

Dear Salt Lake City Planning Division,

We are pleased to present the Elliot, a 338-home multifamily community spanning five separate parcels in two buildings along 800 S and Richards Street. Currently, the site houses Downtown Self Storage, a self-storage and RV parking business, as well as a single-story office building. The Boyer Company has partnered with long-time owners of the property, the Wolfe family, who founded and sold Salt Lake City-based Wolfe Sporting Goods.

The community will focus on providing spaces that enable our resident's innate creativity while promoting the incredibly talented creative community of Salt Lake City. Along the podium wall on Richards Street, the project will provide outdoor stamped concrete frames for local artists to mount their canvases, effectively creating a pedestrian "art walk." These frames can be used seasonally and rotated throughout the year. Within the building itself, we focus on creator spaces for musicians, podcast creators, and artists in addition to health and wellness amenities expected by our residents. The smaller 60-home building will provide larger floorplans geared towards young families looking for a quiet, safe, and secluded refuge. Each building provides distinct courtyards with ample green space and vegetation, a quiet space or an active fitness deck depending on each resident's preference.

The building façade provides breaks both vertically and horizontally using architectural projections, fur-outs, and enhanced materials that change in color and texture. The articulation is a tribute to the cape chisel technique for rough-cutting slabs of granite out of quarry walls, while the layers below are smoothed and processed. There are an array of architectural inserts and reveals expressed as recessed balconies and vertical circulation visible from the outside. Together, these design choices seek to enrich the urban environment and emphasize the dynamic pedestrian realm at the project's base.

The community is an 8-minute walk from the 900 S 200 W Trax Station, a 2-minute walk to the 900 S bus stop and adjacent to the newly reconstructed pedestrian-friendly 900 South corridor. The north building is an 8-story mixed-use community with 2,000 square feet of retail along 800 South, 278 homes, a subterranean parking garage, and almost 14,000 square feet of outdoor and indoor amenities. The south building is a 7-story community with 60 homes catering to residents seeking larger spaces along with 2,700 square feet of shared amenities.

Our goal is to create a community that will allow residents to thrive where they live and continue to grow, beautify, and invest in their neighborhood well into the future. The creative force in Salt Lake City is at the vanguard of bringing to life authentic, vibrant places. Through thoughtful placemaking and tailored spaces we aim to foster this engine of creative growth and ultimately create a true sense of place that will last for decades.

Sincerely,



Jake Boyer
CEO
The Boyer Company

Planned Development – Elliott North

1. Project Description:

- Description of your proposed use. If involving a residential development Include number, size, and type of dwelling units in each building, and the overall dwelling unit density.
- A complete description of the proposed planned development including the zoning regulations being modified.
- When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities.
- Describe the plan for long-term maintenance of all private infrastructure as stated in 21A.55.110 of the planned development ordinance.

The Elliott project is a 283-unit development that sits on a 1.37-acre site, formerly occupied by the Wolfe Sporting Goods warehouse, nestled within the vibrant Central Ninth District as outlined in The Downtown Plan. Our vision for this space entails the creation of a dynamic urban living environment, marrying contemporary design with a nod to the district's rich heritage.

The proposed 8-story development features a 5-story Type III-A building atop a 3-story Type I-A podium. Parking is provided on the first 2 levels of the podium along with a single subterranean garage level that meets and exceeds the on-site parking requirements.

On the building's north side facing 800 South, there is 1,800 square feet of double-height retail space and 1,400 square feet of a publicly accessible flex space/ art gallery space that doubles up as the area for prospective future residents to interact with on-site leasing agents. The collection of the above uses aims to contribute towards a rich street-level commercial activity and promote pedestrian engagement.

To enrich the fabric of our community, the North Elliott project goes beyond traditional residential offerings by incorporating affordable artists' studios and a dynamic creative space on the ground floor, strategically positioned along Richards Street. This intentional design choice fosters community engagement with local artists while also invigorating pedestrian activity within the area.

In addition to engaging street fronts, the project proposes a public 15' east-west mid-block walkway on the southern edge of the property, further enhancing pedestrian connectivity encouraging the flow of foot traffic through the area and promoting neighborly interactions.

This Planned development application is to ask for a modification to the D-2 Downtown Support district's yard and sidewalk requirements.

Per section 21A.30.030.E, the front, and Corner Side requirements: There is no minimum setback. The maximum setback is ten feet (10'). Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of eight feet (8') and a maximum setback no greater than 16'.

And per section 21A.30.010.G, the sidewalks must be a clear walking path that is a minimum of 10'.

However, due to the projects aiming at providing a vibrant and active public right-of-way and to maximize this street-level interaction, the building is built up to the property line, with a 0-foot setback where the artist studios are along Richards Street. And with a 9' wide sidewalk that includes street trees.

