



265 EAST 100 SOUTH REZONING APPLICATION

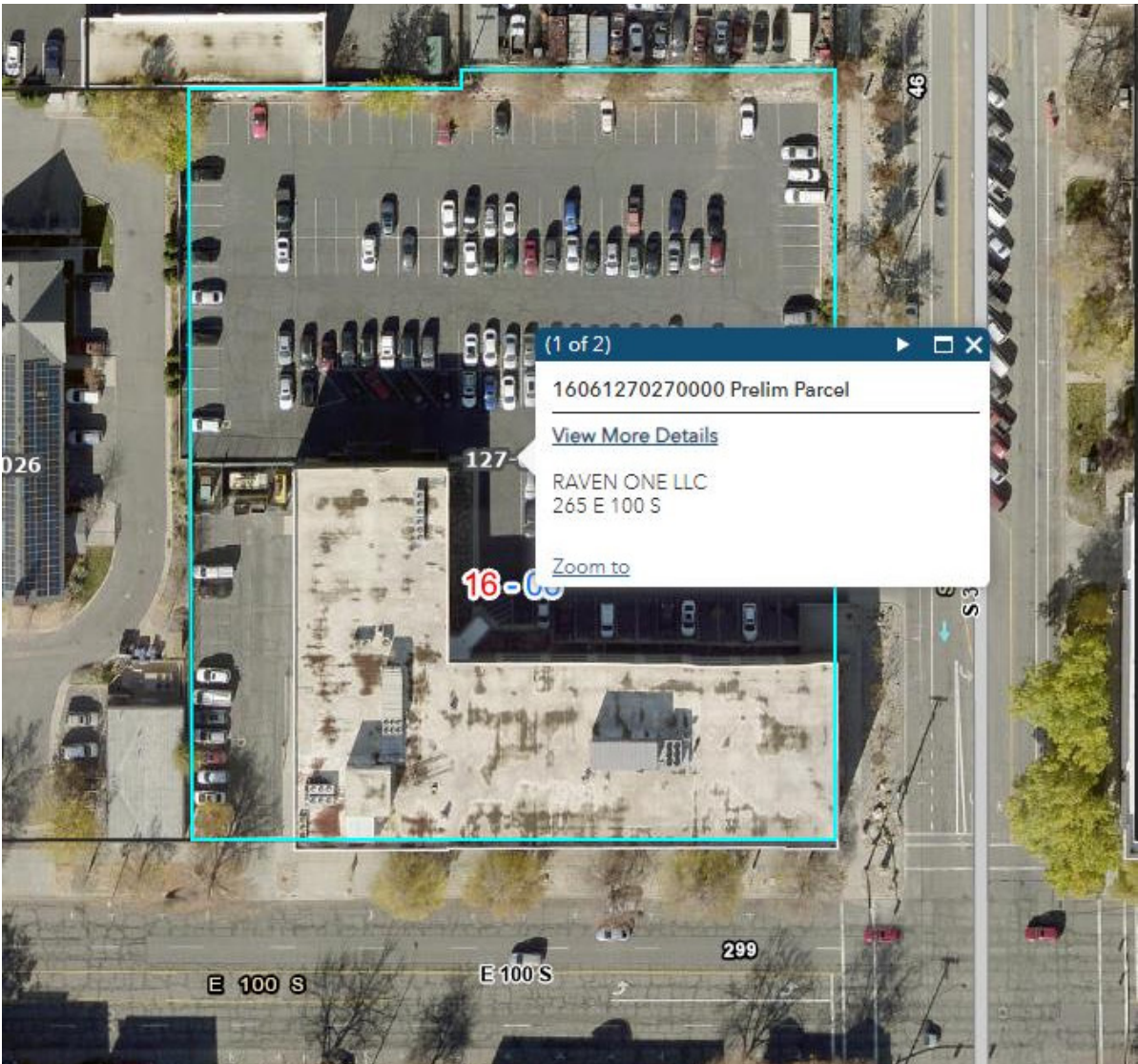
A PROPOSAL TO RE-ZONE THE 265 E 100 S PARCEL
FROM RM-P TO D-1

PARCEL NUMBER: 16-06-127-027-0000

methodstudio
10/01/24



TABLE OF CONTEXT + PARCEL INFORMATION



PART OF DOWNTOWN MASTER PLAN

- PARTICIPATE IN DOWNTOWN IMPROVEMENTS
- INCREASE FOOT TRAFFIC IN DOWNTOWN
- LIVE NEAR WORK AND DOWNTOWN AMENITIES
- REPLACE SURFACE PARKING AND LOW-DENSITY OFFICE SPACE WITH DENSE MIXED-USE OCCUPANCIES

BUILDING EXPLORATION

PEDESTRIAN-ORIENTED OPEN SPACE

Parcel Details

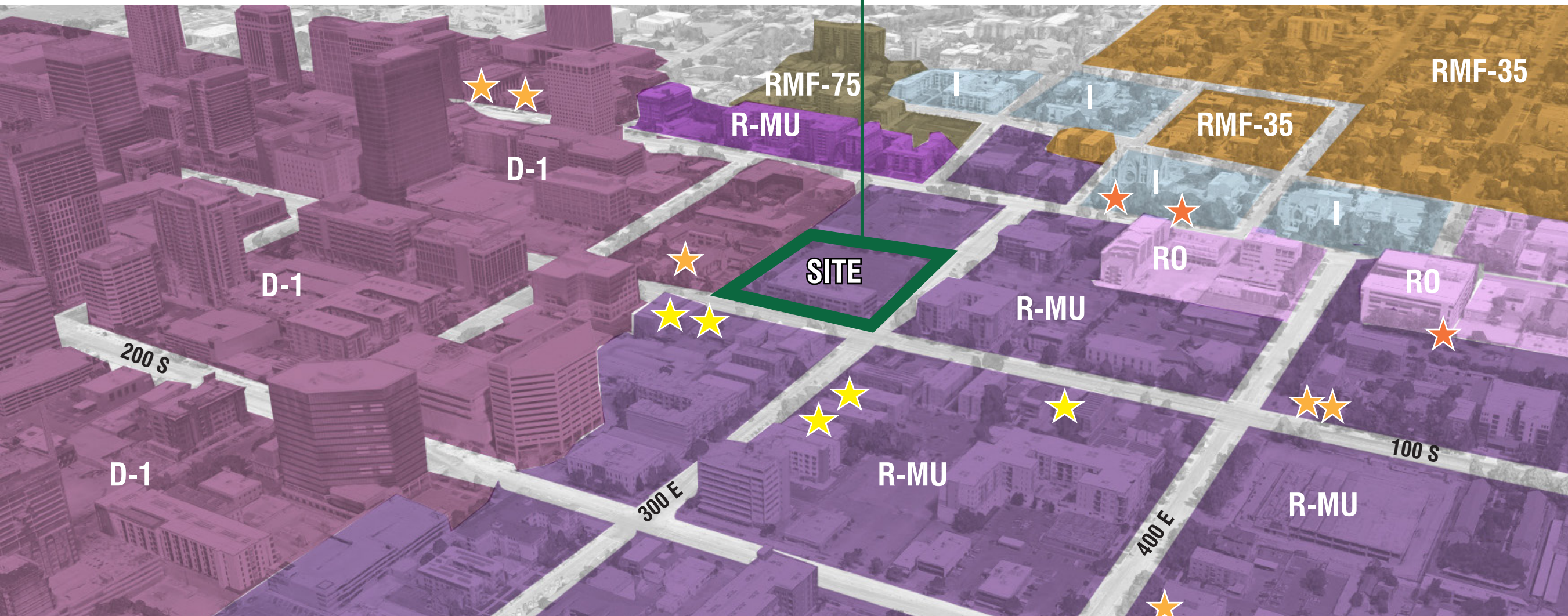
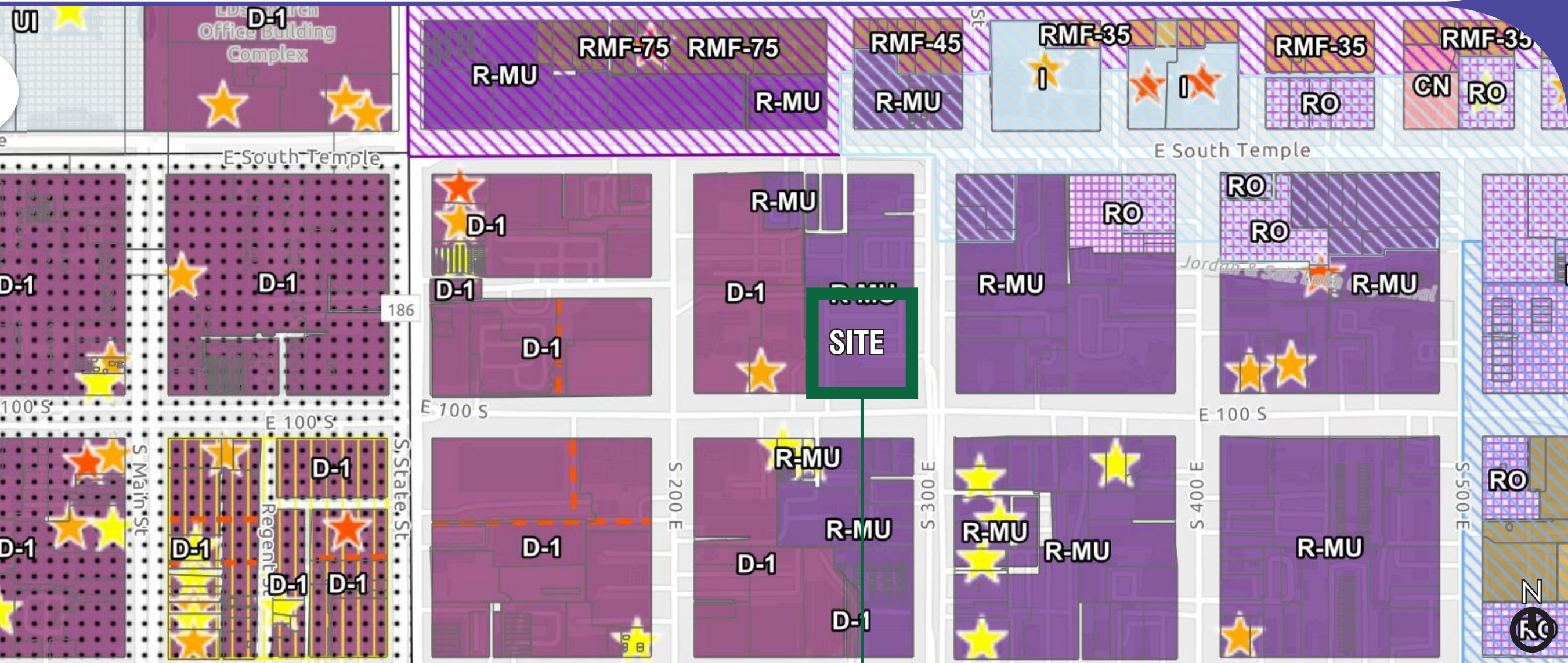
Parcel Search form

