



MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission

From: Doug Dansie, Senior Planner
801-535-6182 or doug.dansie@slcgov.com

Date: July 11, 2018

Re: Planning Commission approval of the Violin School Commons Planned Development located at 315 East 200 South. (PLNPCM2017-00703)

BACKGROUND: On November 29, 2017, the Planning Commission held a public hearing and reviewed the Violin School Commons Planned Development and Preliminary Subdivision. The Planned Development and Preliminary Subdivision consisted of the renovation of the former Public Safety Building (on the northeast corner of 300 East and 200 South- The Metropolitan), the construction of a parking structure and apartment building surrounding/camouflaging the parking structure from street view (generally facing 200 South- Liberty Uptown) and a new free-standing apartment building (located on 300 East – The Magnolia). At that meeting, there was considerable discussion related to the design of the structures and there were concerns expressed about the lack of detailing provided related to the architectural design of the ground floor street facing façade (particularly 300 East – The Magnolia).

A motion was made granting approval of the Planned Development and Preliminary Subdivision with the conditions listed in the staff report as well as an additional condition that the applicant return with further detail about the facades. Specifically, the minutes of the meeting indicate that the Planning Commission wanted better detailing of the façade on the pedestrian level of the buildings. The Magnolia Building in particular (the building on 300 East) was a major focus of the discussion, but the motion included all buildings.

DISCUSSION: The applicant has submitted revised drawings and a narrative describing the design (see Attachment A). The revisions show in finer detail, the proposed design of the ground floor street facing façade of the Magnolia Building (300 East); the other facades (Liberty Uptown and Metropolitan Buildings) are proposed to be as originally submitted. Below are the specific standards that the Planning Commission are to use in making their determination, with staff comments in parenthesis:

21A.55.090: SPECIFIC STANDARDS FOR PLANNED DEVELOPMENT IN CERTAIN ZONING DISTRICTS:

Planned developments within the TC-75, RB, R-MU, MU, CN, CB, CSHBD districts, South State Street corridor overlay district and CS district (when the CS district is adjacent to an area of more than 60 percent residential zoning located within 300 feet of the subject parcel to be

developed, either on the same block or across the street) may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot; (All of the buildings have entries off of public streets and while a courtyard is provided, it also is open to the street)*
- B. The primary access shall be oriented to the pedestrian and mass transit; (The focus of the buildings are to the public sidewalk. Mass transit is provided on 200 South)*
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction; (The facade of the former Public Safety Building/Northwest Pipeline building [to be renamed The Metropolitan] presently exists, but will be updated in a format that does not decrease pedestrian interface. The new facades of the apartment/mixed-use buildings on 200 South and 300 East both include significant amounts of glass and the public entries are from the sidewalk)*
- D. Architectural detailing shall emphasize the pedestrian level of the building; (The detailing on the ground level of the new buildings includes more glass than the upper floors, allowing for visual permeability, and also contains potential for land uses that have more interaction with the pedestrian than the residential uses typical of the upper floors)*
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood; (Aside from a few surface stalls on the ground level, all parking is within a structure that is hidden from general view)*
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods; (The vast majority of parking is located within a structure. The land uses immediately adjacent to the parking structure are also parking structures or surface parking)*
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure; and (Loading and dumpster facilities are located north of the parking structure interior to the block. There will still be some short term parking stalls available in the center of the complex, but they are not service oriented)*
- H. Signage shall emphasize the pedestrian/mass transit orientation. (No special requests were made regarding signage. Signage will meet the zoning ordinance)*

The petitioner has also provided a narrative addressing each of the criteria (Attachment A).

The updated drawings show distinct store fronts along 300 East. These store fronts have direct access from the street and have a curtain wall of glass which makes up 70 percent of the ground floor (on the Magnolia Building) exceeding the minimum requirement of 40 percent. This creates a welcoming environment and transparency between the private and public spaces.

RECOMMENDATION

In clarifying the original details of the ground floor façade as well as making design changes in response to the discussion from the Planning Commission, staff believes that the revised ground floor details meet the Planned Development standards of approval. Staff recommends that the Planning Commission approve the updated design of the ground floor street facing façade.

NEXT STEPS

If the Planning Commission approves the facade detailing the applicant will be allowed to submit plans to Building Services to be reviewed for a building permit. Planning staff will also review the submitted building plans to ensure that they reflect the project as approved by the Planning Commission. Any significant changes to the project would need to be approved by the commission.

ATTACHMENTS:

The attachments to this memo include the following documents:

- A. LETTER FROM APPLICANT DESCRIBING REVISIONS, including revised elevations and site plan**
- B. STAFF REPORT FROM November 29, 2017 PLANNING COMMISSION MEETING**
- C. MINUTES FROM November 29, 2017 PLANNING COMMISSION MEETING**

A. Letter from the Applicant Describing Revisions

PRESCOTT MUIR ARCHITECTS
171 West Pierpont Avenue
Salt Lake City, Utah 84101
801-521-9111 • 801-521-9158 fax

TRANSMITTAL

DATE: 05.21.18

PROJECT: The Magnolia
TO: Salt Lake City Planning Department
ATTN: Doug Dansie, Senior Planner

WE TRANSMIT:

PICK UP HAND DELIVER EMAIL
 EXPRESS MAIL REGULAR MAIL FTP (PMA)

COPIES	DATE	DESCRIPTION
1	05.21.18	Planning Commission Review Submittal: <ul style="list-style-type: none">• Project narrative;• Presentation site plan;• Exterior concept elevation of street frontage;• West and South Exterior Elevations;• First floor plan and typical residential floor plan;

REMARKS:

By: Jay Lems

MEMO

DATE: 05.21.18

TO: Salt Lake City Planning Department
ATTN: Doug Dansie, Senior Planner
FROM: Jay Lems
PROJECT: The Magnolia
RE: Planning Commission review submittal

Design modification from Concept Plan Submittal:

The Magnolia's building façade and exterior materials have been modified from the Concept Plan Submittal in effort to better relate to the surrounding context.

The ground floor of the West street-facing façade serves as the primary building entrance for the permanent supportive housing administration, residents and resident visitors. The primary entrance of the Social Enterprise Space is also located along the street-facing façade and is provided with its own separate entrance.

The ground floor façade materials consist largely of transparent glazed storefront, with 4" x 16" honed concrete masonry infill at the shear wall locations; the storefront is held back approximately 4-feet from the face of the residential volume above allowing for a horizontal overhang along the public way. The height of the overhang is at 13-feet 4-inches above finished floor and is similar in height to the street-facing ground floor overhang of the neighboring Northwest Pipeline Building to the South, as well as the main entrance and second floor balcony overhang of the neighboring apartment building to the North. The recessed storefront also allows the building's structural columns to be expressed at the exterior of the building's perimeter, providing a sense of rhythm and scale along the ground floor façade much like the supporting balcony columns of the North apartment building.

The primary entrance of the permanent supportive housing administration and residents is accentuated through a 10-foot projecting vestibule volume and canopy with integrated signage that extends out beyond the face of the residential volume above to further activate the pedestrian scale of the street edge. In effort to allow each entity their own street presence, the Social Enterprise entrance is equipped with a separate canopy and integrated signage that extends outward to align with the permanent supportive housing entry.

The upper residential volume entails 5 stories of residential units, totaling 65 studio apartments for the entire building. The residential street-façade materials consist of smooth-troweled cement plaster, painted metal vertical stile guardrails at the balconies, painted metal brise-soleil at the windows, sheet metal fascia and soffit at the upper most projected eave and fiber cement board paneling on the end unit facades and parapets.

Unlike the Concept Plan Submittal, the modified design of the residential units identifies with the North apartment building in that the unit balconies maintain a homogenous vocabulary throughout the façade, while expressing the horizontal and vertical supporting elements and providing transparency into the balcony area through the use of open guardrail assemblies. Furthermore, the livability of the balconies of the Magnolia building are enhanced by recessing the balconies into the building in lieu of being applied onto the building façade, allowing for more discrete private balconies from unit-to-unit, as well as passive solar shading offered from the 4-foot balcony recess. The volumes separating the balconies are equipped with passive brise-soleil shading devices similar to that of the Northwest Pipeline building, offering both solar cut-off and indirect daylighting into the units via the light shelf and transom above.

A project narrative describing other aspects of the project was submitted to Salt Lake Housing and Neighborhood Development on April 6th, 2018.

The development shall be primarily oriented to the street, not an interior courtyard or parking lot:

The Magnolia building is located adjacent to the existing sidewalk and public way along 300 East street, and to the North along the existing access easement line. The Magnolia building is primarily oriented to 300 East street, and also allows for controlled access onto Arnold place as is shown in the development concept plan.

The primary access shall be oriented to the pedestrian and mass transit:

The building's primary entrances are located along 300 East.

The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction:

The ground floor façade facing 300 East provides more than 70% glazing area with mullion spacing at approximately 3-foot intervals. Glazing spans from floor to soffit equal 13-feet 4-inches. The uses at this level are public in orientation and highly activated.

The upper residential façade facing 300 East provides approximately 43% glazing area and is comprised of sliding balcony entry doors and casement windows.

Architectural detailing shall emphasize the pedestrian level of the building:

The recessed storefront at the ground floor provides relief to the nearly 70-foot tall building height; with a ground floor soffit at 13-feet 4-inches relating to the Northwest Pipeline building canopy to the south and the apartment building entry to the North, the pedestrian experience will maintain a familiar reference of scale along the 300 East street frontage. To further relate to the pedestrian scale, the building's entrance canopies are located below the building's primary ground floor recess, with the bottom of canopy at 10-feet above the ground floor and projecting out beyond the primary building face above.

Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood:

The majority of the development parking will be contained within the Uptown building's parking structure. The Magnolia building will provide 8 off-street parking stalls along Arnold Place that are largely screened from 300 East by the Magnolia building and site landscaping.

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

As mentioned above, there is not an abundance of exterior surface parking within the site. The street lighting along Arnold Place will take into account the necessity to shield the street lighting to avoid excessive glare or light into the adjacent neighborhoods.

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

The Magnolia building's dumpsters are housed within an enclosed garage area at the east side of building and are screened from view. The development's property management company will coordinate a dedicated dumpster staging and pick up location within the site to serve the Magnolia, the Metropolitan and the Uptown buildings.

Signage shall emphasize the pedestrian/mass transit orientation. (Ord. 23-10 § 21, 2010):

Primary building signage will be located at or below the 13-foot 4-inch ground level and is proposed to be integrated with the entrance canopies of the Permanent Supportive Housing and Social Enterprise space. Integration of a building marquee sign is also being considered and will be integrated with the Southwest building corner.

