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The Hive – Design Review Project Narrative

1150 Richards Street, Salt Lake City, UT 84101

Project Vision

The project is anticipated to be an affordable 7-story residential stacked flat building (5-over-2) with approximately 169 dwelling units, 148 parking spaces, and over 2,600 sf of amenities such as a fitness, clubroom, & lounge. Also provided is over 9,400 sf of common outdoor open space, which provide residents passive & active spaces. The target design will consist of two levels of type I-A garage and 5 levels of type III-A wood-framed residential above.

Assessor parcel: 15-12-431-010
Site area: 1.01 AC (44,046 SF)
Zoning: MU-8
21A.37 Design Standards _ 21A.59 Design Review

Design Standards (Code Section)	Zone: MU-8	
Ground floor use: active use (%) (21A.37.050.A1)	75	NO
Building materials: ground floor (%) (21A.37.050.B3)	70	YES
Building materials: upper floors (%) (21A.37.050.B4)	70	YES
Glass: ground floor (%) (21A.37.050.C1)	40	NO
Glass: upper floors (%) (21A.37.050.C2)	15	YES
Reflective glass (21A.37.050.C3)	0	YES
Building entrances (feet) (21A.37.050.D)	40	NO
Blank wall: maximum length (feet) (21A.37.050.E)	30	YES
Blank wall: maximum length (feet) (21A.37.050.F)	200	NO
Street facing facade: maximum length (feet) (21A.37.050.G2)	Required	YES
Upper floor step back: landmark (21A.37.050.G3)	Required	YES
Upper floor step back: lower level interior (21A.37.050.G4)	Required	YES
Upper floor step back: lower level front on narrow streets (21A.37.050.H)	Required	YES
Lighting: exterior (21A.37.050.I)	Required	YES
Lighting: parking lot (21A.37.050.J)	Required	YES
Screening of mechanical equipment (21A.37.050.K)	Required	YES
Screening of service areas (21A.37.050.L)	Required	YES
Parking garages or structures (21A.37.050.M)	Required	YES

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21A.25: Mixed Use Districts (MU)				
21A.25.010	**General Provisions**			
		Required		**Proposed**
D	Open Space Area Requirements			
1	Open Space Area	A minimum of 10% of the lot area shall be provided as open space area,- Open space area may include landscaped yards, patios, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies, required parking lot landscaping, or required perimeter parking lot landscaping,shall not be counted toward the minimum open space area requirement, except where specifically authorized by the individual district.	✓	9,460 sqft (21%) of open space is provided
	a.	A minimum of 20% of the required open space area shall include vegetation. Tree canopy at maturity shall count toward the vegetation area requirement.	✓	Noted
	b.	At least one open space area shall have a minimum dimension of 15 feet by 15 feet. This does not apply to the row house building form, except when the required open space area is consolidated into a shared common space.	✓	Noted
	c.	Open space areas that are greater than 500 square feet shall contain at least one useable element from the following list: (1) A bench for every 250 square feet of open space area; (2) A table for outdoor eating for every 500 square feet of open space area; (3) An outdoor amenity intended to provide outdoor recreation and leisure opportunities including walking paths, playgrounds, seating areas, gardens, sports courts, or similar amenities intended to promote outdoor activity; (4) Trees with a minimum spread of 20 feet at mature height to shade a minimum of 33% of the open space area; and/or (5) Vegetation that equals at least 33% of the open space area.	✓	Noted
G	General Yard and Setback Provisions			
3	Maximum Setbacks/Build-To Lines	Where not otherwise specified, maximum setbacks and build-to lines only apply to 75% of the front building line.	✓	Noted
4	Side/Rear Yard Setback Abutting Alleys	The width of an abutting alley may be counted toward the abutting required side or rear yard setback requirement.	✓	Noted
I	Building Height			
1	Measurement	Building height in this chapter is measured from finished grade.	✓	Noted
2	Additional Height Allowance	When a qualifying “Enhanced Active Ground Floor Use” is provided within the ground floor use area required by 21A.37.050.A or this chapter, any additional vertical ceiling space over 8 feet in height (measured to the finished ceiling) on that floor may be added to the total allowable height of the building.	N/A	The project does not require "Enhanced Active Ground Floor Use" element.

