



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Daniel Echeverria, 801-535-7165, [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)  
Date: September 17, 2015  
Re: PLNSUB2015-00624 & PLNPCM2015-00625 600 South Apartments Planned Development and Conditional Building and Site Design Review

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## Planned Development & Conditional Building and Site Design Review

**PROPERTY ADDRESS:** 616 S State Street  
**PARCEL ID:** 16-06-354-018  
**MASTER PLAN:** Central Community, Downtown  
**ZONING DISTRICT:** D-1, (Downtown) Central Business District & D-2, Downtown Support District

**REQUEST:** Adam Lankford, representing the developer The Wasatch Group, is requesting approval from the City to develop a proposed 274-unit apartment building at the above listed address. The applicant is requesting Planned Development approval for relaxation of certain required zoning standards related to ground floor commercial uses and building length. The development also requires Conditional Building and Site Design Review as the proposal exceeds certain height and setback limitations. Currently the land is vacant and the property is zoned D-1, Central Business District, and D-2, Downtown Support District. The subject property is within Council District 4, represented by Luke Garrott.

**RECOMMENDATION (Planned Development & Conditional Building and Site Design Review):** Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Planned Development and Conditional Building and Site Design request with conditions.

### Staff recommends the following motion:

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Planned Development and Conditional and Building Site Design Review request. In order to comply with the applicable standards, the following conditions of approval apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. **The applicant shall provide landscaping plans that comply with 21A.48.055 "Water Efficient Landscaping"** and all other applicable regulations of 21A.48 for building permit approval.
3. Entrance awnings shall be provided at stair well entrances as shown on the attached renderings.
4. Park strip landscaping shall include street trees located approximately every thirty (30) feet as noted in [Attachment H](#).
5. Final approval of lighting and landscaping for the midblock walkway shall be delegated to Planning staff to ensure its adequacy for pedestrian comfort and safety.
6. Final approval of signage, lighting, and landscaping to be delegated to Planning staff to ensure compliance with the CBSD and PD regulations.

7. The applicant shall record a perpetual access easement from the west side of the building to the west property line. The easement shall extend from the north property line southward for approximately 165 feet. The easement shall specify that the area will allow public pedestrian access at such a time when the remainder of the midblock walkway is developed through the block. Until that time, the walkway may be fenced and gated. Alternatives to this walkway easement may be approved by the Planning Director if they provide the same or greater access through the block.
8. Final approval authority for the development shall be delegated to Planning staff based on the **applicant's compliance with the standards and conditions** of approval as noted within this staff report.

**ATTACHMENTS:**

- A.** Vicinity Map
- B.** Site Plans
- C.** Building Elevations and Renderings
- D.** Additional Applicant Information
- E.** Property & Vicinity Photographs
- F.** Existing Conditions
- G.** Analysis of Standards – Planned Development
- H.** Analysis of Standards – Conditional Building and Site Design Review
- I.** Public Process and Comments
- J.** Department Review Comments
- K.** Motions

**PROJECT DESCRIPTION:**

The developer is seeking to modify the height standards for two zones through the Conditional Building and Site Design Review process in order to develop a multi-family apartment building. The D-1, Central Business District, zone requires any development within 165 feet of a block corner to develop up to a **minimum of 100' in height**. The property is also zoned D-2, Downtown Support District on the south side of the property, which has a 65' maximum height limit. However, both height standards are specifically allowed to be modified by the Zoning Ordinance if the development meets the standards of the Conditional Building and Site Design Review process. The building is proposed to be approximately 74 feet tall.

The applicant is also seeking to modify the requirement for ground floor commercial uses that are normally required in front of parking structures. The parking structure is integrated into the building, occupying the majority of the 1<sup>st</sup> floor. Parking structures in the D-1 zone are required to be located behind “adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk to encourage pedestrian activity.” If the applicant were to locate the parking in a separate building behind the apartments, they would not have to provide commercial spaces on the ground floor of their development. However, as the parking is located within the building, the Zoning Ordinance requires specific ground floor uses adjacent to the sidewalk.

As such, the applicant has applied for a Planned Development in order to modify the “**ground floor commercial use**” standard and is proposing to incorporate uses associated with the apartment use, such as leasing offices, exercise rooms, and bicycle facilities on the ground floor rather than commercial uses. The development includes some leasable commercial office space on the State Street side of the development that meets the normal Zoning Ordinance standard, but the majority of the ground floor facade is proposed to be occupied by these other non-commercial uses. The reasons for this modification request are detailed in their attached application letter in [Attachment D](#). Additionally, the applicant is requesting modification through the Planned Development process to the 300' maximum building length limit in the Conditional Building and Site Design standards.

The proposed building is six stories tall, with five of those stories being occupied by apartments, and the ground floor being occupied by the parking area, the proposed accessory apartment uses, and the leasable commercial office space. The building is broken up with three common courtyards on the 2nd floor, which

create three different building masses along the 600 South side. The proposal also includes a small dog turf area on the west side of the building.

**KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Corner Architecture on State Street and 600 South - resolved
2. Ground Floor Activation – resolved
3. Length of Building (>300 feet) - resolved

***Issue 1 – Corner Architecture on State Street and 600 South – resolved***

The original proposal did not include any rooftop or cornice level details on the corner of the property at the intersection of State Street and 600 South. Further, the architectural detailing for this corner was set back so that the corner was not a prominent feature of the building, especially when viewed looking up the street from the south or west. **The intent of the requirement for a minimum of 100’ of building height at corners** is to help create a distinct anchoring node at street intersections, frame the view vistas down the street, and create more of an enclosure for pedestrians at intersections. Modifications to the building height requirement for the zone should still generally meet the intent of the ordinance.

Based on initial planning staff concerns, the developer has now proposed a design that includes additional and distinctive cornice level treatment on the corner that helps emphasize the corner of the building despite being less than 100 feet tall. The corner architectural detailing has also been expanded in width and pushed closer to the street on the lower levels of the building, which helps call attention to the corner of the building and emphasize it as a significant feature. These modifications better meet the intent of the ordinance requirement for building height than the original proposal and staff has found these to be an acceptable alternative.

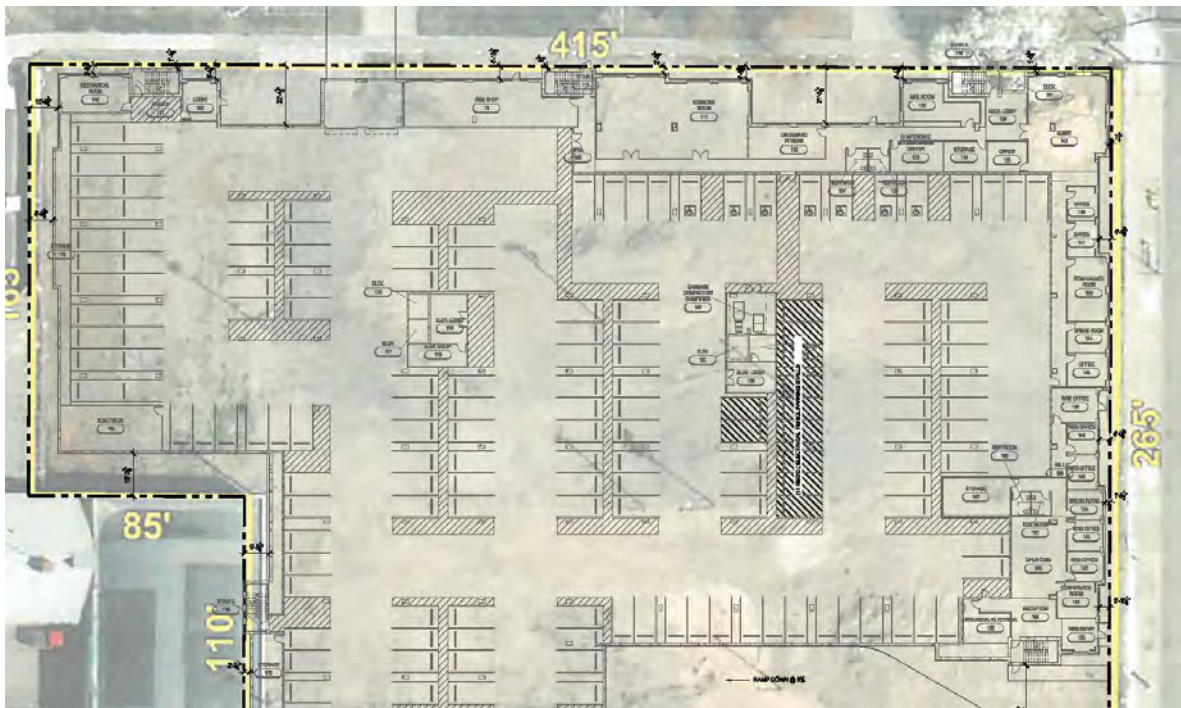


*Rendering of the proposed development viewed from the intersection of 600 South and State Street. Additional renderings are located in [Attachment C](#).*

## Issue 2- Ground Floor Activation – Resolved

The original proposal incorporated a small amount of residential uses in front of the parking on the ground floor, but the majority of each ground floor elevation was occupied by parking located directly behind the ground floor glass. The Zoning Ordinance requires specific commercial uses on the ground floor in front of parking structures that are adequately sized so that they can be filled with viable commercial uses that provide activity on the street. The intent of this regulation is to ensure that the street is activated by preventing parking structures from being built in the midblock areas of the downtown that include either no other uses along the street level or small commercial spaces that are not big enough to support viable uses. Commercial uses help activate the street by providing human activity or the potential for human activity along the sidewalk. The developer initially stated that incorporating commercial uses along the entirety of the ground floor would be prohibitively difficult financially and so requested a modification to this standard through the Planned Development process.

Although the developer included high quality building materials and glass in quantities that maintained transparency along the ground level, the ground floor in the initial submittal provided little variation in detailing and the majority of the ground floor windows looked into the parking structure. As such, staff requested that additional changes to these ground floor areas be made to both break up the monotony of the ground floor façade and provide other potentially active uses behind the façade glass. Transparency on the ground floor is a key component in ensuring that the pedestrian realm along the sidewalk is an active and safe experience for pedestrians. The perception of human activity or possible human activity behind building facades enhances the perception of safety along a sidewalk and helps increase the potential use of and activity along that sidewalk. These are key goals for the downtown community and relate to the intent of the normally required commercial uses along ground floor façades for parking structures.



*Ground floor plan showing active uses along street frontage. Leasable office space is shown in the bottom right corner.*

In response to staff concerns, the developer has now proposed a ground floor facade that is broken up with publicly accessible courtyards and a higher number of building entrances which include more prominent entrance features. The developer has also located residentially related uses, such as gym space, bicycle repair areas, and leasing office uses along the ground floor of the building on the both the State Street and

600 South sides of the building. Additionally, some leasable commercial office space is located on the State Street portion of the ground floor. These uses now take up the nearly the entire length of each ground level façade and push the parking areas deeper into the building. Staff has found that the location of these uses and the lack of parking directly behind the ground level facade meet the intent of the ordinance requirement for commercial uses. Although these are mostly not commercial uses, they are potentially active uses and help activate the public realm along the sidewalk. Further, these spaces do not run the risk of being vacant in the long term, which has been a problem for some commercial spaces along this section of 600 South.

Alternatively, the developer could have proposed a parking structure behind the building. If this was done, the Zoning Ordinance would not require any ground floor commercial uses to help activate the street frontage along the proposed apartment building. The building could simply have residential or building service related uses, such as equipment storage rooms, located along the ground floor. The proposal with more active ground floor uses is a better alternative than what the base zoning would have allowed.

### **Issue 3- Length of Building (>300 feet) – Resolved**

The building is approximately 400 feet in length along the 600 South frontage. The Conditional Building and Site Design review requires that a building or contiguous groups of buildings do not exceed a combined 300 feet of length. However, the Planned Development process allows for modification of this standard as long as a modification still meets the intent of the standard through an alternative design. The intent of this length limitation is to help break up long monotonous walls of buildings and to also encourage the provision of midblock pedestrian walkways that help break up the City's 600 foot long blocks.



*Rendering of east-most courtyard on 600 South side.*

As discussed in issue 2, the original proposal included a fairly monotonous ground floor treatment along the 600 South facing side of the building that did not adequately activate the street frontage. In response to staff concerns and in order to meet the intent of this standard, the developer has broken up the building with public courtyards on the ground floor that break up the monotony of a long

building wall. The developer has also divided the massing of the building on the upper level with private large courtyards that makes the building read as though it is three separate buildings.



*Updated landscape plan showing green courtyards and midblock walkway.*

Additionally the developer has agreed to install a mid-block walkway along the west side of the building as shown in the above landscape plan. The final midblock walkway landscape plan will need to include pedestrian oriented lighting and landscaping that help create a comfortable walking environment in this space and compliance with this requirement is a condition of approval. Although the walkway does not currently extend through the block, the expectation is that in the long term other new developments on this block could build extensions to the walkway that would complete the connection to the other end of the block. The developer will be required to record a perpetual right-of-way easement across this area of the property. The easement will need to specify that it will allow public pedestrian access when the walkway is completed through the block in the future. This requirement is a condition of approval.

**DISCUSSION:**

As discussed above and in [attachments G](#) and [H](#), the proposal generally meets the standards for both Conditional Building and Site Design Review and a Planned Development. In general, the proposal addresses the pedestrian oriented design standards of the CBDSD review and uses an alternative approach to the design that still meets the intent of the zoning ordinance standards. As such, staff is recommending approval of the proposed development with the suggested conditions.

**NEXT STEPS:**

**Planned Development/Conditional Building and Site Design Review Approval**

If the Planned Development and Conditional Building and Site Design Review are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will be issued when all conditions are met.

