

Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84111

Subject: Planned Development, Silos Apartments - Building 2

Submittal Requirements

1. Project Description

Blaser Ventures (“Blaser”), Lowe Property Group (“LPG”), and Catalyst have partnered to redevelop the majority of the block bordered by 400 and 500 West and 500 and 600 South in downtown Salt Lake City (“SLC”). Development of the block is expected to include an adaptive reuse hotel offering food and beverage, affordable and market-rate multifamily buildings, a retail concept, an adaptive reuse office / flex-industrial building, a central park area, and various other retail spaces. Silos Building 2 (“Subject” or “Subject Property”) will sit within the block and is anticipated to be a podium multifamily project with 5 stories of residential apartment units over 3 stories of structured parking. Similar to Post District, (located on the neighboring block to the east) which was developed by Blaser and Lowe Property Group, The Silos will be a best-in-class mixed-use urban neighborhood with walkable streets connecting hotel, retail, and housing in a complete community, centered around an urban park. Blaser Ventures and Lowe Property Group would love to host city staff and planning commission members on a tour of Post District.

This Silos Building 2 application was preceded by an application for Silos Buildings 1 & 3, which was reviewed and approved by the Salt Lake City Planning Commission on June 28th, 2023 (PLNPCM2023-00018 & PNPCLM2023-00019). Silos Building 2 will sit on ~1.82 acres of land (parcel bordered in blue in Figure 1 below) on what’s currently identified as Parcel # 15-01-377-017-0000 in Salt Lake City, though a new parcel recordation will take place for this lot shortly. The anticipated height of Silos Building 2 is 85 feet, which is compliant with section 21A.26.070 of SLC’s code.

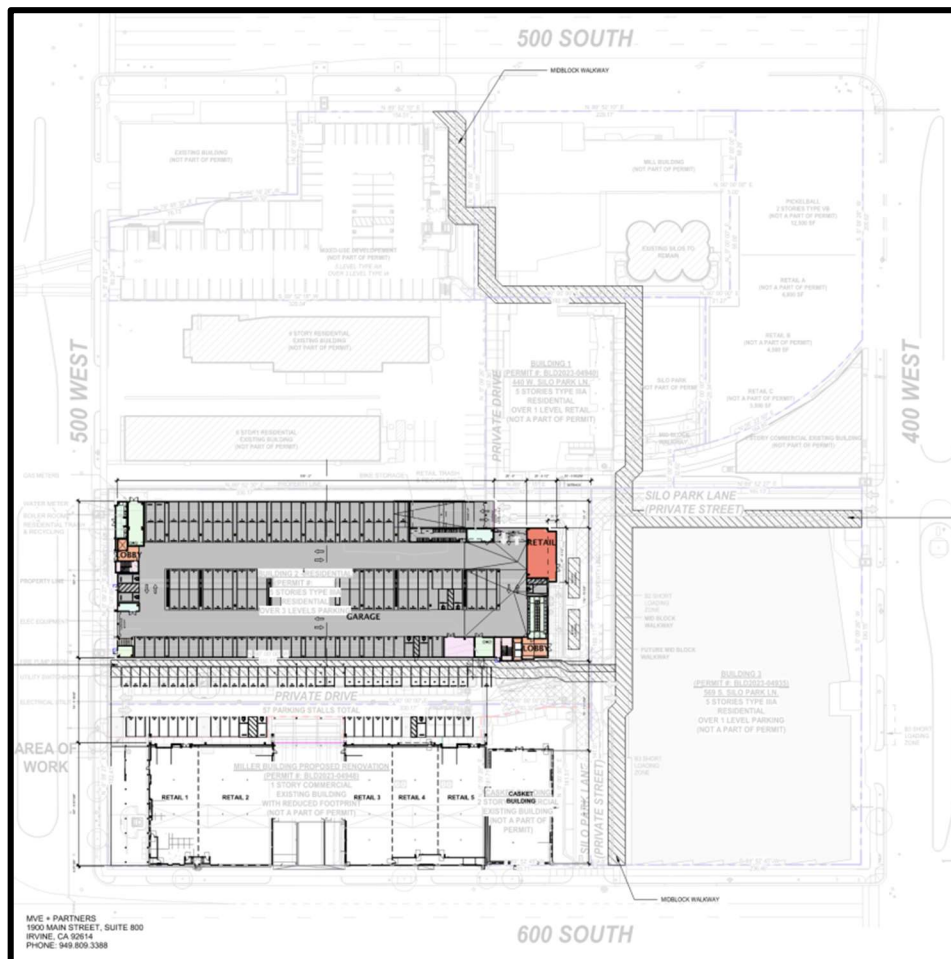
Silos Building 2 is anticipated to include 5 levels of type III construction totaling ~275 apartment units over 3 levels of type IA construction providing a ~425-stall parking structure. Level 1 of the building will also include ~1,230 sf of ground floor retail, creating active use and visual interest on the main floor of the building, adjacent to the midblock public walkway which connects the publicly accessible Silos Park (provided as part of The Silos development) and other mixed-use programs internal to the block. A mix of studio, 1-bedroom, and 2-bedroom apartments are anticipated to make up the ~275-unit building total. Silos Building 2 also plans to offer two

