

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community
and Economic Development

North 600 Apartments Planned Development (Conditional Use/Conditional Building and Site Design Review) PLNSUB2013-00097 24 North 600 West April 24, 2013

Applicant:

David Blake
GIV Holdings North
Sixth LLC

Staff:

Doug Dansie, 535-6182
Doug.Dansie@slcgov.com

Tax ID:

08-36-354-012, 013, 014,
015, 016, 017 and 018

Current Zone: gateway
Mixed-use GMU

Master Plan

Designation:
Mixed use

Council District:

District Four Luke Garrott

Community Council:

Downtown

Lot Size:

59,765 sq.ft.

Current Use:

Single Family Homes

Applicable Land Use

Regulations:

- 21A.55.010

Attachments:

- Site Plan &
Elevation Drawings.
- Photographs
- Division Comments
- GMU Zoning
Requirements
- Materials
Percentages

Request

GIV Holdings is requesting a Planned Development at 24 North 600 West. All new construction is reviewed through the Planned Development process in the G-MU zoning district. Additionally, some design items may be modified through the Conditional Use process. Some items that may be considered for modification include the 5 foot maximum setback requirement from the property line, percentage of glass at the ground level and construction finish materials. The Planning Commission has final decision making authority for Planned Developments and Conditional Uses.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall, the project meets the applicable standards as proposed.

Recommended Motion

Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission approve the planned development/conditional use to allow a multi-family building at approximately 24 North 600 West and to modify the 5 foot maximum setback requirement for the enclosed/screened carport in the side yard and the modification of construction finish materials with the following conditions:



1. Public way improvements are installed (lighting, additional street trees, repair sidewalk) and all other recommendations and regulations are complied with.
2. Final landscape plan to be reviewed by the Planning Director.
3. The plan meet all other zoning and building requirements.

Alternative motion: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission deny the planned development/conditional use to allow a multi-family building at approximately 24 North 600 West and to modify the 5 foot maximum setback requirement and the percentage of glass at the ground level, parking in the side yard and construction finish materials.

VICINITY MAP



24-54 North 600 West

-  Subject Parcels
-  Neighboring Parcels

Background

Project Description

The applicant is proposing to build a multi-family residential building located at 24 North 600 West. The site presently has a several single family homes located upon it. The site is directly south of the new North Temple viaduct and west of the rail road tracks. The building faces 600 West. The parking is located within the structure on the ground floor of the building, and has surface and carport parking behind the building and one row to the south of the building (covered semi-enclosed structure). The parking has access from 600 West. The project is a 115 unit apartment building that includes a mix of market rate, special needs, ADA and affordable units.

The building is of pedestal construction, with the apartments being built above the parking structure. The parking is faced with retail and office space along 600 West. The depth of the retail space is shallow; however it is functional for both the leasing offices and specialty retail.

Multi-family residential is a permitted use in the GMU zoning district. All development in the GMU zoning district is approved through the Planned Development process. Some design features may also be modified through the Conditional Use process.

Note: At the time the GMU zoning district was written, Planned Developments were a form of Conditional Use. They have subsequently been separated and have separate criteria. Also the City Council has approved an amendment to the zoning ordinance that would direct approval of all design items to the Conditional Building and Site Design Review process (rather than Conditional Use process); however that ordinance has yet to be published/codified, therefore this project is being reviewed to comply with all three sets of criteria: Planned Development, Conditional Use and Conditional Building and Site Design Review

Comments

Public Comments

Because the project is within 600 feet of three community councils, the petitioner presented the development at an open house Open House on April 18, 2013.

Ten people attended the open house. The majority of comments were concerning the disposition of the historic homes, the process surrounding their demolition and the potential for the historical documentation of the structures.

Staff was also contacted by the neighboring property owner to the east who expressed concern about access to his property (which has been affected by the North Temple viaduct)

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. The Planning Division has not received comments from the applicable

City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Options

All new development requires approval as a planned development in the GMU zoning district.

Findings

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section;

Analysis: The purpose statement is as follows: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

G. Inclusion of affordable housing with market rate housing; or

H. Utilization of "green" building techniques in development.

The project complies with criteria A because it maintains the streetwall by providing retail and office spaces at the ground level. The height of the building also gives a sense of enclosure to the wide streets that is presently lacking. The building combines a mixture of materials and contains significant fenestration and façade variety to remain interesting to pedestrians

The project complies with criteria D because the site is urban, yet still maintains landscaped corridors and pedestrian pathways. The public way improvement will integrate into City design standards

The project complies with criteria G because it is a 115 unit apartment building, that includes a mix of market rate, special needs, ADA and affordable units.

Finding: The project meets three of the objectives for a planned development.

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The Gateway Master Plan calls for mixed-use development in this area. Specifically the plan encourages high-density residential structures that are multi-story in scale but touch the sidewalk with doorways and stoops.

The purpose of the G-MU gateway-mixed use district is intended to implement the objectives of the adopted gateway development master plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented towards the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation. The specific zoning requirements are attached.

Multi-family residential builds are a permitted use in the GMU zoning district.

The building is generally between 57 and 65 feet high and meets the height requirement.

The developer has designed a building that requires a waiver from the materials requirements. The materials proposed for the structure consists of: 51% EIFS and wood, 49% brick, masonry and patterned/textured concrete. This ratio does not meet the strict specific criteria of the materials listed in the ordinance; but they do meet the intent of providing materials that of are higher quality and permanence and they are consistent with materials of other approved buildings in the area. See Attachment E.

The strict materials requirement is as follows: All new buildings in the gateway district shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only under the conditional use process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.

Finding: The Planned Development is consistent with the applicable master plan and zoning regulations. The Planning Commission will be asked to specifically approve the materials waiver.

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and

6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: Residential uses are an allowed use in the GMU zoning district. Adjacent land uses consist of other residential, vacant and commercial uses. Parking, internal circulation and access have been determined to be adequate by the Salt Lake City Transportation Division. Bicycle access will not be hindered. The site has adequate utility services.

The overall project is an increase in the density of the site; which is encouraged by the Gateway Master Plan. Specifically it meets the goal of developing a critical mass by achieving a concentration of related uses and activities; accommodating a variety of land uses; and creating infill development.

Finding: The planned development is compatible with the site, adjacent properties, and existing development within the vicinity of the site.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

Analysis: Landscaping of the site will primarily consist of landscaping in the public right-of-way. There are several large trees in the park strip. These trees will generally not be affected. The petitioner is advised to work with the Urban Forester for their protection during the construction process.