**Planned Development/Conditional Building and Site Design Review Denial**

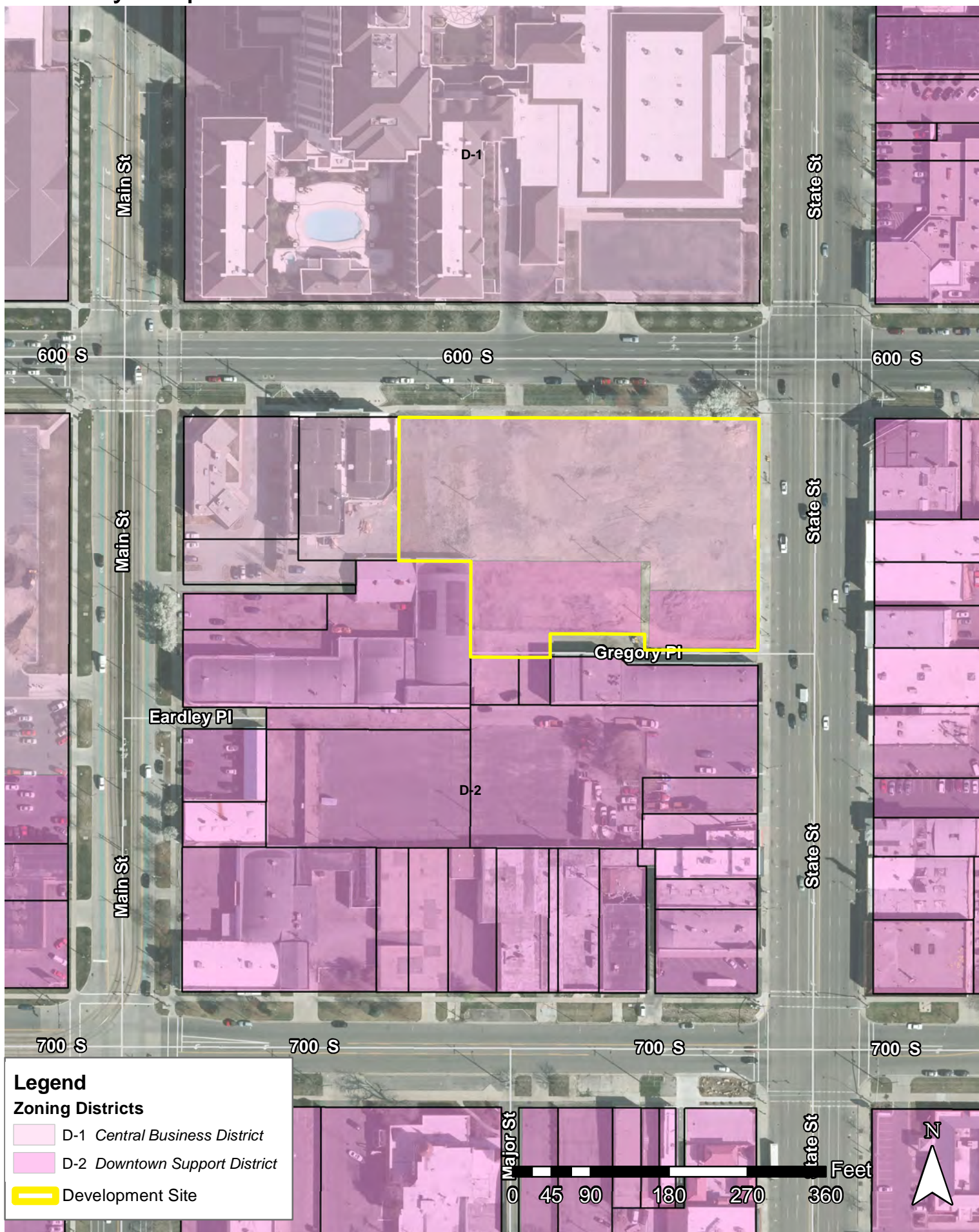
If the Planned Development and Conditional Building and Site Design Review are denied, the applicant will still be able to develop the property, but any development would need to be 100 feet high within 165' of the corner of the site and would need to comply with all other normal zoning ordinance requirements.

## **ATTACHMENT A: VICINITY MAP**

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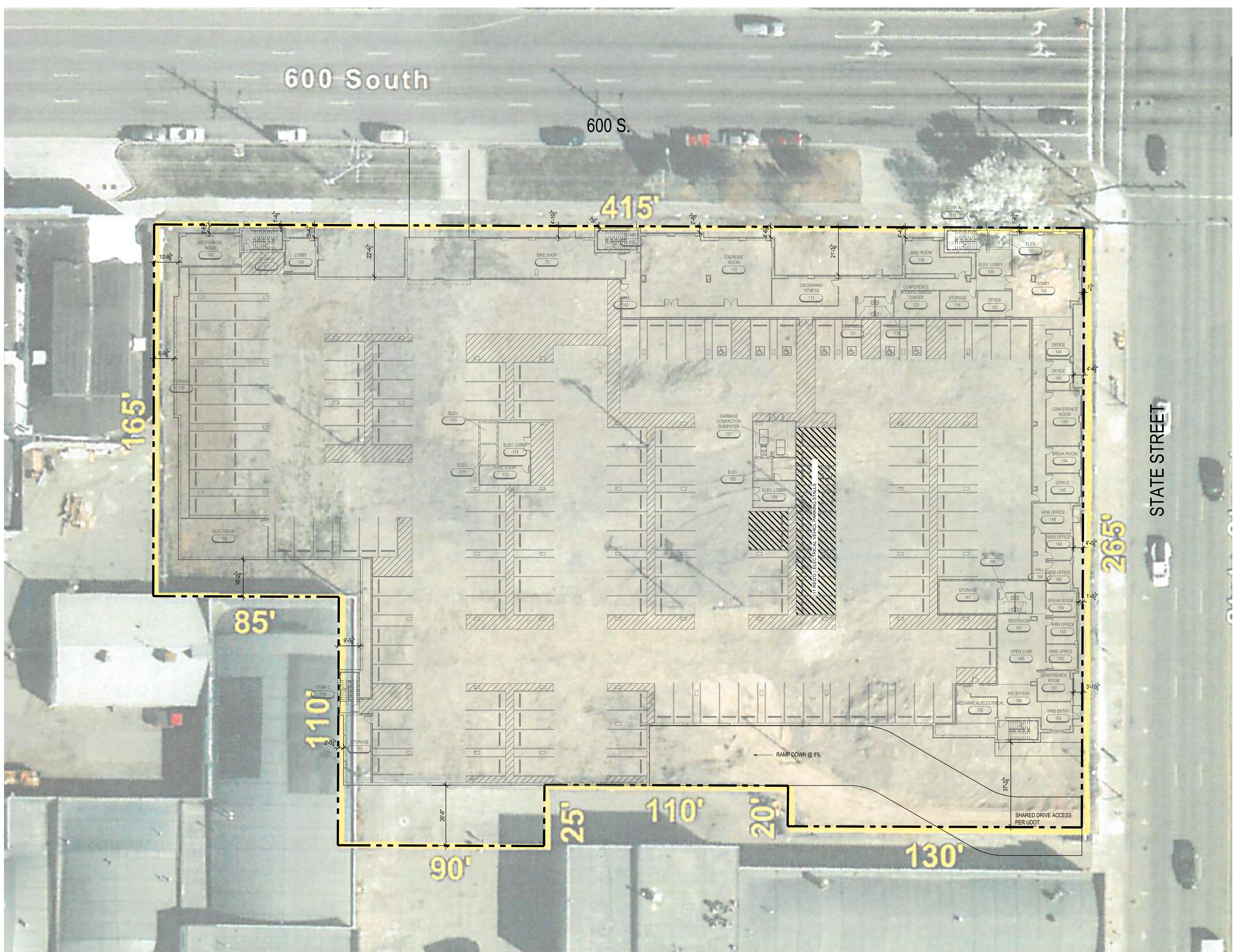
# Vicinity Map



## **ATTACHMENT B: SITE PLANS**

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**SITE CALCS.**

TOTAL LOT SF	100,310 SF	≈ 2.30 ACRES
PARKING LEVEL 1 SF	48,000 SF	
PARKING LEVEL 2 SF	84,000 SF	
LEVEL 1 SF	53,000 SF	
LEVEL 2 SF	53,000 SF	
LEVEL 3 SF	53,000 SF	
LEVEL 4 SF	53,000 SF	
LEVEL 5 SF	53,000 SF	
TOTAL SF	397,000 SF	
LEVEL 1 COURTYARD / ROOFTOP	30,000 SF	

**UNIT CALCS.**

LEVEL 1	54 UNITS
LEVEL 2	55 UNITS
LEVEL 3	55 UNITS
LEVEL 4	55 UNITS
LEVEL 5	55 UNITS
TOTAL	274 UNITS

**PARKING TOTALS**

REQD. PARKING STALLS (1 STALL / UNIT)	274 UNITS = 274 STALLS
PARKING LEVEL 1	125 STALLS
PARKING STALLS	148 STALLS
ADA STALLS (7 REQD.)	7 ADA PROVIDED
PARKING LEVEL 2	155 STALLS
TOTAL STALLS	280 STALLS
PARKING RATIO	1.02 STALLS / UNIT

**MAJOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES:**

- AT LEAST FIFTY PERCENT (50%) OF THE REQUIRED BICYCLE PARKING PROVIDED IN THE INTERIOR OF A BUILDING AND MADE AVAILABLE TO RESIDENTS, EMPLOYEES OR PATRONS OF THE DEVELOPMENT.
- AN ON SITE BUSINESS CENTER OR SATELLITE OFFICE FACILITY, WITHIN A RESIDENTIAL DEVELOPMENT, DESIGNED TO FACILITATE TELECOMMUTING.
- AN ON PREMISES GYM OR WORKOUT FACILITY FOR RESIDENTS OR EMPLOYEES WITH AT LEAST FOUR HUNDRED (400) SQUARE FEET OF SPACE DEDICATED TO WORKOUT EQUIPMENT.

**MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES:**

- PERMANENTLY SHELTERED, COVERED OR SECURE FACILITIES FOR THE REQUIRED BICYCLE PARKING.