21A.25.060	**MU-8 Mixed Use 8 District**			
		Required		**Proposed**
B	Ground Floor Use:	The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced active use, as indicated in 21A.37.050.A.2, is required when located along the following streets: a. 400 South, within 100 feet of block corners. b. 1300 South, from State Street to 200 West. c. Main Street, from Harvard Avenue to 1300 South. d. North Temple, from 600 West to I-215 when located within 100 feet of a block corner. e. West Temple, from Lucy Avenue to 1400 South.	N/A	project is NOT located on the indicated streets, therefore, does not require "Enhanced Active Ground Floor Use" element.
C	Building Form Standards:			
2	Multi-Family Residential Building Regulation			
	Height	Maximum: 90 feet Buildings in excess of 75 feet require design review in accordance with Chapter 21A.59.	✓	Proposed height is 89 feet - Design Review is required
	Front and Corner Side yard	1. Ground Floor Occupied by Residential Uses: a. Minimum: 10 feet. b. Maximum: 20 feet.	✓	10 feet
	Interior Side Yard	Minimum: None.	✓	6'-6"
	Rear Yard	Minimum: None.	✓	2'-3"
	Open Space Area	As required in Section 21A.25.010.D.	✓	9,460 sqft (21%) of open space is provided
	Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E “Midblock Walkways.”	N/A	project is not adjacent to a midblock walkway.

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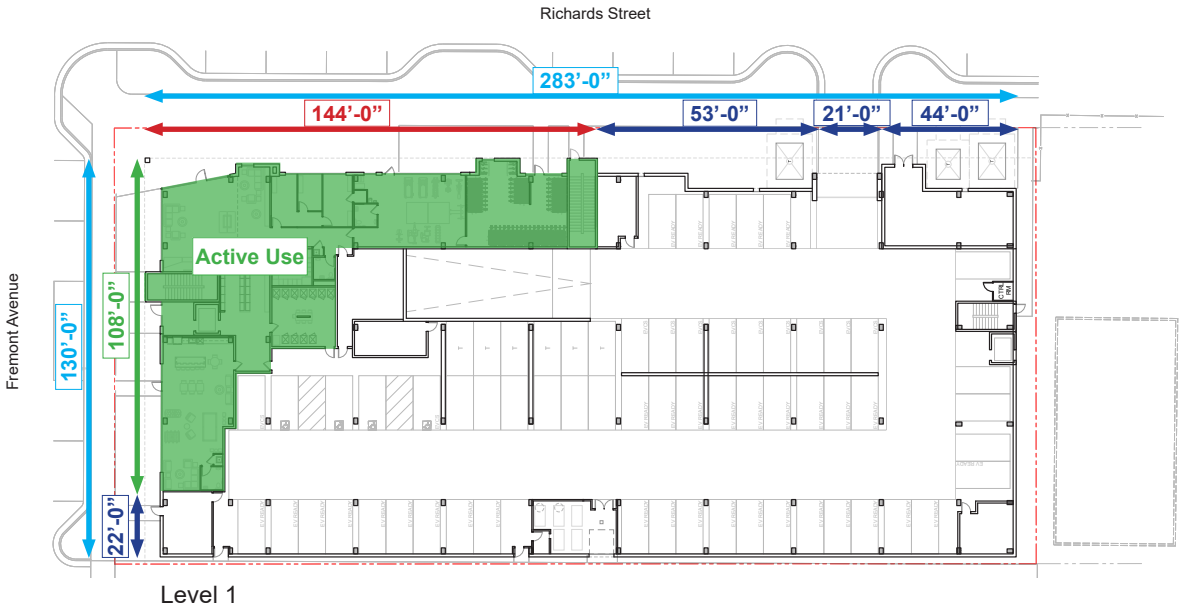
A Design Review application is required per the procedures and requirements outlined in Chapter 21A.59.

- **21A.37.050.A Ground Floor Use: (75% Minimum and 25 feet minimum in depth in the MU-8 Zone)**

This standard's purpose is to increase the amount of active uses on the ground floor of a building. Active uses support the vibrancy and usability of the public realm adjacent to a building. Allowed uses shall occupy a minimum percentage of the length of the street-facing façade of the ground floor according to Table 21A.37.060.

Amenity and lobby spaces frame the street frontage on the ground floor, serving as an active buffer to hide the parking garage behind. On the North side, the facade facing Fremont Avenue extends 130 feet, with the active spaces covering 108 feet (83%) of the street frontage, and 22 feet servong as BOH (17%). On the East Side, the facade facing Richards Street extends 283 feet with 21 feet carved as the garage opening and excluded from from the active use percentage calculation, leaving 262 feet in length. 144 feet (55%) of the street frontage serves as the lobby and amenity spaces, and 118 feet (45%) cover the parking garage and BOH_ rooms. In order to comply with the minimum 75% active use street frontage requirement on Richards Street, the building service functions and/or number of parking spaces provided would be compromised and would negatively impact the building program and functions.
The Street Front Active Use spaces on the ground floor meet the minimum required depth of 25 feet on both North and the East sides.