Landscaping on private property is confined to locations surrounding the parking behind the buildings. It includes a raised area for resident gardening.

Landscaping is necessary in front of the parking structure (enclosed carport) on the south side of the property.

Best practices in water wise landscaping include grouping plants of similar watering needs together to minimize the need for overwatering.

Finding: The Planning Director should be given final approval of the landscape design to insure compatibility with public way improvements and to insure that the new landscaping is appropriate in scale and is designed to group plant materials of differing watering needs together in order to minimize water use and compliance with chapter 21A.48 Landscaping.

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: There are homes on the property that are older than 50 years and are in generally good condition, however they are not included in a historic district nor are the listed on the Salt Lake City Register of Cultural Resources. Some may provide examples of unique building methods, such as adobe. However the homes do not exist in the context of a larger neighborhood, being bounded by rail land, vacant land or high-density housing on all sides. The Gateway Master Plan identifies this area for higher density housing, in part, because the larger neighborhood did not have a significant amount of single family homes and was therefore appropriate for higher density housing; away from other neighborhoods adjacent to downtown, such as Capitol Hill and the Avenues. This area was designated as the receiving area for higher density housing in order to protect historic neighborhoods from development pressure, while still accommodating a necessary housing increase.

Financing methods may affect the need for documentation of the demolition of any structure (if State and Federal funds are used, they have a required historic documentation process)

Finding: The Planned Development is an allowed use and is consistent with the master plan of increasing density in this area; which acknowledges the loss of some older lower density development that may have some historic character. The Planning Commission may want to discuss the documentation process of the demolition of the buildings with the petitioner.

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

Analysis: The proposed land-use is permitted in the GMU zoning district. The final building plan will meet other applicable codes and ordinance requirements that are not specifically modified through the planned development process.

Street lighting will need to be upgraded to City standard.

Finding: The proposed building will be required to meet all requirements not specifically modified by the planned development is approved.

21A.54.080: STANDARDS FOR CONDITIONAL USES: (NOTE: as of April 2, 2013, The City Council voted to change to code so that design issues are guided by the Conditional

Building and Site Design Review process, rather than the Conditional Use process – but the new ordinance has not been published)

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Finding: The use is permitted, and the design elements are compatible

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or

- environmental damage to any adjacent property, including cigarette smoke;
- 13. The hours of operation and delivery of the use are compatible with surrounding uses;
- 14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;
and
- 15. The proposed use does not undermine preservation of historic resources and structures.

Finding: The use is permitted. Modification to the design standards has no detrimental effect to the neighborhood

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Finding: The proposed residential structure is a permitted use. The alterations to design standards that are being requested, do not negatively affect the criteria outlined in the conditional use process

21A.59.060: STANDARDS FOR DESIGN REVIEW:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.
 2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area.
 3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.
 4. Each building shall incorporate lighting and changes in mass, surface, or finish to give emphasis to its entrances.

Finding: The building is designed to be faced with retail and office uses in order to respond to pedestrian access. The building is oriented to the street. The building meets this standard.

- B. Primary access shall be oriented to the pedestrian and mass transit.
1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar

architectural features that protect pedestrians from the rain and sun.

Finding: The orientation of the building is to 600 West, where pedestrians have access and the sidewalk provides a walking path to transit. The building meets this standard.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area, or doors. Monolithic walls located within thirty feet (30') of a public street are prohibited.

2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the city.

Finding: Windows are provided along the 600 West façade. The building meets this standard.

D. Architectural detailing shall emphasize the pedestrian level of the building.

Finding: The building has a multitude of architectural detailing and materials to create a sense of both interest and permanence. The building meets this standard.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.

1. Parking areas shall be located behind or at one side of a building. Parking may not be located between a building and a public street.

2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.

3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings.

Finding: Parking is behind the building, under the building or located in a semi-enclosed structure to the side of the building. The building meets this standard.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Finding: Most of the parking is enclosed, therefore for lighting is limited to the enclosed area. The details of the lighting plan for the rear surface parking area will be completed as part of the permitting process. There is nothing that would prevent compliance with this criterion. The building meets this standard.

G. Parking and on site circulation shall be provided.

1. Connections shall be made when feasible to any streets adjacent to the subject property

and to any pedestrian facilities that connect with the property.

2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.

Finding: Parking and circulation have been approved by Transportation. The building meets this standard.

H. Dumpsters and loading docks shall be appropriately screened or located within the structure.

1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street.

2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses.

Finding: The dumpster is located within the building on the rear side of the structure. Air-conditioning and generators are enclosed or on the roof.

The building is being designed with sound attenuation because of the adjacent rail tracks.

The building meets this standard.

I. Signage shall emphasize the pedestrian/mass transit orientation.

Finding: The details of the signage plan will be completed as part of the permitting process. There is nothing that would prevent compliance with this criterion

J. Lighting shall meet the lighting levels and design requirements set forth in [chapter 4](#) of the Salt Lake City lighting master plan dated May 2006.

Finding: The details of the lighting plan will be completed as part of the permitting process. There is nothing that would prevent compliance with this criterion

K. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street.

2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.

3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.

4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.

5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

Finding: The details of the streetscape improvements will be completed as part of the permitting process. There is nothing that would prevent compliance with this criterion

L. Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the city's urban forestry guidelines and with the approval of the city's urban forester.
2. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

Finding: The details of the street tree plan will be completed as part of the permitting process. There is nothing that would prevent compliance with this criterion

M. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

1. The orientation and scale of the development shall conform to the following requirements:
 - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
2. Public spaces shall be provided as follows:
 - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
 - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
 - (1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 - (2) A mixture of areas that provide shade;
 - (3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 - (4) Water features or public art; and/or
 - (5) Outdoor eating areas or food vendors.