Attachments:

- **Drawings:**
 - Presentation site plan;
 - West exterior elevation of street frontage;
 - West and South Exterior Elevations;
 - First floor plan and typical residential floor plan;



KEYNOTES:

- 1 PUBLIC PLAZA
- 2 PLAZA MONUMENT SIGN
- 3 RAISED PLANTER
- 4 CONCRETE BENCH
- 5 STEEL PERGOLA STRUCTURE
- 6 WATER FEATURE
- 7 OUTDOOR DINING FURNITURE
- 8 FIXED CONCRETE TABLE
- 9 MOVABLE ADIRONDACK CHAIRS
- 10 FIXED CONCRETE BENCH
- 11 EXTERIOR COURTYARD
- 12 OVERHEAD BUILDING CANOPY
- 13 INTERIOR COURTYARD
- 14 PRIVATE INTERIOR COURTYARD
- 15 GROUND PLANE PLANTER AREA
- 16 FIRE PIT FEATURE
- 17 26' INTERIOR STREET
- 18 PARKING AREA
- 19 EXISTING PLANTER AREA
- 20 EXISTING PUBLIC SIDEWALK
- 21 TRACTION POWER SUBSTATION
- 22 EXISTING LANDSCAPE PARKSTRIP

PUBLIC OPEN SPACE

VIOLIN SCHOOL COMMON: 10,275 SF (.24 AC)
 PUBLIC OPEN SPACE: 10,601 SF (.24 AC)
 TOTAL PUBLIC OPEN SPACE: 20,885 SF (.48 AC)

PRIVATE OPEN SPACE

LIBERTY UPTOWN: 10,545 SF (.25 AC)
 THE MAGNOLIA: 800 SF (.02 AC)
 TOTAL PRIVATE OPEN SPACE: 11,345 SF (.26 AC)

DATE: 05/21/18

SCALE:

COWBOY PARTNERS
 THE MAGNOLIA
 161 SOUTH 300 EAST, SALT LAKE CITY, UT 84111

DESIGN CONCEPT SITE PLANS

P. M. A.
 171 WEST
 PIERPONT AVE
 SALT LAKE CITY
 UTAH, 84101
 TEL: 801.521.9111
 FAX: 801.521.9158

1A

PRESCOTT MUIR
 ARCHITECT



DATE:05/21/18
 SCALE:

COWBOY PARTNERS
 THE MAGNOLIA
 161 SOUTH 300 EAST, SALT LAKE CITY, UT 84111

WEST STREET FRONTAGE

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2
 PRESCOTT MUIR
 ARCHITECT



(A) WEST ELEVATION
SCALE: 3/16" = 1'-0"

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NOT FOR CONSTRUCTION



B SOUTH ELEVATION
SCALE 3/16" = 1'-0"

PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

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	DRAWN BY: MH	PROJECT NO.: 18007
COWBOY PARTNERS THE MAGNOLIA 1671 SOUTH 300 EAST, SALT LAKE CITY, UT 84111		
SOUTH EXTERIOR ELEVATION		

NOT FOR CONSTRUCTION

B. Staff Report from November 29, 2017 Planning Commission Meeting



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Doug Dansie, 801 535-6182
Date: November 29, 2017
Re: Former Public Safety Building
Planned Development (PLNPCM2017-00703)
Preliminary Subdivision (PLNSUB2017-00704)

PROPERTY ADDRESS: 315 East 200 South: The northeast corner of 200 South and 300 East
PARCEL ID: 16-06-205-017.
MASTER PLAN: Urban Design Element, Plan Salt Lake, East Downtown Neighborhood Plan
ZONING DISTRICT: RMU Residential Mixed-Use

REQUEST: Approval for a planned development and subdivision that includes the renovation of a historic office building and the construction of new housing. The Planning Commission has final decision making authority for the Planned Development and Preliminary Subdivision.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision as proposed in the associated drawings.

ATTACHMENTS:

- A. Vicinity Map
- B. Drawings, Elevations, Site Plan and Preliminary Plat (including letters of support and Master Plan references)
- C. Photographs of the Site
- D. Additional Applicant Information (including Applications and National Register of Historic Places Registration Form)
- E. Existing Conditions
- F. Analysis of Standards
- G. Public Process and Comments (Including emailed comment)
- H. Dept. Comments

PROJECT DESCRIPTION:

The Salt Lake City Planning Division received a request from Violin School Commons Associates for a Planned Development and a Preliminary Subdivision for a property located at approximately 315 East 200 South.

The City declared the former Public Safety Building as surplus and contracted with a developer for purchase of the building with the condition, in part, that the building be preserved/renovated. The overall project is proposed to include approximately 248 units of housing within the existing historic building and three additional buildings (two of which are connected by an internal hallway wrapping the parking structure) to be constructed on the remainder of the site. There is potential ground level retail in both of the 200 South facing buildings.

The developer is applying for a Planned Development to allow for multiple buildings with shared access, modified setback requirements, off-site parking in a shared facility and shared open space. The petitioner is also applying for a Preliminary Subdivision to accommodate the proposal with separate ownership for each of the buildings (with cross easements for access).

The site is approximately 2.737 acres and is located within the RMU Residential Mixed-Use zoning district. The project provides 235 parking stalls in a parking structure and 6-8 surface stalls (depending on final ADA configuration) which meet the parking requirement.

There are four buildings proposed for the site (two of which are connected):

- 1) The Metropolitan Building presently exists at the corner of 200 South and 300 East and is 9 stories tall. It is proposed to include approximately 73-74 units of market rate housing with potential retail on the ground level.
- 2) The Magnolia is proposed to be constructed on 300 East, north of the Metropolitan, **and is 6 stories tall (71'-10").** It is proposed to have 65 studio units.
- 3 and 4) The Liberty Uptown has one building facing 200 South that is 5 stories high **(66'-4") and a second building interior to the block of similar height and scale.** The two buildings are connected by a corridor wrapping the parking structure providing interior connection. Together they provide 109 residential units. Retail space is being provided on the ground floor facing 200 South.

The new buildings are below the height limit of the RMU zoning district, which is 75 feet for residential buildings. At approximately 118 feet (138 to the top of the elevator tower), the existing Metropolitan Building is taller than 75 feet, however the RMU zoning district also allows buildings up to 125 feet (for residential buildings) when approved through the Conditional Building and Site Design Review (which is not part of this application because the building predates the requirement and presently exists). Steeples, elevator shafts, etc. are not included in the height limit.

The parking structure is in the far northeast corner of the site and is completely hidden from street view by the two wings of the Liberty Uptown Building (with the exception of the parking entry on level one). It has a main entry from **300 East and a secondary entry via an alley and a "cherry stem" of the property to the north** that also accesses 300 East. Therefore if the main entry is closed for any reason, there is a secondary outlet.

The drawings and site plan are included in attachment B

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. Project layout
2. Renovation of the historic structure
3. Mix of housing types
4. Preliminary subdivision
5. Violin school

Issue 1: Project layout

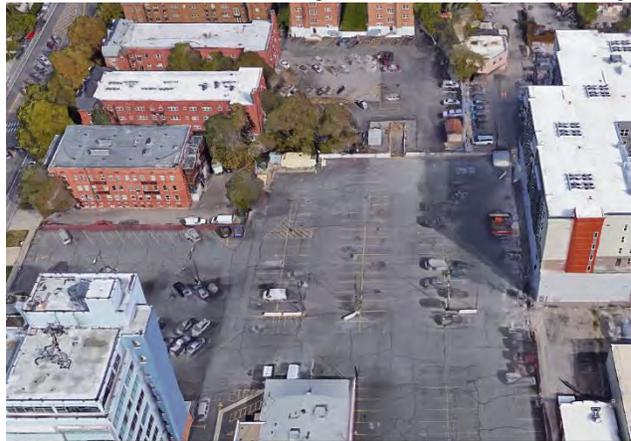
The petitioner is requesting Planned Development approval for the general layout and setback modifications for the proposed development.

The primary issues are multiple buildings on a single site and variations for required setbacks.

- 1) The proposal will have multiple buildings on one overall site and shared parking facilities. The request for approval of the general layout is because the developer wishes to subdivide the site into multiple lots, one of which (the parking structure) will not have frontage on a deeded street. The planned development approval will acknowledge the shared parking and joint operation of the parking structure. The subdivision identifies the individual lots and easements which allow individual ownership of separate buildings, as well as shared ownership of the easements and parking structure.
- 2) The buildings are generally placed within fifteen feet of the property line along the 200 South and 300 East street frontage, consistent with code, but there are two large open areas on 200 South and 300 East that serve as a plaza and parking entry respectively. The RMU requires at least 25 percent of any new building have a maximum setback of 15 feet. The building face of the existing Metropolitan Building (corner structure) is set back 16 feet, but is already in existence. The awnings and other ground level features (planter boxes) are within 15 feet. The Magnolia (300 East) meets this requirement and is setback less than 15 feet from the property line. The Liberty Uptown Building meets the requirement, but has additional setback on portions of the building to accommodate a plaza and potential outdoor dining space that constitute 21.5 percent of the facade. The reason for the maximum setback is to facilitate the urban design concept requiring buildings to respond to the sidewalk and be walkable. The overall development meets this general concept.

The RMU zoning district requires a 25 percent rear yard (30 feet maximum). This project seeks to waive this requirement to achieve a more desirable layout. **There is a “cherry stem” to the rear of** the property that could be argued constitutes the rear yard, however, the rear yard is being discussed as part of the planned development feature rather than rely on an interpretation. By placing the parking structure and the second building of the Liberty Uptown in what would be a required rear yard, the parking is hidden from public view and allows the resulting open space to be moved to the center of the complex, where it may be used more effectively for public purposes.

The land uses adjacent to the rear yard are surface parking lots and the parking structure for an adjacent apartment building (this proposed parking structure abuts their parking structure). Therefore the impacts on adjacent properties by reducing the rear yard are minimal. The adjacent apartment building also has a reduced rear yard, but is setback enough to meet building code requirement for ingresses and egress. The adjacent photo illustrates the rear portion of the lot where the parking structure will be located.



During the public process, two specific concerns were raised regarding the design: The shade on the north side of the Metropolitan Building and the view down the driveway towards the parking entry.

- 1) North side shade: While the plaza on the north side of the Metropolitan Building will have shade most of the year **due to the existing building's height**, there are trees and shrubs that will grow in open-to-the sky shade, and the shade may be advantageous in hot months. There is little that can be done to alter the layout of the existing building and there are numerous other buildings in Salt Lake City with north sides that function well.
- 2) Parking entry: The parking entry is on the ground floor of a five-story building. The four upper floors, above the parking entry, consist of a corridor connecting the two buildings that comprise the Liberty Uptown Apartments. They will not appear as a parking entry, nor expose the parking structure, but will appear as part of the larger building. The ground level parking entry itself is as far back from 300 East and as hidden from pedestrian view as possible. There is a secondary parking entry to **the north via the 'cherry stem' parcel** with access to an alley, which will allow the main parking entry to be closed whenever the plaza space is used for events.

Issue 2: Renovation of the historic structure

The Metropolitan Building is one of only a few major buildings **from the "modern" or "international"** era of **the 1950's and 1960's**. Another building being the First Security/Ken Garff/Washington Mutual building on the southwest corner of 400 South and Main Street.

The Metropolitan Building was originally the Northwest Pipeline headquarters before Northwest moved to Research Park and was then the Public Safety Building until the new Public Safety Building on 500 South 300 East was constructed.

The developer is required to restore the building as part of the sale (from the City to the developer) and they propose to renovate the exterior of the building, provide structural and internal improvements and convert the interior to apartments. Because of the original office use, the floorplates allow for larger apartments than what would normally be expected.

The full National Register of Historic Places Registration Form, providing a detailed history of the building, is included in attachment D.

Issue 3: Mix of housing types

Questions regarding the composition of rental units were raised at the Open House held on September 8, 2017.

The project is primarily residential, but does have retail on the ground level of the buildings facing 200 South.

The Metropolitan (the former Public Safety Building) is proposed to be redeveloped into market rate housing with approximately 73-74 units.

The Liberty Uptown Building (two buildings connected by a corridor) is new construction that will wrap and disguise the parking structure. It has frontage on 200 South with ground level retail and 109 residential units, of which 63 will be market rate and 46 affordable, defined as 25-60 percent of Average Median Income (AMI).

The Magnolia, to be located to the north of the renovated Metropolitan Building on 300 East, is proposed to be supportive housing*. The 65 studio units will be long term housing geared to those who make less than 25 percent of Average Median Income (AMI). They will be offered vouchers from the Housing Authority. Management and case workers will be onsite for the residents and it has been proposed to be operated by the Road Home, which operates similar facilities in Salt Lake City (the Palmer House) and elsewhere. This is long term rental housing and NOT short term or transitional housing.

