

Dear Salt Lake City Planning Division,

We are pleased to present the District North, a 350-home multifamily community on a 2.91 acre parcel located in the North Temple Transit-Station Area. Currently, the site houses Gateway 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 Jacobson family, who have owned and operated Gateway Self Storage for decades.

The community will focus on providing spaces that fit cohesively into the residential context in which the project is located. From a ground-level activation perspective, we have carefully designed townhomes that evoke a “brownstone” aesthetic with large enclosed outdoor patios, ample front yard setbacks, and carefully curated landscaping. These townhomes will also feature interior mezzanine levels and is a rare product type for the immediate submarket. The ground-level glass evokes a truly elevated experience and provides thoughtful transparency that maintains resident privacy, while also communicating a connected sense of living with the street. Within the building itself, we focus on creating spaces that emphasize a holistic residential feel, with a sense of calm and purpose. The building provides distinct courtyards with ample green space and vegetation, a quiet space or an active fitness and pool deck on the roof 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 industrial nature of the site’s past, and its broader neighborhood context with brick and other durable materials. 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 pedestrian realm at the project’s base.

The community is a 7-minute walk from the North Temple Station, a 10-minute walk to the 900 S North Temple Station (Bay A) and North Temple 600 W stop. The building is a 6-story community with 350 homes, with over 15,000 square feet of outdoor and indoor amenities, a five-story parking structure facing the light rail TRAX and passageway that dead ends at the south end of 500 W.

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. Blending the street facing façade with a brownstone townhome context to fit seamlessly within the broader community context. 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