Finding: This criterion was written for big box uses. The project will meet landscaping requirement for the site,

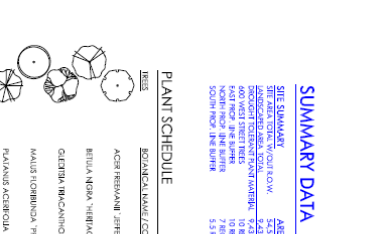
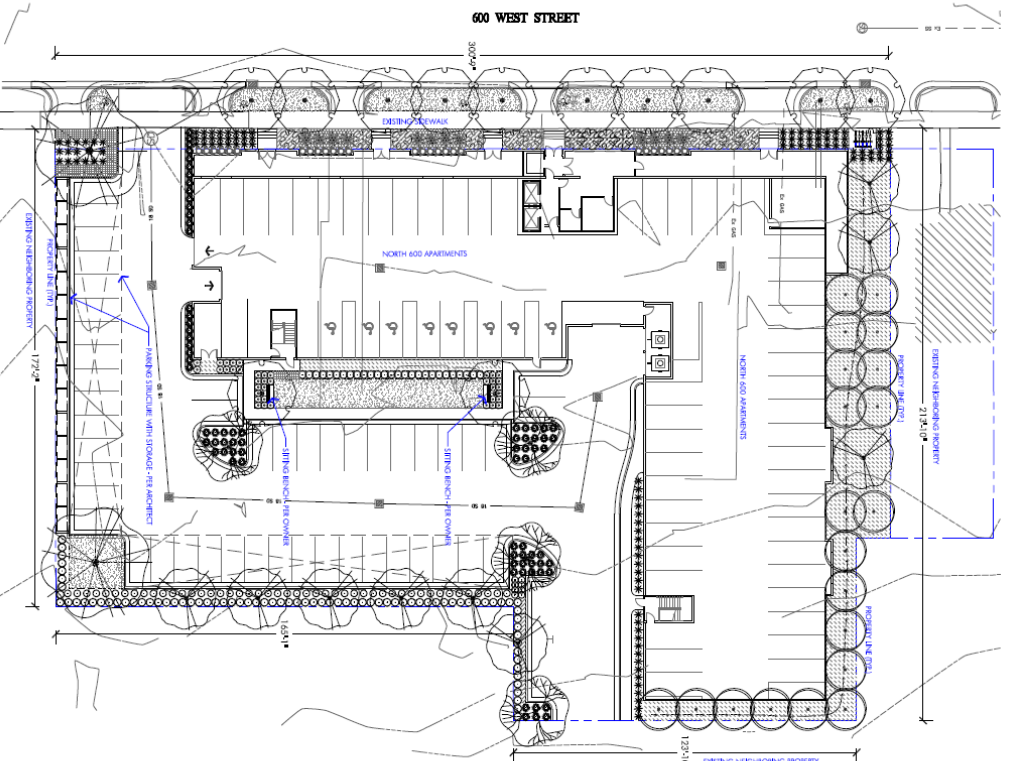
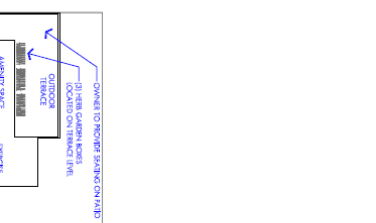
N. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control. (Ord. 61-08 § 2 (Exh. B), 2008: Ord. 89-05 § 8, 2005: Ord. 3-05 § 11, 2005)

Finding: The proposed development meets criteria A through H and can meet I-N as the permitting process moves forward into construction drawings.

Notification

- Required notices mailed on April 12, 2013
- Sign posted on property on April 15, 2013
- Agenda posted on the Planning Division and State Website on April 12, 2013
- Agenda sent to Planning Division Listserve on April 12, 2013

Attachment A
Site Plan and Elevation Drawings



SUMMARY DATA

SITE SUMMARY
 PROJECT NAME: AREA TOPICS
 LOCATION: 600 WEST STREET, SALT LAKE CITY, UT
 PROJECT OWNER: NORTH 600 APARTMENTS
 DESIGNER: AREA TOPICS
 SCALE: 1" = 20' (GENERAL)
 DATE: MARCH 2013

PLANT SCHEDULE

PLANT	SIZE	QUANTITY	SPACING
AGAVE RELIANCE 'JHERROLD'™ / AEROLIA PALM WALK	2 1/2' CAL	12	
BETULA NIGRA 'HERNAGE' / VIBURNUM RIVER BIRCH	7' CAL	9	
CELEBRIS 'BIRCHMANN' SPINE / SPINEFLY LOCUST	7' CAL	4	
MALUS 'SIBIRIANA' 'TRAMBER' / TRAMBER TREE CHAMPAGNE	7' CAL	20	
PLANING ACER BIRD 'BLOODWOOD' / LONDON PLANE TREE	7' CAL	2	
COLONIAL PALM / COCONUT PALM	5 CAL	33	
BIRCH 'FISHBONE' / WAX / COCONUT PALM	5 CAL	33	
CALLYPOGON ACER BIRD / KALDI CORNER GRASS	1 GAL	108	
HANSEN HIGH MAINT. 'AMERICAN' / JAWAHER CORNER GRASS	1 GAL	36	
HELICONIA 'SHEPHERD' / BLUE OAT GRASS	1 GAL	77	
IRIS GALBA 'YACINIA' / CORN SMOOTH SHAMIC	5 GAL	14	
TARAXACUM 'NICHE' / NICHE TREE	5 GAL	108	
HELIOPSIS 'SUNSHINE' / SUNSHINE CORNER GRASS	5 GAL	12	
VICCA 'VILFA' GOLDEN SWOOP / GOLDEN SWOOP	5 GAL	27	

Legend:
 [Symbol] EXISTING SCULPTURE WITH STOVARD / HIRACORP
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Notes:
 1. ALL PLANTS TO BE INSTALLED BY THE END OF THE PROJECT.
 2. MAINTENANCE SCHEDULE TO BE PROVIDED BY THE CLIENT.
 3. ALL PLANTS TO BE INSTALLED BY THE END OF THE PROJECT.
 4. MAINTENANCE SCHEDULE TO BE PROVIDED BY THE CLIENT.