This page shows the assessor's CAMA data, as it was, on May 22, 2024.

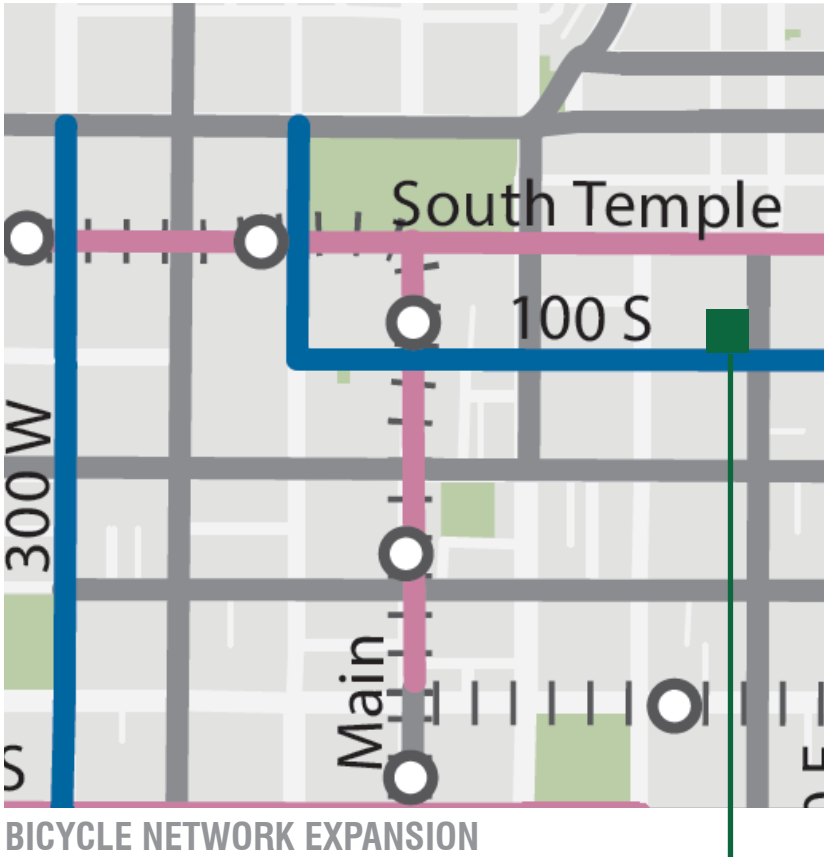
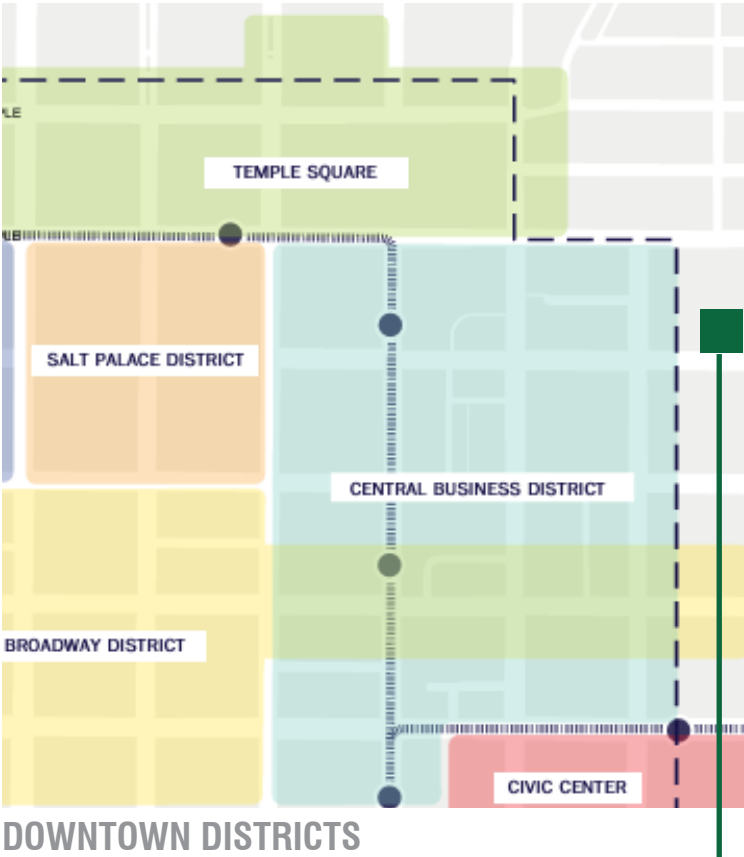
Parcel	16-06-127-027-0000
Owner	RAVEN ONE LLC
Address	265 E 100 S
Total Acreage	2.19
Above Grade sqft.	
Property Type	566 - OFFICE
Tax District	13
Tax District location	SLCITY/S
Land Value	\$ 7,312,700
Building Value	\$ 2,804,100
Market Value	\$ 10,116,800