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landscaped courtyards and a separate amenity deck on level 4 of the building. The two courtyards will offer views of landscaped greenery for the surrounding residents and passersby on nearby public roads. The amenity deck is anticipated to serve as a gathering place for members of the community that overlooks the urban park and preserved Silo structures on the block. Further details on Silos Building 2 can be found on “A0-1” of the architectural sheets provided.

It is anticipated that Silos Building 2 and the Miller building (not subject to Planned Development or Design Review) will complete construction near the same time. The two projects are connected as part of the larger Silos development, and further related given the adjacencies and shared surface parking lot between the two. Plans for the Miller building include substantially improving the 500 W elevation by removing the unappealing CMU structure that currently exists, exposing the historic brick, and adding in new storefront and windows. The combination of Silos Building 2 and the Miller building are expected to greatly enhance the frontage and visual interest of 500 W.

Figure 1:



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In the above Figure 1, Silos Building 2 and Miller are shown on the southwest portion of the image, displaying conceptual details of the parking, retail, and lobby areas on level 1 of the building. Within the block upon which Silos Building 2 sits and in line with prior applications approved for the block, we intend to promote a walkable environment on the block and curate spaces that are captivating, comfortable, and promote the City's master plans.

Central to this development is a large urban park that will be an amenity unlike any other within Salt Lake City. This park will be an open space that offers community gathering and relief to the surrounding built environment. The park will abut the old silos buildings and will be surrounded by restaurant and retail spaces that will spill into the park. Silo Park will provide a place for residents, patrons, and guests to interact with each other and enjoy the diverse programs that will ensue.

Silo Park Block

Silo Park

It is important that the current application be understood within the context of the larger development now under construction and in planning by Lowe Property Group and Blaser Ventures. The overall project is designed to be a complete urban neighborhood similar to Post District.

Silo Park is planned to include a mix of market rate housing, affordable housing (under construction), retail and office spaces, a boutique hotel, and central to the whole development, an urban park anchored by the historic silo structures and surrounded by a mix of active uses including restaurants and dining patios. Lowe Property Group and Blaser Ventures have already broken ground on Silo Park which will be complete in late 2025. Provided below are conceptual renderings of Silo Park.