Project Information:
 PROJECT NAME: North 600 Apartments
 LOCATION: 600 West Street, Salt Lake City, UT
 PROJECT OWNER: North 600 Apartments
 DESIGNER: Area Topics
 DATE: March 2013

Scale:
 SCALE: 1" = 20'
 SCALE: 1" = 40'

North Arrow:
 NORTH

Legend:
 [Symbol] EXISTING SCULPTURE WITH STOVARD / HIRACORP
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North 600 Apartments 600 North 600 West Salt Lake City, Utah	
Sheet Title LANDSCAPE PLAN	Date March 13, 2013
Sheet Number LP101	Scale 1" = 20' 1" = 40'

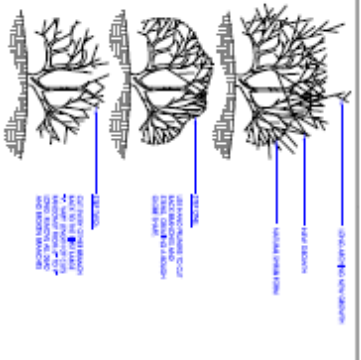


DATE: 09/15/2023
 PROJECT: North 600 Apartments
 DRAWING: 1. LANDSCAPE DETAILS
 SHEET: 1.1
 SCALE: AS SHOWN
 DESIGNER: [Signature]



North 600 Apartments
 55 North 600 West
 Salt Lake City, Utah

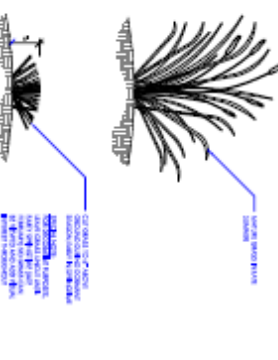
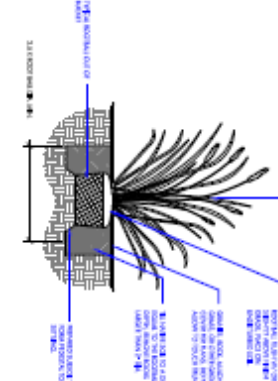
SHEET TITLE: LANDSCAPE DETAILS
 DATE: 09/15/2023
 DRAWING: LPS01
 SHEET NUMBER: 1.1



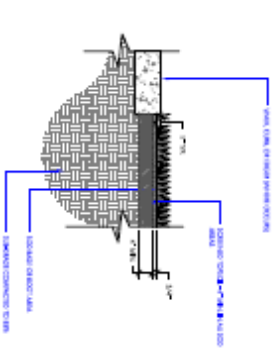
1 DECIDUOUS TREE PLANTING
 SCALE: 1/2" = 1'-0"

2 SHRUB PLANTING AND PRUNING
 SCALE: 1/2" = 1'-0"

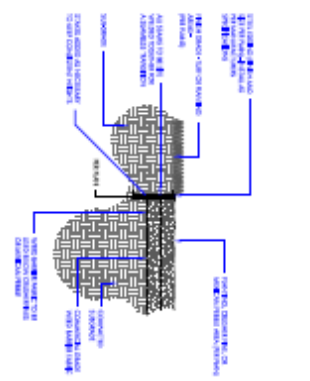
GENERAL NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
 A. IRRIGATION DESIGN AND CONSTRUCTION, 7TH EDITION, IRRIGATION TOOLBOX, 2012.
 B. IRRIGATION SYSTEMS DESIGN, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 C. IRRIGATION SCHEDULING AND MANAGEMENT, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 D. IRRIGATION SYSTEMS MAINTENANCE, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 E. IRRIGATION SYSTEMS INSPECTION AND TESTING, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 F. IRRIGATION SYSTEMS REPAIR AND REPLACEMENT, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 G. IRRIGATION SYSTEMS OPERATION AND MANAGEMENT, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 H. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 I. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 J. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 K. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 L. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 M. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 N. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 O. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 P. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 Q. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 R. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 S. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 T. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 U. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 V. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 W. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 X. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 Y. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.
 Z. IRRIGATION SYSTEMS DESIGN AND CONSTRUCTION, 4TH EDITION, IRRIGATION TOOLBOX, 2012.



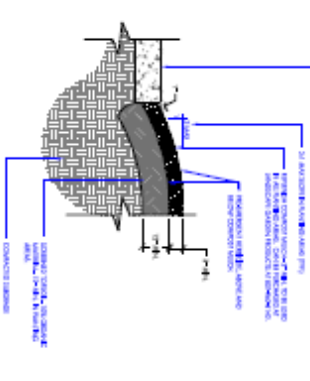
4 GRASS PLANTING AND PRUNING
 SCALE: 1/2" = 1'-0"



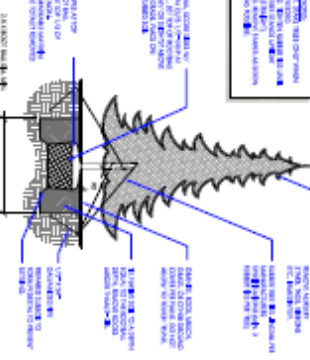
3 SOD PLANTING AND LAYING
 SCALE: 1/2" = 1'-0"



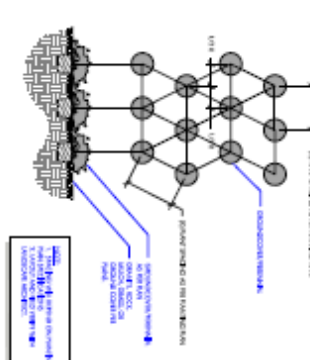
6 STEEL EXPOSED
 SCALE: 1/2" = 1'-0"