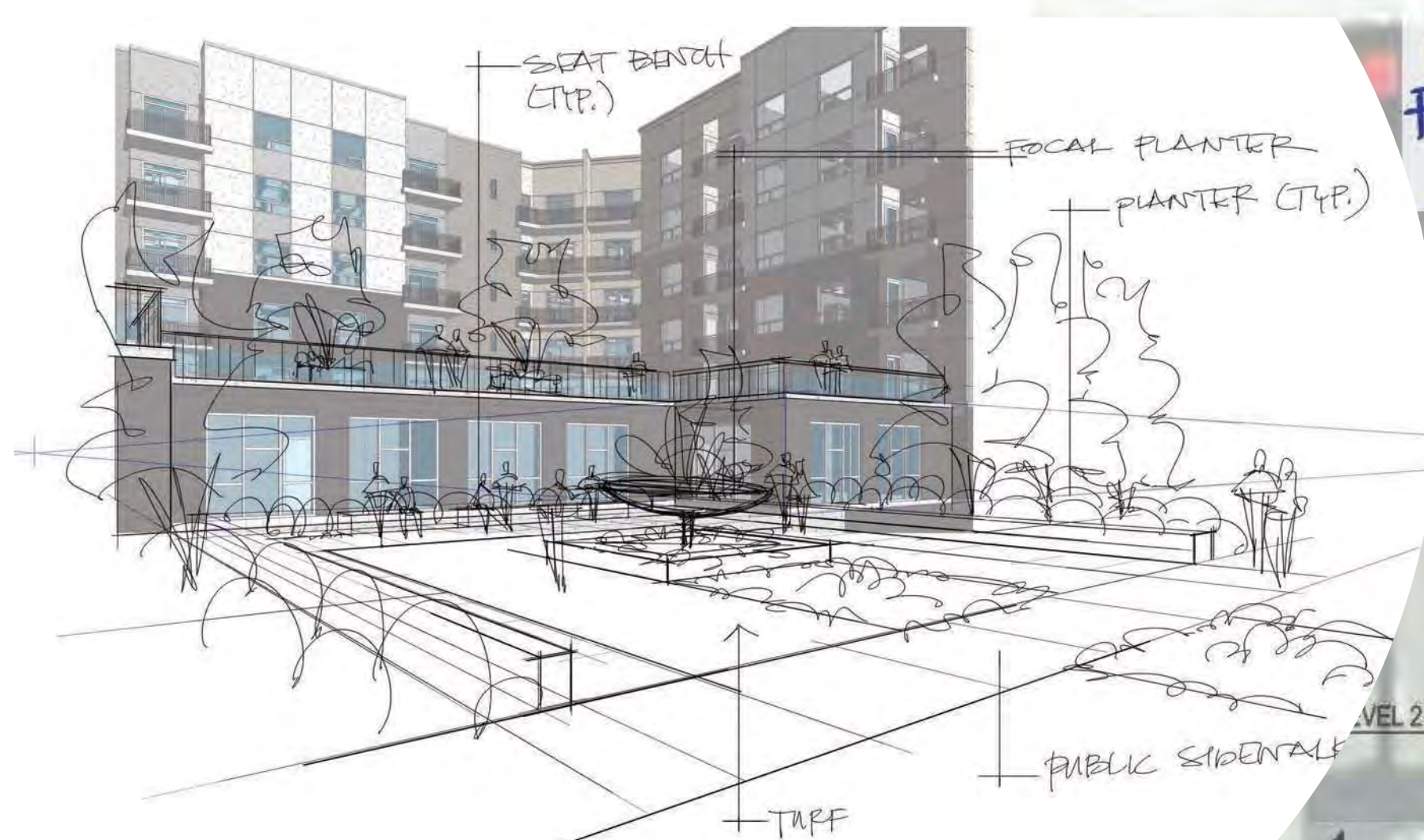
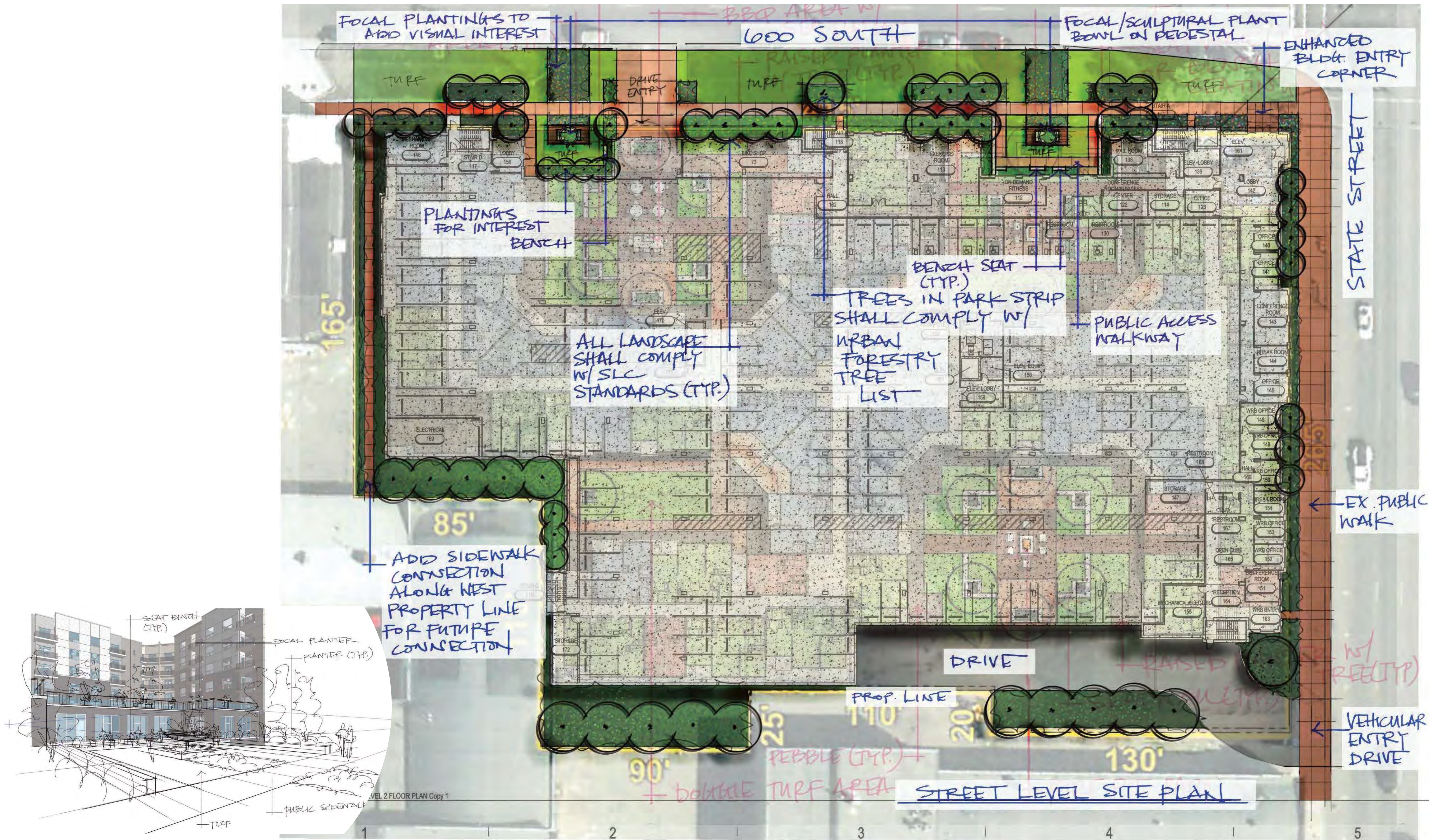
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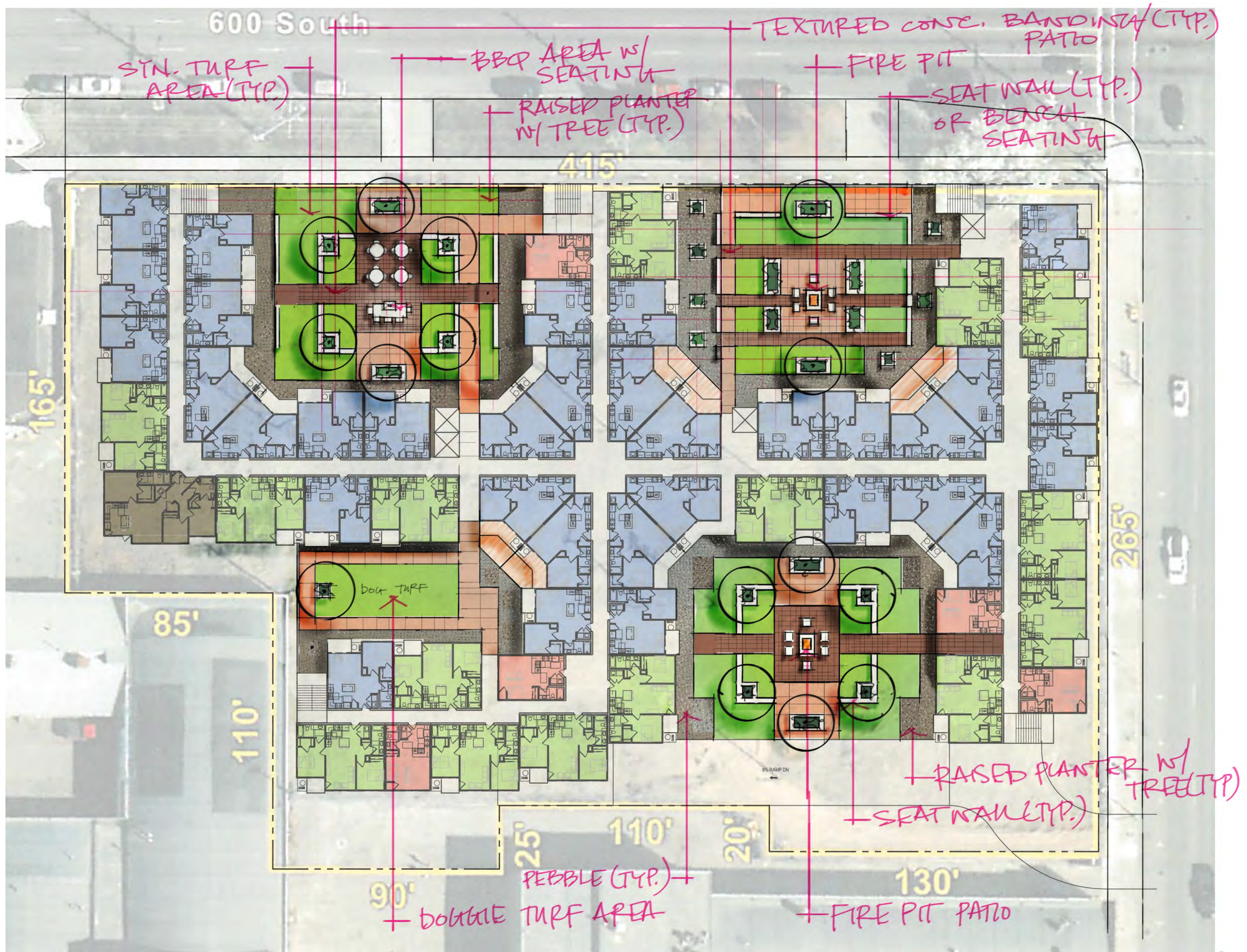
**600 SOUTH APARTMENTS**  
 PROJECT ADDRESS  
 PROJECT CITY, PROJECT STATE PROJECT ZIPCODE

**BWA**  
 ARCHITECTS  
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 F 801 438 9501  
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 HOLLADAY, UTAH 84121  
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PROJECT NUMBER	---
DWN BY	CHKD BY
PROJECT PHASE	---

SCHEMATIC SITE PLAN  
 DRAWING NUMBER  
**AS101**





(Staff Note: 1st Floor Courtyard Plan (this page) does not reflect setbacks for ground level courtyards to 600 South facade. Final plans will reflect setbacks.)

# 6th south apartments

site and landscape concept 01 - not to scale

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 PRINTED AT 9/4/2015 12:04:24 PM  
 A1 LEVEL 1 UNIT PLAN  
 A801 1/16" = 1'-0"



FLOOR 1 UNIT SCHEDULE		
Number	UNIT TYPE	AREA
<b>1 BEDROOM</b>		
1	B1	924 SF
3	B1	637 SF
4	B1	635 SF
10	B1	676 SF
11	B1	660 SF
12	B1	633 SF
14	B1	640 SF
15	B1	641 SF
16	B1	664 SF
17	B1	683 SF
18	B1	666 SF
19	B1	666 SF
20	B1	666 SF
21	B1	666 SF
22	B1	624 SF
28	B1	637 SF
30	B1	666 SF
31	B1	662 SF
32	B1	666 SF
34	B1	637 SF
38	B1	637 SF
39	B1	637 SF
40	B1	637 SF
42	B1	635 SF
43	B1	683 SF
44	B1	683 SF
45	B1	637 SF
46	B1	637 SF
47	B1	664 SF
48	B1	637 SF
49	B1	637 SF
51	B1	636 SF
53	B1	666 SF
54	B1	669 SF
<b>2 BEDROOM</b>		
2	C1	910 SF
5	C1	910 SF
6	C1	907 SF
8	C1	907 SF
13	C1	910 SF
24	C1	910 SF
25	C1	910 SF
27	C1	910 SF
29	C1	910 SF
33	C1	907 SF
35	C1	936 SF
37	C1	894 SF
50	C1	875 SF
121	C1	874 SF
<b>3 BEDROOM</b>		
52	D1	1,187 SF
56	Room	1,200 SF
<b>STUDIO</b>		
7	STUDIO	496 SF
9	STUDIO	536 SF
26	STUDIO	536 SF
41	STUDIO	480 SF
TOTAL UNITS ON FLOOR: 54		

**ROOM TYPES**

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMON
- STUDIO

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1	CITY REVIEW SET	7.14.15		

**616 LOFTS**  
 600 SOUTH STATE STREET  
 SALT LAKE CITY, UTAH  
 84111

No. 273765  
 JORY MORGAN WALKER  
 STATE OF UTAH

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SCHEMATIC FLOOR PLAN LEVEL 1  
 DRAWING NUMBER  
**A801**

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1 | 2 | 3 | 4 | 5 | 6



FLOORS 2-5 UNIT SCHEDULE

Number	Name	Area
<b>1 BEDROOM</b>		
57	B1	923 SF
59	B1	637 SF
60	B1	635 SF
65	B1	634 SF
68	B1	630 SF
72	B1	624 SF
78	B1	641 SF
85	B1	637 SF
89	B1	637 SF
90	B1	637 SF
91	B1	635 SF
92	B1	637 SF
93	B1	637 SF
96	B1	637 SF
97	B1	637 SF
100	B1	637 SF
101	B1	637 SF
103	B1	642 SF
104	B1	665 SF
106	B1	644 SF
107	B1	637 SF
66	B2	676 SF
67	B2	660 SF
70	B2	666 SF
71	B2	666 SF
81	B2	669 SF
82	B2	662 SF
83	B2	666 SF
94	B2	683 SF
95	B2	683 SF
98	B2	664 SF
99	B2	666 SF
105	B2	666 SF
108	B2	664 SF
109	B2	683 SF
178	B2	687 SF
<b>2 BEDROOM</b>		
58	C1	910 SF
61	C1	910 SF
62	C1	907 SF
64	C1	907 SF
69	C1	910 SF
74	C1	917 SF
75	C1	910 SF
77	C1	910 SF
84	C1	907 SF
86	C1	936 SF
88	C1	894 SF
102	C1	876 SF
110	C1	910 SF
119	C1	874 SF
<b>3 BEDROOM</b>		
87	D1	1,200 SF
79	D2	1,077 SF
<b>STUDIO</b>		
63	A1	496 SF
76	A1	536 SF
120	A3	478 SF
TOTAL UNITS ON LEVELS 2-5: 55		

ROOM TYPES

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- STUDIO

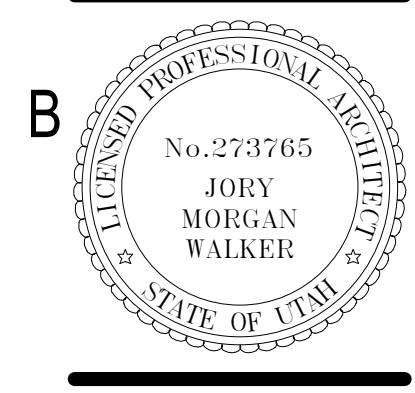
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1 | 2 | 3 | 4 | 5 | 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1	CITY REVIEW SET	7.14.15		

616 LOFTS  
600 SOUTH STATE STREET  
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SCHEMATIC FLOOR PLAN LEVELS 2-5

DRAWING NUMBER

**A802**

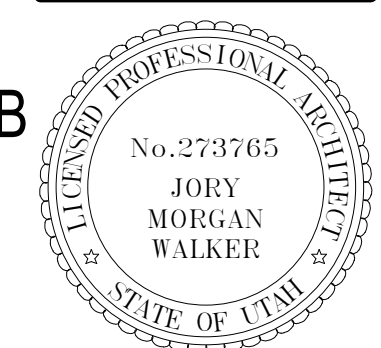
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1 PARKING LEVEL 1 SCHEMATIC FLOOR PLAN  
A803 1/16" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1	CITY REVIEW SET	7.14.15		

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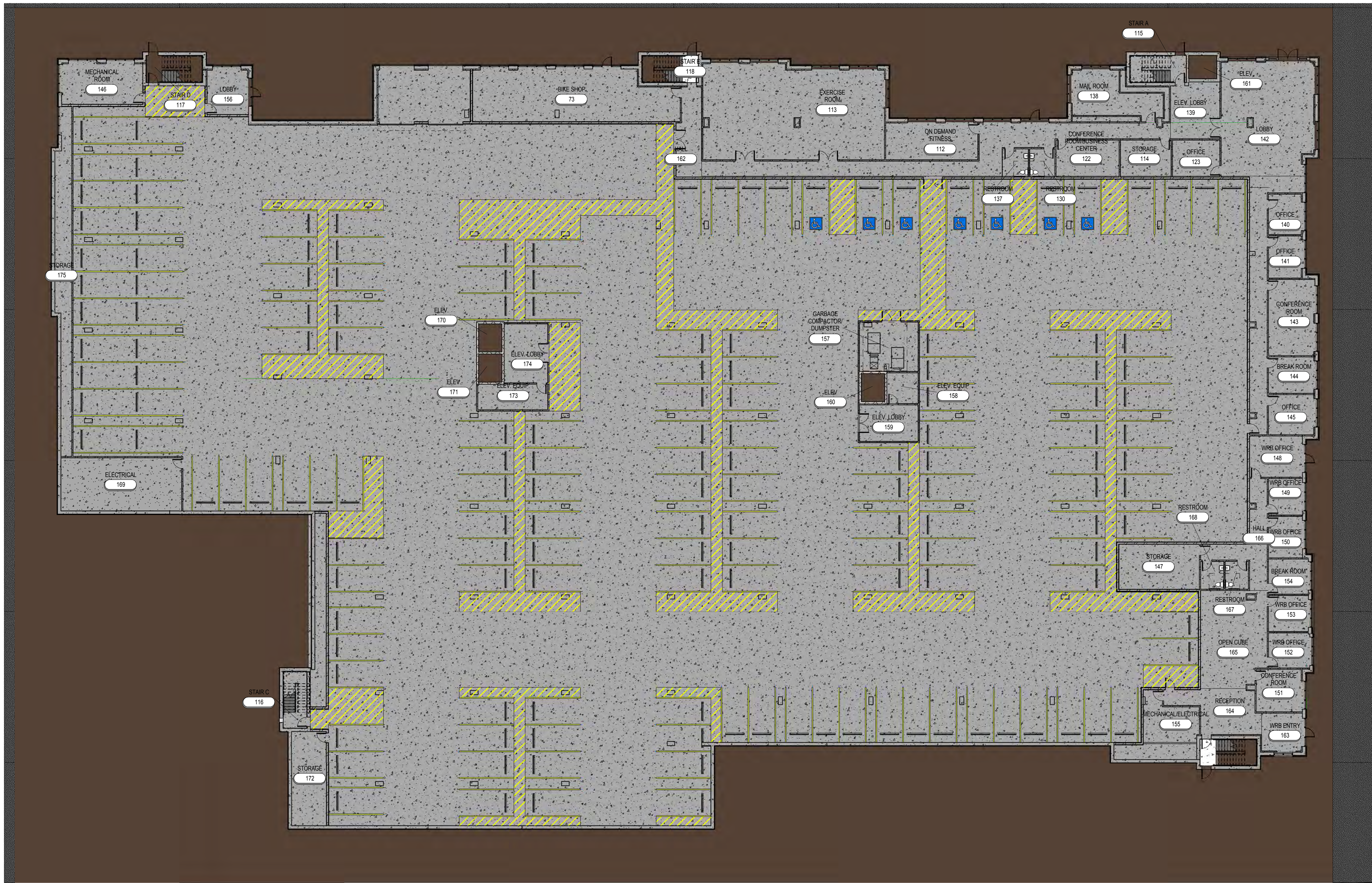
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PARKING LEVEL 1  
DRAWING NUMBER  
**A803**