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Preservation of Existing Buildings

Part of what makes Post District special is the mix of preserved buildings of various heights and styles with new and modern architecture and open spaces. Lowe Property Group and Blaser Ventures are striving to do the same at Silo Park and are preserving and enhancing all of the feasible existing structures on the block, including:

- The existing grain silos – depicted in the first conceptual rendering below of Silo Park
- The Mill Building (approximately 15,000 SF)
- The Miller Building (approximately 30,000 SF)
- The Casket Building (approximately 6,000 SF) – depicted along with Silos building 3 in below conceptual rendering



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Complete Urban Neighborhood

Similar to Post District, Silo Park is striving to be a complete urban neighborhood that is a central gathering point for the community. When complete, it is anticipated that the block will include:

- 180 Affordable Residential Units
- 561 Market Rate and Workforce Housing Units
- Over 30,000 SF of Creative Office/Showroom
- Over 50,000 SF of Adaptive Re-use buildings
- Over 45,000 SF of Restaurants and Retail Space
- A boutique hotel with approximately 150 rooms
- An approximately .5 acre urban park surrounded by restaurants and dining patios



Building 2 is an important component of the overall block as it will include the majority of the parking for the block as well as the bulk of the workforce housing for the block.

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2. Minimum Plan Requirements

Please see attached architectural sheets for plan and elevation drawings. Many of the architectural, civil, and landscape sheets show conceptual drawings for both Silos Building 2 and the Miller building (not subject to planned development review). As described herein, the overall Silos block is designed to create compatible and complementary uses throughout the site. This is especially true for Building 2 and the Miller building, which occupy the southwest corner of the site. These two projects are connected not just in design, but by parcel line – given the parcel line shown in the plans runs through the current footprint of the Miller building. As such, both designs are provided in many instances to provide a more accurate depiction of the design and intent for the southwest corner with frontage on 500 W and 600 S.

3. Site Plan

- Please see attached architectural sheets for site plans

4. Elevation Drawing

- Please see attached architectural sheet for elevation, sections, and profiles

5. Additional Requirements 21A.58.060:

Application Requirements:

- A. The applicant's name, address, and telephone number are clearly marked on each sheet of the architectural drawings.
- B. The owner's contact information is clearly marked on each architectural sheet and provided below:
 - Owner: Silos South Apartments, LLC
 - Address: 2170 S McClelland St, Suite 100, Salt Lake City, UT 84106
 - Phone: 801.582.3188
- C. The current street addresses and tax parcel number for Building 2 are:
 - a. Current Address: 470 W 600 S Salt Lake City, UT 84101
 - b. Tax Parcel #: 15-01-377-017-0000
- D. The zoning classification for this entire block is CG. An in-depth review of the zone can be found in the next section below. The Subject Property is currently a vacant lot.
- E. Zoning Classifications of Subject and surrounding sites are provided on sheets A0-1 and A0-2.
- F. The proposed title of the project will be Silos Apartments – Building 2.
- G. See boundaries on the attached architectural sheets.
- H. See attached survey.
- I. See CUP-1 in the attached Design Review Package.
- J. See attached Civil Sheets.

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- K. Please see attached architectural sheets.
- L. Please see attached architectural sheets.
- M. Signage will be in accordance with City standards. Conceptual signage shown in provided architectural sheets.
- N. See attached Civil and Landscape Plans.
- O. The location of dumpsters and all trash receptacles will be internal to the building footprint.
- P. Details on the Silos park submitted in prior application.
- Q. Please see Project Data sheet, within the architectural sheets, A0-1
- R. Please refer to Project Data sheet, A0-1
- S. Please refer to Project Data sheet, A0-1
- T. See attached Landscape Plans.

Zoning – General Commercial District (CG Zone) Purpose Statement and Design Standards

Per Section 21A.26.070 of the zoning code, the CG Zone’s purpose is to provide “...*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.*”

All residential buildings of the Silos development (including Building 2) lie within the CG Zone. Historically, apartments and hospitality suites have not been introduced into this particular area of the city, so introducing either will add to the much-needed housing and hospitality offerings in this part of the city. These buildings will support “*economic development opportunity*” for the city by providing a large quantity of high-quality units where individuals will shop, dine, work, and play. Retail space will be included in the lower floor of Building 2 that will assist in inviting pedestrians into the heart of the project. The park will welcome and accommodate spill over from the retail areas and further engage pedestrian interest.