7 PLANTING AREA
 SCALE: 1/2" = 1'-0"

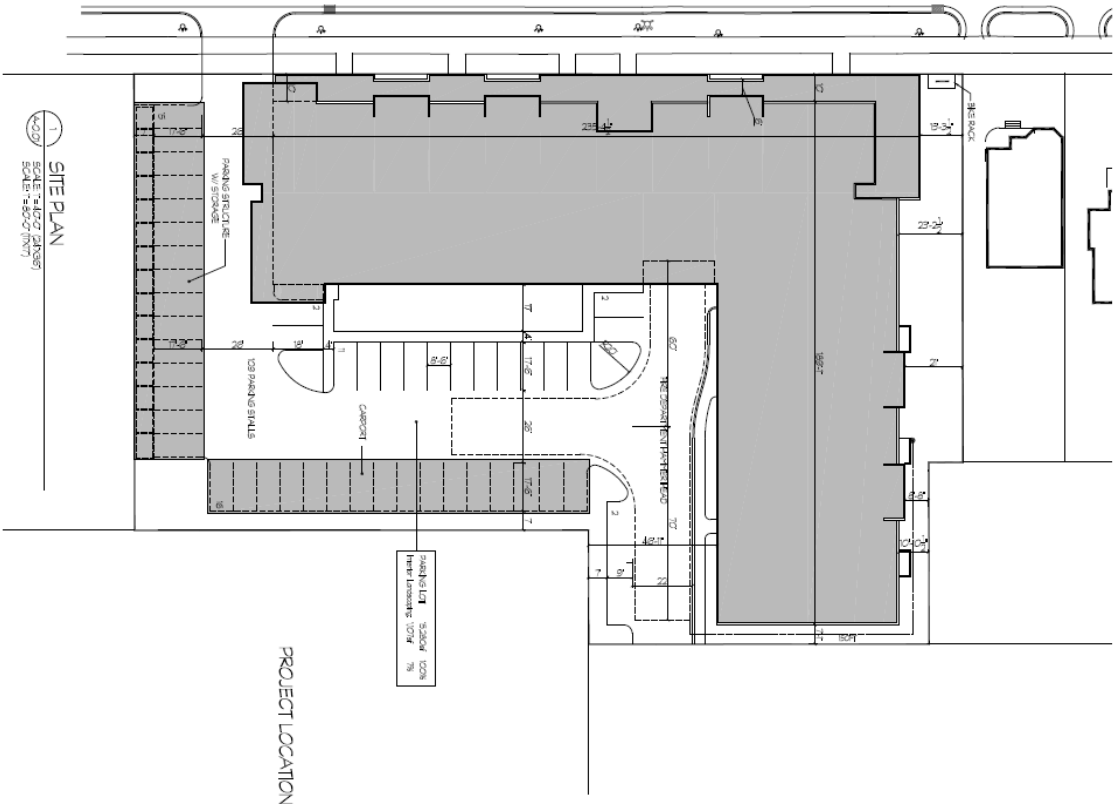


8 EVERGREEN TREE PLANTING
 SCALE: 1/2" = 1'-0"



5 GROUNDCOVER PLANTING
 SCALE: 1/2" = 1'-0"

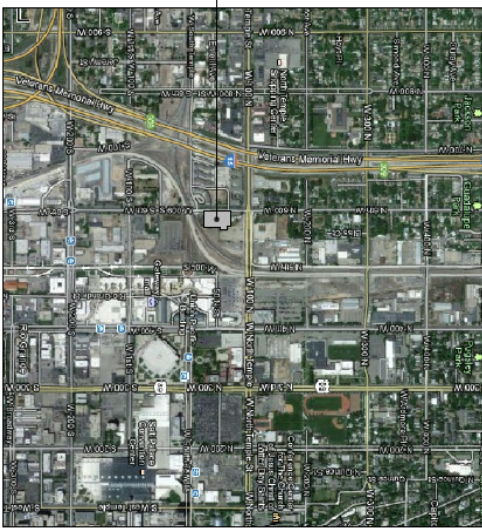
6TH WEST



1 SITE PLAN
SCALE: 1/8" = 1'-0" (AS SHOWN)
SCALE: 1/32" = 1'-0" (AS SHOWN)

Check with
Utility Companies
for Location of
P.U. & S.U.

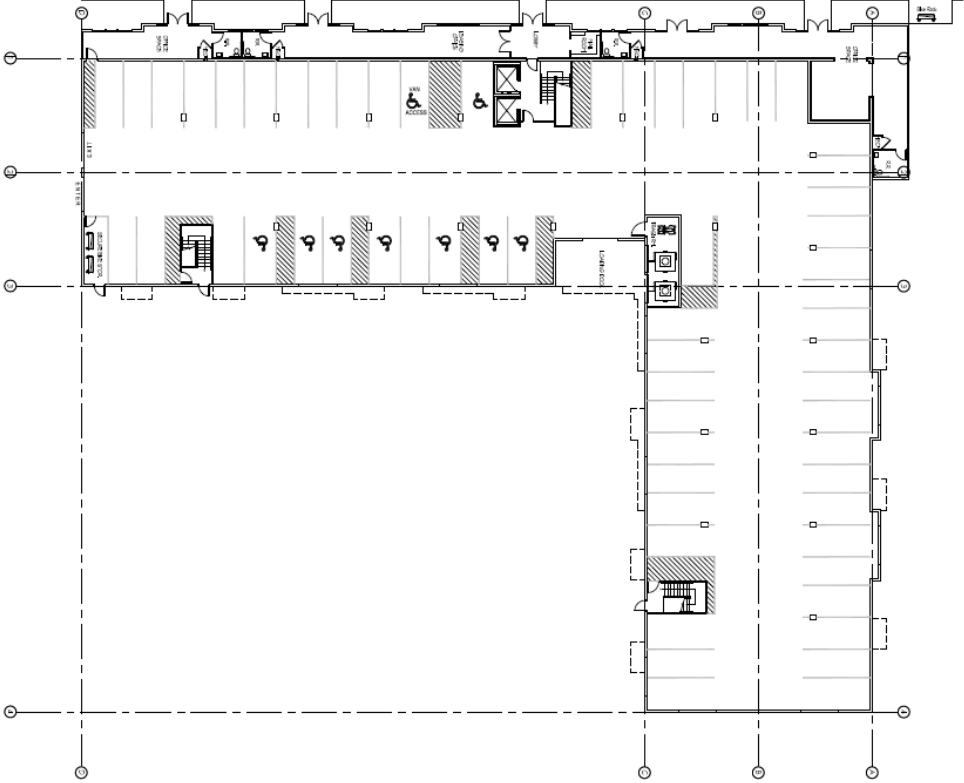
PROJECT LOCATION



VICINITY MAP

SITE TABULATION	
TOTAL SITE	54,520' x 1,030' 100%
IMPROVEMENTS	20,215' x 271' 54% 54%
Remaining	34,305' 62%
UNITS TABULATION	
UNITS	26 21 36 21 41 31 31 21 11
54%	31 31 31 31 31 31 31 31 31 31
14%	17 9 9 9 9 9 9 9 9 9
3%	13 14 14 13 14 13 14 13 14 13
24%	0 2 2 2 2 0 4 2 0 2 2 2 2 2 6
2%	0 0 0 0 0 1 1 1 1 1 1 1 1 1 1
TOTAL	26 30 30 30 29 15
45%	45% 45% 47% 56% 100%
PARKING	
PARKING REQUIRED	56
5' per 4'4"	
OPEN PARKING PROVIDED	7
CARPOOLS	3
GALEAGE	6
TOTAL PROVIDED	16
	29% 1/4"