*The term "Supportive Housing" is an industry term and is not reflected in Salt Lake City legal definitions; where it is merely multi-family residential and not a subcategory.

All of these uses are permitted in the RMU zoning district. The City regulates density, but not ownership (except, for example, the process of subdividing for condominiums or individual lots) or other personal attributes.

Issue 4: Preliminary Subdivision

The site is being subdivided into 5 new lots. The lots will reflect the floorplates of the buildings and common areas to accommodate ownership. The parking structure will have joint ownership/agreement to provide parking for all three residential buildings. Easements are being provided to guarantee access.

The Planning Commission is being asked to approve the general concept (Preliminary Subdivision) but the petitioner will need to record a final plat before taking occupancy.

The preliminary plat is provided in Attachment B

Issue 5: Violin School

There has been a request to provide some physical homage to Peter Prier since the residential complex is taking the name of the Violin School which he founded. There is no direct nexus of these projects other than the name, therefore no recommendation of inclusion is being listed as an element of approval. However, the developers have said that they intend to provide some homage to the Violin School founder as part of their public art.

DISCUSSION:

The site is zoned RMU Residential Mixed-Use. Residential mixed use projects are permitted by right. This project is being reviewed as a Planned Development for two basic reasons:

- 1) Multiple buildings on the site which include restoration of a historic building and using the remainder of the site in a creative manner to accommodate a variety of housing. The restoration of the building has been deemed by the City (Administration and Council) to be significantly important enough that renovation was made a condition of sale of the site.
- 2) Modification of setbacks to create a better product. By essentially moving the rear yard required setbacks to the center of the project, it is able to provide more public space and a usable forecourt. (The rear yard setback in the RMU zoning district is traditionally used to accommodate surface parking, this proposal provides structured parking in what would be the typical rear yard).

The argument for the project is that it provides a wide range of housing, places the parking within a hidden parking structure and moves the open space to a location that may be more publicly used on the site (the center rather than the rear yard).

Arguments that have been raised in opposing the development are related to the accommodation of affordable/low income housing types. However, all of the proposed land uses are allowed by ordinance.

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied, the applicant will still be able to build a structure compliant with the RMU zoning code, including the exact same mix of housing and retail, but will not have the same design flexibility or shared parking across property lines.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: DRAWINGS, ELEVATIONS AND SITE PLAN



APPLICANTS:

COWBOY PARTNERS, L.C.
CONTACT: DAN LOFGREN
6440 WASATCH BLVD E SUITE 100
SALT LAKE CITY, UT 84121
PHONE (801) 424-4400

FORM DEVELOPMENT
CONTACT: CHRIS ZAREK OR KEITH SMITH
12 WEST MARKET STREET, SUITE 290
SALT LAKE CITY, UT 84101
PHONE: (617) 984-9886 (CHRIS)
OR (801) 787-4382 (KEITH)
EMAIL: czarek@formdevelopment.com
OR ksmith@formdevelopment.com

OWNER:

VIOLIN SCHOOL COMMON ASSOCIATES, LLC
CONTACT: DAN LOFGREN
6440 WASATCH BLVD E SUITE 100
SALT LAKE CITY, UT 84121
PHONE (801) 424-4400

PROJECT ADDRESS:

315 EAST 200 SOUTH
SALT LAKE CITY, UTAH 84111

PROJECT DESCRIPTION

Violin School Common will include 3 new residential mixed-use buildings, including The Magnolia, a 65-unit permanent supportive housing building. Further down the resurrected Arnold Place is Liberty Uptown, a mixed-income building with a total of 109 mixed-income apartments wrapping a shared 241-stall parking garage. The historically rehabilitated Northwest Pipeline Building will continue to anchor the neighborhood as The Metropolitan, and its 74 flats will provide Salt Lake City's premiere residential rental experience.

Framed by The Metropolitan and Liberty Uptown, and bordered by 200 South and the mid-block street Arnold Place, Violin School Common provides a space for relaxation and connection. It will be a place of gathering and lingering, with comfortable spaces, flexible seating, landscape features, activating elements and animating uses. It will also be a place of movement and access, as it provides entry to Liberty Uptown, The Metropolitan, their commercial spaces, and the parking garage. School Common also provides access to the midblock walkway at Arnold Place, its open space, The Magnolia and its commercial space.

INDEX OF DRAWINGS

COVER SHEET AND PROJECT INFO	G0.01
SITE INFORMATION	G0.02
ZONING INFORMATION	G0.03
ALTA SURVEY	C.01
PRELIMINARY DRAINAGE PLAN	C.02
PRELIMINARY SUBDIVISION PLAT	C.03
SITE PLAN	A1.01
THE METROPOLITAN FLOOR PLANS	A1.02
LIBERTY UPTOWN FLOOR PLANS	A1.03
THE MAGNOLIA FLOOR PLANS	A1.04
THE MAGNOLIA FLOOR PLANS	A1.05
LANDSCAPE PLAN	A1.06
ELEVATION/MATERIAL DETAIL	A2.01
ELEVATION/MATERIAL DETAIL	A2.02
CIRCULATION DIAGRAM/PARKING	A4.01
STATEMENT OF OPEN SPACE	A4.02
STATEMENT OF GENERAL PLAN	A4.03
STATEMENT OF COMPATIBILITY	A4.04
RENDERINGS	A9.01
RENDERINGS	A9.02



COWBOY PARTNERS
6440 WASATCH BOULEVARD E SUITE 100
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T. 801.424.4400
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12 W. MARKET STREET, #290
SALT LAKE CITY, UT 84101
C. 801.787.4382
C. 617.984.9886
www.formdevelopment.com

CONSULTANTS

Architect: Doug Thimm, David Abraham
Landscape Architect: Adam Castor
Architectural Nexus
2505 Parleys Way
Salt Lake City, Utah 84109
(801) 924-5000

Civil Engineer: Ted Didas
McNeil Engineering
8610 South Sandy Parkway, Suite 200
Sandy, Utah 84070
(801) 255-7700

COVER SHEET
VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

REVISIONS

DATE	DESCRIPTION
5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
PLANNED DEVELOPMENT SUBMITAL

NOT FOR CONSTRUCTION

SIGNATURE PANEL

G0.01

ZONING INFORMATION

JACQUELINE M. BISKUPSKI
Mayor

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
PLANNING DIVISION

September 20, 2016

Mr. Chris Zarek
Form Development
12 W. Market Street, Ste. 290
Salt Lake City, UT 84101

Re: The Liberty Uptown – Violin School Common (Northwest Pipeline Building Site)
315 – 325 East 200 South
Salt Lake City, UT

Dear Chris:

You have requested confirmation of the following zoning information for the proposed project noted above:

- Zoning
 - The property located at 315 – 325 E 200 South is zoned Residential – Mixed Use (R-MU). See Salt Lake City Zoning Ordinance section 21A.24.170 - http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49072#5928535
 - The property is also located in the Groundwater Source Protection Overlay District. See Salt Lake City Zoning Ordinance section 21A.34.060 http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#5928580
- Permitted and Conditional Land Uses
 - The Table of Permitted and Conditional Land Uses for residential districts, including the R-MU is found in the Salt Lake City Zoning Ordinance section 21A.33.020 http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=84223#1122235
 - Multi-family Dwellings (Apartments) are allowed as a permitted land use
 - Mixed-use Developments are allowed as a permitted land use
 - Restaurants are allowed as a permitted land use
 - Accessory commercial uses such as a leasing office are allowed as a permitted land use. Please note that medical and dental offices are not a permitted use in the R-MU.
 - Accessory Parking Structures. On-site parking is required for land uses in the R-MU district. The Table of Permitted and Conditional Uses for Residential Districts does not list off-site parking as an allowed use. However, the Planning Commission could approve the construction of a parking structure that accommodates shared parking for all of the land uses within a coordinated development site through the Planned Development process subject to the provisions of Zoning Ordinance sections 21A.55 Planned Developments http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=61909.

451 SOUTH STATE STREET, ROOM 404
P.O. Box 145480, SALT LAKE CITY, UTAH 84114-5480

WWW.SLCGOV.COM
TEL: 801-535-7757 FAX: 801-535-6174

- Building Height
 - The R-MU district includes the following standards for building height:
 - 21A.24.017.
 - F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the conditional building and site design review process and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone of the height map of the east downtown master plan.
- Maximum height for nonresidential buildings: Forty five feet (45').
 - Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.

While Liberty Uptown has not been submitted for permitting or any process at this time, the property is properly zoned for a proposed project with aspects similar to those proposed at Liberty Uptown: residential and commercial mixed use, a building height of less than 75'. Some aspects of the proposed project, such as rear setbacks of less than 25%, off-site parking in a shared parking structure on an adjacent parcel, and meeting the open space requirement through shared open space could be accommodated through a Planning Commission approval of a coordinated development site called a Planned Development.

Planned developments, which meet the intent of the ordinance, but not the specific design criteria, may be approved by the planning commission pursuant to the provisions of chapter 21A.55 of the Ordinance. 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: combination and coordination of architectural styles, building forms, building materials, and building relationships; use of design, landscape, or architectural features to create a pleasing environment; and inclusion of special development amenities that are in the interest of the general public. There is no minimum size for a Planned Development in the R-MU zone.

Planned Developments require a submission of materials to the Planning Department, a review by the Planning Director for completeness, followed by consideration of those materials by the Planning Commission. 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. The process requires one public meeting with the Planning Commission, and generally takes 2-3 months.

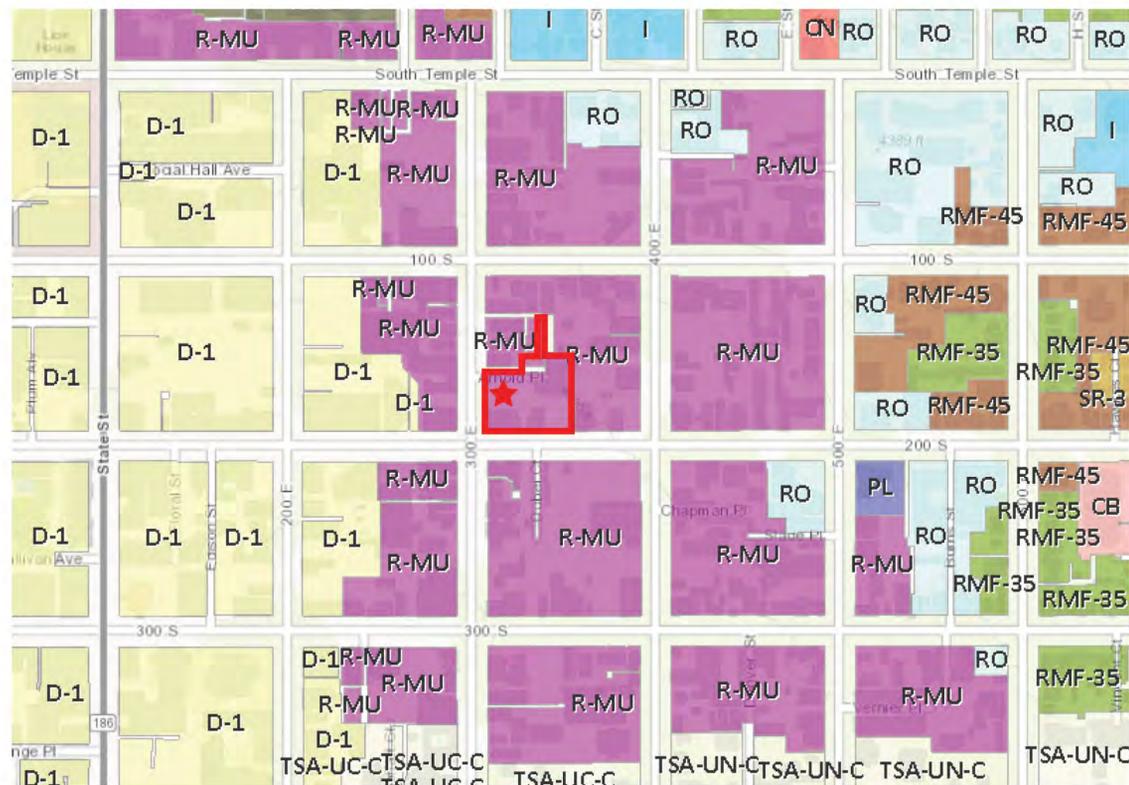
I hope that this information is helpful to you. Please contact me if you have any questions.