As part of the greater block development, the existing buildings surrounding the area are planned to receive major improvements and renovations, creating high-quality commercial and retail spaces. In tandem with the apartments, the other mix of uses within the overall Silos development will make this block a true mixed- use development that will contribute to “*a safe and aesthetically pleasing commercial environment.*”

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New roads and walking paths will be created to allow for greater connectivity through the block that has largely been fenced off and restricted in years past. Pedestrians and bikes will be prioritized.

Per Section 21A.26.070, Silos Building 2 adheres to the CG zoning standards as follows:

- A. Purpose Statement – This is explained above.
- B. Uses – This project adheres to the various allowable uses as set forth in Section 21A.33.030.
- C. Minimum Lot Size – Silos Building 2 lot size greater than 10,000 SF and has a width greater than 60’.
- D. Minimum Yard Requirements – See attached architectural sheets A0-1 and A0-3. Building 2 is compliant with both the front and rear yard requirements.
- E. Maximum Yard Requirements – Compliant.
- F. Landscape Yard Requirements – See attached landscape drawings.
- G. Maximum Height – The anticipated height of Silos Building 2 is 85 feet, which is compliant with section 21A.26.070 which states that properties within the boundaries of 400 South and 700 South and 300 West to I-15, may construct buildings with heights up to one hundred fifty feet (150’).
- H. Midblock Walkway – The project meets the 15’ wide and 6’ unobstructed path requirements for the midblock walkway.
- I. Restrictions on Parking Lots and Structures – The parking garage included in Building 2 is an essential part of the overall project and design on the Silos block. The design of Building 2 does not meet this standard, however, the necessary capacity of parking in the building allows for shared parking throughout the site, an urban park, and the preservation of historical buildings and historical structures.

Grand Boulevards Community Plan

Since the overall Silos development (including Building 2) is located between 500 and 600 South, and I-15 and State Street, it lies within the “Grand Boulevards” community district. Silo Park has been carefully designed to closely align with the Grand Boulevards community vision.

The first sentence of the Grand Boulevards vision states that it’s *“a major point of arrival to the downtown by car and is suitably designed to welcome and excite visitors.”* The Silo Park Apartments will *“welcome and excite visitors”* by providing state of the art architecture from an award-winning architectural firm. *“Mid-rise buildings, large street trees, and iconic lighting”* will be used to create a unique *“urban environment.”* The Grand Boulevards plan also calls for *“unsightly elements, such as large power lines and billboards, [to be] relocated, consolidated or enhanced.”* As part of the development in this area, we plan on removing a billboard that is located

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along 600 south and burying the powerlines along 500 South / 400 West to further enhance the area.

Another aim of the Grand Boulevards Community Plan is to *“provide residential, innovation and research development, and additional office development in an urban development pattern...”* as well as fostering *“innovation... collaboration and entrepreneurship... [and] A diverse range of companies in various sectors.”* As mentioned above, the Silo Park Apartments will provide a variety of housing options and retail spaces to attract and serve those who will be employed by the many other office, co-working, retail, and other commercial uses of the larger block development. In total, the larger Silo Park block will provide a mix of office, retail, and residential spaces.

Planned Development Purpose Statement (21A.55.010)

Silo Park Apartments Building 2 and the broader development across the block aligns with the purpose statement noted in 21A.55.010 of the Salt Lake City code, utilizing alternative approaches to the design of the property in a way that achieves City goals, enhances the overall product, and accomplishes many of the codified purposes of a Planned Development as follows:

- A. Open Space and Natural Lands (21A.55.010A) – The parking provided in Building 2 makes it possible for the block to incorporate an urban park and green space into the overall project through which the public midblock walkway runs, encouraging community gathering places.
- B. Historic Preservation (21A.55.010B) – Included in the scope of this application is the redevelopment of the Miller building, an historic brick building on the site through which the current parcel line for Building 2 runs. The two projects go hand in hand, complement each other, and allow for the unique combination of new and old structures designed cohesively in close proximity to one another.
- E. Sustainability (21A.55.010E) – it is anticipated that Building 2 will be designed in a way to be compliant with Energy Star standards. Upon completion, we will also be participating in Rocky Mountain Power’s Blue Sky program, which directly supports renewable energy. Furthermore, where Buildings 2 and 3 are planned, an old coal yard existed that abandoned a large amount of coal. Over time, harmful contaminants have leached into the soil and have caused the soil to become contaminated to levels above residential, and in some areas industrial, acceptable levels. We have engaged an environmental engineer to assist us in the remediation process with the State’s Department of Environmental Quality, Division of Waste Management and Radiation Control.
- F. Master Plan Implementation: In studying Salt Lake City’s Master Plan, we have aligned our objectives to meet the vision. This project sits right in between the two “Grand Boulevards” of the city, 500 and 600 South. These are the major points of ingress and egress for many traveling by car and as such we want the first and last impressions to be exciting, inspiring, and memorable. Within this district, the Salt Lake City Master Plan envisions redevelopment opportunities of mid-rise

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buildings that shape the street edge. We intend to carry forth the vision of the Grand Boulevards through the entire block by introducing a diverse mix of uses.

Standards for Planned Development (21A.55.050)

Per Section 21A.55.050 of the zoning code, the Silo Park Apartments project must demonstrate compliance with the following standards:

- A. Planned Development Objectives – See above “Planned Development Purpose Statement” section.
- B. Master Plan Compatibility – Building 2 is generally consistent with adopted policies set forth in the applicable Master Plan.
- C. Design and Compatibility – Building 2 has been designed in a way that is compatible and complementary of the surrounding area, creating an enhanced overall product on the block.
 - 1. The scale, mass, and intensity of Building 2 is compatible with the neighborhood.
 - 2. Building orientation and materials are also compatible with the neighborhood.
 - 3. The setbacks along the perimeter of the development successfully maintain the visual character of the neighborhood, provide sufficient space for private amenities and open space, provide adequate sight lines to streets and public walkways, and provide sufficient space for maintenance.
 - 4. As detailed in the architectural drawings, the building facades offer ground floor transparency and access and provide visual interest and appeal.
 - 5. Lighting is designed to promote safety and visual interest.
 - 6. Dumpsters, loading docks, and service areas are appropriately screened.
 - 7. Parking areas are appropriately screened and buffered from adjacent uses with various design elements and proposed murals eliciting visual interest and appeal.
- D. Landscaping – Building 2 complies with all landscaping requirements in the City code and those specified in the Design Review standards and is considered appropriate for this scale of development.
- E. Mobility – Building 2 supports accessibility and transportation throughout the City, including additional pedestrian circulation via the public midblock walkway running through the site along Building 2 and the other amenities on the block.
 - a. In designing Building 2, vehicular and pedestrian circulation was prioritized including the location and path of the midblock walkway, allowing bicyclists, pedestrians, and vehicles to safely navigate throughout the block and on to the public roadways. The design of the southwest corner of the block (including Building 2 and Miller) also promote and enable access to adjacent uses and amenities both within the block and outside of it. Emergency vehicle access and loading access / service areas are appropriately designed within the block as well.