2. Planned Development Information:

- Demonstrate how your project meets the purpose and at least one objective of a planned development as stated in **21A.55.010** of the planned development ordinance.

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services, and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The city seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

- A. Open Space and Natural Lands
- B. Historic Preservation
- C. Housing
- D. Mobility
- E. Sustainability
- F. Master Plan Implementation.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

Elliott North provides an enhanced mid-block connector as intended by Section 21A.30.010.F

2. Improvements that encourage transportation options other than just the automobile.

Elliott is strategically positioned within a 0.3-mile radius of existing TRAX lines and stations located along 200 West, encouraging residents to adopt walking, biking, and public transit as their primary modes of transportation instead of relying on automobiles. Transit connections are many as TRAX, the Downtown Streetcar, and 900 south streetcar connects central Ninth to adjacent neighborhoods and beyond. Additionally, the project is conveniently situated near the proposed green loop linear park system outlined in the Downtown Plan, further enhancing the accessibility and appeal of green, sustainable transportation options for its residents.

The Downtown Plan also adopted the expansion of Mid-block walkway network to improve the pedestrian environment. A 15' east-west mid-block connection is situated on the southern side of the building, making it easier to go from one block to another.

- Demonstrate how your project meets the standards for planned developments as stated in **21A.55.050** of the planned development ordinance; and
 - A. Planned Development Objectives
 - B. Master Planned Compatibility
 - C. Design and Compatibility
 - D. Landscaping
 - E. Mobility
 - F. Existing Site Features
 - G. Utilities
 - A. Planned Development Objectives: As mentioned in the previous section, the project aligns with the Mobility Objective by offering a pedestrian-friendly design that includes a 15-foot wide east-west mid-block walkway, fostering a walkable environment. Furthermore, its location is conveniently just 0.3 miles from the nearest TRAX line and transit stations, enhancing the development's connectivity and support for alternative transportation modes beyond personal vehicle use.
 - B. Master Planned Compatibility: The Project is in The Downtown Plan, specifically in the Ninth District. The proposed plan is consistent with Central Ninth initiatives. Aligning with Salt Lake City's vision for a vibrant urban realm, ELLIOTT is poised to provide attractive, high-quality housing and deliver a prosperous, walkable community for current and future residents.
 - C. Design and compatibility:

The building's massing and height is directly relatable to existing and proposed multifamily and mixed-use development in immediate proximity but also within a 1-mile radius.

The building's mass is broken up both in horizontal and vertical planes, with a distinct commercial frontage that relates to the pedestrian urban experience, but also an architectural language with clean, deliberate moves that further reduce the perceived mass in interesting portions or distinct building sections, which are additionally articulated visually by changes in materiality and color.

Numerous architectural details enhance the richness of the facade, including inset balconies with distinct materiality, enhanced materials applied on an actual articulated form vs. a simple surface application, and deep reveals around most fenestration.

The ground floor strives to maximize the available fenestration for the proposed commercial spaces, and so do each of the residences, offering large, operable fenestration and a floor-to-ceiling height that is superior to most existing developments in the area for this product type. The proposed Live-Work spaces along Richard St, also aim towards maximizing the available natural light but offer a slightly reduced opening percentage to account for the increased need for privacy and perceived safety that living that close to a public right of way imposes.

The facade treatment and articulation intended for the first two floors of all public-facing building sides, which for the North Building includes the 800 S and Richard Street frontages, but also the 15' wide mid-block connection to the South of the building, with an experience that responds to familiar, human-scaled elements.

The porosity and transparency of the ground floor along Richard Street, although reduced below the 60% mandated by code to allow privacy for the residential uses along it, aspires to make up for it by providing a rich experience of art installations, that if were to be included in the calculation, should result with the project meeting not only the intent of the City's master plan but also the letter with more than 60% of the street-facing ground floor wall area catering towards stimulating the interest of pedestrians along the property edges."

- D. Landscaping: Elliott's "North" landscaping approach aims to incorporate native plants and reduce the impact on the natural environment. The proposed landscaping proposing is appropriate for the scale of the development and will be coordinated with the public art installations around the building's base, along with the programmatic requirements of the common open spaces the residents will enjoy on the elevated courtyards.
- E. Mobility: Elliott's residents have access to multiple transportation options, enhancing mobility and convenience. The development features a three-level parking structure with entry from Richards Street, including dedicated electric vehicle parking spaces. In line with

sustainable practices, residents are urged to utilize bikes and walking as alternatives to driving. The building is also situated near bus stops and TRAX lines and stations, facilitating the use of public transit. And secure bike storage is available within the parking structure. Additionally, the mid-block walkway system improves pedestrian safety and connectivity between blocks.