Modification of the minimum ground floor active use percentage is requested on the East street frontage facing Richards Street from 75% to 55%.



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- **21A.37.050.B3 Ground Floor Building Materials: (70% Minimum in the MU-8 Zone)**

Other than the windows and doors, a minimum amount of the ground floor's façade wall area of any street facing façade shall be clad in durable materials according to Table 21A.27.060.

The ground floor's facade wall area of both street frontages are designed with fiber-cement siding, providing durablity for the facade and a premium pedestrian experience.

The Project complies with the minimum requirement.

North Elevation | Fremont Avenue
100%

East Elevation | Richards Street
100%

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- **21A.37.050.B4 Upper Floor Building Materials: (70% Minimum in the MU-8 Zone)**

Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building façade of those additional floors according to Table 21A.27.060. Windows and doors are not included in that minimum amount.

The upper floors of the project are designed with a micture of perfortaed metal panels, and various fiber-cement siding, providing durability and creating an aesthetically pleasing architectural precence.

The Project complies with the minimum requirement.

North Elevation | Fremont Avenue
100%

East Elevation | Richards Street
100%

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- **21A.37.050.C1 Ground Floor Glass: (40% Minimum in the MU-8 Zone)**

The ground floor building elevation of all new buildings facing a street and all new ground floor additions facing a street, shall have a minimum percentage of glass. As calculated between 3 feet and 8 feet from finished first floor according to Table 21A.27.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least 5 feet, excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, “signs”, of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds:

a. The requirement would negatively affect the historic character of an existing building.
b. The requirement would negatively affect the structural stability of an existing building; or
c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by 15%, except when the applicable requirement is 15% or less.

The north facde facing Fremont Avenue is covered with 63% glazing between 3 feet and 8 feet from the finished first floor, complying with the minimum requirement. On the East side, the ground floor facade facing Richards Street is programmed with 55% active use spaces in length, and provides the all glazing of the entire street frontage length resulting in 30% between 3 feet and 8 feet from the finished first floor. The remaining 45% length of the facade conceals the BOH rooms and the parking garage; providing glazing for this length would create safety hazards and compromise functionality of the spaces.

Modification of the minimum ground floor glass percentage is requested on the East street frontage facing Richards Street from 40% to 30%.

North Elevation | Fremont Avenue

(385 sqft / 609 sqft) x100 = 63%

East Elevation | Richards Street

(426 sqft / 1,436 sqft) x100 = 30%

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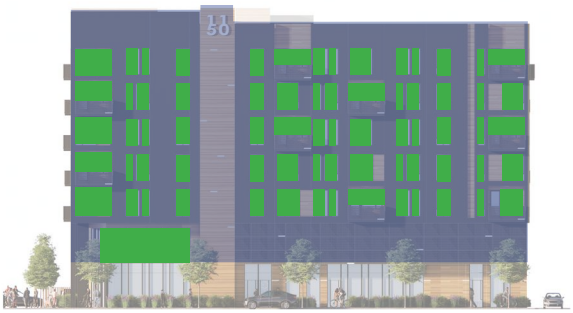
- **21A.37.050.C2 Upper Floor Glass: (15% Minimum in the MU-8 Zone)**

Above the first floor of any multi-story building, the surface area of the façade of each floor facing a street must contain a minimum percentage of glass according to Table 21A.27.060. The planning director may approve a modification to upper floor glass requirements if the planning director finds:

a. The requirement would negatively affect the historic character of an existing building; or
b. The requirement would negatively affect the structural stability of an existing building.

Above the first floor of the building, the surface area of the façade of each floor facing Fremont Avenue on the North and Richards Street on the East contains over 15% of glazing, complying with the minimum requirement.

The Project complies with the minimum requirement.



North Elevation | Fremont Avenue

Level 7 (455 sqft / 1,728 sqft) x100 = 26%
Level 6 (455 sqft / 905 sqft) x100 = 50%
Level 5 (455 sqft / 905 sqft) x100 = 50%
Level 4 (455 sqft / 905 sqft) x100 = 50%
Level 3 (455 sqft / 905 sqft) x100 = 50%
Level 2 (222 sqft / 1,400 sqft) x100 = 16%

East Elevation | Richards Street

Level 7 (684 sqft / 2,868 sqft) x100 = 24%
Level 6 (684 sqft / 1,417 sqft) x100 = 48%
Level 5 (684 sqft / 1,417 sqft) x100 = 48%
Level 4 (684 sqft / 1,417 sqft) x100 = 48%
Level 3 (601 sqft / 1,417 sqft) x100 = 42%
Level 2 (953 sqft / 2,790 sqft) x100 = 34%

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- **21A.37.050.C3 Reflective Glass: (0% Minimum in the MU-8 Zone)**

The maximum percentage of reflective glass, define as glass with a coating that creates a mirror-like appearance, is allowed according to Table 21A.27.060.