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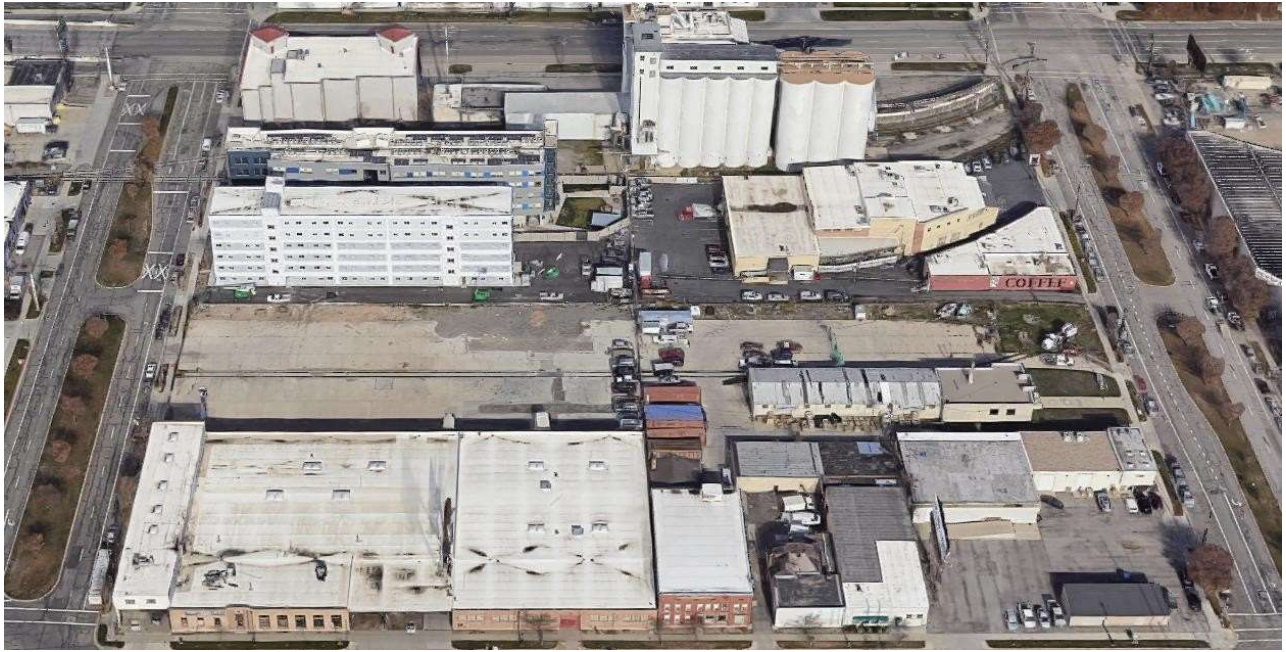
- F. Existing Site Features – Building 2 and its design plays a critical role in allowing for the design throughout the rest of the block. The parking garage in Building 2 provides adequate parking throughout the block and allows for existing and historical buildings like the Miller and Caskett buildings, Mill building, and the silos structures to remain – contributing to the character of the neighborhood and environment.
- G. Utilities – Utilities planned for Building 2 will adequately serve the development and not have a detrimental effect on the surrounding area.

As demonstrated above, the Silo Park Apartments seeks to create a pedestrian-friendly development that encourages a high level of community interaction and efficient modes of transportation to all residents. It's our belief that we meet the intent of the design review standards and function as an integral piece of the greater redevelopment plan. We are confident that the design elements mentioned above, including the requested variances, will make Silo Park Apartments a project we all can be proud of.