ZONING - CURRENT ZONING PLAN

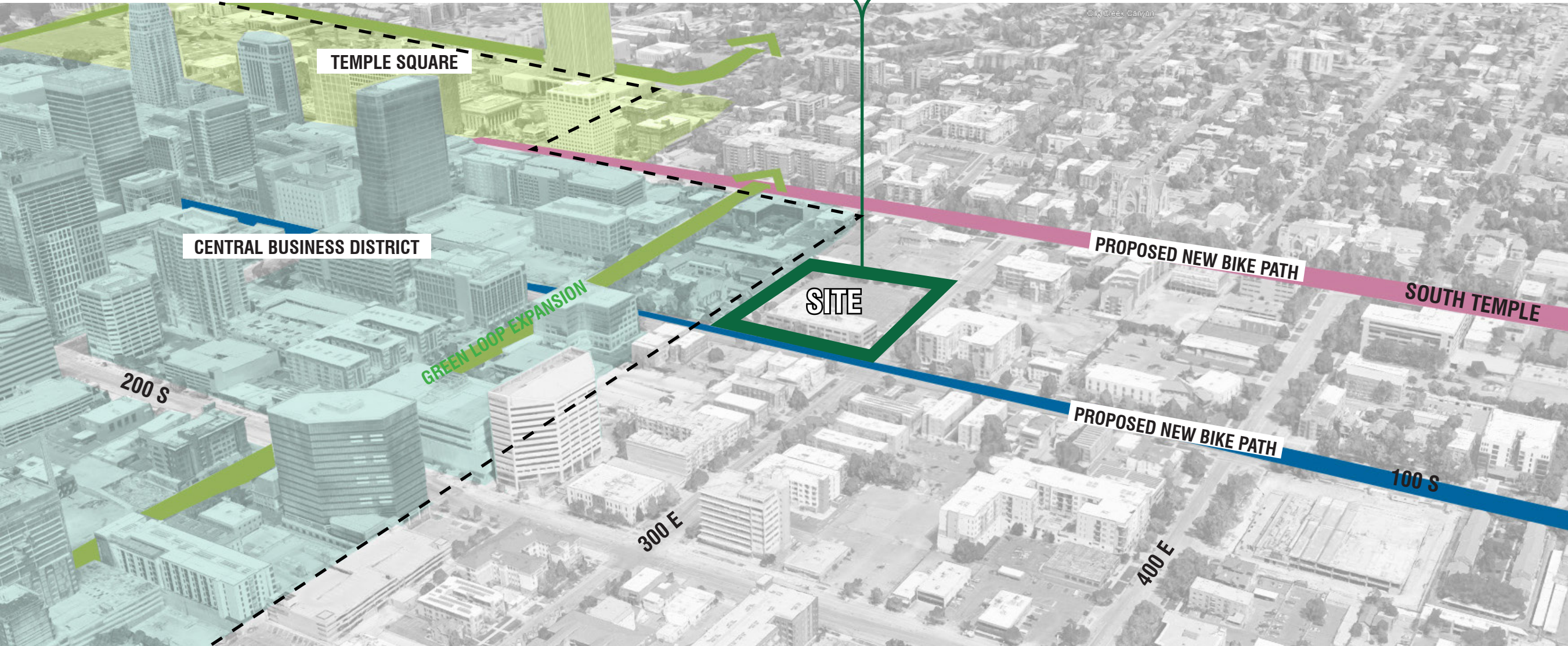
R-MU ADJACENT TO D-1



ZONING - CURRENT CITY IMPROVEMENT PROPOSALS

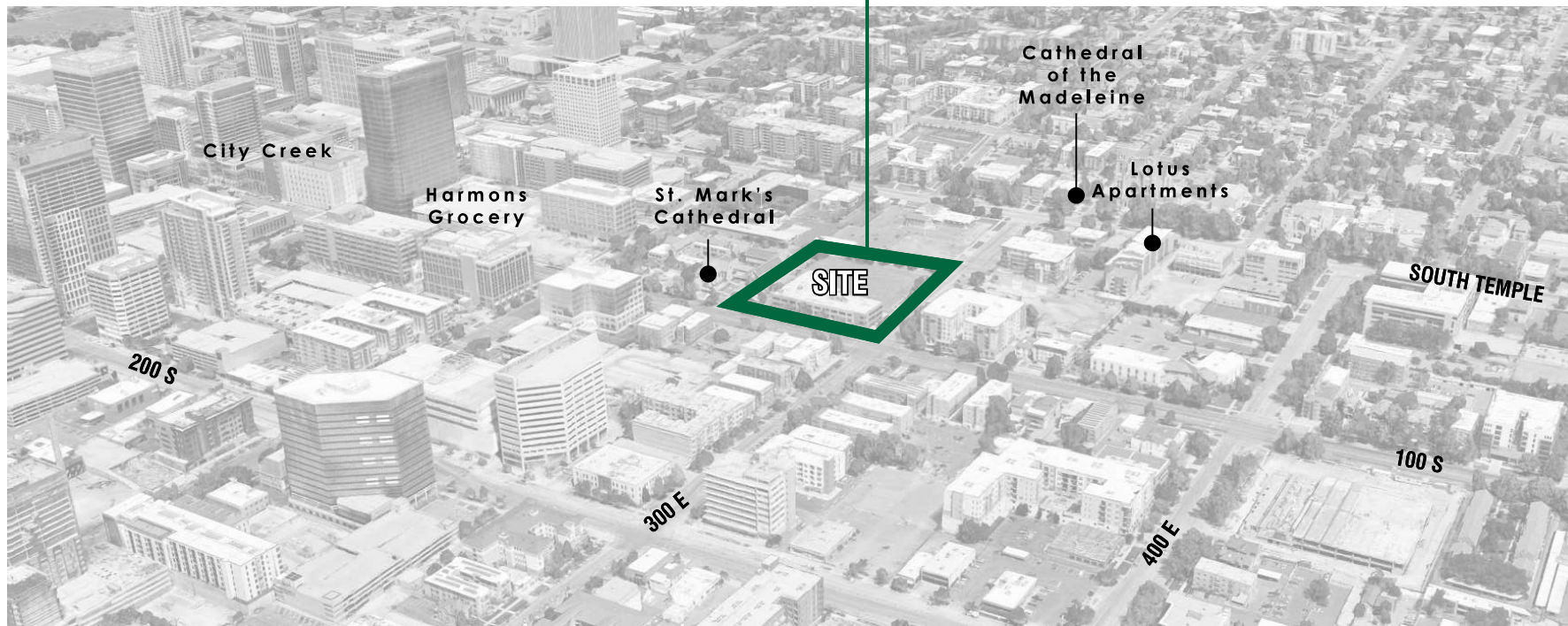
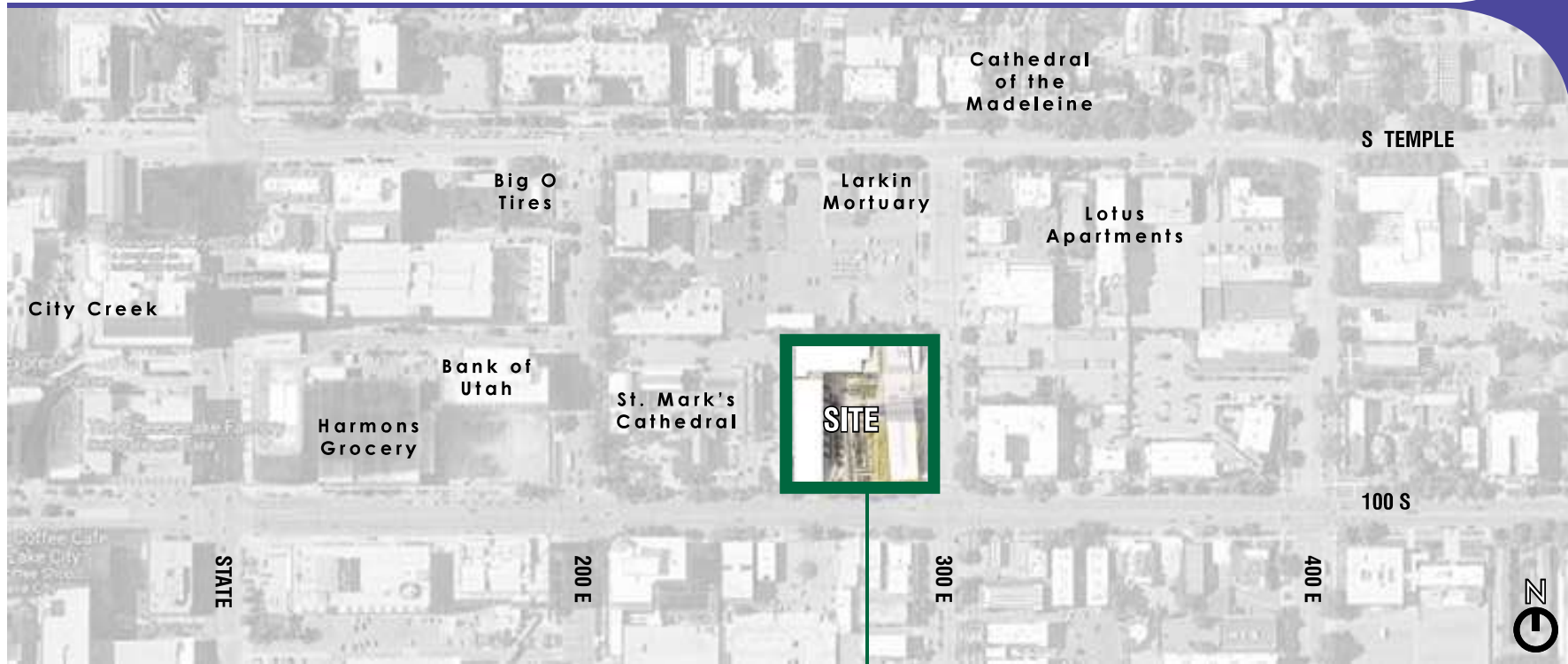