	<p>North 600 Apartments 55 North 600 West Salt Lake City, Utah</p>	<p>Sheet Title SITE PLAN</p>	<p>Date March 13, 2013</p>	<p>Sheet Number A-01</p>
	<p>PROJECT LOCATION 55 North 600 West Salt Lake City, Utah</p>	<p>PROJECT ARCHITECT [Firm Name]</p>	<p>PROJECT ENGINEER [Name]</p>	<p>PROJECT DATE [Date]</p>



1 OVERALL 1ST FLOOR PLAN
SCALE 1/8" = 1'-0" (AS SHOWN)



2 OVERALL 2ND FLOOR PLAN
SCALE 1/8" = 1'-0" (AS SHOWN)

<p>Architectural Design, Inc. 1000 East 1000 North Salt Lake City, UT 84116 Phone: (801) 466-1000 Fax: (801) 466-1001 www.architectural-design.com</p>	<p>PROJECT NO. 2013-001</p>
	<p>DATE: MARCH 13, 2013</p>
	<p>SHEET NO. A-01</p>
<p>North 600 Apartments 55 North 600 West Salt Lake City, Utah</p>	<p>Overall 1st and 2nd Floor Plans</p>

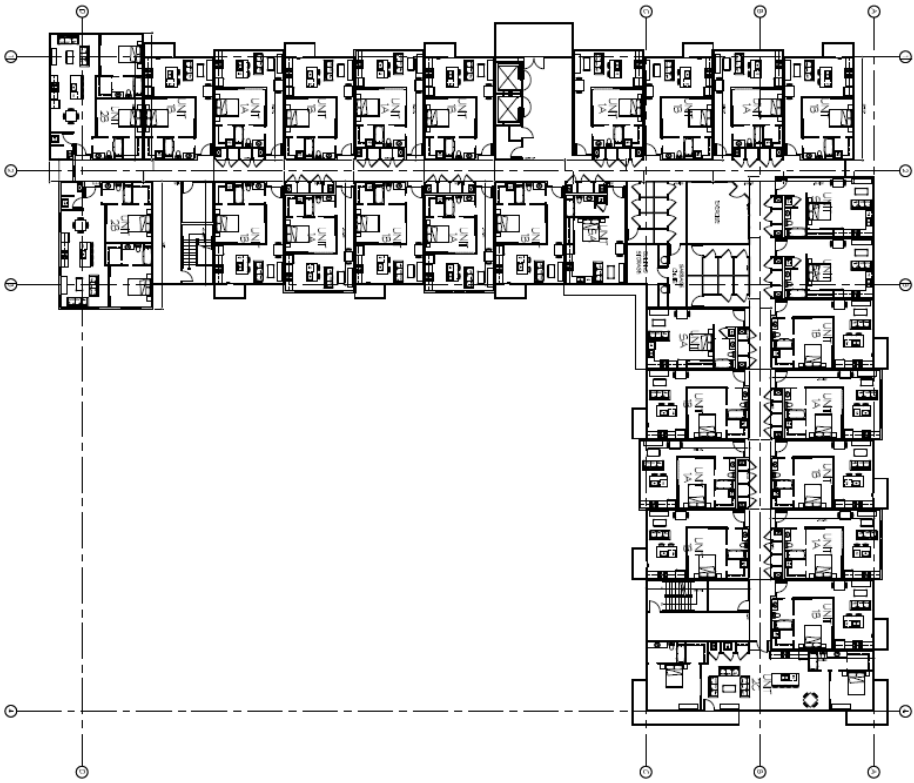


1 OVERALL 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0" (AS SHOWN)
SCALE: 1/32" = 1'-0" (NOT SHOWN)



2 OVERALL 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0" (AS SHOWN)
SCALE: 1/32" = 1'-0" (NOT SHOWN)

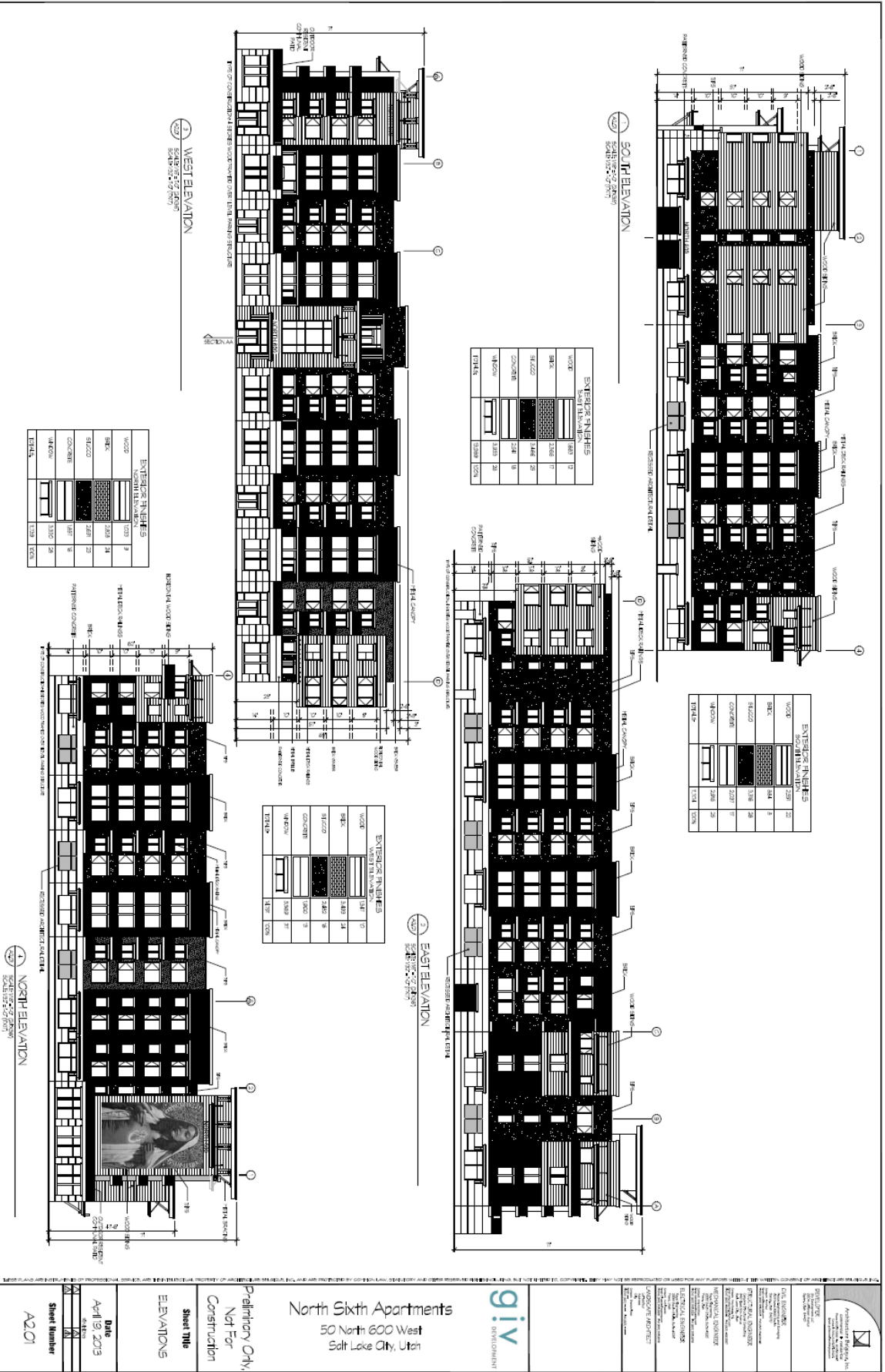
	PROJECT: NORTH 600 APARTMENTS 55 NORTH 600 WEST SALT LAKE CITY, UTAH
	DATE: MARCH 13, 2013
PROJECT: ARCHITECTURAL DESIGN 3RD FLOOR PLAN 4TH FLOOR PLAN	CLIENT: [Client Name]
DESIGNER: MATTHEW J. ANDERSON	SCALE: 1/8" = 1'-0" (AS SHOWN) 1/32" = 1'-0" (NOT SHOWN)
DATE: MARCH 13, 2013	PROJECT NUMBER: A-102