Sincerely,



Joel Paterson, AICP
Zoning Administrator
Salt Lake City Planning Division

ZONING MAP



CURRENT USE

USE
CURRENTLY, THE PROPERTY AND ITS BUILDINGS ARE VACANT. THE PREVIOUS USE WAS GOVERNMENTAL FACILITY/OFFICE, AND PRIOR TO THAT USE, OFFICE.

COMMUNITY COUNCIL MEETING



Mr. Lofgren,

The Central City Neighborhood Council has been very pleased with the level of engagement we've seen from Cowboy Partners on the Violin School Commons development. We appreciate that you and a number of your staff have attended several of our general membership meetings to give presentations and updates on this project.

These presentations have been well-received, we have had our questions answered, and any potential issues have been satisfactorily addressed. Further, you've made it clear you're happy to attend any future meetings, and to continue to engage with us on this development. Our executive board expresses its thanks for this continued engagement, which we recognize is far beyond what is required by statute.

We appreciate this level of engagement, and we look forward to continue working with Cowboy Partners on this planned development as it moves forward.



Michael Iverson
Central City Neighborhood Council
05/04/17



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Sandy, Utah 84070
(801) 255-7700

ZONING INFORMATION

VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

REVISIONS

DATE	DESCRIPTION
5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
PLANNED DEVELOPMENT SUBMITTAL

NOT FOR CONSTRUCTION

G0.03

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA" SURVEY ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°02'38" WEST ALONG THE MONUMENT LINE OF 300 EAST STREET, BETWEEN TWO BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTIONS OF 300 EAST & 200 SOUTH STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER THE SUPPLIED TITLE REPORT DESCRIPTION, ADJOINING DEEDS, SALT LAKE CITY ATLAS PLAT FOR BLOCK 50 AND A SURVEY PREPARED BY BINGHAM ENGINEERING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS 887-11-0335.

GENERAL NOTES

1. MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS HAVE NOT BEEN SET AT THIS TIME.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
6. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
7. SITE BENCHMARK #1169, 200 SOUTH STREET AND 300 EAST STREET SOUTHEAST CORNER OF INTERSECTION, 4.2± SOUTH AND 6.2± EAST FROM CENTER OF INTERSECTION, 1" COPPER DISK IN TOP OF CONCRETE CURB 20" EAST OF CURB RETURN. ELEVATION = 4289.01' (NAVD 88)

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- POLE POWER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL VALVE
- AIR CONDITIONING UNIT
- TRAFFIC SIGNAL BOX
- COMMUNICATION BOX
- SIGN

DESCRIPTION PER TITLE REPORT

COMMENCING 37.5 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 50, PLAT B, SALT LAKE CITY SURVEY, THENCE SOUTH 54.9 FEET; THENCE WEST 37.5 FEET; THENCE NORTH 28.4 FEET; THENCE EAST 154.5 FEET; THENCE SOUTH 17.1 FEET; THENCE EAST 8.9 FEET; THENCE NORTH 10.4 FEET; THENCE SOUTH 2.5 FEET; THENCE SOUTH 10 FEET; THENCE EAST 78.75 FEET; THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ANY RIGHTS OF WAY AND EASEMENTS WHICH MAY EXIST IN, ON, UNDER OR OVER THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN VACATED PORTIONS OF 2ND SOUTH AND 3RD EAST STREETS.

TOGETHER WITH ALL THE RIGHTS OF WAY APPURTENANT TO SAID PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 BEGINNING AT A POINT BEING SOUTH 89°58'28" WEST 6.00 FEET SOUTH 0°02'38" EAST 60.02 FEET FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE NORTHERLY LINE OF ARNOLD PLACE NORTH 89°58'29" EAST 154.75 FEET; THENCE SOUTH 0°02'38" EAST 11.50 FEET TO THE CENTERLINE OF ARNOLD PLACE; THENCE ALONG SAID CENTERLINE SOUTH 89°58'29" WEST 154.75 FEET TO SAID EASTERLY RIGHT-OF-WAY OF 300 EAST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°02'38" WEST 11.50 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT BEING NORTH 89°58'34" EAST 37.56 FEET AND SOUTH 0°02'38" EAST 5.5 FEET FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 0°02'38" WEST 158.94 FEET; THENCE SOUTH 89°58'31" WEST 40.06 FEET; THENCE NORTH 0°02'38" WEST 12.00 FEET TO SAID EASTERLY RIGHT-OF-WAY OF LOT 2, IN SAID BLOCK 50, PLAT "B"; THENCE ALONG SAID NORTHERLY LOT LINE NORTH 89°58'31" EAST 2.50 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK 50, PLAT "B"; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 89°58'31" EAST 37.56 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 1 NORTH 0°02'38" WEST 19.0 FEET; THENCE NORTH 89°58'31" EAST 10.00 FEET; THENCE SOUTH 0°02'38" WEST 190.04 FEET TO THE NORTHERLY LINE OF 200 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°58'34" WEST 10.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT BEING NORTH 89°58'28" EAST 138.22 FEET FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING ON THE NORTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID NORTHERLY LINE OF LOT 3 NORTH 89°58'29" EAST 16.53 FEET; THENCE ALONG SAID NORTHERLY LINE OF LOT 3 SOUTH 0°02'38" WEST 83.02 FEET; THENCE SOUTH 89°58'28" WEST 16.53 FEET; THENCE NORTH 0°02'38" WEST 83.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY:
 BEGINNING AT A POINT BEING NORTH 0°02'38" WEST 155.04 FEET AND SOUTH 89°58'29" WEST 6.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°58'29" EAST 171.27 FEET; THENCE SOUTH 0°02'38" EAST 0.50 FEET; THENCE NORTH 89°58'29" EAST 82.83 FEET; THENCE SOUTH 0°02'38" EAST 148.34 FEET; THENCE NORTH 89°58'28" EAST 41.31 FEET; THENCE NORTH 0°02'38" WEST 171.04 FEET TO A POINT 6.00 FEET NORTH OF THE NORTHERLY LINE OF LOT 4, IN SAID BLOCK 50, PLAT "B"; THENCE SOUTH 89°58'29" WEST 295.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 0°02'38" EAST 16.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY:
 BEGINNING AT A POINT BEING SOUTH 89°58'29" WEST 6.00 FEET AND SOUTH 0°02'38" EAST 71.52 FEET FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 300 EAST STREET AND THE CENTERLINE OF ARNOLD PLACE; THENCE ALONG SAID CENTERLINE NORTH 89°58'29" EAST 154.75 FEET; THENCE SOUTH 0°02'38" EAST 11.50 FEET; THENCE SOUTH 89°58'29" WEST 154.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTH 0°02'38" WEST 11.50 FEET TO THE POINT OF BEGINNING.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1230565 IN BOOK 828 AT PAGE 345 OF OFFICIAL RECORDS, (SHOWN HEREON, NO WIDTH SPECIFIED).

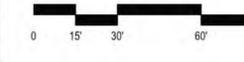
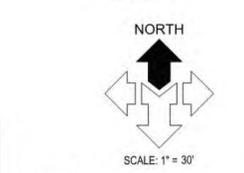
SCHEDULE B-2 EXCEPTIONS

- 1. RIGHT OF WAY AS CREATED IN THOSE WARRANTY DEEDS RECORDED ON APRIL 12, 1909 AS ENTRY NO. 24758 IN BOOK 5-D AT PAGE 121, AND ON SEPTEMBER 14, 1911, AS ENTRY NO. 28474 IN BOOK 8-Y AT PAGE 39 OF THE OFFICIAL RECORDS (SHOWN HEREON).
- 2. RIGHT OF WAY GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH RECORDED JANUARY 11, 1951 AS ENTRY NO. 1230565 IN BOOK 828 AT PAGE 345 OF OFFICIAL RECORDS, (SHOWN HEREON, NO WIDTH SPECIFIED).
- 3. RIGHT OF WAY GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH RECORDED JANUARY 11, 1951 AS ENTRY NO. 1230567 IN BOOK 828 AT PAGE 347 OF OFFICIAL RECORDS, (SHOWN HEREON, NO WIDTH SPECIFIED).
- 4. RIGHT OF WAY GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH RECORDED JANUARY 11, 1951 AS ENTRY NO. 1230568 IN BOOK 828 AT PAGE 348 OF OFFICIAL RECORDS, (SHOWN HEREON, NO WIDTH SPECIFIED).
- 5. RIGHT OF WAY GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH RECORDED JANUARY 11, 1951 AS ENTRY NO. 1230569 IN BOOK 828 AT PAGE 349 OF OFFICIAL RECORDS, (SHOWN HEREON, NO WIDTH SPECIFIED).
- 6. AN ORDINANCE VACATING PORTION OF 2ND SOUTH STREET BETWEEN 3RD AND 4TH EAST STREET BETWEEN 1ST AND 2ND SOUTH STREETS ADJACENT TO BLOCK 50 PLAT "B" SALT LAKE CITY SURVEY, RECORDED APRIL 30, 1967 AS ENTRY NO. 1538607 IN BOOK 1409 AT PAGE 207 OF OFFICIAL RECORDS.
- 7. ORDINANCE AMENDING ORDINANCE RECORDED NOVEMBER 15, 1967 AS ENTRY NO. 1566408 IN BOOK 1460 AT PAGE 333 OF OFFICIAL RECORDS, (SHOWN HEREON).
- 8. EASEMENT AGREEMENT BY AND BETWEEN SALT LAKE CITY CORPORATION AND DWEST CORPORATION, A COLORADO CORPORATION RECORDED DECEMBER 19, 2007 AS ENTRY NO. 10303495 IN BOOK 9549 AT PAGE 7756 OF OFFICIAL RECORDS, (SHOWN HEREON).
- 9. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION RECORDED MAY 1, 2008 AS ENTRY NO. 10454807 IN BOOK 9601 AT PAGE 7707 OF OFFICIAL RECORDS, (SHOWN HEREON).
- 10. EASEMENT AGREEMENT BY AND BETWEEN SALT LAKE CITY CORPORATION AND DWEST CORPORATION, A COLORADO CORPORATION RECORDED JULY 29, 2008 AS ENTRY NO. 10486814 IN BOOK 9630 AT PAGE 1917 OF OFFICIAL RECORDS.
- 11. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION RECORDED OCTOBER 24, 2012 AS ENTRY NO. 11501932 IN BOOK 10071 AT PAGE 254 OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEY LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 6, 2016.
 DATE OF PLAT OR MAP: JULY 6, 2016