Reflective glass is not proposed on any part of the project.

The Project complies with the requirement.

- **21A.37.050.D Building Entrances: (40 feet in the MU-8 Zone)**

A building entrance is defined as an entrance to a building that includes a door and entry feature such as a recess or canopy that provides customers with a direct access to the use. The purpose of this section is to ensure building entrances are located along street-facing facades for the convenience of building occupants and visitors. All of the requirements of this subsection apply where this subsection is noted as applicable in Table 21A.27.060.

1. At least one operable building entrance on the ground floor is required for every street facing façade. Buildings without public street frontage shall include at least one operable building entrance on the primary facade. Where a length is noted in Table 21A.37.060, operable building entrances shall be required, at a minimum, at each specified length of the street facing building facade subject to the following:
    a. all building entrances shall include an ADA-compliant walkway that provides a minimum clearance width of five feet and that connects to a public sidewalk.
    b. Entrances shall be open and accessible to customers during the hours that the business is open. This only applies to nonresidential uses that are open to the public.
    c. The center of each additional entrance shall be located within six 6 feet (6') in either direction of the specified location.
    d.Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street
    e. Corner entrances, when facing a street and located at approximately a 45° angle to the two adjacent building facades (chamfered corner), may count as an entrance for both adjacent facades.
2. Ground Floor Residential Entrances: All ground floor residential dwelling units shall have a primary entrance facing the street for each unit adjacent to a street.
    a. Units may have an additional entrance located on a courtyard, midblock walkway, or other similar area if the street-facing facades have an entrance.
    b. Multi-family dwellings located on the ground floor of a building are exempt from this provision if the building contains no more than four ground floor dwellings facing a street and the building has a common entry located along any street-facing façade.
3. Permitted Entrance Features: Each required entrance shall include one of the below entry features:
    a. Covered Porch b. Portico c .Awning or Canopy: d. Emphasized Doorway e. Terrace or Lightwell f. Forecourt g. Stoop h. Shopfront i. Gallery
4. Permitted Encroachments: A permitted entry feature may encroach up to five feet into a required front/corner side yard. A covered entry feature encroaching into the front yard/corner side may not be enclosed.

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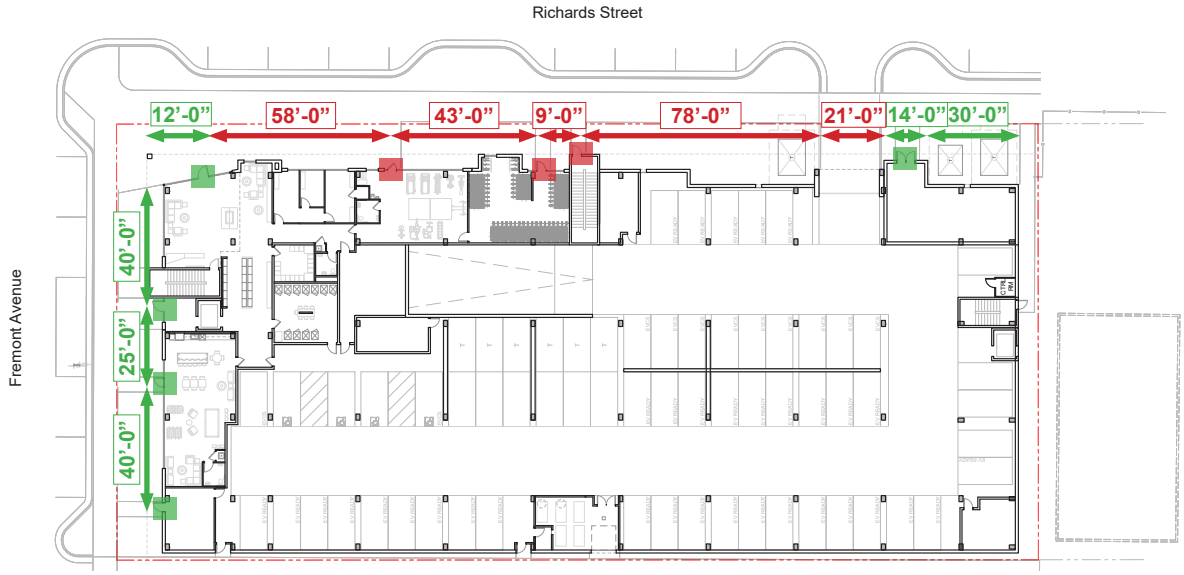
The project is a corner lot proposal with active ground floor facind Fremont Avenue on the north and Richards Street on the east. The active use program consists of residential lobby and amenity spaces. The program layout allows to provide direct access to the building at every 40 feet on the north facade facing Fremont Avenue. On the east side, there are direct access entries to the lobby leading to leasing offices, the fitness area, and the bike room; however, providing more entries to these spaces to comply with the minimum requirement of this section would compromise safety and functionality of the programs. The southern portion of the east facade on the ground floor protects the service areas and hides the parking garage. There is an opening for the garage vehicle entry, and a service door for the electrical room; but providing an entry around the transformer area into the garage is not would present safety concerns rather than convinience for the building occupants and visitors.

