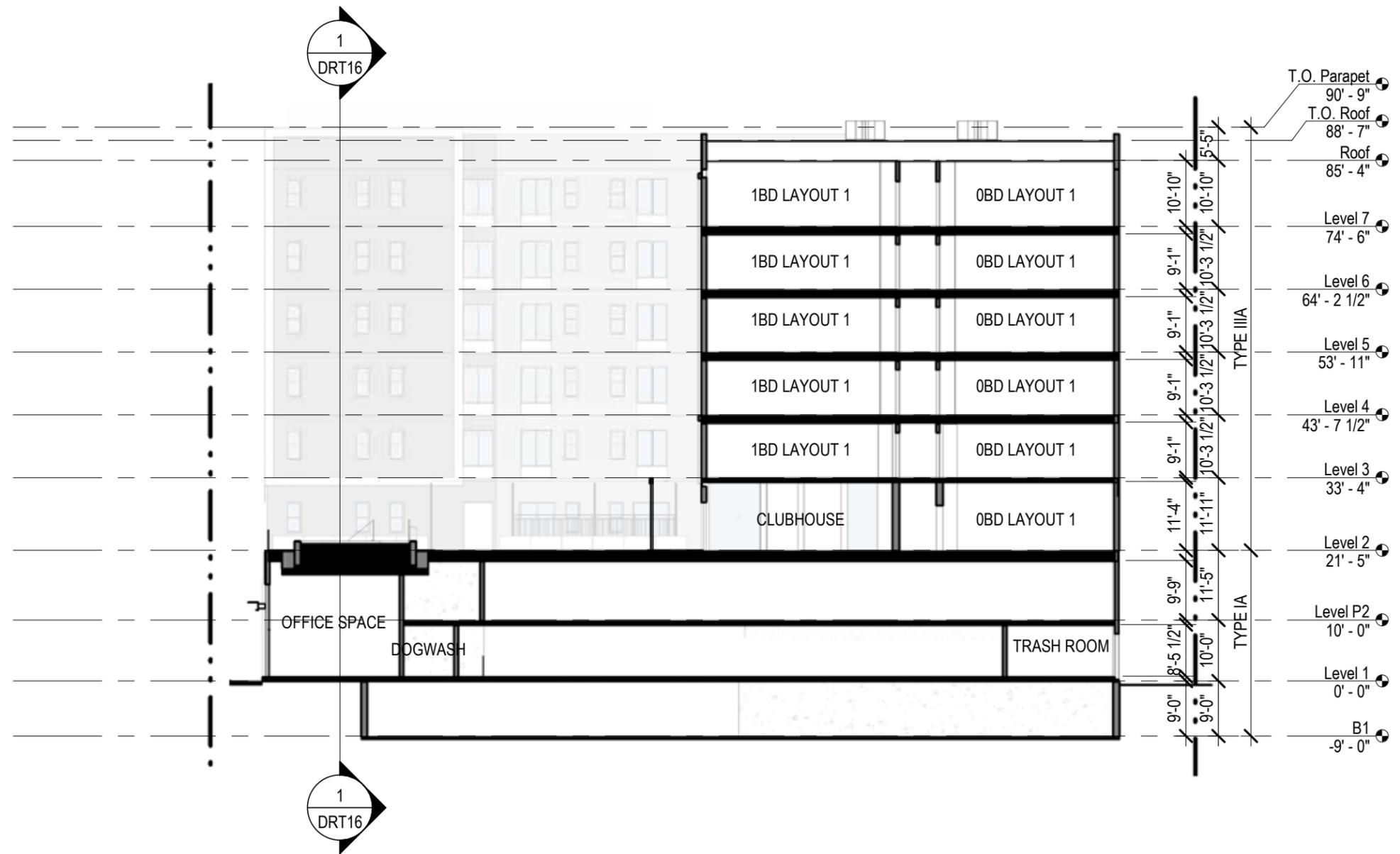
East Elevation

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101





Bldg Section

04.06.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101



Standard	Requirement	Proposed
Lot Size Requirements:	No minimum lot area or lot width shall be required.	Lot is .795 acres / 34,624 SF
Maximum Building Height:	The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.	Development will be requesting a building height increase up to 90'-0" above grade.
Minimum Yard Requirements:	<p>Front & Corner Side Yard: There is no min. setback; the maximum setback is 10 feet.</p> <p>Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.</p> <p>Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.</p> <p>Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.</p>	Development will be at property line with the exception of the existing alleyway to be maintained.
Landscape Yard Requirements:	If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.	Neither front or side yard is provided.