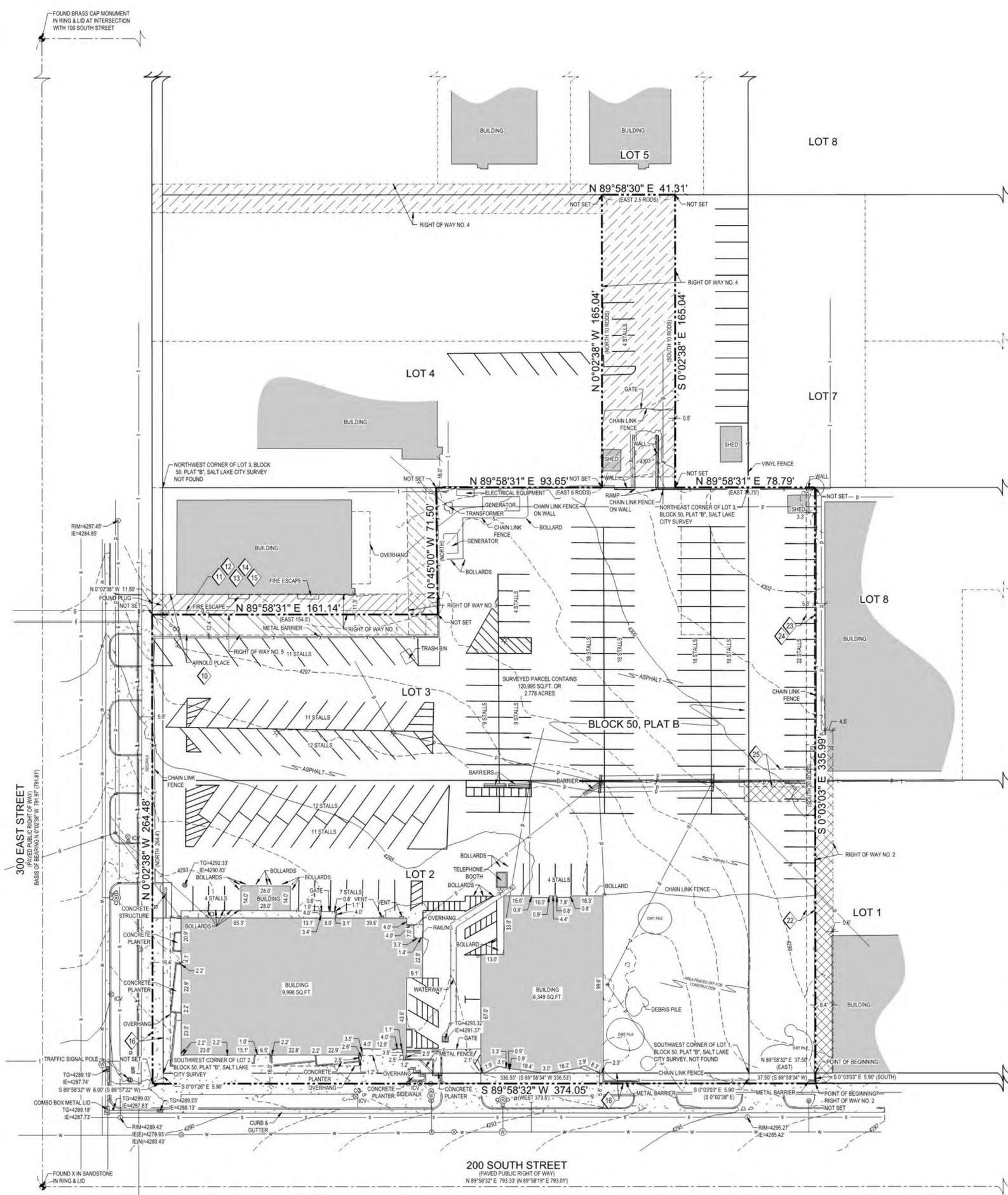
DAVID B. DRAPER
 LICENSE NO. 8861599



VICINITY MAP
 SCALE: N.T.S.



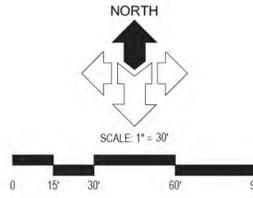
UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	PAUL CABBRI	801-401-3341	NOT RECEIVED
CENTURYLINK	ARLENE DENNEY	801-974-8130	SHOWN
MCLEOD USA	BARAK PRINGLE	801-478-5501	NOT RECEIVED
QUESTAR GAS COMPANY	SL MAPPING DEPARTMENT	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	503-813-6993	SHOWN
SLC PUBLIC UTILITIES	DAWN BEHUNIN	801-483-8834	SHOWN
ZAYO FIBER SOLUTIONS	RYAN FINCH	801-636-5350	NOT RECEIVED



FOUND BRASS CAP MONUMENT IN RING & LID AT INTERSECTION WITH 100 SOUTH STREET
 FOUND BRASS CAP MONUMENT IN RING & LID AT INTERSECTION WITH 400 EAST STREET
 FOUND X IN SANDSTONE IN RING & LID
 FOUND BRASS CAP MONUMENT IN RING & LID AT INTERSECTION WITH 400 EAST STREET

SUBDIVISION NAME

NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



- LEGEND**
- SUBDIVISION BOUNDARY
 - MONUMENT LINE/CENTER LINE OF ROAD
 - LOT LINE
 - EASEMENT LINE
 - EXISTING FIRE HYDRANT
 - SET REBAR & CAP OR NAIL & WASHER STAMPED MCNEIL ENG OR BRASS PLUG



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

SUBDIVISION NAME

BOUNDARY DESCRIPTION

BEGINNING AT THE ... TO THE POINT OF BEGINNING, TAX PARCEL ID: _____, CONTAINS ... SQ. FT. OR ... ACRES.

DAVID B. DRAPER, L.S. LICENSE NO. 6881599

OWNER'S DEDICATION

THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS GATEWAY LOT 6 AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

OWNERS INFORMATION
 BY: _____
 NAME: _____
 TITLE: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE, S.S.
 ON THE ____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM/HER ON BEHALF OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____ (PRINT NAME)
 A NOTARY PUBLIC COMMISSIONED IN UTAH

SUBDIVISION NAME

NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, UTAH

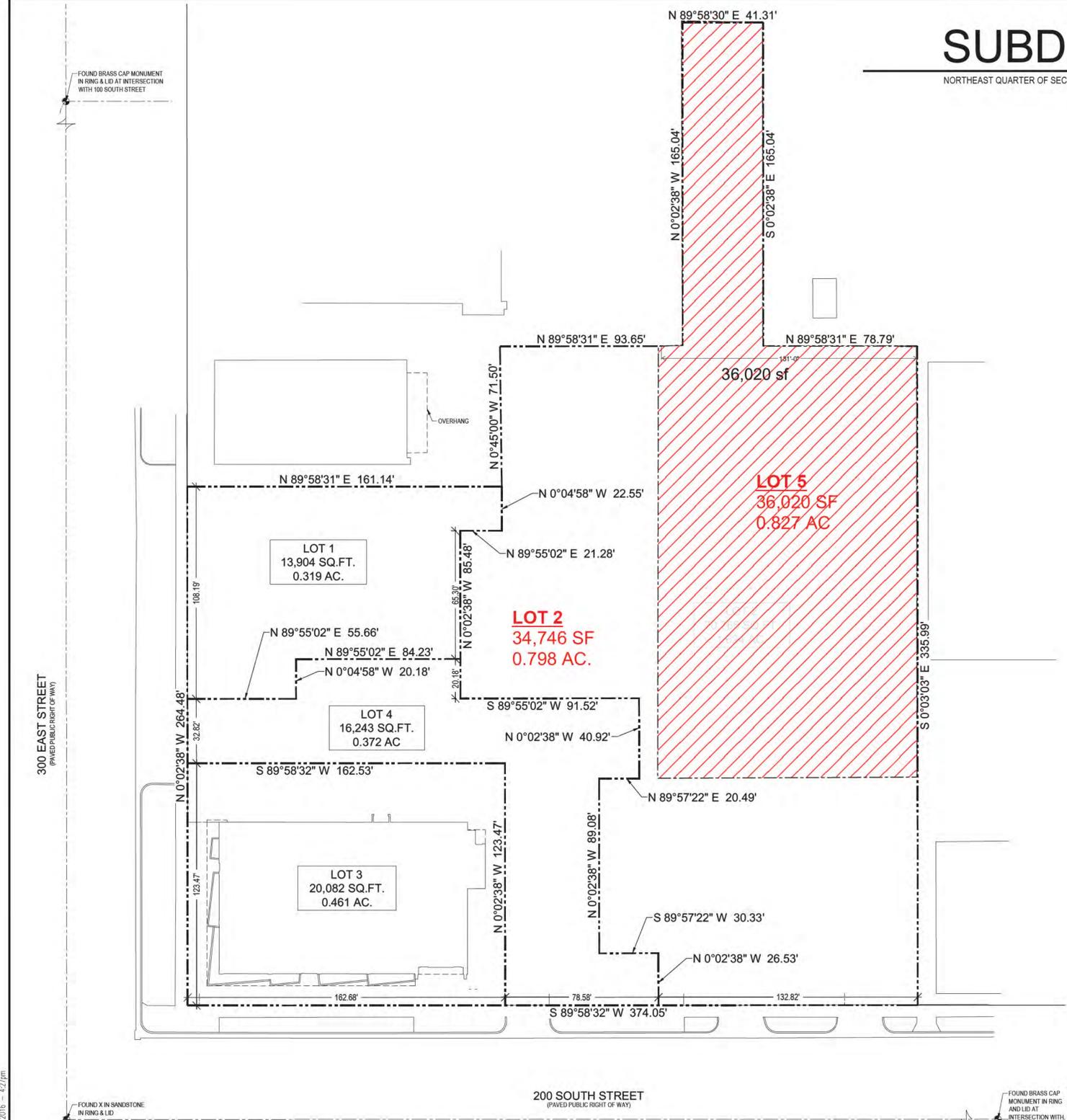
PREPARED BY

McNEIL ENGINEERINGTM
 Economic and Sustainable Design, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE, S.S.
 ON THE ____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM ON BEHALF OF THE _____

COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____ (PRINT NAME)
 A NOTARY PUBLIC COMMISSIONED IN UTAH



CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.

CITY ENGINEER _____ DATE _____
 CITY SURVEYOR _____ DATE _____

CITY OF PUBLIC UTILITIES DEPT.

APPROVED APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ A.D. 2016.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____ DATE _____

BUILDING SERVICES

APPROVED THIS _____ DAY OF _____ A.D. 2016.

_____ DATE _____

NUMBER _____
 ACCOUNT _____
 SHEET 1 OF 1
 SHEETS

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 2016.

SALT LAKE VALLEY HEALTH DEPARTMENT _____

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____ A.D. 2016, BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2016.

SALT LAKE CITY ATTORNEY _____

CITY MAYOR

PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____ A.D. 2016, AND IS HEREBY APPROVED.

