

Liberty Corner Project Description

Liberty Corner is a community of 200 affordable, family-sized homes located in the Ballpark Neighborhood of Salt Lake City. The project consists entirely of rent-restricted units and will utilize income averaging such that the entire project will average rents at less than 60% of Area Median Income (AMI) while serving families earning a range between 25% AMI to 80% AMI. Income averaging rents at 60% allows for deep penetration of affordable, extending to 25% AMI, all the while providing affordable housing to another underserved portion of the population at 80% AMI. Families needing 80% AMI units are not traditionally targeted by affordable housing subsidies, nor are they well-served by the market, and certainly not by current new construction cost basis. The need for Liberty Corner's large family units across the income spectrum is both crucial and urgent. Critical in terms of its importance and impact as part of a reasoned response to Salt Lake City's housing crisis, and urgent in terms of the need for affordable housing for families.

Liberty Corner is mission-designed. The intent of every element of the undertaking is to create an environment in which those families that move into Liberty Corner are given the opportunity to live in a safe and uplifting environment that fits their needs. The community is designed for families. The 200 residential units are designed as two-, three-, and four-bedroom apartments with a majority of the units in the community being three- and four-bedrooms. Every unit will include full kitchens, a complete appliance package of a range, oven, dishwasher, microwave, washer, and dryer, and at least two bathrooms. The units provide a complete home for an entire family that is safe, secure, and dignified. Liberty Corner provides a place that families can call their home and they can be proud of the home in which they live.

A critical complement to Liberty Corner's units are the community amenities. The community will provide a fitness center/gym, a clubroom with lounge, game area and a kids room, as well as flex space that can be used for group gatherings, additional lounge space, work/study space, community events, and life skills classes. As Liberty Corner is a family-oriented community, an outdoor water amenity is planned, along with generous outdoor open space, programming and equipment, including a tot-lot, delivering the experience of a 'backyard' within an urban residential apartment community.

Liberty Corner is a seven-story, Type IIIA over Type IA building applying for design review as required by the Commercial General zone for buildings seeking greater than 60' in height. The tallest point of architectural expression in Liberty Corner is 85'. The building's exterior materials are primarily brick, glass, metal and cement-fiber panel. Brick and glass are the dominant materials. The community's unit mix includes 96 2-bedroom units ranging from 870 sf to 1,016 SF; 80 3-bedroom units ranging from 1,107 sf to 1,273 sf; and 24 4-bedroom units ranging from 1,364 sf to 1,460 sf. The over site density is 98 units/acre. The breakdown of proposed uses and space can be found with the design package, along with parking calculations.

Demonstration of compliance with the applicable design review objectives (Section 21A.59.050) in written narrative, graphics, images, and relevant calculations.

- A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the city's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.**

As stated in 21A.26.070 under Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

Liberty Corner envisions a residential community mixed with commercial services accessible from the street (a large daycare and associated playground and outdoor area), visually engaging streetfront uses, generous landscaped and hardscaped building setbacks, quality façade design and materials, and improved walkability and connections to recently completed multimodal improvements on 300 West.

The recent Ballpark Station Area Plan outlines a goal to increase urban design quality in the neighborhood. It designates Liberty Corner's site as part of the "Heart of the Neighborhood", which the plan describes as appropriate for the highest densities allowed in Urban Station Areas. The plan notes a goal to "Increase affordability and attainability of housing for current and future residents," which includes a strategy of providing a diversity of housing types and options for different incomes, familial status, age and needs, paired with an action to "Promote a diversity in the size of new units in the neighborhood to accommodate residents in different stages of life, including families with children". Liberty Corner is seeking to increase height in order to allow for increased density to provide just these types of units – 200 affordable homes, all of them 2-, 3- and 4-bedroom units, with more than 50% of these units 3- or 4-bedrooms. The homes, programming and amenities are purpose-designed to support small, large and multi-generational families and residents across the age spectrum. Liberty Corner's units are 100% rent-restricted, serving households with incomes ranging from 25% of the Area Median Income (AMI) to 80% AMI, with homes designated for special needs and underserved populations, including veterans, domestic violence survivors, the mobility impaired, and families experiencing homelessness.

The Central Community Master Plan speaks specifically to Liberty Corner in its Residential Land Use (RLU) policies for new construction. RLU 3.1 states "Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups and family size". RLU 3.4 recommends to "Encourage high performance, energy efficient residential development." Liberty Corner will be Energy Star 3.0 certified to a score of 90 (meaning that it performs higher than 90% of similar buildings nationwide) and will receive Enterprise Green certification. Enterprise Green is a LEED-style sustainability certification developed specifically for affordable housing.