Standard	Requirement	Proposed
Mid-Block Walkways:	<p>Any new development shall provide a mid-block walkway if a mid-block walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the mid-block walkway:</p> <ol style="list-style-type: none"> 1. The mid-block walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path. 2. The mid-block walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway. 	Mid-block walkway is not located on this property in the master plan, this is not applicable to this project.
Ground Floor Uses:	To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brew-pubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.	Retail and/or restaurants will be provided with main entrances from 900 South and the majority of the dining areas facing the street frontage. Retail and/or restaurants will be provided with main entrances along and frontage along Richards Street.
Existing Vehicle Sales Or Lease Lots:	Not Applicable	-

D-2 Downtown Support District:

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

Design Standard:	Response:
<p>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.</p>	<p>The development creates new shared office spaces as well as additional retail/food service locations to serve the surrounding community. The development also brings in 175 new housing units to the neighborhood. The building is constructed close to the sidewalk and property line to maximize lot coverage and promote the pedestrian experience along the ground floor. Building lighting and storefronts will promote a safe and pedestrian friendly neighborhood.</p>
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 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. 	<p>The main entrances to the building will be located on the prominent street frontage of 900 South and the main residential entrance and parking will be located along the Richards Street frontage both facing public sidewalks. The building maximizes the lot coverage and pushes the entrances to the edge of the property line. Garage parking is provided on levels B1, the ground floor, and parking mezzanine, P2. Parking will serve the residential units as well as the retail and office areas.</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 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 	<p>At the ground floor, the building is located 1 1/2” of the property line and the public sidewalk is directly adjacent at the west facade, at the south facade, the building is located 1 1/2” from the property line and 5’-1” to the public sidewalk, bringing pedestrian views to the interior of the building. The ground floor is also activated with storefront glazing along 900 South and Richards Street to pull interest into the retail and shared offices at the ground floor. There are detailed architectural details that frame openings along street frontage facades as well as clear locations for future signage. At the retail or food service entrances and seating, nanowalls will be utilized to engage the pedestrian traffic along the southern frontage of 900 South. Retail and food service areas are accessed directly from the sidewalk or from the parking garage.</p>
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 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. 	<p>The proposed building height is 88’-7” to the top of the roof. There are several developments that have received approval on height increases in the surrounding neighborhoods, bringing the context of this development to be relative to the surrounding structures. The building itself articulates a stepback at the third floor to emphasize the retail and office locations as well as activate the ground floor and human scale at the sidewalk. Balconies and a central amenity space provides further articulation in the building and reflects on the surrounding context of the neighborhood.</p>
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200’) shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	<p>The facade along Richards Street 209’-11”. The facade along this frontage has been broken up to accentuate the pedestrian and vehicular access along this street. With each element utilizing a different material to create visual interest and architectural detailing. The facade will utilize a combination of composite concrete paneling system, storefront glazing, brick veneer, and standing seam metal panels.</p>
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 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”); 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. 	<p>Not applicable</p>

Design Standard:	Response:
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale <ul style="list-style-type: none"> • 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. • 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. 2. Negative impacts: <ul style="list-style-type: none"> • Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. • 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. • 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. 3. Cornices and rooflines: <ul style="list-style-type: none"> • Cohesiveness: Shape and define rooflines to be cohesive with the building’s overall form and composition. • Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. • 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. 	<p>The project has created a series of visual architectural detailing that breaks up long spaces of the facades that are street facing, emphasizing the human pedestrian scale at the sidewalk. A setback at the third level along with the amenity pool area that has carved out a courtyard at the upper level aide in addressing the need to articulate the scale and be responsive to the context of the neighborhood. The shadow effect of the height increase shall be minimal to our neighbor to the north of the property in that the future development will be requesting a larger increase in height than this development. The roofline of the project will vary at each material change and will correlate to the overall form and composition of the building.</p>
<p>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.</p>	<p>The parking entrance has been located at the northern edge of the property along Richards Street and has been designed with the adjacent sidewalk and pedestrian walkway in mind. The existing bus station at 900 South will be maintained with the design of the site-work for this project.</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)</p>	<p>The proposed trash/recycling room location will be located within the parking garage and will be access via the existing alleyway. Mechanical equipment at the roof level will be screened from public view by the parapet encompassing the roofline. There will be two new transformers located at the northern edge of the property adjacent to the parking entrance and will be screened with a new decorative metal fence and project access for utility maintenance.</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> 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. 	<p>Signage will be provided to clearly identify the retail and food service establishments as well as the main residential entrance and to identify wayfinding for the parking garage. All signage location will be designed with the existing and new landscaping in mind so as not to obstruct wayfinding and views.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide street lights 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 uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. 	<p>Lighting has been designed to be in accordance to the Salt Lake City Master Plan and existing street lighting that is near or adjacent to the property will remain as-is. Additional lighting along all street frontages has been carefully designed to accentuate the shared office spaces as well as the retail and food establishments. This has been coordinated with potential signage locations to maximize the attention of the tenant’s as well as providing safe pedestrian walkways along Richards Street and 900 South. Exterior building lighting has been designed to be downward to illuminate the sidewalk as well as avoid uplighting to the sky.</p>