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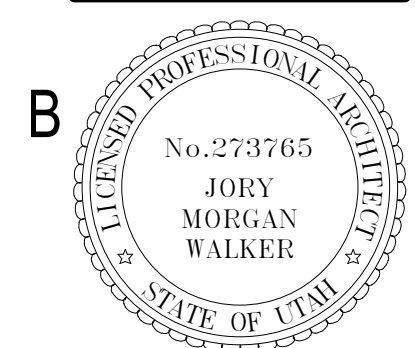
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PROJECT NUMBER  
 220.1411  
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 CHKD BY: Checker

PARKING LEVEL 2  
 DRAWING NUMBER  
**A804**

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**ATTACHMENT C: BUILDING ELEVATIONS &  
RENDERINGS**

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616 LOFTS



16  
LOFTS



1 2 3 4 5 6

EXTERIOR MATERIALS LEGEND

-  CEMENTITIOUS SIDING PEWTER GREY
-  BRICK - MIDNIGHT BLACK
-  BRICK - MOJAVE BROWN
-  STUCCO - ACCESSIBLE BEIGE
-  STUCCO - GREY
-  STUCCO - WHITE
-  GLASS
-  CONCRETE
-  CMU

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D	1 CITY REVIEW SET	7.14.15		

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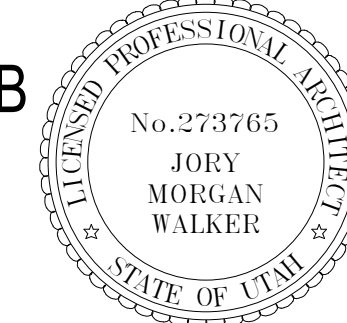
616 LOFTS  
600 SOUTH STATE STREET  
SALT LAKE CITY, UTAH  
84111

B

1 NORTH ELEVATION-PRESENTATION  
A901 1/16" = 1'-0"

NORTH ELEVATION FENESTRATION PERCENTAGE: 49%

B



A



A

2 SOUTH ELEVATION-PRESENTATION  
A901 1/16" = 1'-0"



**BWA**  
ARCHITECTS  
T 801.438.9500  
F 801.438.9501

3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
BEECHERWALKER.COM

PROJECT NUMBER  
220,1411

DWN BY Author CHKD BY Checker

PRESENTATION ELEVATION

DRAWING NUMBER

**A901**

1 2 3 4 5 6

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SOUTH ELEVATION FENESTRATION PERCENTAGE: 68%

1 EAST ELEVATION - PRESENTATION  
A902 1/16" = 1'-0"



2 WEST ELEVATION - PRESENTATION  
A902 1/16" = 1'-0"

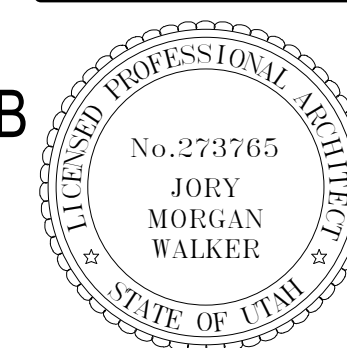
EXTERIOR MATERIALS LEGEND

-  CEMENTITIIOUS SIDING PEWTER GREY
-  BRICK - MIDNIGHT BLACK
-  BRICK - MOJAVE BROWN
-  STUCCO - ACCESSIBLE BEIGE
-  STUCCO - GREY
-  STUCCO - WHITE
-  GLASS
-  CONCRETE
-  CMU

REV. DATE	REV. DESCRIPTION
7.14.15	

MARK	ISSUE DESCRIPTION	ISS. DATE
1	CITY REVIEW SET	7.14.15

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PROJECT NUMBER  
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PRESENTATION ELEVATION

DRAWING NUMBER

A902

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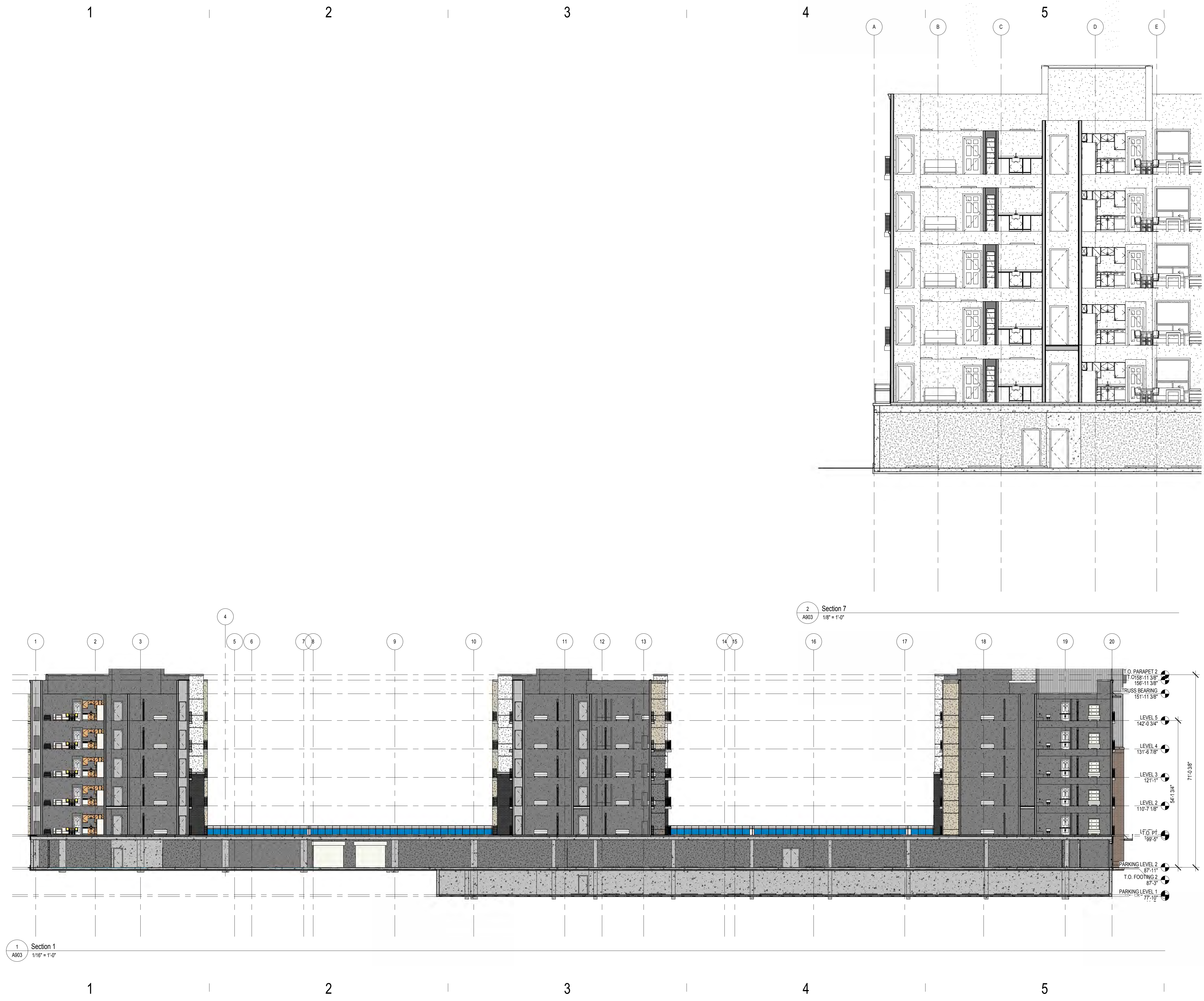
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1 Section 1  
A903 1/16" = 1'-0"

2 Section 7  
A903 1/8" = 1'-0"

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1	CITY REVIEW SET	7.14.15			

**616 LOFTS**  
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No. 273765  
**JORY MORGAN WALKER**  
 ARCHITECTS  
 STATE OF UTAH

**BWA**  
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SCHMATIC SECTIONS  
DRAWING NUMBER

**A903**

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2 EAST COURTYARD (600 SOUTH)  
A904



3 WESTERN COURTYARD (600 SOUTH)  
A904



1 NORTH EAST ENTRANCE PERSPECTIVE  
A904

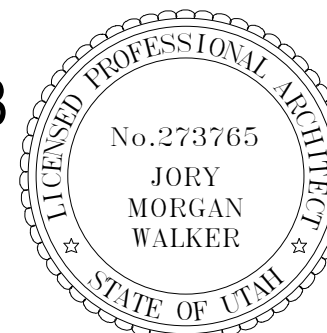
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SCHEMATIC  
PERSPECTIVES

DRAWING NUMBER

A904

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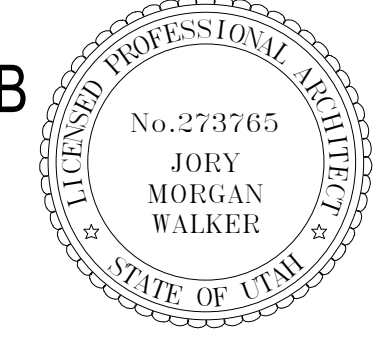
1 600 S (NORTHWEST PERSPECTIVE)  
A905

2 STATE STREET PERSPECTIVE  
A905

1 2 3 4 5 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. #	REV. DESCRIPTION	REV. DATE
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SCHEMATIC  
PERSPECTIVES