As mentioned, Liberty Corner is 100% affordable, with homes offered at income-restricted rents affordable to families making a range of incomes from 30% to 80% AMI, including 14 homes offered to families of 4 to 8 at 30% AMI. Liberty Corner is currently seeking RDA support in funding these homes. A breakdown of income ranges is below:

Bedroom Count	Total Units	Market Rate	61%-80% AMI	41%-60% AMI	<40% AMI
2-Bed	96	-	40	34	22
3-Bed	80	-	30	32	18
4-Bed	24	-	8	12	4
Total	200	-	78	78	44
Breakdown by Low, Very Low, and Extremely Low Income:			39.0%	39.0%	22.0%
			60% AMI and below:		61.0%
			30% AMI and below:		7.0%

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. *Primary entrances to commercial and public areas face the public sidewalk; ground level spaces and storefront are oriented to the public realm*
2. *Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.*

The building and its ground level spaces are oriented to the public way, and the 10-foot setback required by the CG zone serves to combine with the public sidewalk to widen the public walkway and introduce additional pedestrian space, landscaped areas, streetscape and public – private zones.

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

Parking is located within the building. Refer to Site Plan.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

The proposed community is architecturally interesting and interactive with the signage and mix of brick, glass, metal and detailing throughout the building. The ground floor includes visually interesting and engaging design, detailing, spaces and uses. Refer to Graphic Images.

1. *Locate active ground floor uses at or near the public sidewalk.*

The ground level spaces along the primary streets – 1300 South and 300 West – abuts the public sidewalk with additional setback for sidewalk, landscape and public-private area and active uses. The ground level uses include a large daycare and associated playground, leasing office, as well as a large lounge and event space and associated plaza for the use of the residential community. The Lucy Street ground level includes additional daycare frontage, a multi-use court for the residential community, and a secondary entrance to Liberty Corner. See Elevations and Graphic Images.

2. *Maximize transparency of the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.*

Transparency is maximized on ground floor facades with large storefront glazing and double-height spaces. Ground floor glass will not have reflective treatments, nor will the glazing front spaces with immediate interior walls.

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

Liberty Corner will incorporate all of these elements.

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.*

Liberty Corner will have a number of exterior open spaces with visual connection to the public street.

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.*

The large units require a large building with a much more window line than would be typical of other apartment communities with the same number of homes. Liberty Corner will utilize divided massing, setbacks, detailing, material change and articulation to break the large building into a much more neighborhood-friendly and human-scaled development.

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.*

See above. The divided massing and material changes are meant to break the large building down visually and create the perception of smaller-grained and more vertically-oriented set of buildings.

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

Balconies and masonry detailing articulate the façade. There is a strong vertical bay composition created by the break-up of the building through vertical detailing, material transitions, divided massing and variation in plane. The design works with material and massing to create a defined base, middle, and cap to the building.

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.*

Liberty Corner's ground level has a high ratio of glazing, similar to other retail uses along 1300 South and 300 West. The residential rhythm and solid-to-void ratio of the residential floors above the ground level reflect the newer residential uses immediately to the east on 1300 South. Building facades that exceed a combined continuous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in façade);
2. Material changes; and
3. Massing changes

Liberty Corner's facades feature all of these strategies in breaking down façade lengths and creating human scale and visual interest. See included elevations and perspectives.

- 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 eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Director and/or Commission.
 5. Step back must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views,
 6. The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two (2) stories,
 7. A building over 200' in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

As a large building providing a large number of affordable, rent-restricted homes at almost double the average size of typical residential developments, Liberty Corner has incorporated design elements meant to break down the scale of the building and balance the needs of the residential community and ground level streetscape. The building has numerous breaks in vertical plan, material changes and massing changes, with a strategy to make the large building feel more like a collection of smaller discrete buildings.

The project is asking for consideration and approval an "active use" ground level requirement of less than 80%. Liberty Corner's unique site and program (three long street frontages for an affordable housing community with 200 large, family-sized homes with a high anticipated residential population) present a number of challenges and demands for the ground level program.