Request to modify the requirement to provide building enterance at every 40 feet on the east facade facing Richards Street as it would compromise program finctionality and buidling safety.



Level 1

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- **21A.37.050.E Maximum Length of Blank Wall (30 Feet Maximum in the MU-8 Zone)**

Maximum Length of Blank Wall: The maximum length of any blank wall uninterrupted by doors, art, or architectural detailing at the ground floor level along any street facing facade shall be as specified according to Table 21A.37.060. Changes in plane, texture, dimension or pattern of materials, art, bay windows, recessed or projected entrances, balconies, cornices, columns, or other similar architectural features are considered acceptable architectural detailing. The architectural feature shall be either recessed a minimum of 12 inches or projected a minimum of 12” inches.

Both north and east facades facing the street are designed to provide dynamic architectural presence by massing moves and changes in material and texture. The building is cladded with 2 types fiber-cement siding presenting variety in color and texture along with perforated metal screens and glass. The nature of the building program and the architectural detailing offer a vibrant design avoiding long lengths of blank wall.

The Project complies with the requirement.

North Elevation | Fremont Avenue

Note: The dimensions provided are approximate

East Elevation | Richards Street

Note: The dimensions provided are approximate

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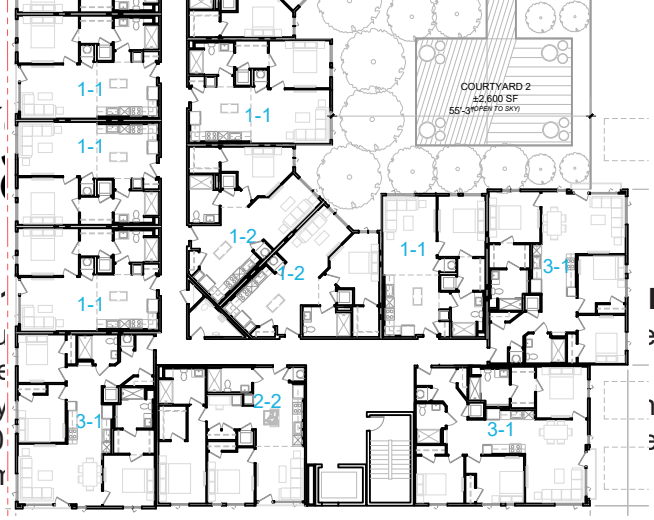
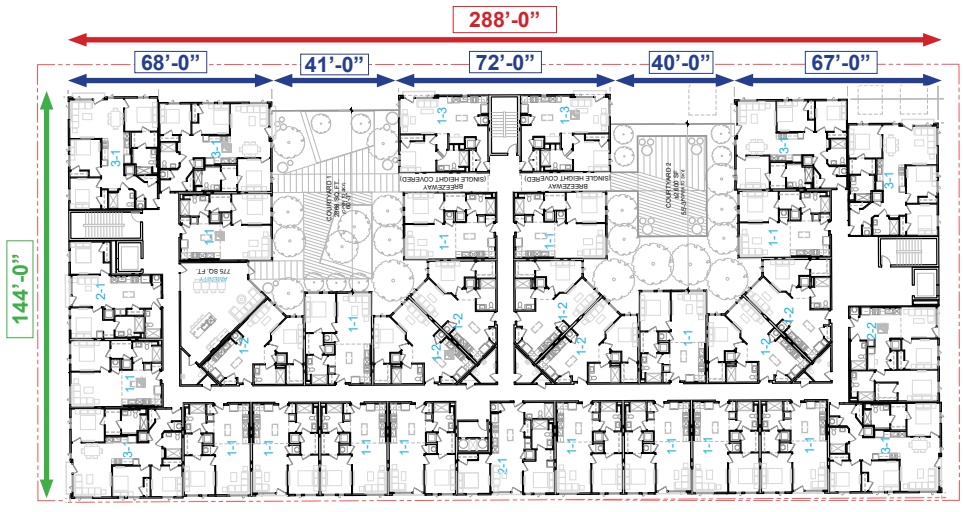