TO CONTRIBUTE MIXED-INCOME LIVING SPACE AND RETAIL TO A DOWNTOWN WALKABLE LOCATION.
“A VERTICAL NEIGHBORHOOD”



ZONING - CURRENT BUILDING USE

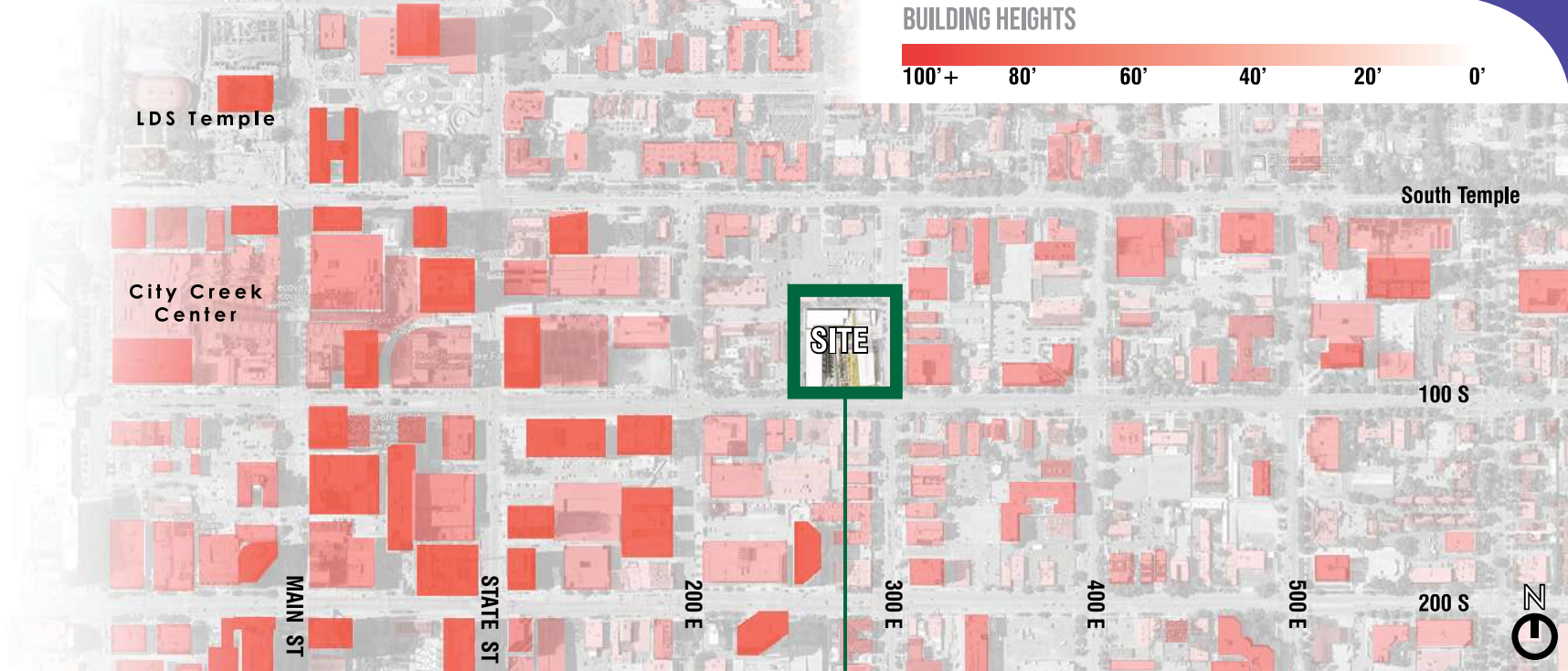
PART OF DOWNTOWN MASTER PLAN



ZONING - CURRENT BUILDING HEIGHTS

R-MU ADJACENT TO D-1

BUILDING HEIGHTS



ZONING - TRANSIT AND PEDESTRIAN ACCESS

PART OF DOWNTOWN MASTER PLAN



MAP KEY

	Protected bike lanes		UTA Trax line		Church		Theater/Entertainment
	Pedestrian walks		UTA future light rail line		Grocery Store		Healthcare
	NEW Pedestrian walks		UTA Bus stop		Restaurants/Bars		

ZONING -

EXTEND THE D-1 ZONE EAST TO ALLOW GREATER RESIDENTIAL DENSITY AND WALKABLE RETAIL ADJACENT TO DOWNTOWN IMPROVEMENTS.

PART OF DOWNTOWN MASTER PLAN



MAP KEY

- Housing
- Office
- Entertainment

ZONING - DENSITY COMPARISON



CURRENT ZONING - R-MU

- Max hight 75' (95' with design review)
- Internal courtyard private over top parking structure - possible 30,000 sqft of courtyard space, over private parking structure.
- 250 Units possible if courtyard is made publicly accessible.
- Greening of street side of building.
- First floor amenities - engaging street corner for max density
- Street-level dining and retail in building - possible units facing street



PROPOSED ZONING - D1

- 120' minimum height for tower
- Publicly accessible green space and mid-block walk way
- Approximately 500 units in several floor plan configurations
Opportunity for subsidized/for sale units - mixed income
- Greening of street side of building and publicly-accessible courtyard park
- First 2 floors amenities - concentrated at corner of lot
- Street-level retail and dining open to publicly assessable plaza
- Increased density next to downtown core area
- Multiple size retail opportunity along street side