By virtue of its corner location along with a mid-block street, Liberty Corner has three significant frontages, totaling over 850 feet. The project has endeavored to program the street level with active and engaging uses, including a significant frontage dedicated to a daycare space and playground open to the public. As designed, 39% of Liberty Corner's ground level street front façade, totaling 328 feet of frontage, is dedicated to active uses open to the general public, including the daycare and the community leasing office. 23% is dedicated to operational spaces meant to support the community's significant population, expected to be between 700 and 900 residents. This operational program includes loading dock/move-in staging, trash rooms, mail and package room, vehicular entrances and a small court for utility and power. These operational spaces have been programmed and placed to be in the least visible and trafficked locations of the site.

38% of the project, or 323' of frontage, will be spaces dedicated to the residents of Liberty Corner, including a lounge, co-working space and flex space for events and classes, as well as a multi-use court. These spaces are important in an affordable housing community, for a number of reasons: 1) they provide amenities and spaces that lower-income residents might have a hard time accessing from a for-profit, open-to-the public scenario; 2) the common space amenities, then, are an important part of the resident experience and creating an environment where residents can lead a full and successful life, regardless of income; 3) these amenitized spaces are an important part of securing tax credit and other affordable housing subsidies; 4) shifting these amenities to the upper levels, if it is possible at all, would impact the quality and amount of the amenity space, the quality of life of neighboring residents, and result in the loss of affordable homes; 5) the flex space provides a location for life skills classes and community events that are important in the operation of an affordable housing community and successfully supporting underserved populations; 6) Liberty Corner has been specifically designed for an abundance of common space amenities in order to serve an expected resident population that rivals much larger residential communities and spreads across a wide range of ages, interests, and demographics.

Finally, commercial space presents a particular weight on affordable housing communities. Ground level concrete podium retail/commercial spaces aren't financially viable anywhere in Salt Lake City, much less so outside of downtown. A market-rate project would think of these spaces as an amenity, subsidized by market rate rents. However, income-restricted rents in an affordable housing community don't provide for this kind of financial support. Further, commercial space is not allowed to be included in tax credit basis, meaning that they do not qualify for tax credit support; as such, the financial "weight" of a commercial space is more than double that of a common space amenity, and thus particularly burdensome for an affordable housing community. Liberty Corner respectfully asks for approval of the current ground-level street front programming percentages.

The project has a setback along its 300 West elevation, at the third level, consisting of 5'2". The seventh level, above the allowed height limit of the CG zone, steps back another foot. The ground level meets the minimum and maximum heights. An additional 10 feet of setback at the top level would result in the loss of 15 affordable homes, as the homes on the street would no longer have a viable depth. Instead, the design has utilized an undulating, gabled roofline along much of the street frontage to reduce the amount of building mass above the height limit, created some additional setbacks and voids at locations at the top level, and created a lot of articulation and projections at the streetfront facades. The average building height is 77'-1", just two feet one inch above the height limit. Liberty Corner is asking for a variance to the setback design standard in the interest of keeping additional affordable family-sized homes.

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; The roof deck amenity area features outdoor dining areas.*
6. *Other amenities not listed above that provide a public benefit.*

Not applicable as there are no privately-owned public spaces within the proposed community.

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.

1. *Human scale:*

- a. *Utilize step backs 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.*

The building has a small step back at the top level, step backs at the ground level on the west elevation, and articulations at the ground level throughout the other streetfront elevations to emphasize the human scale.

- b. *The minimum setback for any building located in a zoning district that does not contain an upper level setback provision shall be ten feet (10'). This setback is only required for applications requesting additional height when authorized in the underlying zoning district. The setback shall be applied to the first full floor of the building that is seeking the request for additional height.*
- c. *For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base to reduce the sense of apparent height.*

The proposed building is designed with modern design features that is classically composed. There is a solid foundation established with brick and glass as well as fenestration and large openings to create a distinct base. The building has an interesting middle section with handsome masonry materials, variations in material and plane, vertical brick detailing to emphasize the verticality, and articulation and texture to create visual interest without being busy. The top floor has strong rooflines serving as a cap to the building, along with a change in material and color to help the level step back visually, in only 1 foot physically. The step back discussion and request for variance is discussed above.

2. *Negative Impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards.*
 - a. *Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.*

Liberty Corner's site is bordered by a public way on three sides; the east boundary is a warehouse currently, but is zoned for similar height to Liberty Corner.

- 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.*

Sidewalks are the only public or semi-public spaces impacted by the site. Shadow from the additional building height falls in the street.

- 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. *Designed and oriented 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.*

Liberty Corner has a small stepback at the top level, additional stepback at the third level on the 300 West side, over 10 feet of setback from the property line on all sides to provide protection from snow, ice or water from falling into public spaces. Entrances to the building have 5' awnings for additional protection.