SALT LAKE CITY MAYOR _____
 SALT LAKE CITY RECORDER _____

SALT LAKE COUNTY RECORDER

RECORD NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE \$ _____
 SALT LAKE COUNTY RECORDER _____

NUMBER _____
 ACCOUNT _____
 SHEET 1 OF 1
 SHEETS

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PRELIMINARY SUBDIVISION PLAT
VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

REVISIONS

5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
 PLANNED DEVELOPMENT SUBMITTAL

NOT FOR CONSTRUCTION

C.03

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- KEYNOTES:**
- 1 PUBLIC PLAZA
 - 2 PLAZA MONUMENT SIGN
 - 3 RAISED PLANTER
 - 4 CONCRETE BENCH
 - 5 STEEL PERGOLA STRUCTURE
 - 6 WATER FEATURE
 - 7 OUTDOOR DINING FURNITURE
 - 8 FIXED CONCRETE TABLE
 - 9 MOVABLE ADIRONDACK CHAIRS
 - 10 FIXED CONCRETE BENCH
 - 11 EXTERIOR COURTYARD
 - 12 OVERHEAD BUILDING CANOPY
 - 13 INTERIOR COURTYARD
 - 14 PRIVATE INTERIOR COURTYARD
 - 15 GROUND PLANE PLANTER AREA
 - 16 FIRE PIT FEATURE
 - 17 26' INTERIOR STREET
 - 18 PARKING AREA
 - 19 EXISTING PLANTER AREA
 - 20 EXISTING PUBLIC SIDEWALK
 - 21 TRACTION POWER SUBSTATION
 - 22 EXISTING LANDSCAPE PARKSTRIP

Violin School Common Land Area Ratio	
Lot Area	Ratio
Lot 1 - The Magnolia	13,904 / 11%
Lot 2 - Liberty Uptown	18,750 / 20%
Lot 3 - The Metropolitan	20,000 / 17%
Lot 4 - Common Open Space	18,212 / 37%
Lot 5 - Parking Structure	85,000 / 0%



SITE PLAN
VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

REVISIONS

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A1.01

ENLARGED SITE PLAN, GROUND PLANE PLAN AND TYPICAL FLOOR PLANS

THE METROPOLITAN

The historically-rehabilitated Northwest Pipeline Building will continue to anchor the neighborhood as The Metropolitan, and its 74 flats will provide Salt Lake City's premiere residential rental experience. The Metropolitan is listed on the National Historic Register as the Northwest Pipeline Building, and will be rehabilitated according to the standards of the Secretary of the Interior. The existing structure is Type I Construction.

Metropolitan Assumed Area Breakdown			
Typical Floor	10,039	7	70,273
9th floor			4,145
Upper Penthouse			1,423
			75,841

Violin School Common - The Metropolitan June 23, 2016					
Unit Type	Number of Units	Area Per Unit	Net Area of Unit Type	Ratio of Unit Type	Gross Area
Studio	7	438	3,066	9%	
Studio	8	565	4,520	11%	
Total Studios	15		7,586	20%	
One Bedroom small	8	636	5,088	11%	
One Bedroom Large	14	1,094	15,316	93%	
One Bedroom/Den	22	1,094	24,068	30%	
Total One Bedrooms	44		44,472	59%	
Two Bedrooms	15	1,116	16,740	20%	
Total Two Bedrooms	15		16,740	20%	
Total Residential (Gross Area is footprint)	74		68,798		75,841
Ground Floor Footprint (Non Residential)	5418 SF commercial + 4,557 SF Amenity/Lobby/Floor Openings				9,975
Basement (Non Residential)					14,533
Upper Penthouse (Use TBD)					1,423
Gross Area of Building					101,772
Parking Stalls	Included with Mixed Income parking above				

Please be aware that the areas for the Metropolitan were generated using somewhat legible written dimensions along with scaled interpretation of hand drawn/scanned drawings generated in the 1950's.

The Metropolitan



Ground Plane Plan



Typical Floor Plan



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BUILDING PLANS - THE METROPOLITAN

VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

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ENLARGED SITE PLAN, GROUND PLANE PLAN AND TYPICAL FLOOR PLANS

LIBERTY UPTOWN

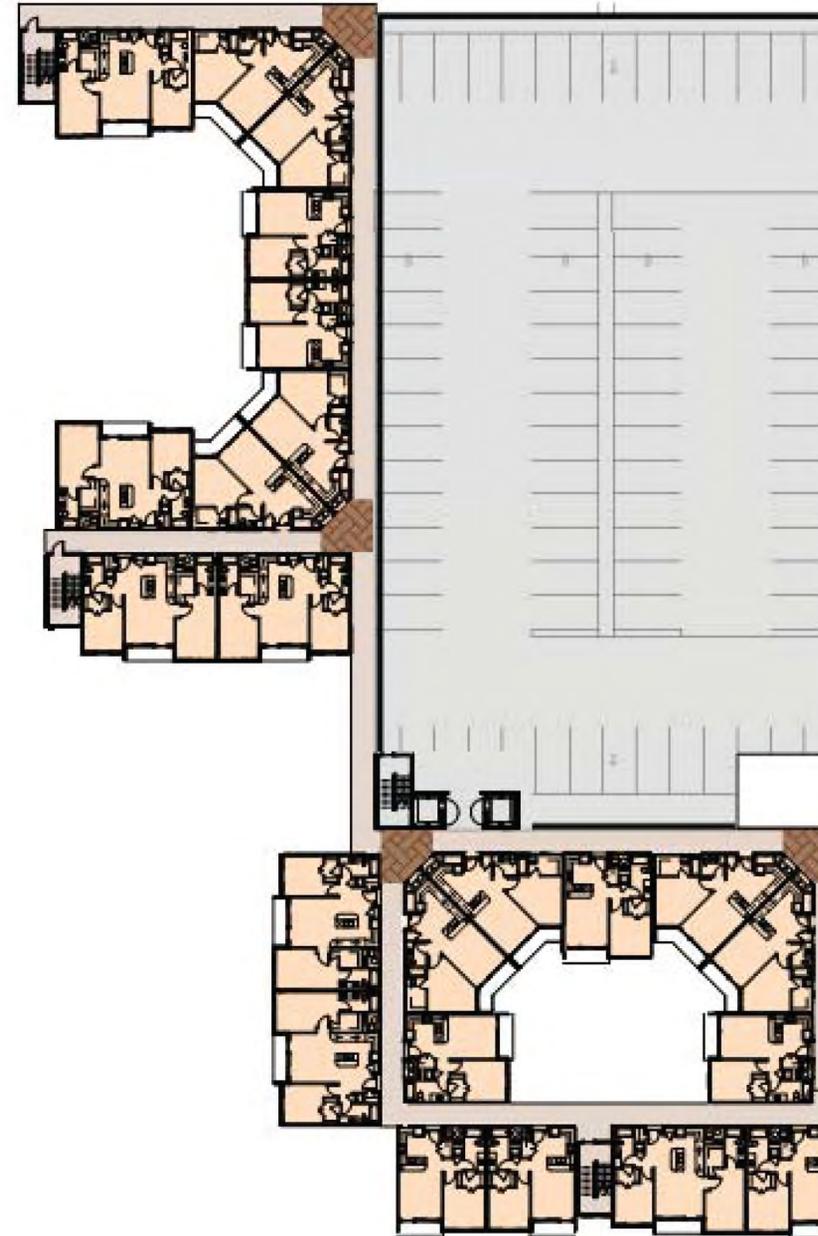
Liberty Uptown is a 109-unit mixed-income residential building wrapping a 241-stall parking garage to be shared by Liberty Uptown, The Metropolitan, and their associated commercial spaces. Liberty Uptown will feature 46 units affordable to individuals and families with incomes from 25% to 60% of the Area Median Income (AMI). Liberty Uptown will be Type III construction.

Liberty Uptown



Ground Plane Plan

Violin School Common - Liberty Uptown June 23, 2016					
Unit Type	Number of Units	Area Per Unit	Net Area of Unit Type	Ratio of Unit Type	Gross Area
One Bedroom	70	700	49,000	64%	
Total One Bedrooms			49,000		
Two Bedroom	30	1000	30,000	28%	
Total Two Bedrooms			30,000		
TH - Townhome(s)	9	1,200	10,800	8%	
Total Townhomes			10,800		
Total Residential	109		89,800	100%	
Commercial/Leasing (Ground Floor)			2260 SF Commercial + 2593 SF Amenity/Leasing		4,853
Gross Area of Residential					115,128
Parking Stalls Residential	241		1.32/unit (1 stall per unit)		
Parking Stalls Commercial	45		4/1000 for commercial + 10 leasing stalls		



Typical Floor Plan



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BUILDING PLANS - LIBERTY UPTOWN

VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

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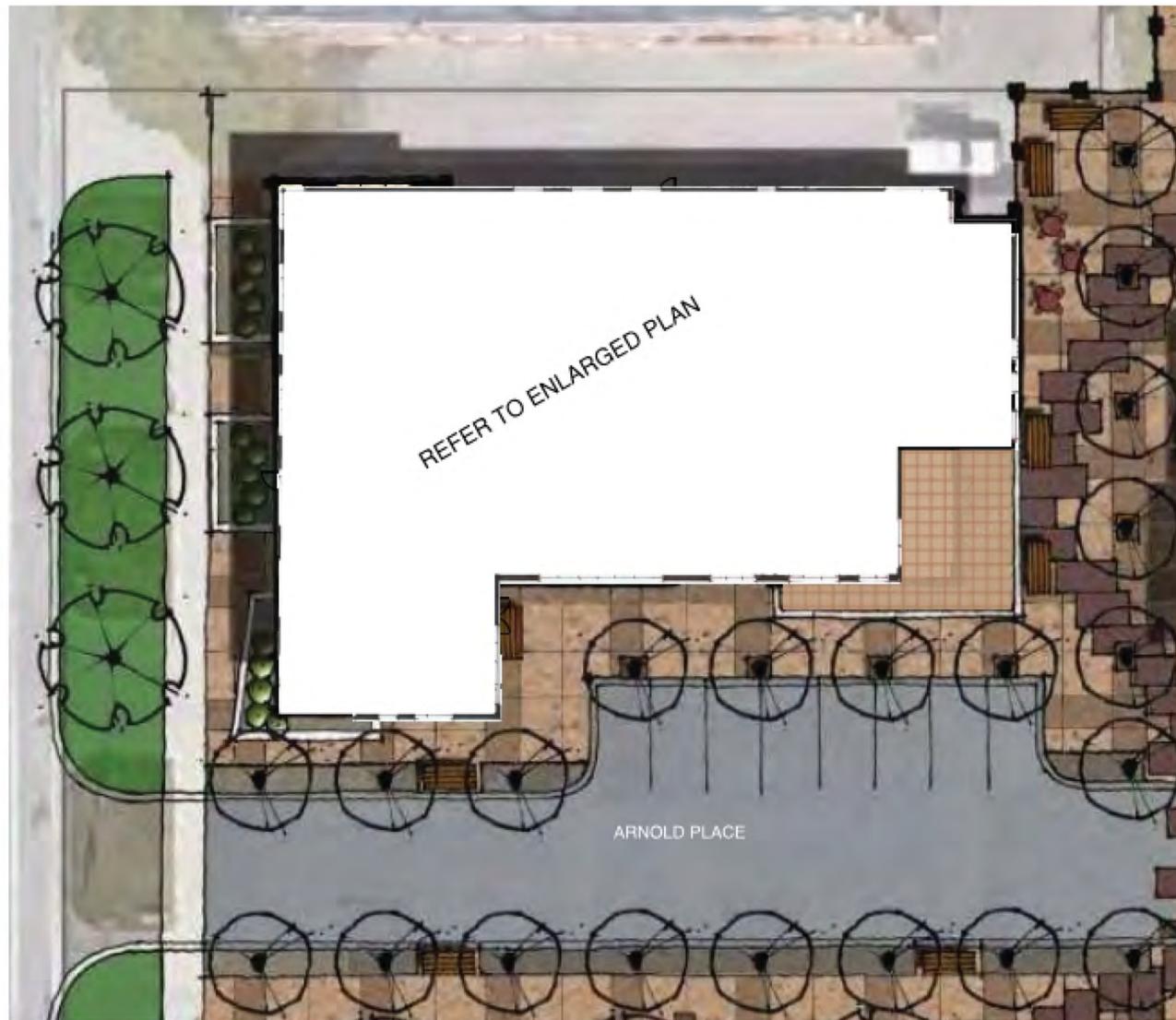
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ENLARGED SITE PLAN AND TYPICAL FLOOR PLAN

THE MAGNOLIA

The Magnolia will be a residential building with 65 studios of permanent supportive housing. The first floor uses will include street commercial space meant for a neighborhood retail social enterprise, as well as amenity and service spaces for the tenants of the building. The Magnolia will be a six-story, Type III construction building.