- F. Existing Site Features: The current site features a storage building and an unoccupied parking lot. This site is slated for redevelopment; the storage building will be replaced by a new mixed-use multifamily structure. The ground floor of this building will be designed as an interactive and engaging space aimed at revitalizing the neighborhood and providing additional benefits to the community.
- G. Utilities: The proposed and existing utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

- Demonstrate how the proposed planned development is compatible with other property in the neighborhood.

The Elliot North development has been designed to seamlessly integrate with the character and vision of Salt Lake City and the diverse mixed-use landscape of its surrounding neighborhood. By incorporating both residential and commercial elements, our development mirrors the vibrant tapestry woven by neighboring properties, extending its influence up to a mile radius.

The architectural language is thoughtfully curated to resonate with the neighborhood's rhythm, presenting a tiered elevation that subtly transitions from two stories to eight stories. This thoughtful approach not only respects the scale of the surrounding buildings but also enhances the visual cohesion of the area. In close collaboration with the City and with valuable input from community engagements, we aim to cultivate a pedestrian-friendly atmosphere along Richards Street while also establishing a dynamic mid-block connection to facilitate urban connectivity and movement.

The proposed parking solution has been carefully integrated into the fabric of Elliot North, with above and below-ground parking strategically distributed to seamlessly blend with the existing traffic flow and maintain the neighborhood's inherent accessibility without imposing visual clutter.

At the core of our vision is a commitment to redefining the residential experience within Salt Lake City, setting a new standard for contemporary urban living. We have selected durable, premium materials and embraced a design philosophy that seamlessly integrates indoor and outdoor spaces, elevating the quality of life for residents.

Throughout the project's development, we have prioritized collaboration and maintained open lines of communication with both the City and the local community. Our dedication to inclusivity is evident in the incorporation of public spaces accessible to all, the provision of affordable live-work options for local creatives, and the integration of public art along pedestrian routes, enriching the built environment and fostering a sense of community and individual well-being.

In essence, Elliot North is not just a place to reside; it is a dynamic hub where residents can truly thrive, contributing to the enduring narrative and vitality of our community.

Planned Development – Elliott South

1. Project Description:

- Description of your proposed use. If involving a residential development Include number, size, and type of dwelling units in each building, and the overall dwelling unit density.
- A complete description of the proposed planned development including the zoning regulations being modified.
- When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities.
- Describe the plan for long-term maintenance of all private infrastructure as stated in 21A.55.110 of the planned development ordinance.

The Elliott South project represents an exciting opportunity to transform a 0.49-acre site, formerly occupied by a vacant parking lot and a photo lab, into a vibrant urban living space within the Central Ninth District as outlined in The Downtown Plan. Our vision for this development involves the creation of a 62-unit apartment complex that seamlessly integrates modern design elements with a blend of architectural styles, reflecting the dynamic character of the surrounding neighborhood.

The proposed 7-story development features a 5-story Type III-A building atop a 2-story Type I-A podium. Parking is provided on the first 2 levels of the podium along with a single subterranean garage level meeting the on-site parking requirements.

To enrich the fabric of our community, the Elliott South project goes beyond traditional residential offerings by incorporating affordable artists' studios and a dynamic creative space on the ground floor, strategically positioned along Richards Street. This intentional design choice fosters community engagement with local artists while also invigorating pedestrian activity within the area.

In addition, the project features a proposed public 15' east-west mid-block walkway on the southern side, further enhancing pedestrian connectivity and encouraging the flow of foot traffic through the area and promoting neighborly interactions.

This Planned development application is to ask for a modification to the D-2 Downtown Support district's yard and sidewalk requirements.

Per section 21A.30.030.E, the front, and Corner Side requirements: There is no minimum setback. The maximum setback is ten feet (10'). Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of eight feet (8') and a maximum setback no greater than 16'.

And per section 21A.30.010.G, the sidewalks must be a clear walking path that is a minimum of 10’.

However, due to the projects aiming at providing a vibrant and active public right-of way and to maximize this street-level interaction, the building is built up to the property line, with a 0-foot setback where the artist studios are along Richards Street. And with a 9’ wide sidewalk that includes street trees.

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Elliott South provides an enhanced mid-block connector as intended by Section 21A.30.010.F

2. Improvements that encourage transportation options other than just the automobile.

Elliott is strategically positioned within a 0.3-mile radius of existing TRAX lines and stations located along 200 West, encouraging residents to adopt walking, biking, and public transit as their primary modes of transportation in lieu of relying on automobiles. Transit connections are many as TRAX, the Downtown Streetcar, and 900 south streetcar connects central Ninth to adjacent neighborhoods and beyond. Additionally, the project is conveniently situated near the proposed green loop linear park system outlined in the Downtown Plan, further enhancing the accessibility and appeal of green, sustainable transportation options for its residents.

The Downtown Plan also adopted the expansion of Mid-block walkway network to improve the pedestrian environment. A 15' east-west mid-block connection is situated on the southern side of the building, making it easier to go from one block to another.