ZONING - PRECEDENTS

PUBLIC ELEVATED PLAZA

VIA VERDE - NEW YORK



ARCHITECTURAL INTEREST

WILSON TOWER- AUSTIN, TX



PUBLIC CORNER ACTIVATION

HOLLYWOOD & GOWER - CASE STUDY - LA



STREET ACTIVATION

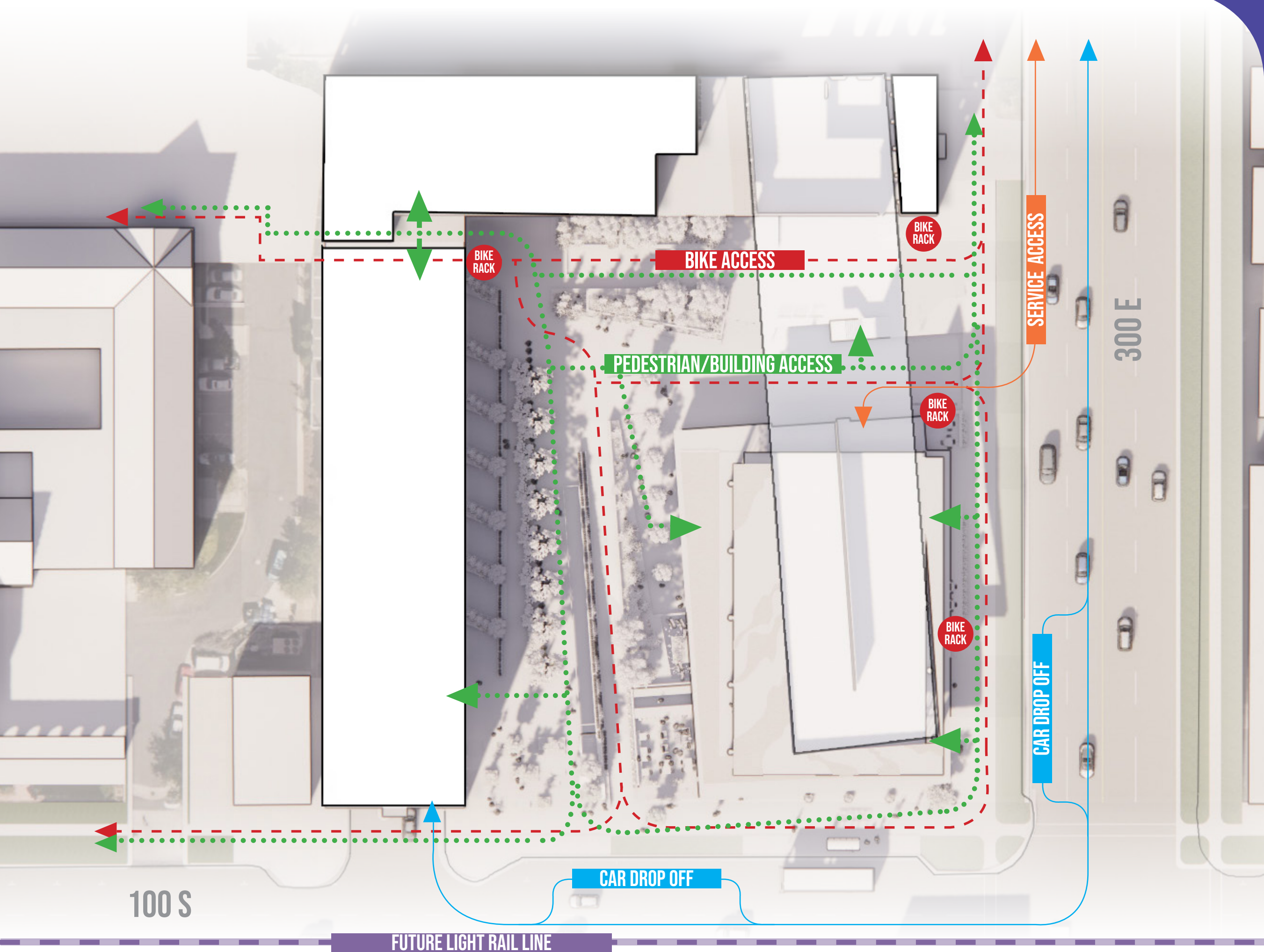
SENIOR CENTER - SAN FRANCISCO



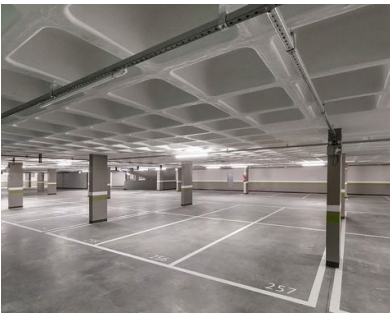
300 E
100 S

ZONING - CIRCULATION FLOW

PART OF DOWNTOWN MASTER PLAN



ZONING - CIRCULATION FLOW



UNDERGROUND PARKING

- Replacing 175 current surface parking stalls
- Targeted ratio of 1:1 - for underground parking garage
- Single car port entrance to reduce street conjunction



STREET CORNER INTEGRATION

- Pedestrian integration - building set back to liven up corner and create view points
- Potential public art opportunity



BIKE AMENITY

- Multiple bike rack/tune up locations throughout site



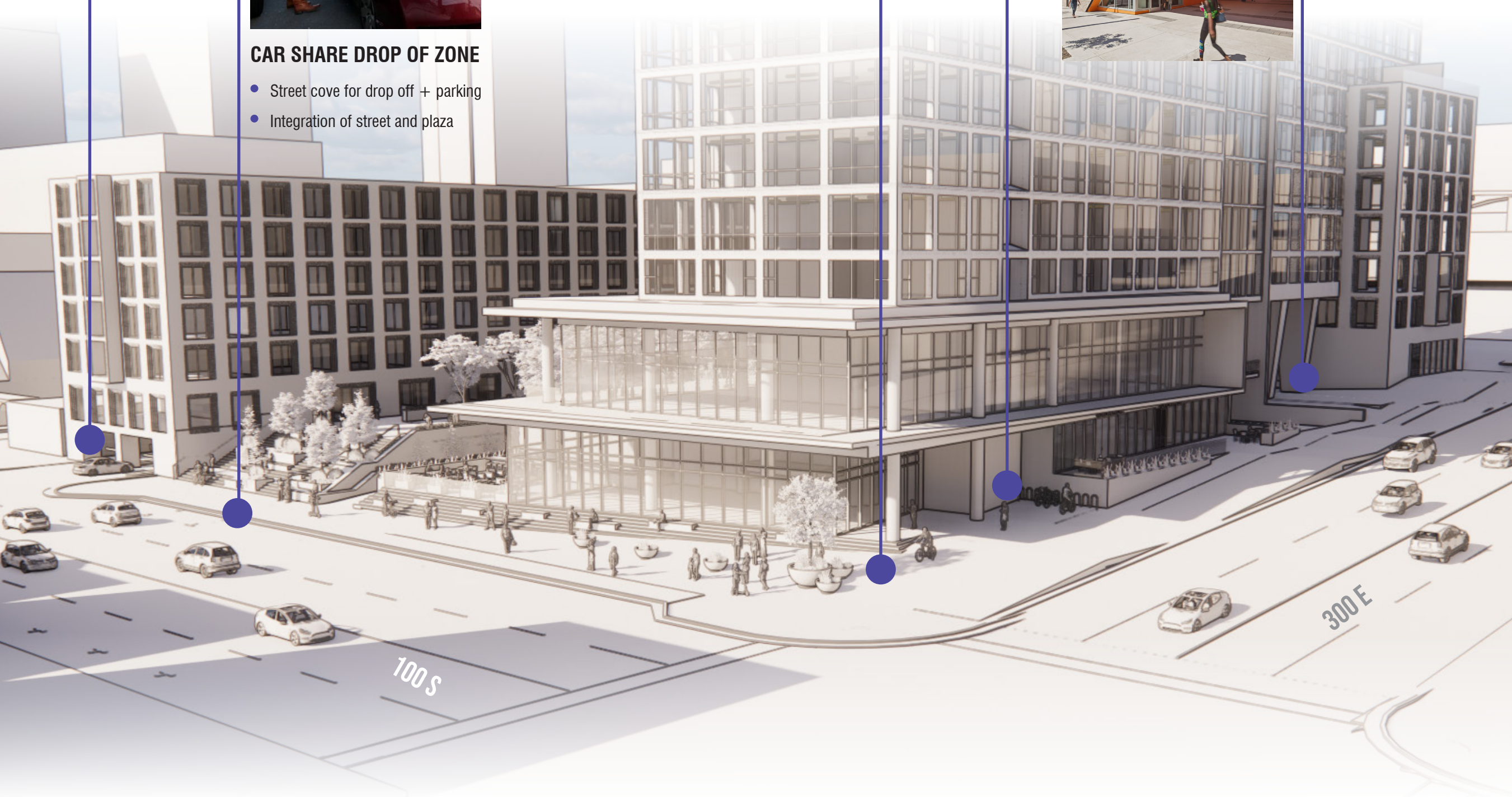
CAR SHARE DROP OF ZONE

- Street cove for drop off + parking
- Integration of street and plaza



BUILDING PASSAGE

- Pedestrian site access
- Building elevation diversity
- Architectural interest integrated with retail space