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

Response:

The improvements along Richards Street and 900 South have taken the street tree list into consideration, however with the limited width of the public right of way along both of these streets, it is not feasible to provided additional street trees other than what is existing. Careful consideration to planting has been given to the street frontages to increase the impact of the pedestrian experience. Hardscape materials will provide a clear continuation of the existing sidewalk that has recently been underway along 900 South and will be implemented by the City of Salt Lake along Richards Street in the near future per the city’s plans that have been provided to our design team.

Design Standard:	Response:
<p>A. Ground Floor Use and Visual Interest: This standard’s purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade’s design.</p> <ol style="list-style-type: none"> 1. Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to Section 21A.37.060, Table 21A.37.060 of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25’) into the building. Parking may be located behind these spaces. <ol style="list-style-type: none"> a. For single-family attached uses, the required use depth may be reduced to ten feet (10’). b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement. c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30’) in width. Individual dwelling unit garages do not qualify for this exemption. 2. Ground Floor Use and Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project’s compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building. 	<p>At Richards Street, a total of 186’-5” of facade comprises this elevation, of which 94’-9” will be used for Office Spaces, 15’-3” is to be used for Leasing Offices, and 40’-5” will be for a future food service tenant. Per Section 21A.37.060, Table 21A.37.060 a minimum of 75% is required, 80% will be provided.</p> <p>At 900 South, a total of 139’-6” of facade comprises this elevation, of which 127’-2” will be for a future food service tenant. Per Section 21A.37.060, Table 21A.37.060 a minimum of 75% is required, 91% will be provided.</p>
<p>B. Building Materials:</p> <ol style="list-style-type: none"> 1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade’s wall area of any street facing facade shall be clad in durable materials according to Section 21A.37.060, Table 21A.37.060 of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure. 2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to Section 21A.37.060, Table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure. 	<ol style="list-style-type: none"> 1. At the ground floor, durable materials shall be provided along both Richards Street and 900 South. See materials at elevations for selected durable materials to be used. Per Section 21A.37.060, Table 21A.37.060 a minimum of 80% of the facade materials are to be durable. At both facades of the ground floor, all materials to be used are to be durable. 2. At the upper floors, per Section 21A.37.060, Table 21A.37.060, the minimum amount of durable materials to be used shall be 50%. At Richards Street facade, a total of 50.2% of durable materials will be provided at the upper floors; see West Elevation for reference to materials and locations. At 900 South, a total of 50.1% will be provided as durable materials. See South Elevation for reference.
<p>C. Glass:</p> <ol style="list-style-type: none"> 1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3’) and eight feet (8’) above grade according to Section 21A.37.060, Table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5’), excluding any glass etching and window signs when installed and permitted in accordance with Chapter 21A.46, “Signs”, of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds: <ol style="list-style-type: none"> a. The requirement would negatively affect the historic character of an existing building; b. The requirement would negatively affect the structural stability of an existing building; or c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%). 2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to Section 21A.37.060, Table 21A.37.060 of this chapter. 	<ol style="list-style-type: none"> 1. Per Section 21A.37.060, Table 21A.37.060 of this chapter requires a minimum of 40% glazing along both Richards Street and 900 South facades. Along Richards Street facade, a total amount of 1,714 square feet of glazing has been provided within an overall 4,171 square feet of durable materials at the ground floor; resulting in a total of 41% glazing. At 900 South a total of 3,070 square feet of durable materials has been provided as well as 1,399 square feet of glazing, with a total of 45% glazing at the ground floor. 2. Per Section 21A.37.060, Table 21A.37.060 of this chapter requires a minimum of 25% glazing along both Richards Street and 900 South facades at the upper floors. At the Richards Street facade, 44% of the facade will comprise of glazing. At 900 South, 38.5% of the facade will consist of glazing.