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- B. Master Planned Compatibility
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- E. Mobility
- F. Existing Site Features
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A. Planned Development Objectives: As mentioned in the previous section, the project aligns with the Mobility Objective by offering a pedestrian-friendly design that includes a 15-foot wide east-west mid-block walkway, fostering a walkable environment. Furthermore, its location is conveniently just 0.3 miles from the nearest TRAX line and transit stations, enhancing the development's connectivity and support for alternative transportation modes beyond personal vehicle use.

B. Master Planned Compatibility: The Project is in The Downtown Plan, specifically in the Ninth District. The proposed plan is consistent with Central Ninth initiatives. Aligning with Salt Lake City's vision for a vibrant urban realm, ELLIOTT is poised to provide attractive, high-quality housing and deliver a prosperous, walkable community for current and future residents.

C. Design and compatibility:

The building's massing and height is directly relatable to existing and proposed multifamily and mixed-use developments in immediate proximity but also within a 1-mile radius.

The building's mass is broken up both in horizontal and vertical planes, with a distinct base that relates to pedestrian urban experience, but also an architectural language with clean,

deliberate moves that sculpt the proposed mass an organically driven portions or distinct building sections, which are additionally articulated visually by changes in materiality and color.

Numerous architectural details enhance the richness of the facade, including inset balconies with distinct materiality, enhanced materials applied on an actual articulated form vs. a simple surface application and deep reveals around most fenestration.

The ground floor architecture along Richard St. strives to maximize the available fenestration for the proposed Live-Work spaces, but it is biased towards maximizing the available natural light without compromising the ability of the users to satisfy their need for privacy and perceived safety. Each space will still maintain large, operable fenestration and a floor-to-ceiling height that is superior to most existing developments in the area for this product type.

The facade treatment and articulation intend to the first two floors of all public facing building sides, which for the "South" Building includes the Richard Street frontage, but also the 15' wide mid-block connection to the South of the property, with an experience that responds to familiar, human scaled elements, reminiscent of an upscale commercial street.

The porosity and transparency of the ground floor along Richard Street, although reduced below the 60% mandated by code to allow privacy for the residential uses along it, aspires to make up for it by providing a rich experience of art installations, that if were to be included in the calculation, should result with the project meeting not only the intent of the City's master plan, but also the letter with more than 60% of the street-facing ground floor wall area catering towards stimulating the interest of pedestrians along the property edges."

- D. Landscaping: Elliotts "South" landscaping approach aims to incorporate native plants and reduce the impact on the natural environment. The proposed landscaping proposing is appropriate for the scale of the development and will be coordinated with the public art installations around the building's base, along with the programmatic requirements of the common open spaces the residents will enjoy on the elevated courtyard.
- E. Mobility: Elliott's residents have access to multiple transportation options, enhancing mobility and convenience. The development features a three-level parking structure with entry from Richards Street, including dedicated electric vehicle parking spaces. In line with sustainable practices, residents are urged to utilize bikes and walking as alternatives to driving. The building is also situated near bus stops and TRAX lines and stations, facilitating the use of public transit. And secure bike storage is available within the parking structure. Additionally, the mid-block walkway system improves pedestrian safety and connectivity between blocks.

- F. Existing Site Features: The current site features an unoccupied parking lot. This site is slated for redevelopment; the storage building will be replaced by a new multifamily residential structure. The ground floor of this building will be designed as an interactive and engaging space aimed at revitalizing the neighborhood, provide needed housing and providing additional benefits to the community.
- G. Utilities: The proposed and existing utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

- Demonstrate how the proposed planned development is compatible with other property in the neighborhood.

The Elliot South development has been designed to seamlessly integrate with the character and vision of Salt Lake City and the diverse mixed-use landscape of its surrounding neighborhood. By incorporating residential and artists/work studios elements, our development mirrors the vibrant tapestry woven by neighboring properties, extending its influence up to a mile radius.

The architectural language is thoughtfully curated to resonate with the neighborhood's rhythm, presenting a tiered elevation that subtly transitions from two stories to eight stories. This thoughtful approach not only respects the scale of the surrounding buildings but also enhances the visual cohesion of the area. In close collaboration with the City and with valuable input from community engagements, we aim to cultivate a pedestrian-friendly atmosphere along Richards Street while also establishing a dynamic mid-block connection to facilitate urban connectivity and movement.

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Throughout the project's development, we have prioritized collaboration and maintained open lines of communication with both the City and the local community. Our dedication to inclusivity is evident in the incorporation of public spaces accessible to all, the provision of affordable live-work options for local creatives, and the integration of public art along pedestrian routes, enriching the built environment and fostering a sense of community and individual well-being.

In essence, Elliot South is not just a place to reside; it is a dynamic hub where residents can truly thrive, contributing to the enduring narrative and vitality of our community.