DRAWING NUMBER  
**A905**

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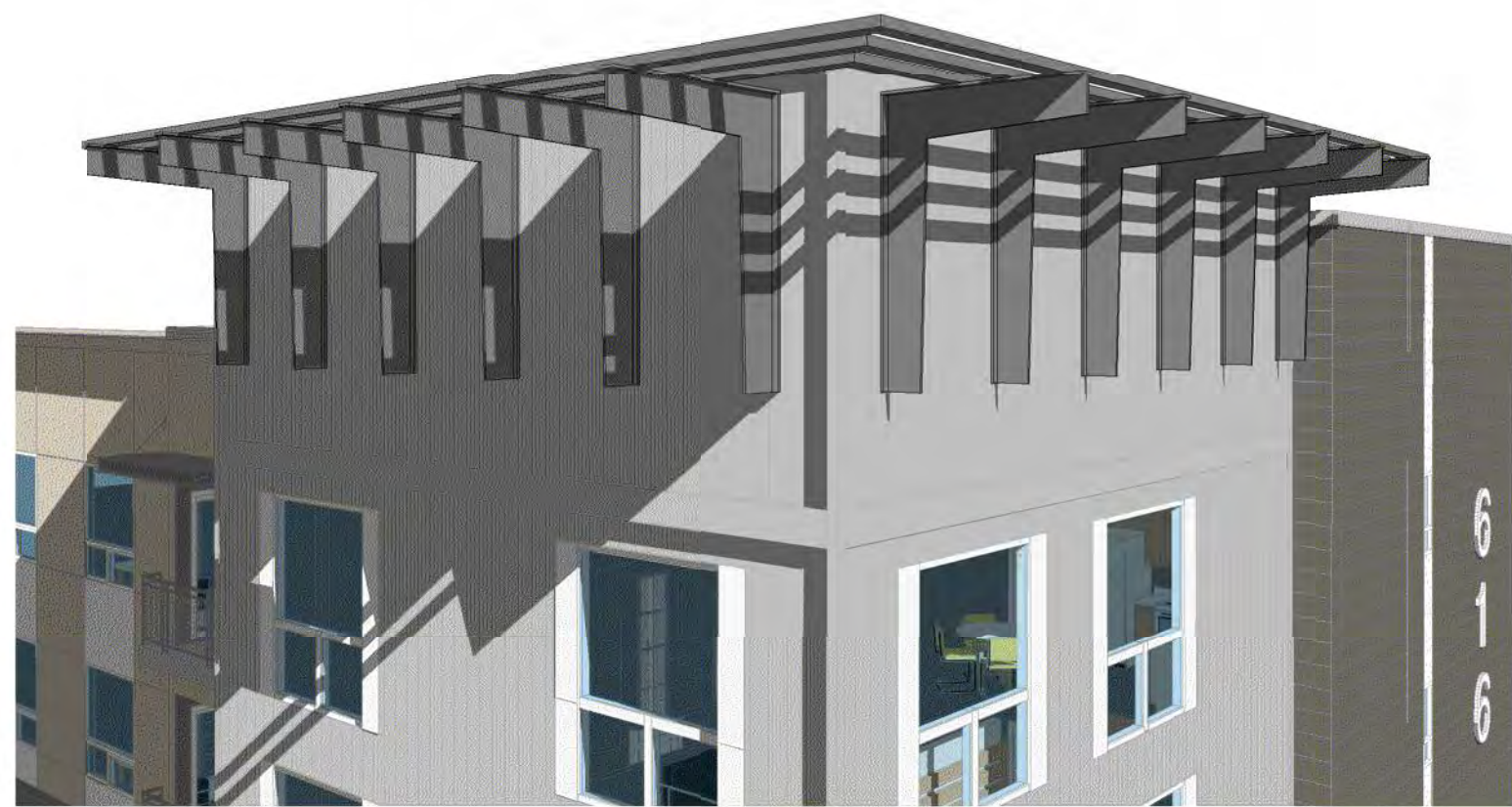
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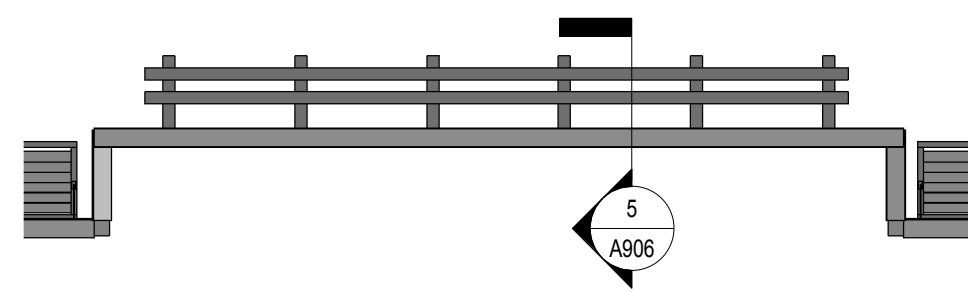
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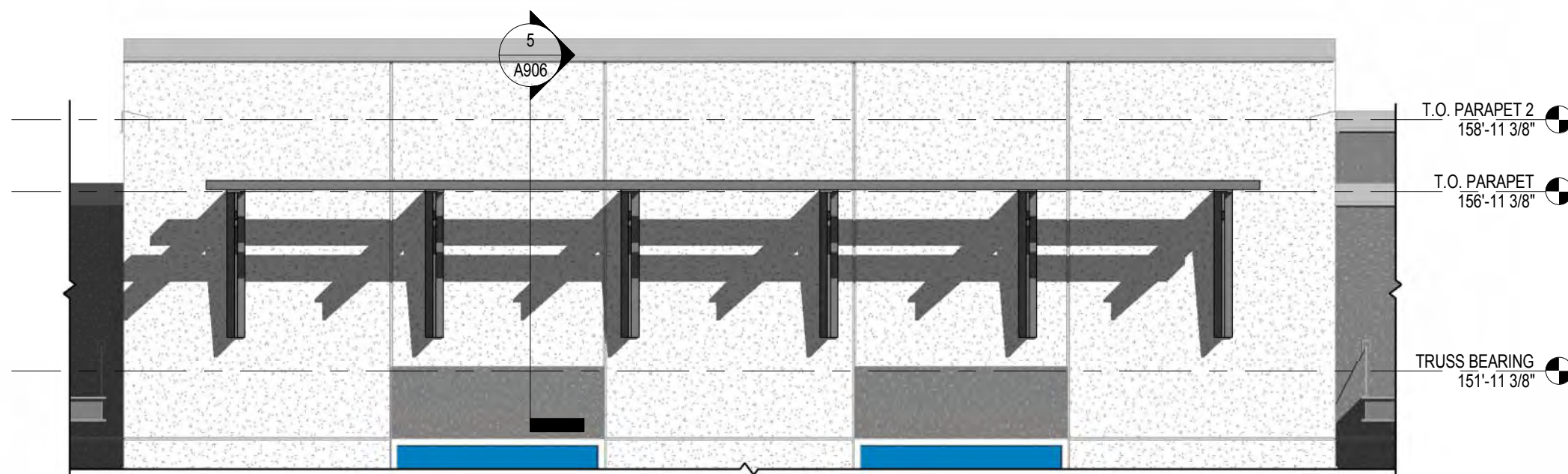
4 FABRICATED METAL CANOPY PERSPECTIVE  
A906



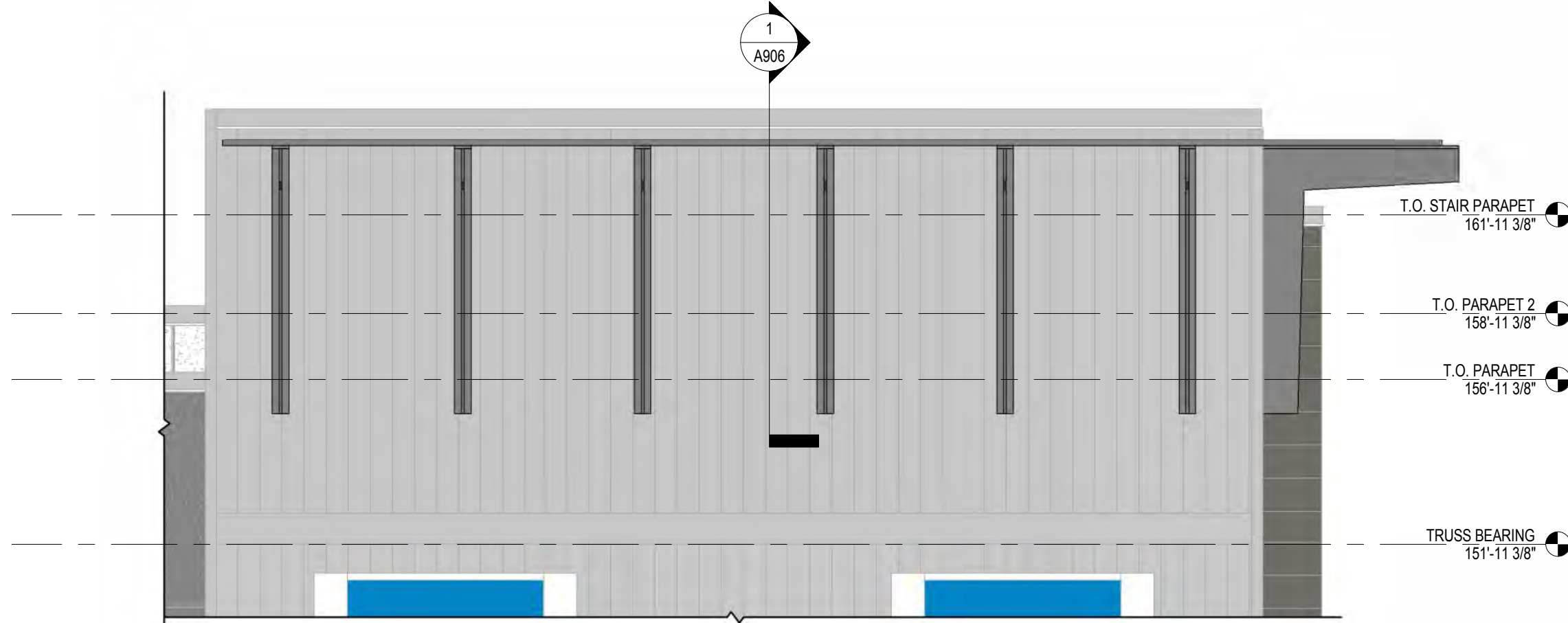
3 FABRICATED METAL CANOPY (ENTRANCE) PERSPECTIVE  
A906



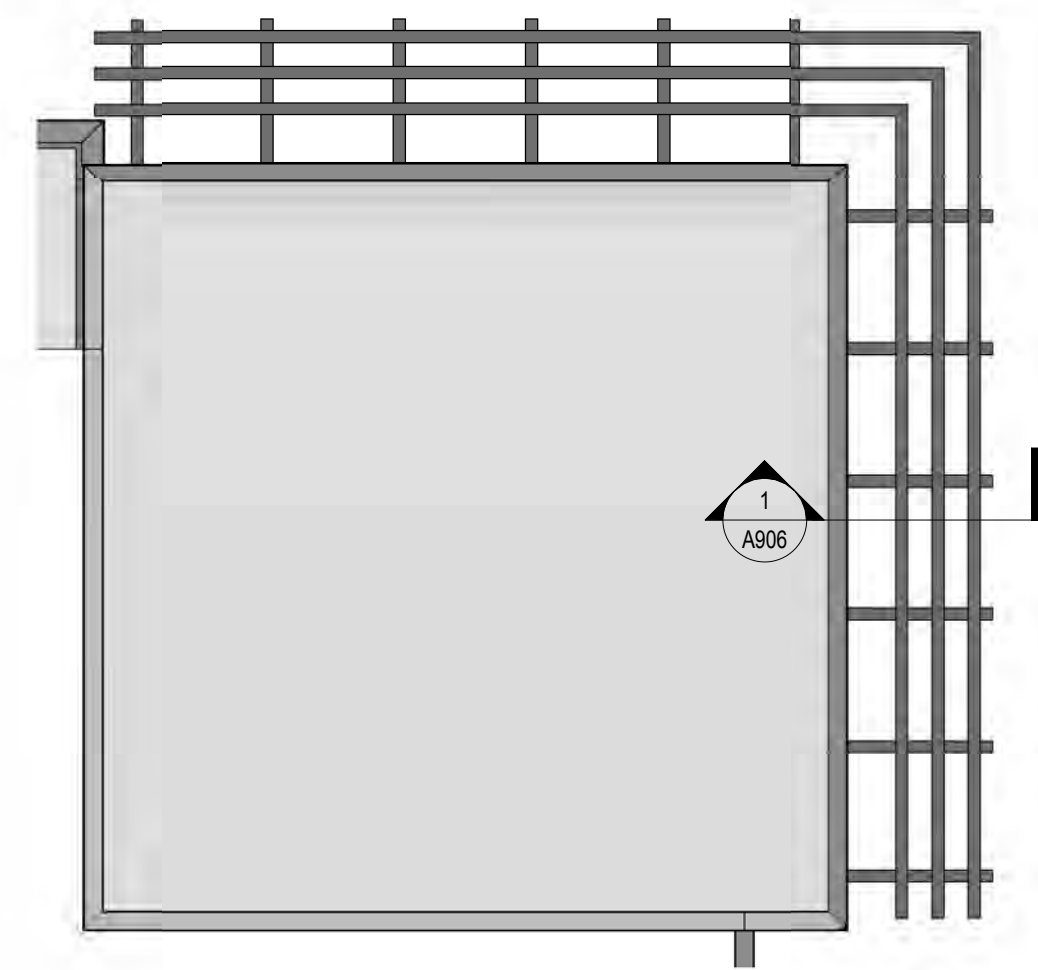
8 FABRICATED METAL CANOPY PLAN  
A906 1/8" = 1'-0"



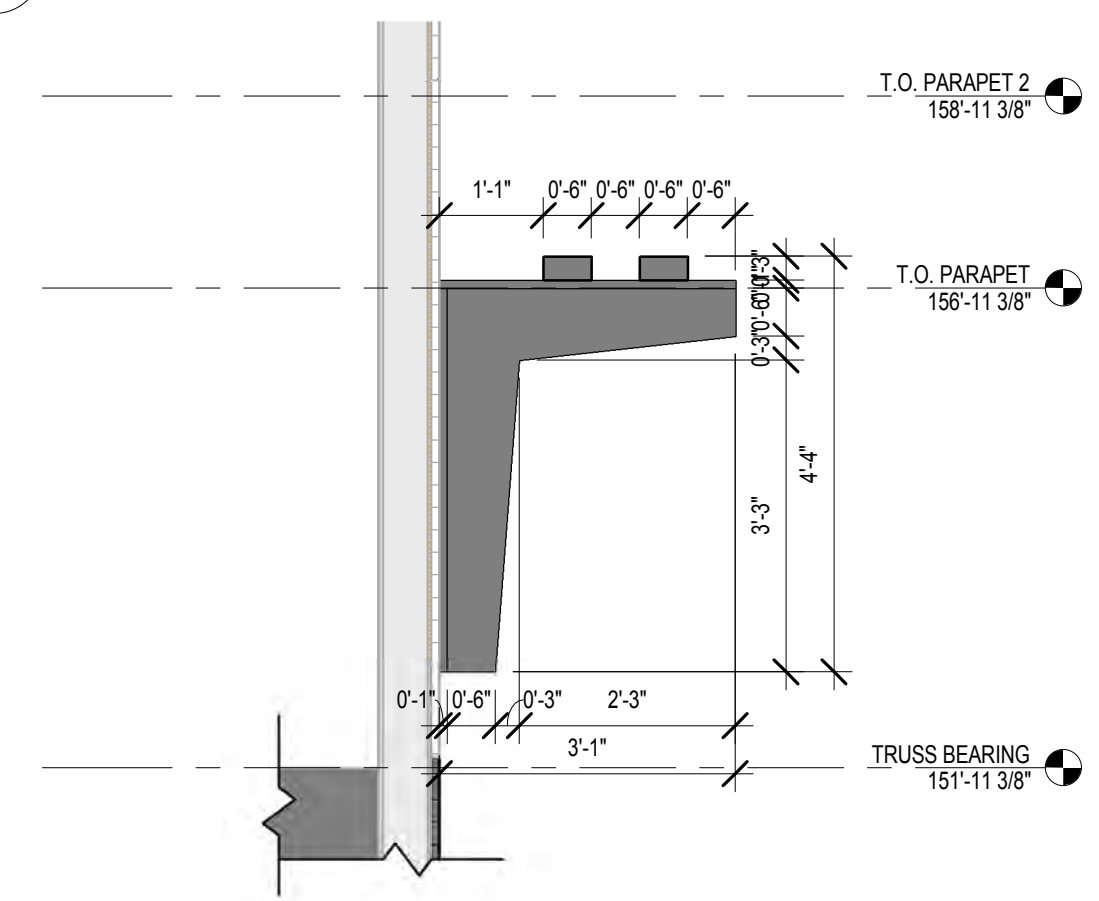
6 1-a  
A906 1/4" = 1'-0"