• **2' Facades: (200 Feet Maximum in the MU-8 Zone)**

This requ et facing façade of a structure. The purpose of this is to have historic development pattern of buildings in Salt Lake City specified along a street line according to Table 21A.37.0 etween additional buildings along the street in a developm

This project is located on a rectangular corner lot measuring 144 feet on Fremont Avenue, and 305 feet on Richards Street. With the required setbacks, the north facade facing Fremont Avenue allows for 132 feet of massing, and the east facade facing Richards Street allows for 288 feet. For an efficient project delivering sufficient density with the necessary amenities and parking, the proposal uses the maximum allowable buildable area, deviating from the maximum allowable length of street facing facade on the east side with the podium length facing Richards Street extending 288 feet. This results in the ground floor and the second floor to exceed the maximum allowable length; however, the upper floors break up the massing into residential wings separated by landscaped courtyards with the longest facade length of 72 feet. Despite the first 2 floors extending beyond the maximum allowable facade length, the upper levels incorporate massing breaks that visually reduce the building's overall presence and mitigate the building's perceived scale.

Request to modify the maximum allowable length of street facing facade.



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- **21A.37.050.G2 Upper floor step back: landmark: (Required in the MU-8 Zone)**

Landmark Buildings Stepback: This requirement is intended to promote a transition in scale between new buildings and lower scale historic buildings. This applies to properties abutting local historic landmark sites that include buildings less than 50 feet in height. This does not apply when a right-of-way separates the properties. New buildings shall be designed so that no portion of the building within 25 feet of the abutting property line is taller than the height of a 45-degree angular plane extending from the top of the landmark building toward the new building, as shown in Illustration of Regulation 21A.37.050.G.2 Height Transitions.

The Project site is not located in or adjacent to a Historic Landmark District.

Requirement is Not Applicable to the Project.

- **21A.37.050.G3 Upper floor step back: lower level interior: (Required in the MU-8 Zone)**

Lower Level Interior Stepback: For buildings on property that abuts a parcel in (1) an R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zoning district, (2) a public trail, or (3) a public open space, the first full floor of the building above a height of 30 feet from average finished grade shall be set back at least 10 feet from the required minimum yard located along the abutting parcel. This regulation does not apply when the parcel is separated from the subject property by a street or alley.

The building does NOT abut a parcel in an R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zoning district, a public trail, or a public open space.

Requirement is Not Applicable to the Project.

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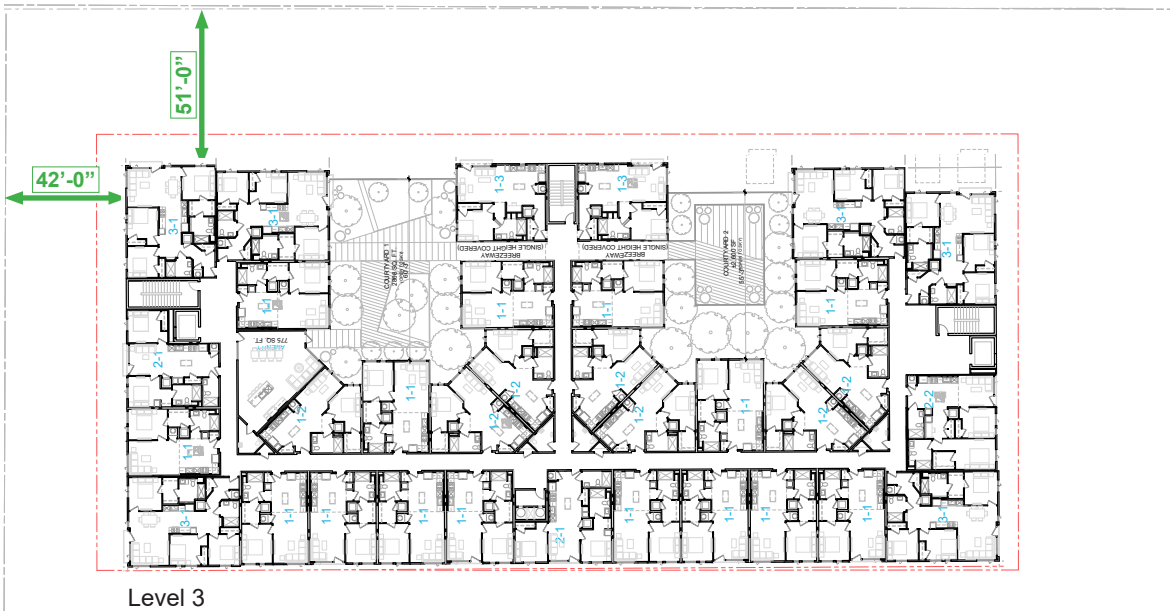
- **21A.37.050.G4 Upper floor step back: lower level front on narrow streets: (Required in the MU-8 Zone)**