3. *Cornices and rooflines:*

- a. *Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least 6 inches, a change in material, utilizing at least one visible sloping plane along a minimum of 50% of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building.*

Liberty Corner is using two different rooflines to emphasize the massing breaks and give each primary building mass its own character. The west building is using an undulating gable form on the top level, along with a step back and a material change, to relate to the eclectic, built-over-time quality of the light industrial and warehouse buildings that still dot the neighborhood. The east building mass uses a more modern roof plane as a cornice to differentiate the east building from the west and relate to the more flat-roofed residential buildings to the east, while still retaining the roof plane projection to provide a termination to the vertical height.

- 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 stormwater system.*

The proposed community has a large roof amenity deck at the top of the podium, framed by the residential units, with an opening and visual connection to the south and 1300 South.

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

1. *Parking lots and structures shall be setback a minimum of twenty five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.*

In general, the project is reducing curb cuts across the property. Access to parking has been pushed as far away from the intersection as possible, on the NE and SE corners. The parking access on Lucy is located in a portion of the neighborhood and site that has the lowest pedestrian traffic; the access on the SE corner is recessed into the building so that the entry doors/gates are somewhat hidden and vehicles have standing area that will not conflict with the pedestrian way.

The project is requesting a variance from Transportation and/or Planning to allow for the loading dock to become a staging area, with loading happening from a loading zone adjacent to the loading room on Lucy Avenue. This will allow the project to load multiple trucks of different sizes in a more efficient manner, while also avoiding the need for trucks to back across the pedestrian zone/sidewalk and into/out of Lucy Avenue. The programmatic, spatial and structural demands of the project do not allow for all truck maneuvering to happen on site; the loading zone and loading/storage room allow the community to meet both the building constraints and loading demands of the project while providing safe circulation on Lucy Avenue.

- 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 (See subsection 21A.37.050K of this title.).**

All services are screened from public view and located within the structure of the building. This includes mechanical equipment, loading areas, and waste and recycling.

- 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.*

The building has sign bands and columns for blade signs that will be utilized for signage that is visible for pedestrians, bicyclists, users of mass transit and drivers. The property would like to have a large primary sign either at the ground level or at the sign band level, and a space exists for either

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

The signage will work together with the massing, lighting and façade articulations to create a cohesive design.

3. *Coordinate sign location with landscaping to avoid conflicts. Trees are coordinated to create sight lines to signage.*

Trees and landscaping are coordinated with signage to create sight lines from the sidewalk for pedestrian interest and interaction as well as with the street.

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

1. *Provide street lights as indicated in the Salt Lake City Lighting Master Plan.*

Street lighting will be designed in accordance with 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.*

Outdoor lighting is designed to minimize glare and light to trespass onto adjacent properties and vertical lights are directed downward.

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

Lighting is coordinated with the architecture to emphasize architectural features, columns, bays and signage. Lighting is included to illuminate pathways, points of entry, and sidewalks for pedestrian comfort and safety.

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.*

These standards for street trees and hardscape are applied in the design of the proposed community.

Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images.

As stated in 21A.26.070 under Purpose Statement: *The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and*

automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

The proposed community fulfills this purpose. The project introduces significant residential and retail services uses spaces with a location and site design that allows the general public to access the community and its daycare space by all modes of transit - pedestrian, bicycle, mass transit and automobile. In particular, the community provides a critical neighborhood service space (daycare) in a location that is easily accessible to the new 300 West multi-use path, UTA light rail and bus service, and major automobile arterials. The residential community provides critically needed family-sized and supported affordable units that will also serve to support the neighborhood and the purpose of the Commercial General through introducing residents to support mix of uses, access and environments.

The proposed community is compliant with the purpose of the applicable design standards of the individual zoning district. The individual zoning district has the following standards...

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

Minimum Lot Width: Sixty feet (60')

Front yard: Minimum of five feet (5'). Maximum of ten feet (10').

Corner Side Yard: Minimum of ten feet (10'). Maximum of ten feet (10')

Interior Side Yard: No setback required.

Rear yard: Minimum ten feet (10').

. The building was originally designed when the 10 feet was the minimum setback, as opposed to the maximum setback. Currently, the 1300 South side of the building – which has a canting boundary – moves from 10'-7 1/4" on the east side to 15'-9 3/8" on the west side. The other front yard along Lucy Avenue has setbacks of 10'-2" on the operational side and 12' at the daycare frontage. The 300 West elevation with the daycare and playground has a setback of 12'. The interior side yard has no required setback. Liberty Corner has a 11' – 2 3/8" setback on the interior side yard.