1 OVERALL 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0" (NOT TO SCALE)

2 OVERALL ROOF PLAN
SCALE: 1/8" = 1'-0" (NOT TO SCALE)

		<p>PROFESSIONAL ENGINEER Matthew J. Anderson License No. 26112 State of Utah</p>	
<p>PROJECT: North 600 Apartments</p>		<p>DATE: March 13, 2013</p>	
<p>DESIGNER: Matthew J. Anderson</p>		<p>CHECKER: Matthew J. Anderson</p>	
<p>PROJECT MANAGER: Matthew J. Anderson</p>		<p>CLIENT: North 600 Apartments</p>	
<p>PROJECT ADDRESS: 55 North 600 West Salt Lake City, Utah</p>		<p>PROJECT NO.: A-103</p>	
<p>PROJECT TITLE: Overall 5th Floor and Roof Plans</p>		<p>SHEET NO.: A-103</p>	



EXTERIOR FINISHES

WOOD	101	1
BRICK	104	2
STONE	105	2
CONCRETE	106	2
GLASS	107	2
TOTAL	104	2

EXTERIOR FINISHES

WOOD	101	1
BRICK	104	2
STONE	105	2
CONCRETE	106	2
GLASS	107	2
TOTAL	104	2

EXTERIOR FINISHES

WOOD	101	1
BRICK	104	2
STONE	105	2
CONCRETE	106	2
GLASS	107	2
TOTAL	104	2

EXTERIOR FINISHES

WOOD	101	1
BRICK	104	2
STONE	105	2
CONCRETE	106	2
GLASS	107	2
TOTAL	104	2

Architectural & Planning
 1000 East 100 South, Suite 200
 Salt Lake City, UT 84111
 (801) 533-8800

PERMITTING
 City of Salt Lake City

FIELD ELEVATIONS
 1000 East 100 South, Suite 200
 Salt Lake City, UT 84111
 (801) 533-8800

GENERAL CONTRACTOR
 1000 East 100 South, Suite 200
 Salt Lake City, UT 84111
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MECHANICAL CONTRACTOR
 1000 East 100 South, Suite 200
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ELECTRICAL CONTRACTOR
 1000 East 100 South, Suite 200
 Salt Lake City, UT 84111
 (801) 533-8800

LANDSCAPE ARCHITECT
 1000 East 100 South, Suite 200
 Salt Lake City, UT 84111
 (801) 533-8800

giv
 DEVELOPMENT

North Sixth Apartments
 50 North 600 West
 Salt Lake City, Utah

Preliminary Only
 Not For
 Construction

Sheet Title
 ELEVATIONS

Date
 April 9, 2013

Sheet Number
 A2.01

**Attachment B
Photographs**



600 West looking southeast from North Temple



600 West looking northeast from South Temple



600 West – west side

Attachment C
Division Comments

Public Utilities
Justin Stoker

Building Services
Alan Hardman

The preliminary zoning review comments are as follows: 1. Comply with all the comments given in the DRT meeting held November 27, 2012. 2. Document that 20% of the units are affordable, senior housing or assisted living in order to qualify for the 1/2 parking stall per dwelling unit requirement per 21A.31.010.K1. Otherwise, the parking requirement is 1 parking stall per unit. 3. Covered parking and storage units are not allowed in the 7 foot landscape buffer along the south property line. Please remove. Provide Perimeter Parking Lot landscaping with trees and shrubs required per Table 21A.48.070G. 4. Obtain a Certified Address for the new lot being created. 5. Obtain demolition permits for all buildings to be demolished.

Building Services
Larry Butcher

Engineering
Scott Weiler

Prior to beginning any work in the public way, the civil plans must be reviewed and approved and a Permit to Work in the Public Way must be issued by SLC Engineering, The proposed ADA ramp and steps in the public way require a revocable permit from SLC Property Management and must follow ADA guidelines. The other work in the public way must comply with the 2013 APWA Standard Plans for patching pavement (255), curb & gutter (205), drive approach (225) and sidewalk (231).

Transportation
Barry Walsh

Coordinate with SLC Property Management for stairs and ramps in the public right of way.
Parking calculations to include required and provided ADA stalls (# Van stalls) along with the 5% bike stall provision of required and provided.
Parking structure review subject to review compliance for parking stall layout with buffers etc per SLC standard F1.c2, including column spacing, height clearance (ADA 8'-2") etc.
The Landscaping to comply with the 10x10 ' clear sight zone.
Park strip trees to comply with City Forester and street lighting requirements.