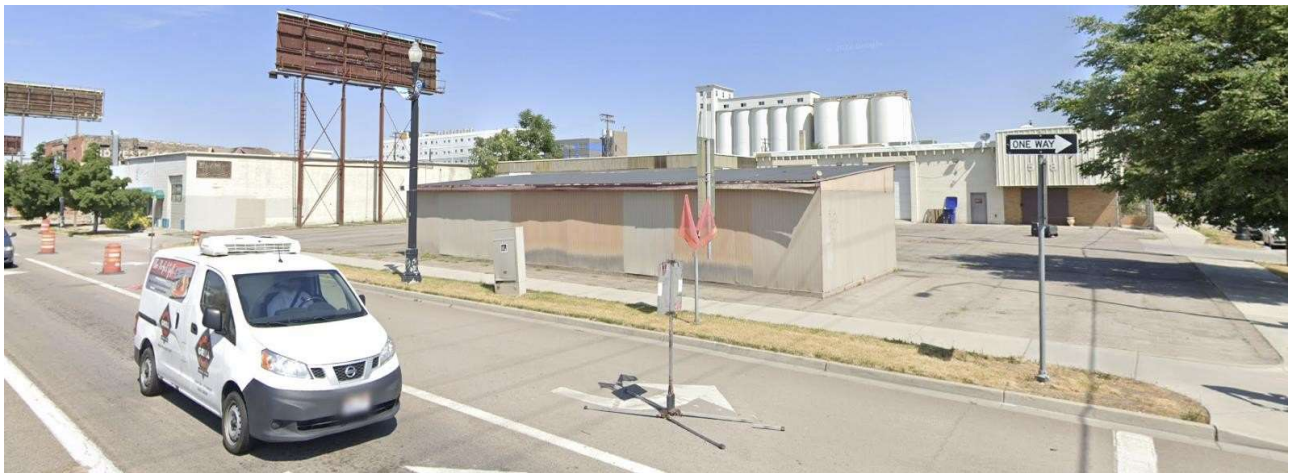
Joseph McKay
Director, Lowe Property Group

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Images of Existing Site



Overhead view of Silos block



View looking northwest from 600 South, at corner where Building 3 will be located.

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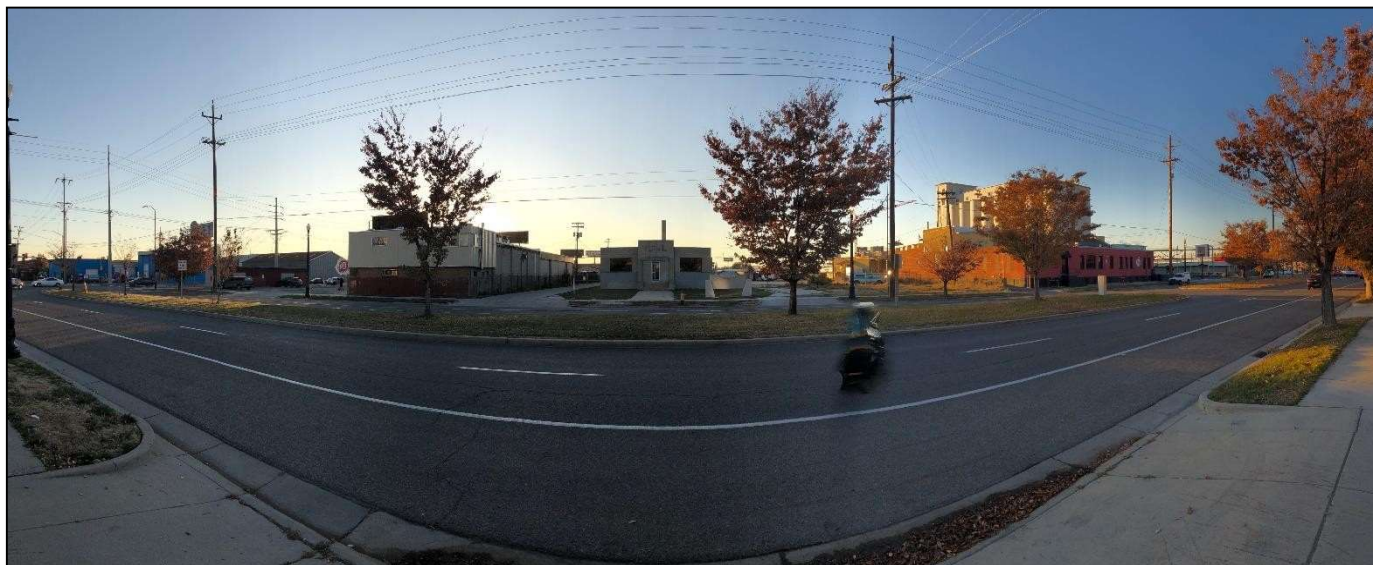


View looking northeast from 600 south



View looking south, midblock where central park will be located

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Views looking west from 400



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