Liberty Corner is asking to keep these setbacks as designed, for a few reasons: 1) 1300 South and 300 West are very busy 5-6 lane roads; the public right of way on 1300 South is given almost entirely to automobile travel and the project (east) side of 300 west has a similar limited space between lanes of travel and property boundary, although it has a few extra feet compared to 1300 South. Giving the building some additional setback from the street gives residents some relief from the road noise and light pollution. 2) Further, 1300 South in particular, as well as Lucy Avenue, have little or no public sidewalk within the right of way and very little space for pedestrian life or semi-private space for residents to interact or engage with the neighborhood at the street level. This is an issue throughout the Ballpark neighborhood. The additional space gives extra room for entries, courts, patios, landscaping and other general elements that will start to build a better street and pedestrian environment in the area, building on recent City investments on 300 West. 3) The extra space on the Lucy Avenue Front Yard will provide additional area for entrances, operational space, and most importantly space for drop off and pick up choreography between the proposed loading zone and the daycare space. We are proposing to meet the additional setback requirement with properly-sized awnings at the building entrances.

Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of [chapter 21A.48](#) of this title. The site does not abut a residential property.

Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title. The site does not have an accessory building or structure in the yards.

Landscape yard requirements A landscape yard of five feet (5') shall be required on all front or corner side yards, conforming to the requirements of Section 21A.48.090 of this title. The final landscaping and hardscaping will conform with the requirements of section 21A.48.090, specifically: *Landscape yards are yards devoted exclusively to landscaping except, however, that driveways and sidewalks needed to serve the use and buildings on the lot may be located within a required landscape yard. As used in this chapter, the term "landscaping" shall be defined as set forth in section 21A.62.040, "Definitions Of Terms", of this title. No specific improvements are required within landscape yards, except that all landscape areas shall be maintained with at least one-third ($\frac{1}{3}$) of the yard(s) area covered by vegetation, which may include trees, shrubs, grasses, annual or perennial plants and vegetable plants. Mulches such as organic mulch, gravel, rocks and boulders shall be a minimum depth of three inches to four inches (3" - 4"), dependent on the material used, to control weeds and erosion in unplanted areas and between plants, and that these aforementioned items at all times cover any installed weed block barriers that cover the ground surface.*

The design materials show planting areas, hardscape improvements and proposed driveways and sidewalks within in the landscape yard. The yards in the required setback areas will contain the required landscape areas, hardscape areas and sidewalks/access lanes necessary to serve the community and its uses.

Maximum Height: No building shall exceed seventy five feet (75') unless the property is within the following boundary: from 400 South to 700 South from 300 West to I-15, where buildings shall not exceed one hundred fifty feet (150'). Additionally, buildings taller than seventy five feet (75') to a maximum of one hundred and five feet (105') outside of the described boundary may be allowed in accordance with the provisions of Subsections G.1 through G.3 of this section (below)

1. Procedure For Modification: A modification to the height regulations, in this Subsection G may be granted through the design review process in conformance with the provisions of Chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the planning commission or in the case of an administrative approval the planning director or designee, shall find that the increased height will result in improved site layout and amenities.
2. Outdoor Usable Space: If additional height is approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the additional floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least ten feet (10') by ten feet (10').
3. Maximum Additional Height for Properties Outside of Boundary Identified in Subsection G: Additional height shall be limited to thirty feet (30') subject to the provisions in Subsection G.2 for a maximum height of one hundred five feet (105').

This design review application is made as part of a request to increase the height from 75' to 85'. This will allow for an additional 49,345 square feet of building area at the top level, creating an additional 40 affordable 2-, 3-, and 4-bedroom homes. As part of this request, Liberty Corner will be required to create at least 4,935 sf of outdoor open space. Liberty Corner is proposing to satisfy that requirement with a roof amenity deck of at least 5,000 useable square feet for building residents. The current plans are for almost 8000 square feet of useable space at the amenity deck level, a number that may be reduced by planting areas or egress demands.

Midblock Walkways: A midblock walkway has not been identified on the property in any master plan.

Parking: All parking is incorporated into the building wrapped by uses allowed in the zone.

Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations.

There are no design standards specific to the individual zone other than those in the ordinance referenced earlier in the narrative.