ZONING - SITE AMENITIES



SHARED BIKE/SPORT

- 1,000 sqft retail space
- Building & Local area bike amenity support



LIGHT RETAIL SPACE

- Local business presence
- Internal plaza activation



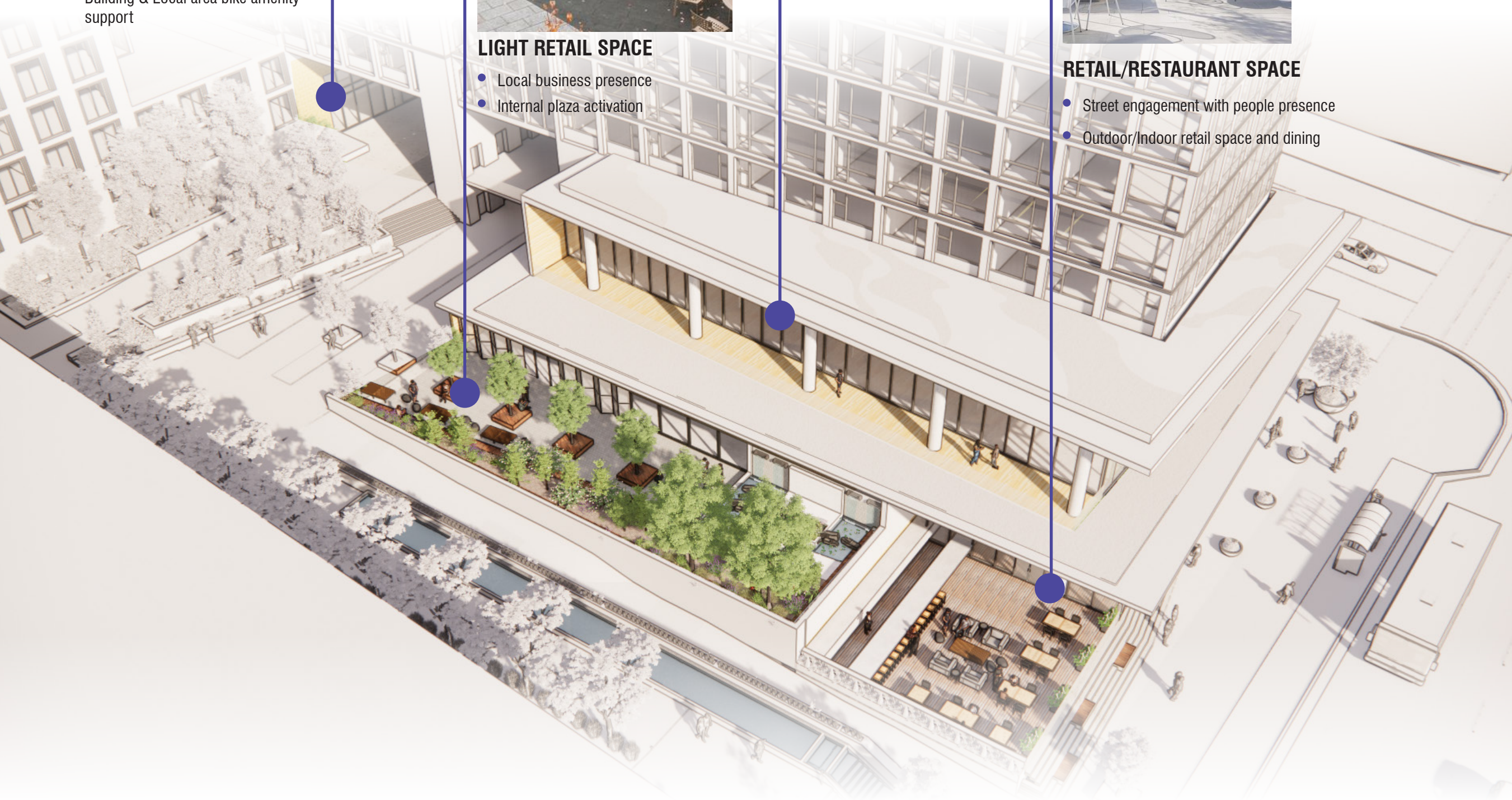
FITNESS CENTER

- 10,000 sqft of private fitness space



RETAIL/RESTAURANT SPACE

- Street engagement with people presence
- Outdoor/Indoor retail space and dining