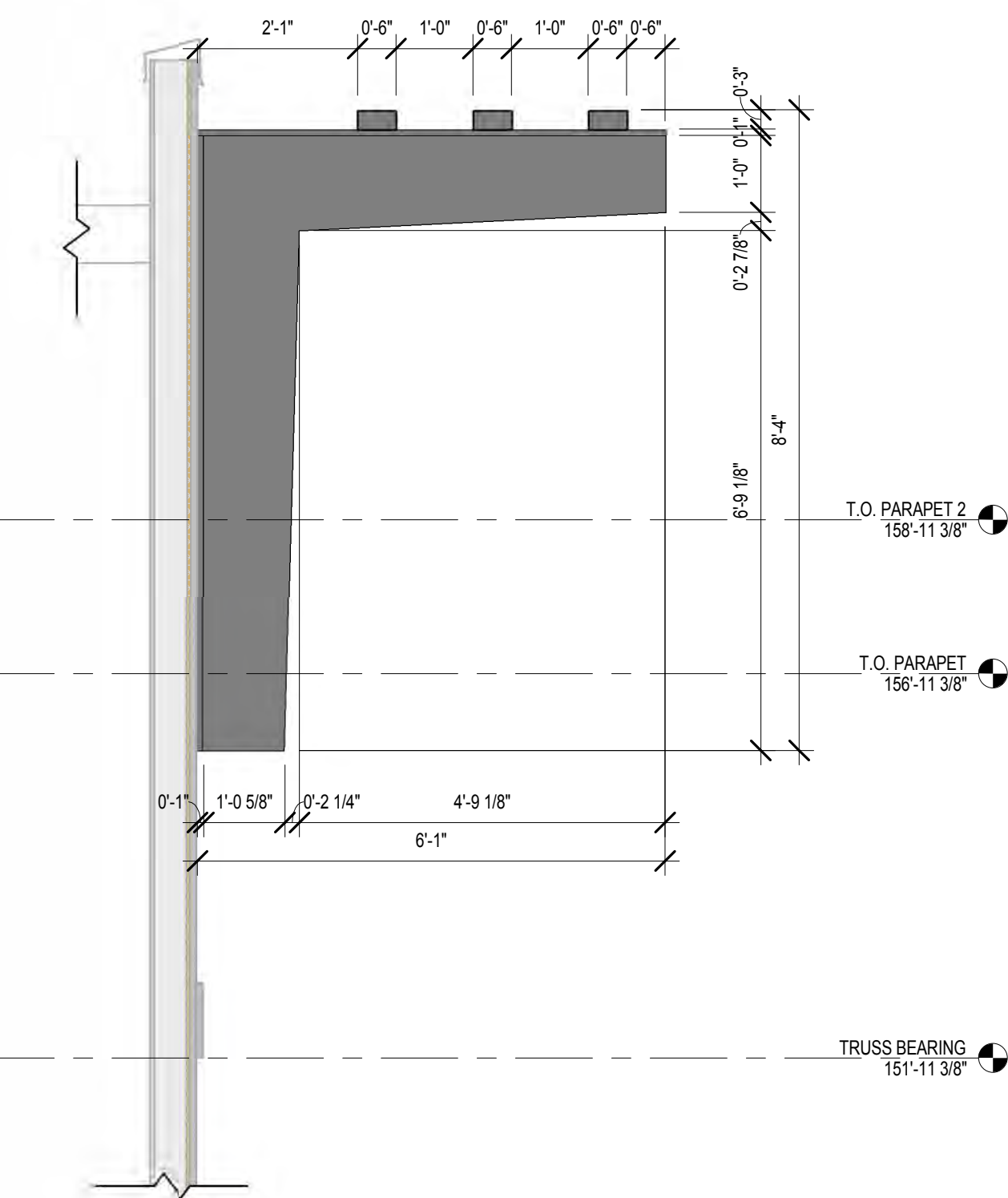
2 FABRICATED METAL CANOPY (ENTRANCE) ELEVATION  
A906 1/4" = 1'-0"



7 FABRICATED METAL CANOPY (ENTRANCE) PLAN  
A906 1/8" = 1'-0"



5 FABRICATED METAL CANOPY SECTION  
A906 1/2" = 1'-0"



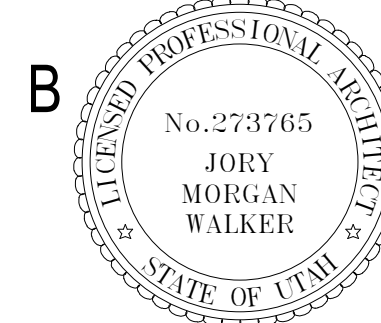
1 FABRICATED METAL CANOPY (ENTRANCE) SECTION  
A906 1/2" = 1'-0"

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CHKD BY Checker

SCHEMATIC DETAILS

DRAWING NUMBER

A906

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1 EAST LIGHTING ELEVATION  
A907 1/16" = 1'-0"

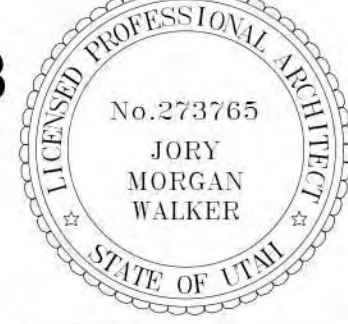


2 NORTH LIGHTING ELEVATION  
A907 1/16" = 1'-0"

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PROJECT NUMBER  
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DWN BY: Author  
CHKD BY: Checker

LIGHTING DIAGRAM

DRAWING NUMBER  
**A907**

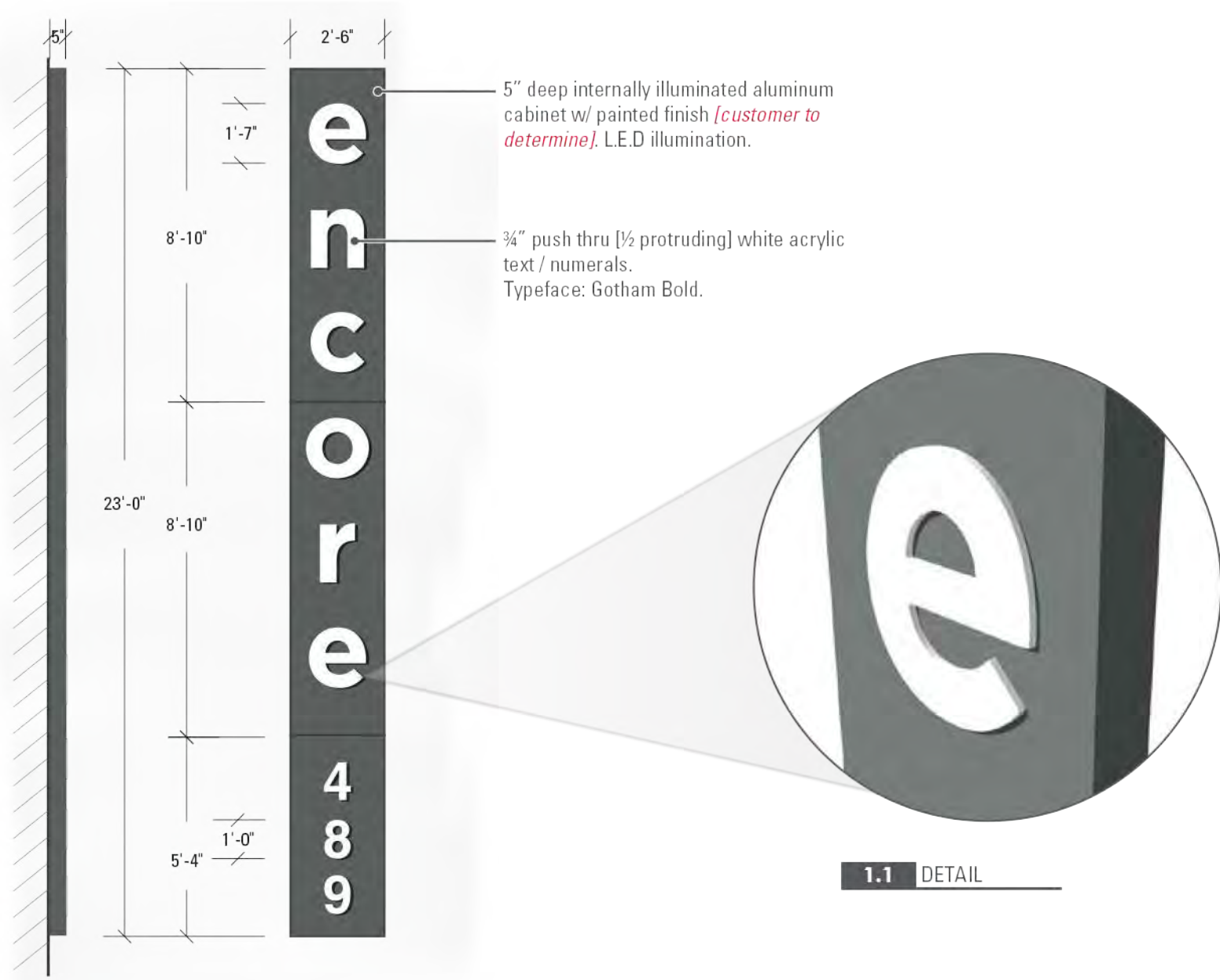
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1.1 DETAIL

1 INTERN. ILLUM WALL SIGN SCALE: 1/4" = 1'-0"  
 QUANTITY: 1 MANUFACTURE & INSTALL



PEDESTRIAN ORIENTED SIGNAGE EXAMPLE

**SCOPE OF WORK:**  
 MANUFACTURE & INSTALL **ONE (1)** S/F INTERNALLY ILLUMINATED CABINET W/ PUSH THRU ACRYLIC.

PERMITTING SIGN AREA: 57.50ft<sup>2</sup>

FINAL ELECTRICAL CONNECTION BY: **YESCO**

**COLOR KEY**

1 PAINT SHERWIN WILLIAMS # TO MATCH 7440  
 CUSTOMER TO APPROVE PAINT SAMPLE

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



**YESCO**  
 DESIGN

1605 South Gramercy Rd.  
 Salt Lake City, UT 84104  
 801.487.8481

www.yesco.com

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The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

**Revisions**

No.	Date / Description
eng	2015.02.06
1	2015.02.24 / chg logo
2	2015.02.26 / reduced size of numerals by 15%
3	2015.03.02 / reduced size of numerals to 12" - reduce sign to 22" tall
4	2015.03.10 / replaced "C" w/ "C" from font

**Approval**

Client Sign / Date

Landlord Sign / Date

**Encore Apartments**  
 489 E 400 S  
 SLC, UT

Acct. Exec: Randy Olson  
 Designer: Larry Cohen

Orig: 02.06.2015  
 1 - S/F Wall Sign

**PTN #49607 R4**  
 scale: as noted

**ART 1.0**

# **ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION**

---



September 4, 2015

Salt Lake City Planning Commission  
451 South State Street  
Salt Lake City, Utah 84114-5480

Dear Planning Commissioners:

Please allow me a moment of your time to introduce the Wasatch 616 Lofts located on the southwest corner of State Street and 600 South. The project will consist of 274 apartment homes all of which will be “affordable” under the IRS Section 42 LIHTC program. These apartment homes will be limited to individuals and families earning 40%-60% of the Area Median Income (“AMI”). This particular demographic has been largely overlooked in the most recent housing boom within Salt Lake City. Developers have done a great job providing housing for high income earners and the lowest of earners (<40% AMI); but those earning moderate incomes and in need of workforce housing have few choices within the city. The site provides easy access to TRAX and is within walking distance to downtown, the major employment center for residents. The project will consist of two levels of structured parking, one of which will be mostly subterranean, with 5 levels of residential located above the parking. Four large courtyards will be located adjacent to the first level units and will feature large planters, trees, outdoor living rooms, barbeque areas, outdoor eating spaces, a dog park and other similar type gathering areas. All parking areas will be concealed with active space such as leasing offices, fitness center, yoga studio, event room, bike shop and commercial office space.

The parcel has two zoning designations, D-1 and D-2. These two zones have varying height restrictions that prevent the project from complying with both zones. The building will be approximately 75 feet in height. Additionally, the D-1 zone requires “activated frontage” at the street level. As stated above, the project will comply with this requirement. The site does pose a number of challenges including: a unique size and shape, large frontage along 600 South, UDOT limitation of garage access points and street parking, and the fact that 600 South is a One Way arterial street. However despite the challenges, the site is a great location for affordable housing due to the close proximity to the large downtown employment center.

Project Highlights and Details:



- The project will be a partnership with Utah Housing Corporation, Olene Walker Housing Loan Fund, the Salt Lake City Housing Trust Fund and The Wasatch Group (applications are being prepared for OLWHLF and SLC HTF but as of the date of this letter funds have not been awarded). This partnership has completed several successful projects together such as Providence Place (309 East 100 South) and Enclave (1400 South 300 West) in Salt Lake City.
- The project will include enhanced architecture in a contemporary design, including Rooftop Courtyards (four total) including a fire pit, BBQ, Dog Park, sitting areas and raised planters.
- The development of the 2.29 acres will remove a hazard and nuisance. Currently the property is vacant and is easy access for vandalism.
- The project will help support the existing commercial and further promote the development of this area of the city, bringing new residents to shop and work in the area.
- The project will be Energy Star 3.0 Compliant
- Wasatch is headquartered in downtown Salt Lake City and maintains a significant local real estate portfolio consisting of 5,000 apartment homes, 2,000,000 SF of commercial office and 50,000 SF of retail space. A few notable Projects located in downtown Salt Lake City include Providence Place Apartments, Encore Apartments, The Wells Fargo Tower, The Ken Garff Building and the Broadway Media Building.
- Wasatch Property Management has an excellent reputation as being one of the best property managers in the state of Utah. The site will have 7-10 full time staff members in addition to after hour security and a 24 hour maintenance hotline.
- Building Forms, Architectural Styles, Building Materials:
  - Materials – corrugated metal siding highlighting corner of 600 South and State Street, brick at pedestrian level to enhance the pedestrian experience
  - Stucco (3) colors
  - (2) brick color/sizes
  - Contemporary style – clean lines, materials and colors
  - Break up skyline on 600 south by varying the masses (looks like three building instead of one monolithic mass)
  - Street view – movement of podium to create public plaza space and give interest to pedestrians. Ground floor space with window and doors on the street-bike shop, fitness room, office space
  - Instead of one large courtyard the building is broken up with four courtyards to provide a more private experience on the courtyard and various massings and heights on 600 south
  - Enhanced corner at 600 south and State
- Prevention of Soil Erosion:
  - The redevelopment of the site will prevent soil erosion
- Redevelopment of the Site:
  - Continuing and finishing the redevelopment process started by Salt Lake County.
  - Redeveloping a unique property with soil remediation, two building zones, and a one-way principle arterial road creating limited access to the site.
- Use of Design, Landscape and Architectural Features:
  - Street level plazas with lush landscaping, raised planters, benches, store front glass and direct access to the building.

- Elimination of Blight and Incompatible Uses:
  - Completion of the redevelopment process started by Salt Lake County.
- Inclusion of Affordable Housing:
  - The project will create much needed work force housing for those earning 40-60% of the AMI (\$28,880-\$43,320 for a family of 4).
- Green features:
  - Approximately 30,000 sq. ft. of podium roof top courtyards.