The Magnolia



Ground Plane Plan

Violin School Common - The Magnolia June 23, 2016					
Unit Type	Number of Units	Area Per Unit	Net Area of Unit Type	Ratio of Unit Type	Gross Area
Studio	65	370	24,050	100%	
Total Studios			24,050		
Total	65		24,050	100%	
Ground Floor (Non Residential)			Common Area		7,500
Gross Area of Residential					37,500
Parking for Housing					8 surface stalls



Typical Floor Plan



BUILDING PLANS - THE MAGNOLIA

VIOLIN SCHOOL COMMON
 SALT LAKE CITY, UT

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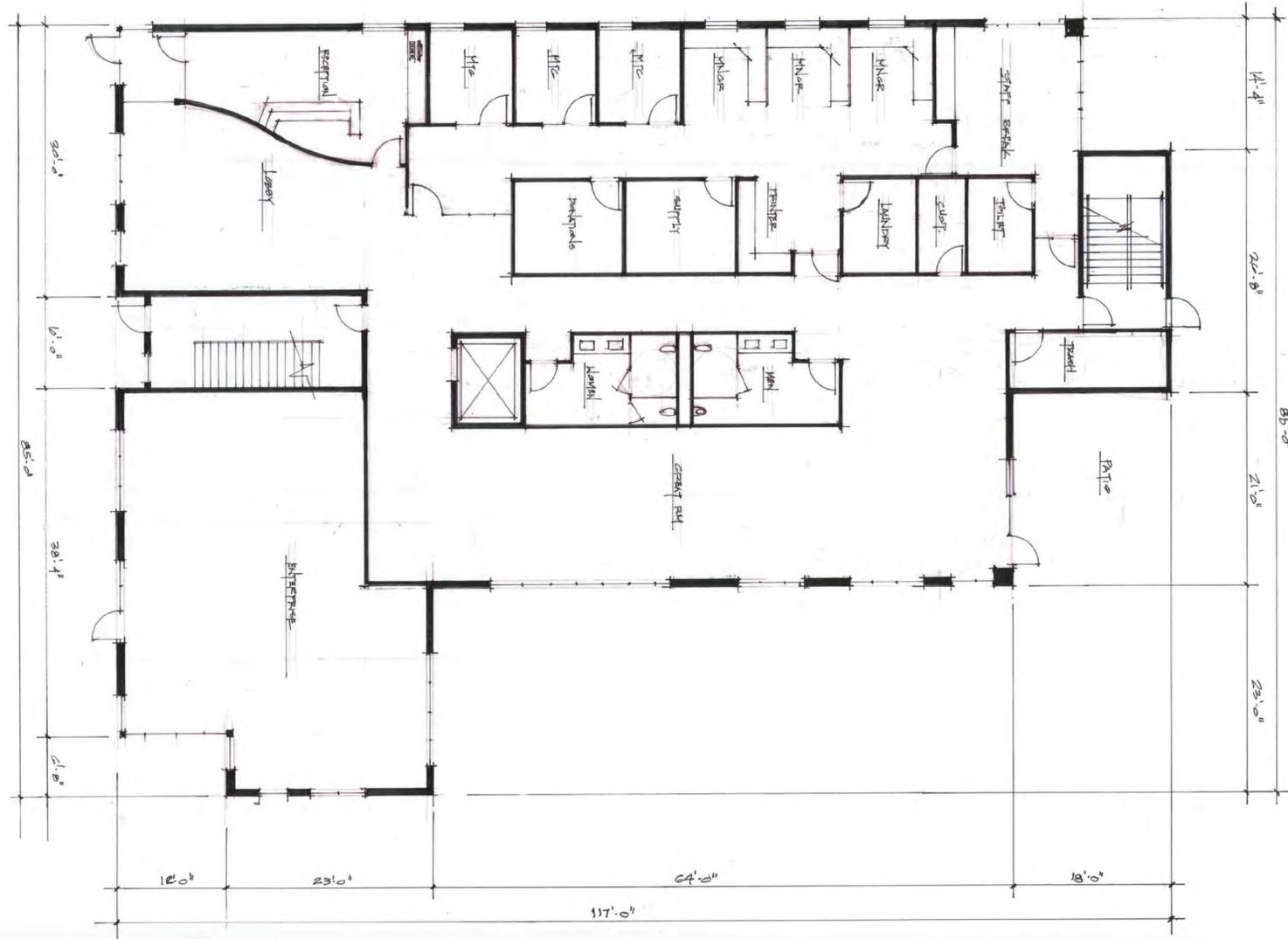
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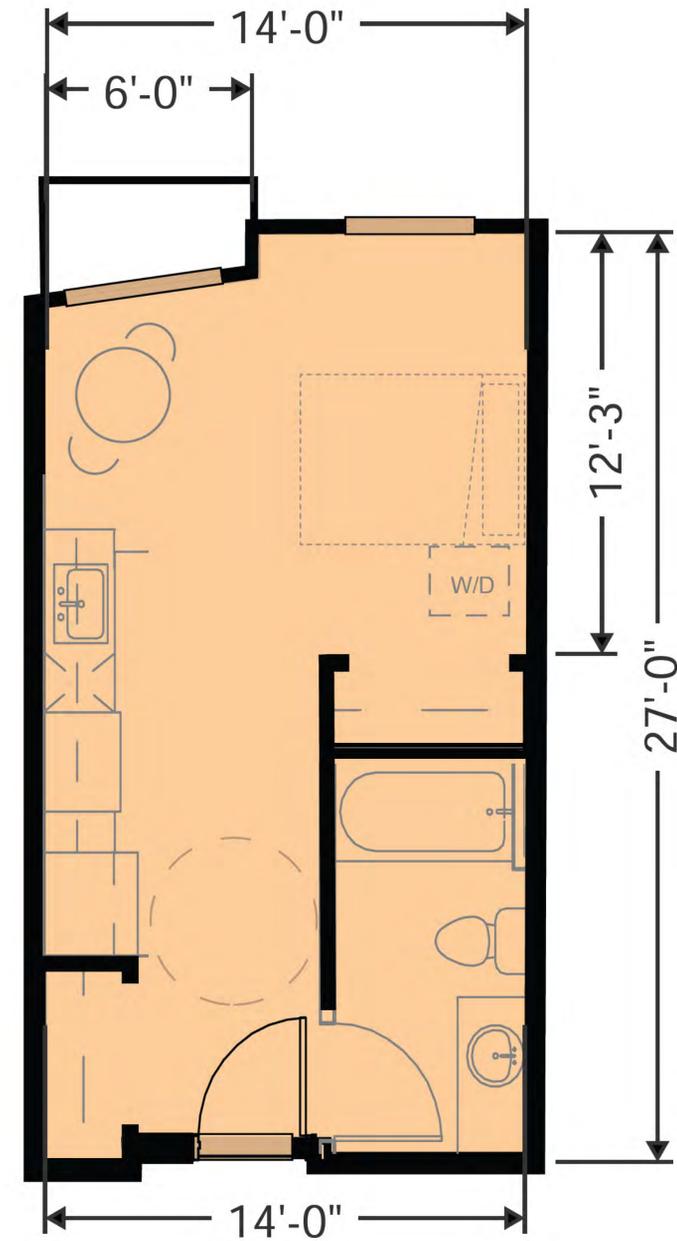


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GROUND PLANE PLAN



TYPICAL UNIT PLAN



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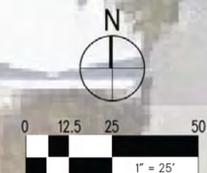
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DATE	DESCRIPTION
5/25/2017	PLANNED DEVELOPMENT SET



ELEVATION AND NEW CONSTRUCTION MATERIAL PALETTE

Liberty Uptown



MATERIAL PALETTE

- Board Formed Concrete
- Metal Panel
- Cementitious Siding
- Metal Panel
- Wood Siding



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SOUTH ELEVATION AND MATERIAL PALETTE

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A2.01

ELEVATION AND NEW CONSTRUCTION MATERIAL PALETTE

The Magnolia



MATERIAL PALETTE

- Brick
- Metal Panel
- Cementitious Siding
- Metal Handrail
- Steel Canopies



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WEST ELEVATION AND MATERIAL PALETTE

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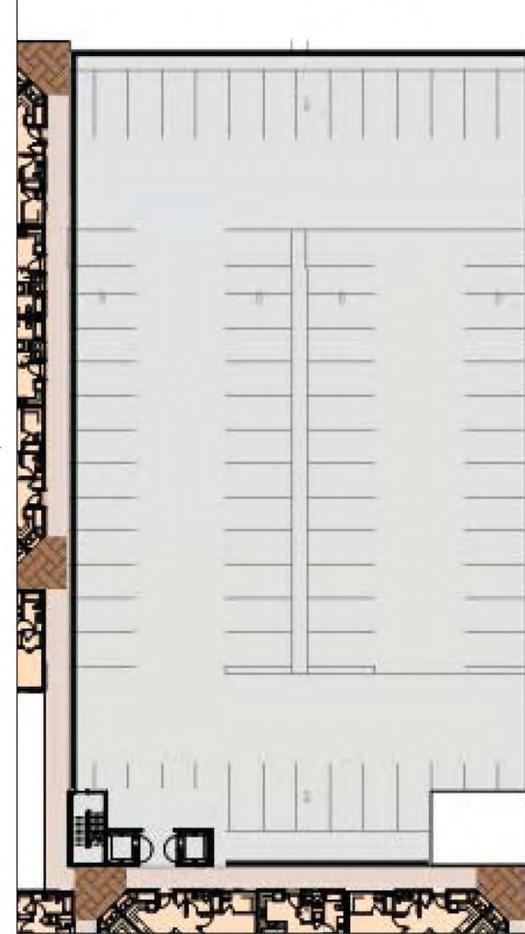
A2.02

CIRCULATION DIAGRAM



- ➔ Vehicular Access
- ➔ Pedestrian Access
- ■ ■ ■ Potential Mid-Block Connections (Easements and Improvements by others)

TYPICAL PARKING FLOOR PLATE



PARKING ANALYSIS AND ALLOCATION TABLES

Parking per R-MU Zoning (September 26, 2016)						
Minimum stalls						
	Units	Stalls/Unit	Commercial Space	Stalls @ 2 stalls/1,000 sf	Minimum Stalls Required	
Liberty Uptown	109	0.5	55	4853	10	64
The Metropolitan	74	0.5	37	9975	20	57
The Magnolia	65	0.5	33	7500	15	48
			124		45	169
Maximum stalls Per Base Code *						
	Units	Stalls/Unit	Commercial Space	Stalls @ 2 stalls/1,000 sf	Maximum Stalls Allowed with 25% increase	
Liberty Uptown	109	0.5	55	4853	10	80
The Metropolitan	74	0.5	37	9975	20	71
The Magnolia	65	0.5	33	7500	15	59
			124		45	211
Maximum stalls with Transportation Demand Management						
	Units	Stalls/Unit	Commercial Space	Stalls @ 2 stalls/1,000 sf	Maximum Stalls Allowed with 2x increase	
Liberty Uptown	109	0.5	55	4853	10	128
The Metropolitan	74	0.5	37	9975	20	114
The Magnolia	65	0.5	33	7500	15	95
			124		45	337

* Please note that the current parking ordinance has a footnote stating "Parking in excess of the maximum allowed may be granted as a special exception subject to the special exception standards in chapter 21A.52 of the SLC Zoning Ordinance. The maximum parking requirement does not apply to parking structures or garages that serve multiple parcels or uses or structures that provide off street parking." These exceptions may or may not apply to this project.