ZONING - SITE AMENITIES

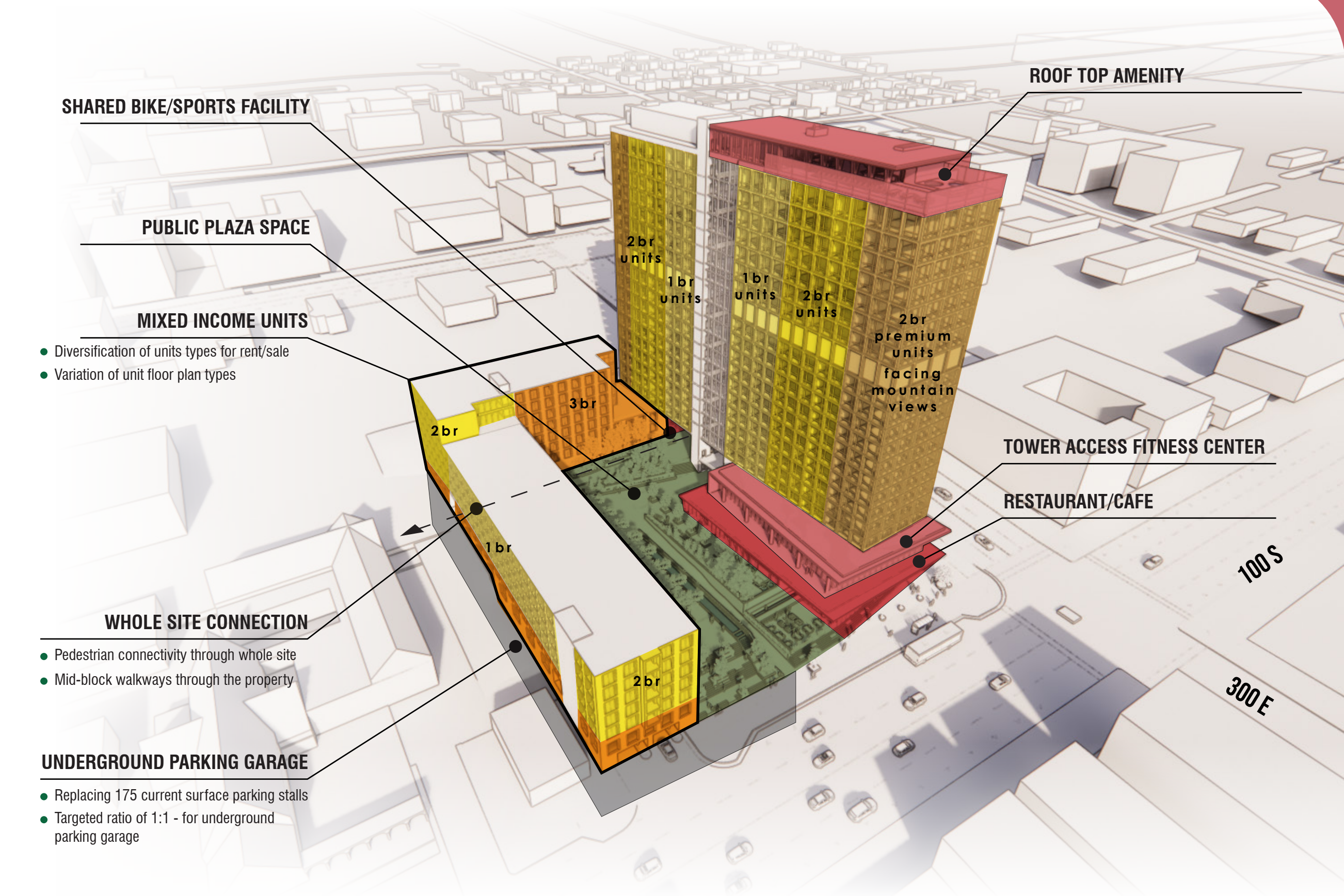
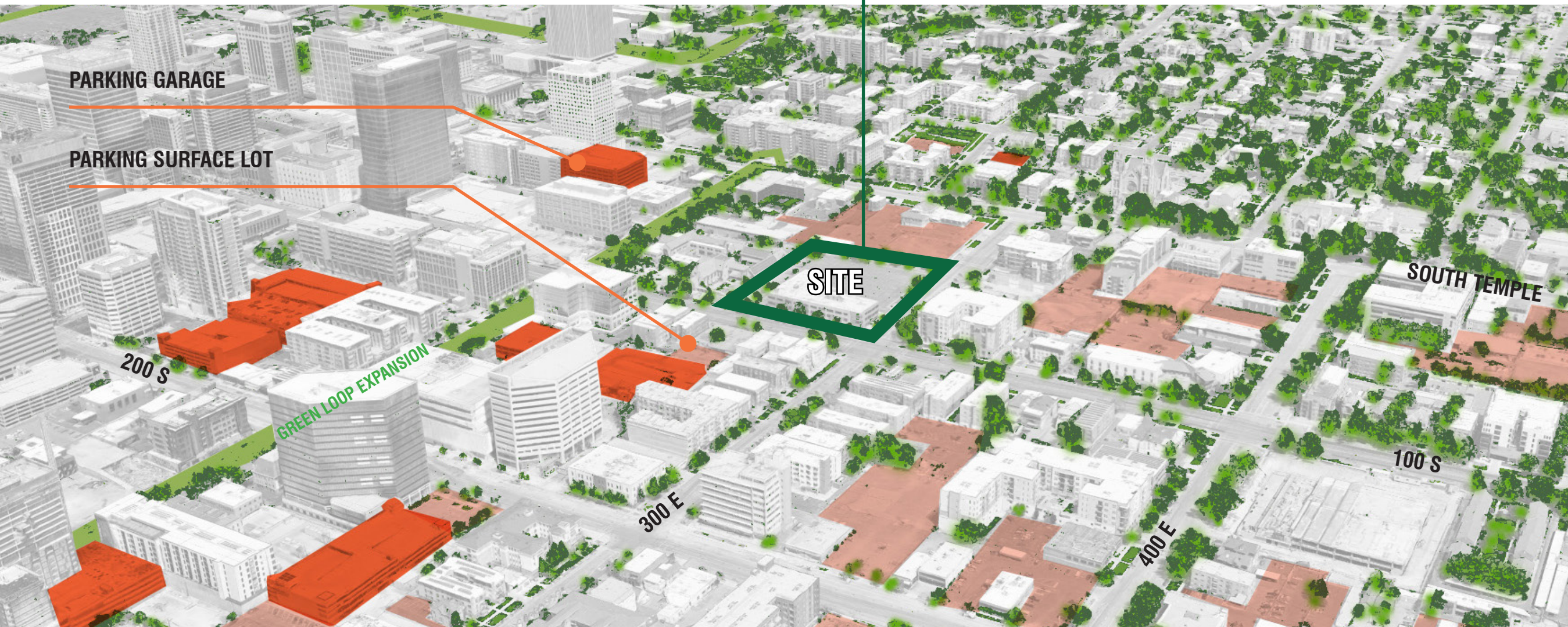
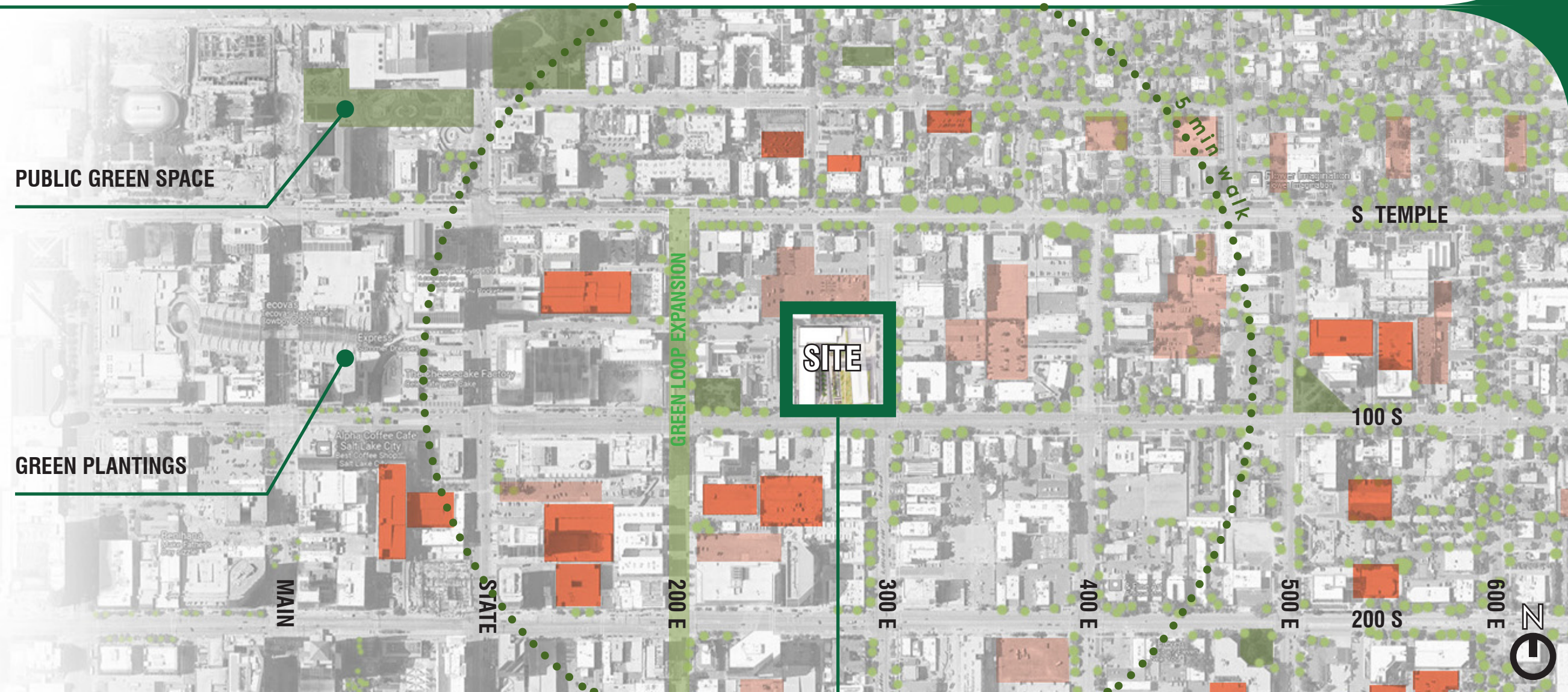


DIAGRAM KEY

Residential		Commercial	Support
2 BRD - PREMIUM	3 BRD	Public access amenities	Parking garage
2 BRD -	1 BRD	Tower access amenities	Public Plaza