We are excited to start another great project in Salt Lake City and in particular provide workforce housing to a demographic much in need of housing options in the city.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Lankford". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Adam Lankford

The Wasatch Group

299 South Main Street, Suite 2400

Salt Lake City, Utah 84111

**ATTACHMENT E: PROPERTY & VICINITY  
PHOTOGRAPHS**

---



**View of the site along the 600 South frontage (looking east)**



**View of the site along the State Street frontage (looking south)**



**View of site from northeast corner of intersection**



**View of properties directly across the street from site to the east**



**View of adjacent property on the west side of the site**



**View of adjacent property on the south side of the site**



**View of northwest corner of 600 S & State St intersection**



**View of northeast corner of 600 S & State St intersection**



**View of southeast corner of 600 South & State St intersection**

# ATTACHMENT F: EXISTING CONDITIONS

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## Central Community, Downtown Master Plan, and Urban Design Element Discussion

The proposal is located within both the Central Community and Downtown Master Plan areas. The Future Land Use map in the Central Community Master Plan designates the property as “Central Business District” and the property has been zoned D-1, in compliance with this designation. The proposed multi-family and office uses are allowed uses in the zone.

The Downtown Master Plan (1995) addresses land uses in the downtown zones. The Downtown Plan includes the following policies related to the request:

- Strategy: Pedestrian and transit systems should provide connections between districts, i.e. between office and retail.
  - o Action: Establish midblock walkway system
- Design streets to be friendly to the pedestrian, while allowing, yet de-emphasizing, the car
  - o Action: Eliminate blank walls by requiring non-reflective glass over a percentage of the building frontage at the pedestrian level
  - o Action: Integrate landscaping amenities into walkways rather than in setbacks
- Concept: Create and Atmosphere of Safety For the Pedestrian
  - o Discourage Auto/Pedestrian Conflicts
    - Action: Minimize curb cuts on all Central Business District streets
- Concept: Provide expanded pedestrian access
  - Strategy: Develop an appropriate system of mid-block pedestrian walkways

*“Since the essence of Downtown is people, the top priority for Salt Lake City should be to maintain viable housing in and around the Downtown area. San Diego, Seattle and Portland have based the rebirth and stabilization of their successful downtowns with an emphasis on housing and access. With the people that housing and access brings, retail, office and entertainment markets will follow. One without the other is insufficient to create a vibrant twenty-four hour City.”*

*“The City should also redirect much of its energy and funding in other programs to place top priority in the development of a broad range of housing types in the Downtown area. No one income level should dominate and nontraditional housing types, such as loft apartments and converted warehouse space should be encouraged.”*

The Urban Design Element (1990) specifies that this property is located in a “commercial fringe” area, just outside of the central “commercial core” downtown area. The document provides some general guidance for urban design in the City. The following policies are related to this proposal:

- Establish a maximum building width. A likely scenario might call for no building to exceed 250 feet wide above the 65 foot level in the Commercial Cord and Fringe. Variances could be granted when it is when that development meets urban design objectives.
- Allow no more than six to twelve stories of building height in the Fringe area.

View Corridors:

- Use buildings along street vistas to properly frame view corridors. This is particularly important along the prominent view corridors.

Height, Scale, and Character of Buildings:

- **Treat building height, scale, and character as significant features of a district’s image.**
- Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian.

Parking:

- Require parking structure facades to be treated as elements of the street. Require pedestrian-oriented amenities and services to be located at the street level of the parking structure. Stores, merchandise display windows, landscaping and compatible building materials incorporated into parking garage design improve what is usually a drab building form.



These Master Plan and Urban Design Element policies are discussed in [Attachment G](#), under standard B and under [Attachment H](#), under standard L.

**Applicable General Zoning Standards:**

**D-1 Standards**

Requirement	Standard	Proposed Development Status	Impact on Development
<b>Front/Corner Side Yard</b>	5' Max Setback	Building setback exceeds the 5' maximum in some locations	Conditional Building and Site Design Approval Required
<b>Side/ Rear Yard</b>	No Minimum	Complies	None
<b>Lot Area</b>	10,000 sq ft	Complies	None
<b>Lot Width</b>	100'	Complies	None
<b>Minimum Height within 165' of Block Corner</b>	100'	Building is approximately 74' in height	Conditional Building and Site Design Approval is Required
<b>First Floor Windows</b>	40% and non-reflective glass	Complies, 49% on the north façade, 68% on the east façade	None
<b>Parking Lot and Structure Setback</b>	75' or Located Behind Commercial Uses	The proposal locates parking within the interior of the building structure and is surrounded by other active uses	Planned Development approval required

**D-2 Standards**

Requirement	Standard	Proposed Development Status	Impact on Development
<b>Minimum Yard</b>	None	Complies	None
<b>Building Height</b>	Maximum of 65'	Building is approximately 74' in height	Conditional Building and Site Design Approval Required
<b>Lot Area</b>	No minimum	Complies	None
<b>Lot Width</b>	No minimum	Complies	None
<b>Parking Lot and Structure Setback</b>	None	Complies	None

# ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

**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:

Standard	Finding	Rationale
<p><b>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> of this chapter) and will achieve at least one of the objectives stated in said section:</b></p> <p><b>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</b></p> <p><b>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</b></p> <p><b>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</b></p> <p><b>D. Use of design, landscape, or architectural features to create a pleasing environment;</b></p> <p><b>E. Inclusion of special development amenities that are in the interest of the general public;</b></p> <p><b>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</b></p> <p><b>G. Inclusion of affordable housing with market rate housing; or</b></p> <p><b>H. Utilization of "green" building techniques in development.</b></p>	<p><b>Complies</b></p>	<p>The applicant intends to achieve objectives D, E, G, and H.</p> <p>In order to achieve objective D, the developer is proposing to incorporate large courtyards in the development that provide access to open space and create a pleasing environment for residents. These courtyards are substantially larger than seen in a number of other large residential developments in or near the downtown and will provide outdoor recreational opportunities for residents who do not have park access nearby. As discussed in the issues section of this report, the developer is also providing landscaping features on the ground level that help create a pleasing environment for pedestrians, in particular the ground floor courtyards on 600 South.</p> <p>Further the developer intends to achieve objective G by providing affordable housing. The housing is limited to applicants that are making 40-60% of the area median income (AMI.) As stated by the applicant in their narrative in Attachment D, this income restriction ranges from \$28,880 to \$43,320 for a family of four. As the development is completely affordable, residents will not be forced to move if they over time make more than this range. This provides a diversity of income types over time as some residents may remain living here despite increases in income. However, when such a resident leaves, it opens up the door for a new resident who must make between 40 to 60 percent AMI.</p> <p>The developer is also partially meeting objective E by providing the improvements and an easement necessary for the beginning of a mid-block walkway. Establishing mid-block walkways has been identified as an objective in the 1995 and current draft Downtown Master Plans. Though the proposed walkway does not currently lead to the other side of the block, the establishment of the easement sets the stage for future walkway improvements across this block in the future. These walkways are in the interest of the general public as they provide for greater pedestrian accessibility downtown and help break up the large blocks in the City.</p> <p>Additionally, the applicant is meeting objective H by utilizing “green” building techniques. Specifically, the applicant is Energy Star certifying their building to Energy Star 3.0 standards by building to certain energy efficiency standards established by the federal Energy Star program.</p> <p>The applicant is also meeting the general purpose statement of the Planned Development by taking an alternative approach to the provision of active uses on the ground floor that still meets the intent of the zoning ordinance. As discussed in Issue 2, the mix of office and active residentially associated uses on the ground floor achieves the intent of the ordinance to maintain</p>

		<p>active uses on the ground floor. Strict application of the zoning ordinance rules would prevent the development from incorporating residential features on the ground floor due to the existence of above ground parking located within the building. Further, as discussed in Issue 2, the modification to the maximum length of the building meets the intent of the standard by breaking up the length of the building with the proposed courtyard feature enhancements and the addition of a midblock walkway.</p>
<p><b>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</b></p> <ol style="list-style-type: none"> <li><b>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</b></li> <li><b>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</b></li> </ol>	<p><b>Complies</b></p>	<ol style="list-style-type: none"> <li>1. The proposal is located within the Central Community and Downtown Master Plan areas. The future land use map in the Central Community Master Plan designates this property as “Central Business District” and specifies that the land use policies for this area are within the 1995 Downtown Master Plan and the applicable urban design policies are located within the Urban Design Element from 1990. The applicable Urban Design Element policies are discussed under the Conditional Building and Site Design Review process in <a href="#">Attachment H</a>.</li> </ol> <p>The Downtown Plan calls for a variety of housing types in the downtown area to help establish a 24-hour population. The variety of housing types would include affordable housing as being provided through this proposal. The Downtown Plan also emphasizes the importance of the pedestrian realm at street level and encourages active uses on the ground floor level. As detailed in this report, the development proposal generally complies with the applicable 1995 Downtown Master Plan policies.</p> <ol style="list-style-type: none"> <li>2. Multi-family and mixed use developments are permitted in the D-1 and D-2 zoning districts.</li> </ol>
<p><b>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:</b></p> <ol style="list-style-type: none"> <li><b>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;</b></li> <li><b>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:</b> <ol style="list-style-type: none"> <li><b>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,</b></li> </ol> </li> </ol>	<p><b>Complies</b></p>	<ol style="list-style-type: none"> <li>1. The property is provided access from both 600 South and State Street. These are major state arterial roads with sufficient capacities so that they would not be negatively impacted by the proposed development.</li> <li>2.a. The development has two driveways that direct traffic to major arterials and do not impact local streets.</li> <li>2b. Parking is provided on site at approximately a 1 to 1 ratio per dwelling unit. Additional parking may occur on 600 South and State Street and is subject to hourly restrictions. The adjacent commercial properties utilize both on and off-street parking and would not be negatively impacted by additional on-street parking. High volumes of on-street parking are an expected feature of the street in the downtown area.</li> <li>2c. The development will have weekday peak traffic that corresponds with normal commuting hours. The adjacent commercial properties are not expected to be negatively affected by the additional traffic that occurs during these hours.</li> </ol>

<p>and character of these streets;</p> <p><b>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;</b></p> <p><b>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</b></p> <p><b>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</b></p> <p><b>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;</b></p> <p><b>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</b></p> <p><b>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</b></p> <p><b>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</b></p>		<p>3. The development is proposed to have two access points for vehicles, one on 600 South and one on State Street. Use of these access points is coordinated with UDOT and is subject to their distancing requirements to prevent adverse impacts to other drive approaches. No issues are anticipated due to these requirements. Also due to the low number of vehicle drive approaches, pedestrians are not expected to be negatively impacted related to their use of sidewalks beyond what is normal and expected with any kind of development.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the City Utilities Department and other responsible entities in order to adequately provide service. Public Utilities did not indicate any</p> <p>5. The development is located in the downtown area, where a higher level of intensity in development is expected. The development is located next to two commercial uses, including a retail and event venue, and a bar. Neither of these is expected to be negatively affected by the lower intensity residential uses on the site and so no additional buffering is required.</p> <p>6. Although the development is larger with regard to size and scale than the surrounding properties, the property is zoned for such scale and the master plan supports higher scale development than current exists on this block. However, as stated in standard 5, the intensity and residential density of this development is not expected to cause any adverse negative impacts to surrounding properties. The proposal is therefore generally compatible with the adjacent residential properties.</p> <p>The proposal is being reviewed for conformance with the Conditional Building and Site Design Review.</p>
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<p><b>conditional building and site design review standards set forth in chapter 21A.59 of this title.</b></p>		
<p><b>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;</b></p>	<p><b>Complies, with Conditions</b></p>	<p>Existing vegetation along the edge of the property boundary is generally not fully mature and was installed due to the demolition of buildings on the site. This landscaping will be removed and new landscaping will be installed as noted in the landscape plan in <a href="#">Attachment B</a>. The landscape plan does not yet designate the particular species of plants and compliance with this standard regarding drought tolerant species is a condition of approval. In addition to this standard, the final landscape plan prepared for building permit approval will need to identify the “hydrozones” for plant watering purposes, as well as comply with all other applicable provisions of 21A.48.055 “Water Efficient Landscaping.”</p>
<p><b>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</b></p>	<p><b>Complies</b></p>	<p>The proposal is currently a vacant lot and does not currently possess any significant historical, architectural, or environmental features.</p>
<p><b>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</b></p>	<p><b>Complies</b></p>	<p>The Planned Development is also being reviewed for compliance with the Conditional Building and Site Design Review standards which allow for additional modifications to certain zoning standards. Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.</p>

# ATTACHMENT H: ANALYSIS OF STANDARDS – CONDITIONAL BUILDING AND SITE DESIGN REVIEW

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**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:

Standard	Finding	Rationale
<b>A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.</b>	<b>Complies</b>	The building is primarily oriented to 600 S and State Street. Though there are interior courtyards, these are located above the ground floor and the building includes sufficient architectural detailing on the street facing sides to denote the orientation to the street.
<b>B. Primary access shall be oriented to the pedestrian and mass transit.</b>	<b>Complies</b>	<p>The building has a number of primary access points along the street facing facades serving as primary pedestrian access. These include the corner pedestrian entry into the main office and a number of other building entrances on both the 600 South and State Street sides that are oriented to the pedestrian. A bus stop is located on the State Street side near the front door of the development.</p> <p>The number of vehicle access points is limited, as there are just two standard parking garage entrances for access to both levels of parking. One of these access points is provided on the east side of the building and is accessed from State Street, and the other is provided on the north side and is accessed from 600 South.</p>
<b>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</b>	<b>Complies</b>	<p>The ground level is primarily clear glass and masonry. The majority of the ground floor windows have visibility into residential common spaces, including exercise rooms offices which will be occupied by building staff and residents. These windows with activate uses facilitate pedestrian interest and interaction. Additionally, on the State Street side a portion of the ground floor is occupied by commercial offices uses with windows that also provide visibility to street level activity. The developer is also breaking up the building façade with detailing that provides pedestrian interest, including small landscaped ground level courtyards.</p> <p>Spaces above the first floor include a significant amount of windows which look out onto 600 South and State Street. Additionally, there are large common spaces with glass balconies that provide visibility to the sidewalk.</p>
<b>D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.</b>	<b>Complies, with conditions</b>	Architectural detailing includes brick and clear glass windows on the first floor in sufficient quantity to emphasize the pedestrian orientation of the building. As discussed above and under Issue 2, additional architectural features along the ground floor provide for pedestrian interest and interaction, creating a comfortable environment for pedestrians along the building. These include the small ground level

		courtyards that serve as additional entrances to the building, which include landscaping and other features that draw pedestrian interest. Further, entry way features, including awnings, are provided to help break up the long building and designate that this is primarily a pedestrian oriented development. Although not shown on the elevation plans, additional awnings shall be installed at the stair well entrances as shown on the renderings in order to further emphasize the pedestrian orientation of the building. This is a condition of approval.
<b>E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.</b>	<b>Complies</b>	Parking is provided within the interior of the building and is screened from view by the provision of active uses along the ground floor next to the sidewalk. There will be no lighting impacts to adjacent neighborhoods.
<b>F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.</b>	<b>Complies</b>	Parking is provided underground and within the first floor of the building. Access points to parking are limited to two points. One access drive is located on the north side facing 600 South and the other access drive is located on the south-east corner on State Street.  Residents will not have to cross parking areas to reach the sidewalk, and there are multiple stairwells in the building that provide direct access to the sidewalk from dwelling units.
<b>G. Dumpsters and loading docks shall be appropriately screened or located within the structure.</b>	<b>Complies</b>	Dumpsters are located within the structure and not visible from the outside. Loading docks or berths will be required through the zoning permit review process and will need to comply with the districts regulations that require stricter screening than this standard.
<b>H. Signage shall emphasize the pedestrian/mass transit orientation.</b>	<b>Complies, with Conditions</b>	Proposed conceptual pedestrian signage is located in <a href="#">attachment C</a> . However, the plans current plans do not show where the pedestrian oriented signage will be installed. As such final plans will need to show this signage to comply with this standard, and is a condition of approval.
<b>I. Lighting shall meet the lighting levels and design requirements set forth in <a href="#">chapter 4</a> of the Salt Lake City lighting master plan dated May 2006.</b>	<b>Complies with Conditions</b>	New development is required to upgrade associated right of way elements, including street lighting. The development will need to install new street lighting in conformance with the Salt Lake City lighting master plan. The specific lighting requirement is noted in the department comments in <a href="#">Attachment J</a> . Installation of the required street lighting is a condition of approval.
<b>J. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees</b>	<b>Complies with Conditions</b>	Streetscape improvements have been shown on the attached plans. The current plans show trees generally grouped rather than evenly spaced within the park strip on 600 South. These tree groups may remain but additional trees will need to be installed so that trees more regularly line the street approximately every 30 feet. Compliance with this is a condition of approval. Existing mature street trees removed for this development shall be replaced in consultation with the <b>City's Urban Forester</b> . Where trees are not possible to be placed due to power lines or other existing site conditions, alternatives may be approved by Planning staff.

<p><b>approved by the city's urban forester.</b></p> <p><b>2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>		<p>On the State Street side, trees will need to be provided approximately every thirty feet within tree grates. In the D-1 zone ground vegetation coverage is not required in park strips, and this area of State Street is characterized by a lack of landscaped park strips, like much of the downtown area. As such, it is appropriate to maintain the lack of landscaping in the park strip along State Street except for the addition of street trees. Compliance with these streetscape improvements and any others required by 21A.48 are a condition of approval.</p> <p>Hard surfaces in the right of way will be required to be upgraded where deficient where identified by the Engineering department during building permit review.</p> <p>No outdoor storage areas are proposed for this development. Loading facilities, including any required loading berth or docks are required by ordinance to be located away from public streets and compliance will be ensured during the building permit review process.</p> <p>Final landscape details will be provided during the building permit process and are subject to "21A.48.055 "Water Efficient Landscaping" which generally requires plant to be selected from a list of approved plants that comply with these standards.</p>
<p><b>K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:</b></p>		
<p><b>1. The orientation and scale of the development shall conform to the following requirements:</b></p> <p><b>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></p> <p><b>b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').</b></p>	<p><b>Partially Complies; being modified through PD process</b></p>	<p>1.a The building mass has been broken up on the ground floor by the provision of landscaping features, courtyards, and windows. The building is approximately 400 feet long and due to this length the building is broken up with the provision of pedestrian oriented courtyards that break up the length of the building and provide pedestrian interest. These courtyards include trees and other landscaping features that further break up the length and mass of the building. Additionally, the ground floor is broken up with regularly placed storefront windows that provide a distinct pattern of divisions along the street frontage. Vertically, the building changes materials and pattern above the ground floor, which emphasizes the human scale of the ground floor of the building.</p> <p>The additional massing of the building on the upper floors has been divided with the provision of large courtyards between building masses.</p> <p>As discussed in Issue 3, the building exceeds 300 feet in length and takes steps to counteract this length, with the provision of courtyards, landscaping, architectural features, and the provision of a mid-block walkway. This standard is being modified through the Planned Development process.</p>



<p><b>2. Public spaces shall be provided as follows:</b></p> <p><b>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></p> <p><b>b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:</b></p> <p><b>(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");</b></p> <p><b>(2) A mixture of areas that provide shade;</b></p> <p><b>(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;</b></p> <p><b>(4) Water features or public art; and/or</b></p> <p><b>(5) Outdoor eating areas.</b></p>	<p><b>Complies/ Not applicable</b></p>	<p>2.a. Design review criteria apply to multiple zoning districts city wide. This particular criterion is largely meant for big-box retail in a shopping center format. Strict application of this standard would result in nearly an acre of plaza space being required, which would be close to half of the development site. The D-1 zoning district allows for and encourages buildings to occupy the entirety of development sites, property line to property line. The D-1 zoning takes precedence. Although plazas in high traffic pedestrian areas can be an amenity to some areas of downtown, they can often become unused and empty spaces that do not contribute to or enhance the public realm. In this case, the provision of private courtyard spaces, rather than large unrestricted public space, provides usable open space for tenants of the building that enhance the development.</p>
<p><b>L. 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.</b></p>	<p><b>Complies</b></p>	<p>The development is modifying both the height and maximum setback of the building through the Conditional Building and Site Design review process. The height modification is detailed in Issue 1 on page 3. The maximum building setback of five (5) feet is meant to encourage development to address the pedestrian realm and create ground floor activity along the sidewalk, rather than being automobile oriented or "suburban." Part of the intent of this standard is also to reduce the amount of plazas that are provided within the downtown area, as they often become unused, hot, and empty spaces that do not contribute to pedestrian vitality downtown. However, the allowance for limited additional setback will allow for the provision of pedestrian oriented landscape features and entrances that will enhance the public realm.</p> <p>The Downtown Master Plan (1995) does not offer specific design guidelines. The Draft Downtown Community Plan is not yet adopted. The adopted Urban Design Element document discusses the importance of a variety of design elements that are related to this proposal. One aspect is the importance of maintaining street walls along areas in the commercial core and commercial fringe, which is where the proposal is located. As such the development is providing street level activation along both 600 South and State Street through landscaping, a pattern of regular building fenestration, façade transparency, and the use of durable building materials. Additionally, the Urban Design element discusses breaking up long building masses on upper levels, which this proposal is doing through the provision of common courtyards on the 2<sup>nd</sup></p>

		<p>level.</p> <p>The Urban Design Element also discusses building height, <b>scale, and character as significant features of a district's image. It further states that the City should "Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian."</b> As such, the development is responsive to the character of the neighborhood in the sense that the neighborhood is eclectic. The site is surrounded by a variety of different building styles, scales, and materials. In this way, the development has no cohesive character to respond to other than that the features of the new building respond to the character of the neighborhood and downtown as generally being oriented to the pedestrian. The height of the building itself is a middle ground between the low scale buildings to the south, west, and east and the higher scales buildings to the north. Further, the building is located in an area noted as the fringe where heights should begin to be lower than the <b>downtown "commercial core."</b> As such, the design of the building generally meets these policies.</p>
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**21a.59.065: Standards for Design Review for Height:** In addition to standards provided in 21A.59.060 (above), the following standards shall be applied to all applications to all applications for conditional building and site design review regarding height:

Standard	Finding	Rationale
<p><b>A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.</b></p>	<p><b>Complies/ Not applicable</b></p>	<p>This standard is intended for applications regarding additional building height as taller buildings contribute to the City's downtown skyline. The proposed building is not of a sufficient height to have an appreciable impact on the City's skyline. However, as discussed under Issue 1, the proposal is incorporating features on the corner of the building that emphasize the corner of the building, despite not reaching 100 feet of height.</p>
<p><b>B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.</b></p>	<p><b>Complies</b></p>	<p>The architectural style of the building is generally contemporary and while some cornice level detailing is provided, it is minimal and appropriate to the building style. Cornice level detailing is provided with the fabricated metal canopy structures that are shown on the elevation plans.</p>
<p><b>C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.</b></p>	<p><b>Complies</b></p>	<p>The proposed lighting plan highlights and accentuates the architectural detailing of the building as shown in <a href="#">Attachment C</a>. Lighting shall comply with the Zoning Ordinance standards.</p>

# **ATTACHMENT I: PUBLIC PROCESS AND COMMENTS**

## **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Open House on September 17<sup>th</sup>, 2015

### **Notice of Application:**

The proposal is located within 600 feet of the boundaries of three different community councils. When a property is located within 600 feet of these boundaries, City ordinance requires a public open house for the proposal. As such, planning staff held a public open house for the proposal on September 17<sup>th</sup>. The Planning division sent mailed notices out to properties within 450 feet and also sent an e-mailed open house notice to all affected community councils.

### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on September 10, 2015

Public hearing notice posted on September 10, 2015

Public notice posted on City and State websites and Planning Division list serve on September 10, 2015

### **Public Input:**

Seven Salt Lake City residents and property owners attended the public open house on September 17<sup>th</sup>. Six different property owners within approximately a block of the proposal expressed positive interest in the proposal. All attendees had generally favorable comments regarding the development and were generally satisfied to see new development and the potential for more people and activity in this area of the downtown. No specific concerns regarding compliance with the CBSD or PD standards were received.

One additional attendee expressed generally favorable comments about the proposal, but expressed some concerns about homeless persons potentially being a nuisance in the ground level entry courtyards.

Staff received two phone call inquiries from nearby property owners regarding the proposal. Plans were sent to both people inquiring about the project, but no comments were received.

Staff received no comments opposing the development.



## **ATTACHMENT J: DEPARTMENT REVIEW COMMENTS**

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**Engineering** – Scott Weiler ([scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

State Street and 600 South are State roads. Access to either of them requires permission from UDOT. Work proposed behind the curb of either of these roads requires a Permit to Work in the Public Way from SLC Engineering, meeting APWA Standards. Gregory Place is a private street.

**Zoning** – Alan Michelsen ([alen.michelsen@slcgov.com](mailto:alen.michelsen@slcgov.com) or 801-535-7142)

This property is a D-1/D-2 corner property which requires placement of a building no less than 100 feet in height and no more than 5 feet from the front and corner side property lines in the D-1 area, however; a portion of the building will also be in the D-2 zoning area of the lot which has a maximum building height of 65 feet. Each of these height issues can be addressed through the conditional building and site design review process. A certified address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. Section 21A.30.020 will regulate restrictions on parking lots and structures, minimum first floor glass, location of service areas, mid block walk ways, special controls over block corners and mid block areas. Section 21A.36.250 will regulate recycling and construction waste management. 21A.44 will regulate off street parking and off street loading. 21A.48 will regulate landscaping.

*Staff Note: The proposal does not currently include a loading dock or berth which is required for a multi-family development of the proposed size as per 21A.44.080. This will need to be included on the plans during the building permit process review and may result in modification to the plans. Modifications that result in a significant impact to the design will be taken back to the Planning Commission for review.*

**Transportation** – Michael Barry ([michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

No objections from Transportation.

**Fire** – Ted Itchon ([ted.itchon@slcgov.com](mailto:ted.itchon@slcgov.com) or 801-535-6636)

No specific written comments received.

*Staff Note: Fire has indicated that the property will need to maintain aerial fire apparatus access that complies with Fire Code Section D105.4 Obstructions:*

*“Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.”*

*The general requirement is to have two streets along the building that have access for aerial fire apparatus. As 600 South has power lines along the park strip, it cannot provide this access. State Street and the private street Gregory Place may be able to satisfy this access requirement. However, the applicant may alter the design of the building or lot coverage of the building to ensure compliance with fire code during the building permit process. Modifications that result in a significant impact to the design will be taken back to the Planning Commission for review.*

**Public Utilities** – Jason Draper ([jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

We don't have any objection to the height variance. Plans will need to be submitted to public Utilities for review. A Water and sewer analysis will be required to determine the impact and capacity of existing infrastructure. The existing water mains in State and 600 South will need to be replaced and upsized at the developers' expense. All impact, connection, permit, survey and inspection fees will apply. Street lights will need to be coordinated with Dave Pearson – SLCPU.

**Public Utilities** – Street Lighting– Dave Pearson ([dave.pearson@slcgov.com](mailto:dave.pearson@slcgov.com) or 801-483-6738)  
The 600 South side of the property would need to install the 3-headed cactus lights that are typical of downtown. Typical spacing is 90'. (Wattage of required lighting is to be determined during building permit process.)

# ATTACHMENT K: MOTIONS

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## Potential Motions

**Staff Recommendation:** Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Planned Development and Conditional and Building Site Design Review request. In order to comply with the applicable standards, the following conditions of approval apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. **The applicant shall provide landscaping plans that comply with 21A.48.055 “Water Efficient Landscaping”** and all other applicable regulations of 21A.48 for building permit approval.
3. Entrance awnings shall be provided at stair well entrances as shown on the attached renderings.
4. Park strip landscaping shall include street trees located approximately every thirty (30) feet as noted in [Attachment H](#).
5. Final approval of lighting and landscaping for the midblock walkway shall be delegated to Planning staff to ensure its adequacy for pedestrian comfort and safety.
6. Final approval of signage, lighting, and landscaping to be delegated to Planning staff to ensure compliance with the CBSD and PD regulations.
7. The applicant shall record a perpetual access easement from the west side of the building to the west property line. The easement shall extend from the north property line southward for approximately 165 feet. The easement shall specify that the area will allow public pedestrian access at such a time when the remainder of the midblock walkway is developed through the block. Until that time, the walkway may be fenced and gated. Alternatives to this walkway easement may be approved by the Planning Director if they provide the same or greater access through the block.
8. Final approval authority for the development shall be delegated to Planning staff based on the **applicant’s compliance with the standards and conditions** of approval as noted within this staff report.

**Not Consistent with Staff Recommendation:  
(Planned Development and Conditional Building and Site Design Review)**

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Planned Development and Conditional Building and Site Design Review request due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Planned Development and Conditional Building and Site Design Review and specifically state which standard or standards are not being complied with. Please see [attachments G](#) and [H](#) for applicable standards.)