Design Standard:	Response:
<p>D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to Section 21A.37.060, Table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.</p>	<p>Building Entrances have been located at each street facing facade along 900 South and along Richards Street. At the 900 South facing facade, two entrances have been provided to allow direct access into the future tenant food service spaces as well as a main entrance leading to the residential lounge and elevators to access upper floors. At the Richards Street facade, a main entrance has been provided to access the residential lobby and leasing offices as well as direct access into the shared office space along that street facing facade.</p>
<p>E. Maximum Length of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to Section 21A.37.060, Table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").</p>	<p>The maximum length of any blank walls along the south facade, facing 900 South, is 7'-5", see South Elevation for reference. The maximum length of any blank walls along the west facade, facing Richards Street, is 8'-4", see West Elevation for reference.</p>
<p>F. Maximum Length of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to Section 21A.37.060, Table 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to Subsection 21A.36.010.B, "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.</p>	<p>The facade along Richards Street 209'-11". The facade along this frontage has been broken up to accentuate the pedestrian and vehicular access along this street. With each element utilizing a different material to create visual interest and architectural detailing. The facade will utilize a combination of composite concrete paneling system, storefront glazing, brick veneer, and standing seam metal panels.</p>
<p>G. Upper Floor Step Back:</p> <ol style="list-style-type: none"> 1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to Section 21A.37.060, Table 21A.37.060 of this chapter. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title. 2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to Section 21A.37.060, Table 21A.37.060 of this chapter. 	<ol style="list-style-type: none"> 1. Per Section 21A.37.060, Table 21A.37.060, in the D-2 District, a minimum stepback is not required. However, to provide visual interest along the pedestrian street frontage, a stepback of 10" has been provided at Level 2 from Level 1. 2. No facade of this project faces single or two family residential districts, a public trail, or public open space along the first full floor.
<p>H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.</p>	<p>All exterior lighting is designed to be directed downward to illuminate the pedestrian walkways. No exterior lighting is to be strobe lighting nor will it flash or flicker.</p>
<p>I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.</p>	<p>Project is not located adjacent to a residential zone or land use, parking lighting will be interior to the proposed parking garage.</p>
<p>J. Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title.</p>	<p>Mechanical equipment to be located at the roof level and is adequately screened by the parapet walls surround the roof. Parapet walls are at a minimum 26" tall, varying throughout the roof level.</p>
<p>K. Screening of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.</p>	<p>Loading dock is located in alleyway, refuse containers shall be located within the interior Trash Room located at the ground floor, adjacent to the alleyway. Electrical transformers located at the north end of the project site along Richards Street are to be screen with an 8'-0" tall, black, aluminum vertical decorative fence.</p>

Design Standard:	Response:
<p>L. Ground Floor Residential Entrances for Single-Family Dwellings: For the zoning districts listed in Section 21A.37.060, Table 21A.37.060 of this chapter all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.</p>	<p>Not applicable, project is not single-family dwellings, townhomes, row houses, or other similar single-family housing.</p>
<p>M. Residential Character in RB District:</p> <ol style="list-style-type: none"> 1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building; 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained; 3. The front building elevation shall contain not more than fifty percent (50%) glass; 4. Signs shall conform with special sign regulations of Chapter 21A.46, "Signs", of this title; 5. Building orientation shall be to the front or corner side yard; and 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced. 	<p>Not applicable, project is not located within the RB District.</p>
<p>N. Primary Entrance Design in SNB District: Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.</p> <ol style="list-style-type: none"> 1. Architectural details such as arches, friezes, tile work, canopies, or awnings. 2. Integral planters or wing walls that incorporate landscape or seating. 3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights. 4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns. 5. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls. (Ord. 67-22, 2022: Ord. 14-19, 2019: Ord. 12-17, 2017) 	<p>Not applicable, project is not located within the SNB District.</p>