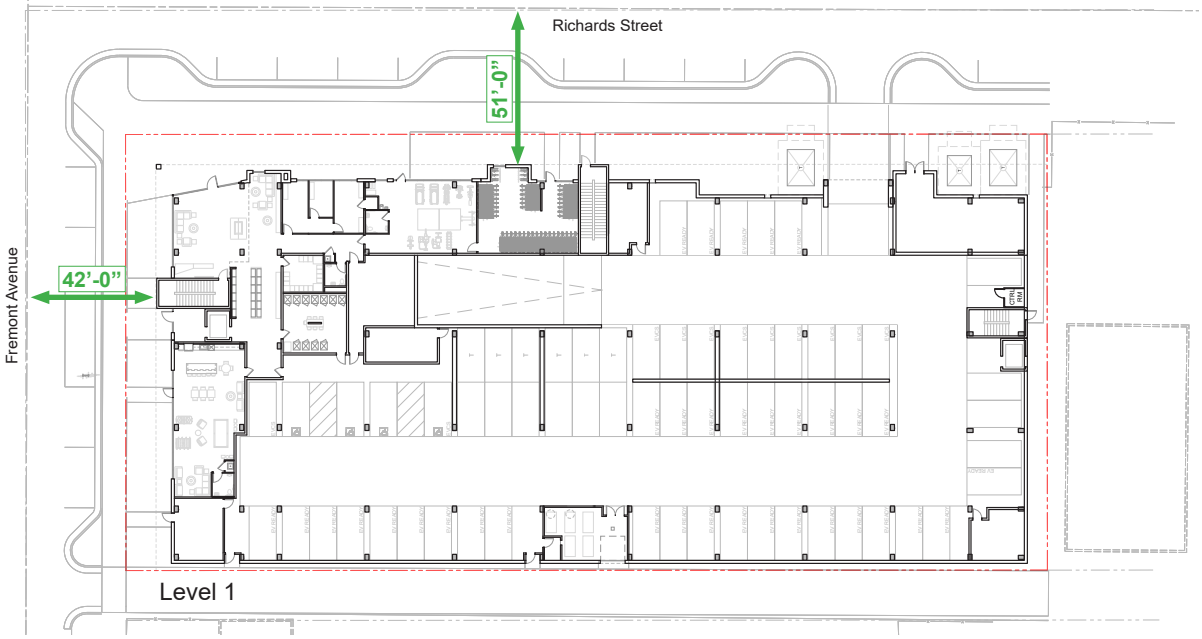
For buildings abutting streets with a right-of-way width of less than 90 feet, the first full floor and all additional floors, located above 30 feet in height from average finished grade shall be stepped back a minimum horizontal distance of 10 feet from the front and corner side property lines. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater than the requirement.

With the required setbacks, the building is placed about 42 feet from the center line of Fremont Avenue, and about 51 feet from the center line of Richards Street.

The Project complies with the requirement.



Level 3



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- **21A.37.050.H Exterior Lighting: (Required in the MU-8 Zone)**

Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash, or flicker.

Exterior lighting properties will be designed to comply with the requirement.

The Project will comply with the requirement when lighting is designed and specified.

- **21A.37.050.I Parking Lot Lighting: (Required in the MU-8 Zone)**

Poles for the parking lot/structure security lighting are limited to 16 feet in height and the globe shall be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

Exterior lighting properties will be designed to comply with the requirement.

The Project will comply with the requirement when lighting is designed and specified.

- **21A.37.050.J Screening of Mechanical Equipment: (Required in the MU-8 Zone)**

Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of such screening include locating on the roof when screened by a parapet wall or setback 15 feet from the edge of the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Table 21A.36.020.B, “Obstructions in Required Yards”. This standard shall also be satisfied by any other screening method authorized by this title.

The transformers are located on the southern portion of the east facade facing Richards Street, and are screened with 6 feet high fense made of wood-look vertical metal pickets, consistant with the material selection and palette of the project. The mechanical equipments located on the roof are steped back and covered from visibility from the ground floor by the parapet.

The Project complies with the requirement.

- **21A.37.050.K Screening of Service Areas: (Required in the MU-8 Zone)**

Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be screened from public view or located along a side or rear yard. All screening enclosures visible from the street shall be incorporated into the building architecture or site design. All screening enclosures shall be a minimum of one foot higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet. Dumpsters shall be located a minimum of 25 feet from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

The service areas are all located within the building and integrated with the overall design of the project.

The Project complies with the requirement.