Fire
Ed Itchon
None

Attachment D
GMU Zoning Requirements

Required yard: There is not a maximum front yard or corner side yard setback except that a minimum of twenty five percent (25%) of the length of the facade of a principal building shall be set back no farther than five feet (5') from the street right of way line. Surface parking lots shall have a fifteen foot (15') landscape setback from the front property line. The 5 foot maximum setback requirement is written into the GMU zoning district to encourage buildings to be built to the property line and minimize pedestrian walking distances. The building as proposed meets this requirement.

Parking: Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted. All parking is behind or under the building, except parking along the southern property line, which is contained in a roofed structure in order to provide a street wall along 600 West and buffer for the adjacent property to the south.

Height: The minimum building height shall be forty five feet (45') and the 200 South street corridor shall have a minimum height of twenty five feet (25'). The maximum building height shall not exceed seventy five feet (75') except buildings with nonflat roofs (e.g., pitched, shed, mansard, gabled or hipped roofs) may be allowed, up to a maximum of ninety feet (90') (subject to subsection I of this section).

Building materials: The GMU zone includes the following language: Urban Design: The urban design standards are intended to foster the creation of a rich urban environment that accommodates growth and is compatible with existing buildings and uses in the area. All general development and site plans shall be designed to complement the surrounding existing contiguous (historic) development. The following design standards will provide human scale through change, contrast, intricacy, color and materials where the lower levels of buildings face public streets and sidewalks. They will also spatially define the street space in order to concentrate pedestrian activity, create a clear urban character and promote visibility of commercial activities at the ground level. The standards will also encourage diversity through the use of building forms and materials, while respecting the patterns, styles and methods of construction traditionally used in the gateway area.

The following urban design standards will be reviewed as part of the site plan review process, with assistance from planning division staff as necessary:

1. Architectural Character And Materials:

- a. A differentiated base (on a building over 45 feet high) will provide human scale through change, contrast, and intricacy in facade form, color and/or material where the lower levels of the building face the sidewalk(s) and street(s). Scaling elements such as insets and projections serve to break up flat or monotonous facades, and respond to older nearby buildings. Therefore, all buildings in the gateway districts are subject to the following standards:

- (1) All buildings over forty five feet (45') in height shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged.

- (2) All new buildings in the gateway district shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only under the conditional use process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.
 - (3) All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the exterior material requirement for new construction. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.
 - (4) Two-dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited. The fenestration of all new construction shall be three-dimensional (e.g., recessed windows, protruding cornice, etc.).
- b. The climate in Salt Lake City is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. By providing the pedestrian with a sidewalk that is enjoyable to use year round, a pedestrian oriented neighborhood is encouraged. Therefore, new construction in the gateway area is subject to the following standards:
- (1) Arcades are permitted in the gateway district, but where an arcade extends over the public way, a revocable permit is required. Where an arcade is on private property facing the street, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level.
 - (2) Awnings and/or marquees, with or without signage, are required over entry doors which are set back from the property line and may be allowed, under revocable permit, when an entry is at a property line.
 - (3) Awnings, with or without signage, are permitted over ground level windows. Where awnings extend out over the public way, a revocable permit is required.

2. Windows And Building Fenestration:

- a. Buildings whose exteriors are smooth, and do not provide any three-dimensional details or fenestration are not appropriate in the gateway district. Recessed windows will eliminate flat, sterile elevations. Highly reflective materials are distracting, and focus attention away from the positive qualities of the gateway district. Therefore, all buildings in the gateway districts are subject to the following standards:
 - (1) Buildings with completely smooth exterior surfaces shall not be permitted, all new construction shall have three-dimensional details on the exterior that includes cornices, windowsills, headers and similar features.
 - (2) All windows shall be recessed from the exterior wall a minimum of three inches (3"). Bay windows, projecting windows, and balcony doors are exempt from this requirement.
 - (3) The reflectivity of the glass used in the windows shall be limited to eighteen percent (18%) as defined by the ASTA standard.

3. Entrance And Visual Access:

- a. The intent in the gateway district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest and/or amenities. The gateway environment will benefit with increased pedestrian activity; this activity will only occur if

opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged. Therefore, all buildings in the gateway area are subject to the following standards:

(1) **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the gateway district shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of chapter [21A.54](#) of this title, and the review and approval of the planning commission. The zoning administrator may approve a modification to this requirement, as a routine and uncontested special exception, pursuant to the procedures found in chapter [21A.14](#) of this title, if the zoning administrator finds:

(A) The requirement would negatively impact the historic character of the building, or

(B) The requirement would negatively impact the structural stability of the building.

(2) **Facades:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.

(3) **Maximum Length:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

(4) **Screening:** All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

4. Building Lines And Front Area Requirements:

a. A continuity of building frontage adjacent and parallel to the street encourages a more active involvement between building uses and pedestrians. Leftover or ambiguous open space that has no apparent use or sense of place will not contribute positively to an active street life. Therefore, all buildings in the gateway district are subject to the following standard:

(1) The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.

5. Public Amenities And Public Art:

a. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and public art encourage pedestrian activity and contribute to the pedestrian experience. A cohesive, unified lighting and amenity policy will help give the gateway district its own distinctive identity. Therefore, public amenities and public art are subject to the following standards:

(1) Sidewalks and street lamps installed in the public right of way shall be of the type specified in the sidewalk/street lighting policy document.

(2) Public art (which may include artists' work integrated into the design of the building and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans),

that is accessible or directly viewable to the general public shall be included in all projects requiring conditional use approval for a site or design standard. The plan to incorporate public art shall be reviewed by the Salt Lake art design board.

6. Conditional Use Approval: A modification to the urban design provisions of this section may be granted as a conditional use, subject to conformance with the standards and procedures of chapter [21A.54](#) of this title. Such conditional uses shall also be subject to design review.

Attachment E
Materials Percentages

North Sixth Apartments

Revised

Exterior Material Calculation

Material Type	South Elevation		East Elevation		West Elevation		North Elevation		Total	
	Sq. Footage	Percentage	Sq. Footage	Percentage	Sq. Footage	Percentage	Sq. Footage	Percentage	Sq. Footage	Percentage
Brick, Masonry, Textured or Patterned Concrete,	2,921	33%	4,907	49%	5,393	58%	4,685	56%	17,906	49%
Wood, EIFS	5,867	67%	5,149	51%	3,829	42%	3,724	44%	18,569	51%
Total	8,788		10,056		9,222		8,409		36,475	

Since the building exterior only has 49% brick, masonry, textured or patterned concrete we are seeking an exception to the 70% minimum required by Chapter 21A.31, P