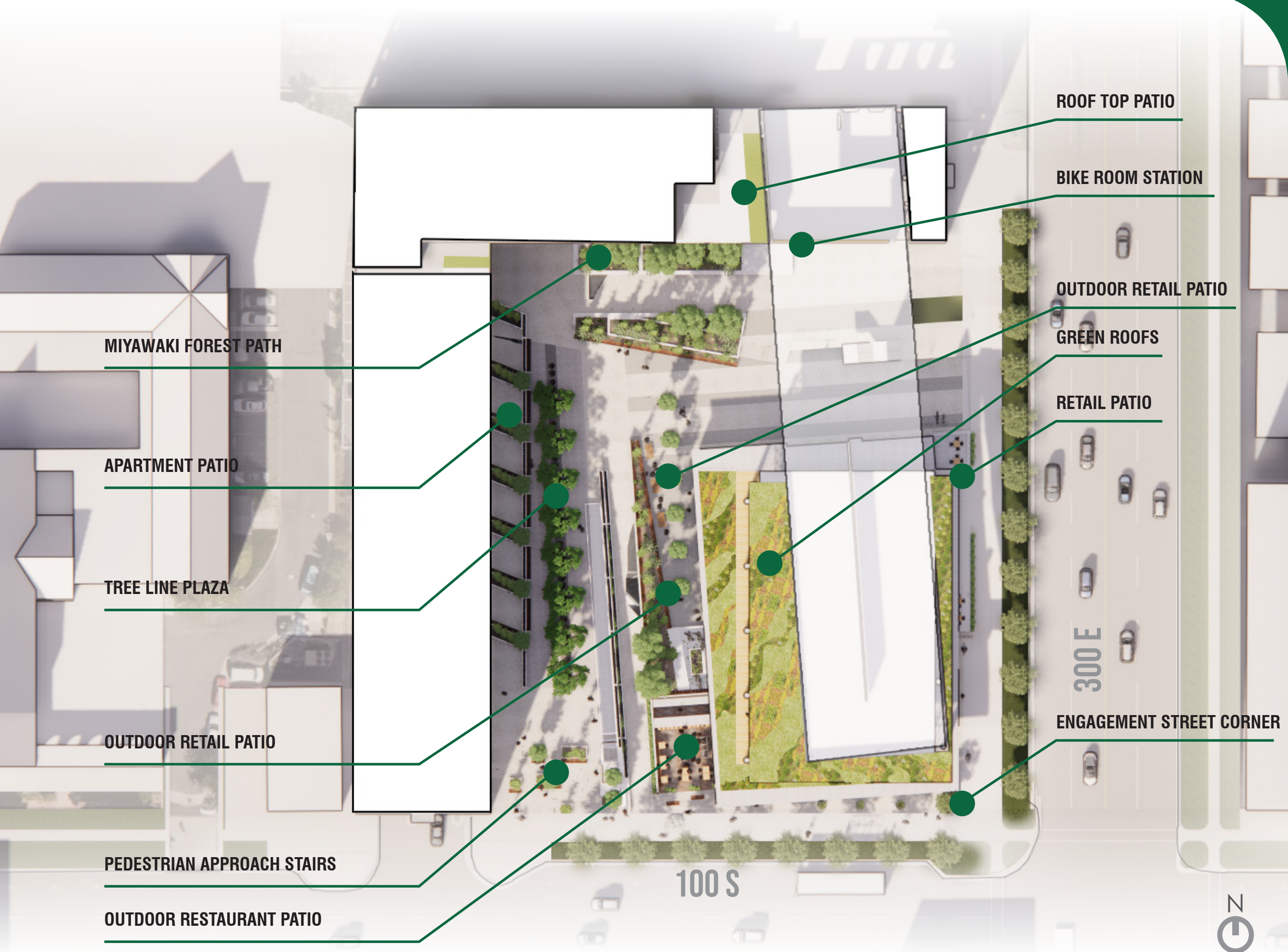
ZONING - GREENERY CONTEXT MAP

PEDESTRIAN-ORIENTED OPEN SPACE



BUILDING CONTEXT - PLAZA PLAN

PEDESTRIAN-ORIENTED OPEN SPACE



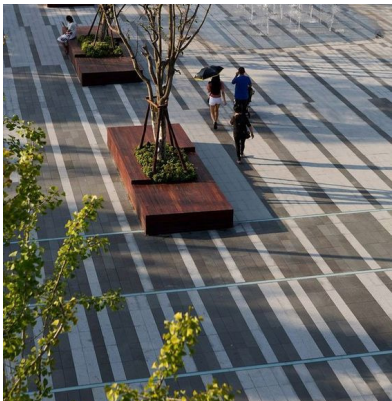
PLAZA - GREENERY

PEDESTRIAN-ORIENTED OPEN SPACE



PEDESTRIAN APPROACH STAIRS

- Elevated approach to ease access
- Viewing platform
- Tree planters for selective shading
- Greenifications of street side of building



LINEAR TREE PLAZA

- Directional shading
- Internal residential views into courtyard
- Potential diversification of seating



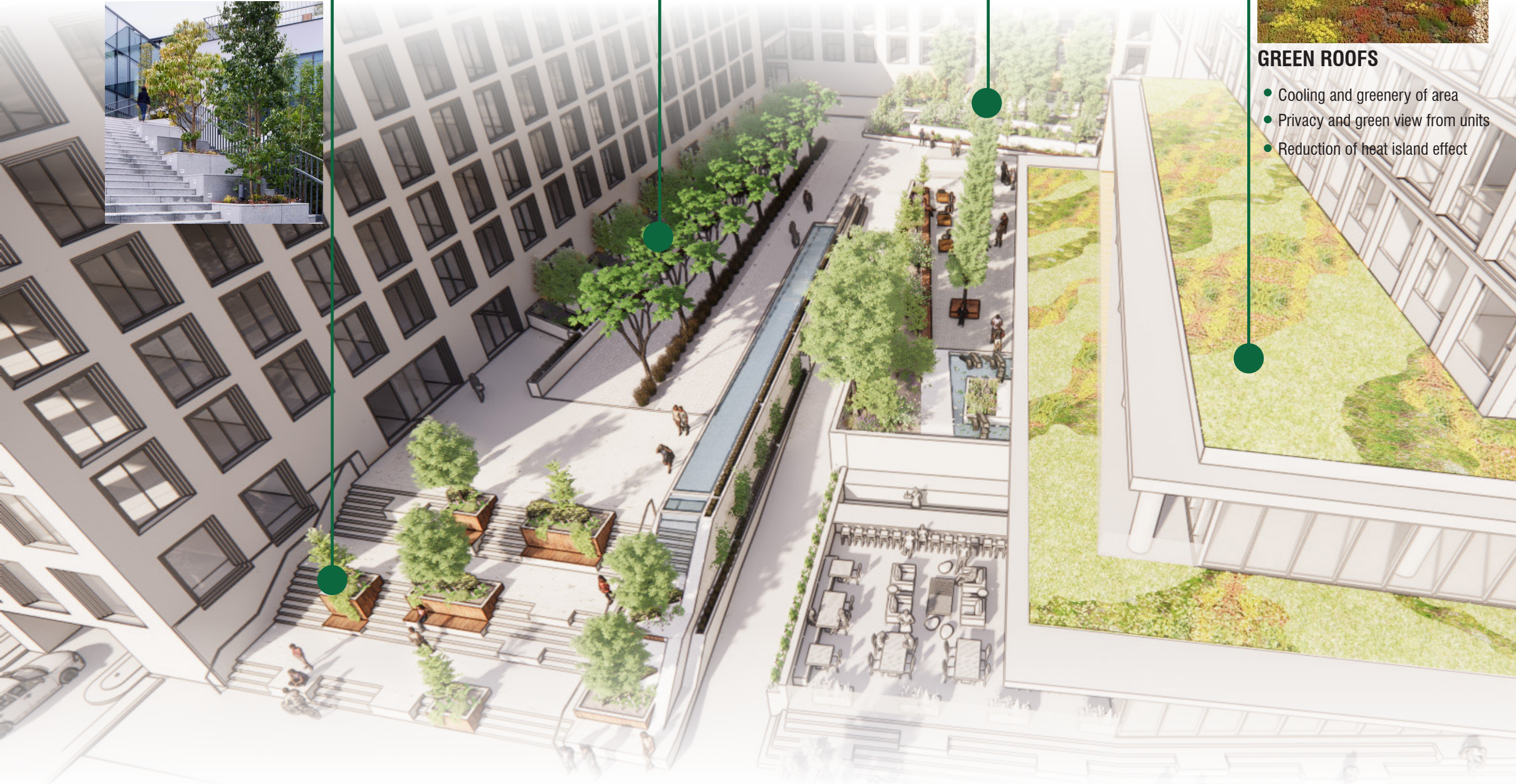
MIYAWAKI FOREST PATH

- Introducing bio-diversity to urban environment
- Internal residential views into courtyard
- Potential diversification of seating
- Privacy with viewing units



GREEN ROOFS

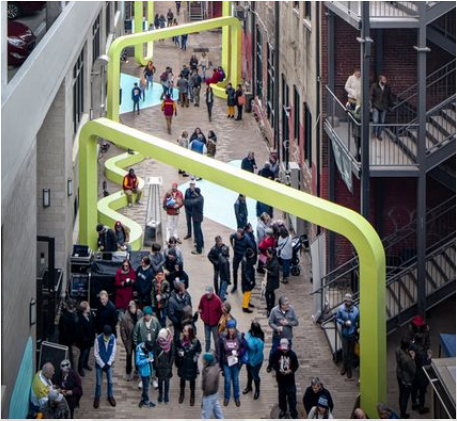
- Cooling and greenery of area
- Privacy and green view from units
- Reduction of heat island effect



PLAZA - LIGHT ACTIVATION

OUTDOOR UNIT PATIOS

- Privacy and gathering spaces for residence
- Diversity of unit types - connection



MID-BLOCK WALKWAY

- Connectivity through plaza
- Multi-point entryways onto site



OUTDOOR NOOKS

- Privacy and gathering spaces
- Connection to retail space
- Reduction of heat island effect



OUTDOOR ENGAGEMENT PATIOS

- 2,000 sqft of outdoor retail/restaurant space
- Street liveliness



PEDESTRIAN-ORIENTED OPEN SPACE





