



Lincoln Village

134 East 1300 South
Salt Lake City, Ut 84115

Project Narrative / Description

Lincoln Village is a new residential development near downtown Salt Lake City that aims to provide missing middle housing with timeless design. 12 new buildings are proposed comprising of 42 apartments units, 95 townhomes, and 1 clubhouse amenities building.

The 42 apartments will face 1300 South and be as close to the property line as possible to engage that street frontage. The design team have done extensive studies to try and preserve the existing trees along 1330 south in the existing parking lot, but many may have to be removed. The owners of the project are aware of the requirements if some of those trees must be replaced.

Townhomes will face Sate Street and 200 East, but the majority of the single family townhomes will be located in the interior of the lot facing internal courtyards. Each unit contains 2-3 bedrooms and 2 car garages.

This project will go through both Planned Development and Design Review.

- Planned Development will be addressing the townhome units facing inward on the project. Our site plan has been designed to the required drive aisle, setback, and fire access throughout the site. Allowing the inward units helps bring additional housing to the area and maximizes the site, while bringing an elevated design to this site.
- We are also looking for a medication to the 15-foot landscaped front and side yards.

This project brings missing middle housing to a growing area of Salt Lake City with a unique stacked unit design geared towards affordability and diversifying housing options in the city. This project brings a different single family unit type to the area, along with a timeless Architecture design to enhance the community along this stretch of State Street.



Project Building Information

Site Information

- Zone: CC (Corridor Commercial District) & South State Street Corridor
- See Architectural and Civil Site Plans For Additional Information

Apartment Buildings (A1 & A2)

- Code: IBC-2021
- Occupancy: R-2
- Construction Type: V-B (Wood Construction)
- Fire Sprinkler: Yes – NFPA-13

Clubhouse

- Code: IBC-2021
- Occupancy: B
- Construction Type: V-B (Wood Construction)
- Fire Sprinkler: Yes – NFPA-13

Townhome Buildings (B1, B2, C1, C2, D1, D2, D3, & D4)

- Code: IRC-2021
- Occupancy: R-3
- Construction Type: V-B (Wood Construction)
- Fire Sprinkler: Not Required
- 2-Hour Rated Shared Walls

Building Materials:

- See Building Exterior Elevations