- **21A.37.050.L Parking Garages and Structures: (Required in the MU-8 Zone)**

Parking Garages or Structures: The following standards shall apply to parking garages or structures whether stand-alone or incorporated into a building:

1) Parking structures shall have an external skin designed to conceal the view of all parked cars and drive ramps and improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels;, live green or landscaped walls, laminated or safety glass, decorative panels, or other materials matching the building materials and character of the principal building. The planning director may approve other materials not listed if the materials are in keeping with the nature of the parking structure.
2) Facade elements shall align to parking levels. Internal circulation shall allow parking surfaces to be level (without any slope) along each parking garage facade adjacent to a public street or public open space. All ramps between levels shall be located along building facades that are not adjacent to a public street or public space or shall be located internally so that they are not visible from adjacent public streets or public spaces.
3) No horizontal length of the parking garage façade adjacent to a public street or public open space shall extend longer than 40 feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony.
4) The location of elevators and stairs shall be highlighted through the use of architectural features or changes in façade colors, textures, or materials so that visitors can easily identify these entry points both internally and externally.
5) Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures shall be clearly signed from public streets.
6) Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7) Parking structures shall be designed to minimize vehicle noise and odors in the public realm. Venting and fan locations shall not be located on the primary street-facing façade or next to public spaces and shall be located as far as possible from adjacent residential land uses.
8) If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to, lighting, seating and vegetation

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1) The Buidling is laid out strategically to have the Active Use areas, the residential lobby and amenities conceal the parking garage on the ground floor and partial second floor. The second floor parking garage is cladded partially with fiber-cement siding, and partially screened by perforated metal panels.
2) The parking ramp in located internally within the parking layout inside the garage.
3) No horizontal length of the parking garage façade adjacent to the public street on the north and east side extend longer than 40 feet without the inclusion of architectural elements.
4) The stairs towers are cladded with wood-look fiber-cement with intergrated decorative lighting and signage.
5) Signage and wayfinding will be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures will be clearly signed from public streets.
6) Interior garage lighting will not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels.
7) Parking structures is designed to minimize vehicle noise and odors in the public realm. Venting and fan locations are not located on the primary street-facing façade.
8) The parking structure is NOT adjacent to a midblock walkway.

The Project complies with the requirement.

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- **21A.37.050.M Public Improvements: (Required in the MU-8 Zone)**

Public Improvements: The following public improvements are required to be installed where noted as required in Table 21A.37.060 for any new buildings. The specified improvements are subject to all additional, applicable standards adopted for public right-of-way improvements by city departments, including transportation, public utilities, and engineering.

1) Sidewalks:
   a. Sidewalk Width: The minimum sidewalk width shall be as follows unless the underlying zoning district includes a different standard in which case the underlying zoning district regulations shall prevail:
      i. In Any FR, R-1, R-2, or SR Zoning District: When a park strip is present, four feet. If a park strip is not present, five feet shall be required.
      ii. Zoning districts that allow buildings up to 35 feet in height: six feet.
      iii. Zoning districts that allow buildings greater than 35 feet but less than 50 feet: eight feet.
      iv. Zoning districts that allow buildings greater than 50 feet in height: 10 feet.
   b. Expanding Sidewalk Width: When adding width to a sidewalk, the sidewalk may be added to an existing park strip provided the park strip maintains a minimum width of 12 feet. If the sidewalk width cannot be accommodated in the park strip, a portion of the sidewalk shall be placed on the subject property to accommodate the necessary width required by this section. The portion of the sidewalk that is on private property may be identified with a marker indicating it is private property, but the portion of the sidewalk may not be blocked. This may be modified by the planning director to accommodate existing trees or other structures that are already existing in the right of way after consulting with the urban forester, city engineer, and/or transportation director, depending on the nature of the feature that requires a modification.
2) Curb, Gutter, and Park Strips: This standard applies when a street that abuts a proposed development does not contain an existing curb, gutter, or park strip. When a curb and gutter is not present, the development shall include installing curb, gutter, and park strip that complies with standards adopted by the city. The curb and gutter shall be placed to provide a minimum park strip width of six feet.
3) Street Lighting: All development that is subject to this chapter shall install street lighting that is consistent with the most recently adopted street lighting master plan.
4) Public Improvements Identified in General Plan: When the general plan, as defined in Title 19, identifies specific public improvements or design of a public right of way, those public improvements shall be installed by the property owner when subject to this Chapter.
5) Exceptions: Exceptions and/or modifications to the improvement standards may be approved due to right-of-way limitations or other technical constraints by the planning director in consultation with the urban forester, city engineer, public utilities director, and/or transportation director

The Project complies with the requirement.