Violin School Common Parking Allocation and Land Allocation

	Stalls Allocated	For Rent	Dedicated Stalls	Ratio of Total	Lot 5 Land Allocation Based on Dedicated Stalls	Lot 4 Area Based on Rentable Area Ratio	Actual Lot - See Above	Total	Acres
Liberty Uptown	109	20	129	55%	19,775	7,306	34,746	61,827	1.42
The Metropolitan	89	17	106	45%	16,245	6,197	20,082	42,524	0.98
The Magnolia	0	0	0	0%		2,740	13,904	16,644	0.38
Total	198	37	235	100%	36,020	16,243		120,995	2.78

CIRCULATION DIAGRAMS AND
 PARKING TABLES
 VIOLIN SCHOOL COMMON
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A4.01



STATEMENT OF OPEN SPACE

STATEMENT

The namesake and key element of the project is Violin School Common, the anchor to the project's more than 20,000 SF of open space available to the public. Violin School Common will be designed to create attractive places to gather and linger, along with infrastructure to support programming and events. The Common will be bordered by The Metropolitan on the west, Liberty Uptown on the east and north, and will have access and frontage to the public way along 200 South. The Common will be activated by commercial uses at the street level, as well as entrances to The Metropolitan, Liberty Uptown, and the shared parking structure. Violin School Common will have visual and pedestrian access to Arnold Place and its events, as well as The Magnolia and its social enterprise space. The Common is intended to become a key part of the energy and character of the Violin School Common project, and an anchor for the wider neighborhood.



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STATEMENT OF OPEN SPACE

VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

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Scale: NTS

A4.02

VISION

Salt Lake City is the social, economic, and cultural center of the region. It is a place that welcomes all with open arms, isn't afraid to tackle the complex issues of our times, and is committed to effective and transparent governing.

We are a city that values a healthy lifestyle where we enjoy clean mountain air to breathe and fresh water to drink. Our quality of life is centered on our access to our natural surroundings and the ability to interact with one another as we walk and bike our kids to school, enjoy our numerous cultural resources and events, or shop and dine at our unique local shops and restaurants. Our City respects the natural environment and the relationship we have with it. We recognize and value the importance of protecting our quality of life for future generations.

Whether through our ancestry or architecture, our past helps define the context of our City. Every generation and development adds to that context. As we grow, we expect that growth will make a positive contribution to our community by respecting our past and adding to the definition of the City.

We expect to have true choices about how we live our lives, from what kind of home we live in to how we travel to work, shop, worship, or recreate. We expect to be safe while we are in our neighborhoods and to have the resources and services we need.

We strive for a complete education for all, understanding that a strong education is the backbone of a successful economic environment.

We expect that our government will be open, fair, and responsive to the needs of the City. We expect that all people will be treated equitably, with dignity and respect, and be free from discrimination and that these tenets will be followed as we see demographic changes.

PLAN SALT LAKE CITY | PLAN SALT LAKE

STATEMENT RELATING TO GENERAL PLAN VISION

STATEMENT
The summary thesis of the Violin School Common Project is to create:

"not just a project, but places. Not just places, but neighborhood places – declaring themselves new while embracing something established. This might mean a familiar feeling in a striking new space, or a novel experience with a familiar face. A place to explore or exhale, whatever your purpose might be. Most of all, we seek to create a generative place – one where the animating forces of the Central City community are drawn, connected, transformed and sent back forth with new energy."

The vision for Violin School Common is a place that respects, enhances and adds to the richness of the existing physical, social and cultural context of its neighborhood and the Central City Community. We believe this approach to the Violin School Common project speaks directly to the Vision of the General Plan.

1/ NEIGHBORHOODS

GUIDING PRINCIPLE/ Neighborhoods that provide a safe, vibrant environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

- 2040 TARGETS:**
1. COMMUNITY AMENITIES (PARKS, WALKWAYS, LIBRARIES, SCHOOLS, RECREATION CENTERS) LOCATED WITHIN A MILE WALKING DISTANCE OF EVERY HOUSEHOLD
 2. SAFE NEIGHBORHOODS, RESILIENT IN CRISIS

We believe that vibrant neighborhoods are fundamental to the health and vitality of Salt Lake City and its residents and visitors. Our neighborhoods have the ability to contribute and enhance our quality of life by providing basic goods and services, support, safety, amenities, and opportunities for social interaction.

Salt Lake City is made up of unique neighborhoods and districts. From Downtown's urban neighborhood, to the historic Avenue, to the tree-lined streets of Rose Park. Each individual neighborhood contributes to shaping our City as a whole and plays an important role in helping us fulfill our collective Vision.

Salt Lake City neighborhoods are diverse, exciting, safe, and well-maintained. We believe all of our neighborhoods should be inclusive and supportive of all people, at all stages of including families, young people, and older adults.

INITIATIVES

1. Maintain neighborhood stability and character.
2. Support neighborhoods and districts in carrying out the City's collective Vision.
3. Create a safe and convenient place for people to carry out their daily lives.
4. Support neighborhood identity and diversity.
5. Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.
6. Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.
7. Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.
8. Encourage and support local businesses and neighborhood business districts.
9. Provide opportunities for and promotion of social interaction.
10. Improve the usefulness of public rights-of-way as usable public space.
11. Improve green infrastructure (including parks, natural lands, green ways, and urban forestry) in neighborhoods by incorporating best management practices for our parks and streetscapes.
12. Support west side businesses.

Our community gathering spaces are vital to our neighborhoods, offering open space and places for social engagement, learning, community building, and opportunities to connect with the community and nature. Community gathering spaces vary by neighborhood and come in many different sizes and forms, from parks and natural lands, to schools and libraries, we value and recognize the important role that community spaces play in civic engagement, social interaction, walkability, and community identity. Our neighborhoods must provide access to community gathering spaces, including parks and recreational facilities, within walking distance in all neighborhoods in our City.

Neighborhood business districts also play an important role in shaping the unique character of our neighborhoods and provide valuable goods and services for nearby residents. While they vary in size and nature, neighborhood business districts contribute to the overall livability and economic health of our City.

STATEMENT RELATING TO NEIGHBORHOODS

STATEMENT
The project will maintain neighborhood stability and character through the historic rehabilitation of the Northwest Pipeline Building, while creating two new buildings with design inspired by the historic building. These buildings will provide housing for people of all backgrounds and circumstance, supporting the diversity that is a hallmark of Central City (Initiatives 1-2, 4). With its open spaces and neighborhood businesses (and named for a local landmark), Violin School Common will provide spaces and programming for people to gather, connect, mix and generally enjoy an urban quality of life (Initiatives 3,6,7-9).

8/ BEAUTIFUL CITY

GUIDING PRINCIPLE/A beautiful city that is people focused.

- 2040 TARGETS:**
1. PEDESTRIAN ORIENTED DESIGN STANDARDS INCORPORATED INTO ALL ZONING DECISIONS THAT ALLOW RESIDENTIAL USES
 2. ACTIVE AND VIBRANT PARKS AND PLAZAS

Salt Lake City is a beautiful city with a distinct urban form characterized by our built environment and our pristine natural surroundings and topographical features. Our large blocks and wide streets contribute to our urban form along with our unique location, nestled against the foothills of the Wasatch Mountains to the East and the wetlands, Great Salt Lake, and Ogden Mountains to the West.

Open space and the natural environment are defining features of Salt Lake City. Our beautiful City parks and open spaces, paired with the dramatic views of and proximity to the Wasatch and Ogden mountains, make Salt Lake City a beautiful place to live and visit. These aesthetic and recreational qualities attract new residents, visitors, employers, and investment to our City.

As a City, we believe the built environment should match the grandeur of our natural setting. We believe in urban design and development that enhances our quality of life and reflects our commitment to high quality materials, building standards and people-focused development. We recognize the critical role that the built environment plays in shaping our sense of place, public realm, and overall quality of life.

Our wide public rights-of-way provide us with a unique opportunity to incorporate more than just roadways. Within this public space, we can incorporate pedestrian elements and green infrastructure that enhances our streetscapes and quality of life.

We value public art that enhances the public realm. We support and promote incorporating art into public buildings, infrastructure, and public spaces. From sidewalks to bridges, we are committed to seeking out and supporting opportunities to incorporate art into all City infrastructure projects.

Salt Lake City residents and visitors recognize our green network, including our urban forest, parks, and street trees, as one of our greatest assets. Our green network plays an important role in shaping our streetscapes and urban form. It enhances the livability of the City, improving air and water quality while providing shade, buffering noises, and enhancing aesthetic and recreational qualities. We recognize that this green network contributes to a healthy and beautiful city and we will continue to make its maintenance and expansion a priority.

Our built environment, including buildings and infrastructure, should be people-focused. Our goal is to incorporate Pedestrian Oriented Design Standards into the City's residential and commercial zones, will help us achieve our Vision of a beautiful, people-oriented city.

INITIATIVES

1. Reinforce downtown as the visually dominant center of the City through the use of design

2. Identify and establish standards for key gateways into the City.
3. Identify, preserve, and enhance view corridors and vistas, including views of natural lands around and within the City.
4. Use art to create and reinforce a sense of place, including embedded art in infrastructure of all sizes.
5. Support and encourage architecture, development, and infrastructure that:
 - Is people-focused;
 - Responds to the surrounding context and enhances the public realm;
 - Reflects our diverse cultural, ethnic, and religious heritage; and
 - Is sustainable, using high quality materials and building standards.
6. Promote and expand the City's street lighting program throughout the City.
7. Reinforce and preserve neighborhood and district character and a strong sense of place.
8. Promote increased connectivity through multi-block connections.
9. Protect, maintain, and expand the City's urban forest, including the provision of adequate space and infrastructure for street to flourish.
10. Develop landscapes that reflect our geographic region.
11. Create opportunities to connect with nature in urban areas.
12. Reinforce the development of a connected green network of urban open spaces and forest that accommodates active transportation and provides contact with nature.

STATEMENT RELATING TO BEAUTIFUL CITY

STATEMENT
Violin School Common was selected by a committee of community leaders and City officials in part because of its design-forward and people-oriented approach to the built environment, specifically through meeting Initiatives 1,5-9, and 11. The project also sought to address the City's urban design guidelines:

Imageability. Our built spaces are divided into four distinct and uniquely-designed buildings. Each building has signature design elements that are recognizable and memorable. Special moments are created at the interface of each building with the public sphere. This approach continues into the public spaces, with engaging landscape and urban design elements.

Human Scale and Enclosure. The design and composition of the site, architecture, landscape and urban design elements are scaled to, and based upon, the personal experience of the pedestrian. Buildings and trees serve to make room-like enclosures; public space furniture and amenities are scaled to individual and small-group experiences appropriate to the scale of the space; the ground level of each building is transparent, engaging and appropriately scaled; the massing and façade composition of each building create comfortable rhythms and scale.

Transparency. Each of the buildings, and specifically the buildings along the public ways, have transparent, glassy façades, backed by engaging public uses. Furthermore, our mid-block walkway and drive create permeability into the block, introducing a second level of public engagement and transparency.

Intricity and Complexity and Coherence. The statement that is made by the architecture is to create an extension of the neighborhood fabric by establishing this site as an eclectic composition of building elements, which complement each while establishing their own identity and contribution to the whole.

The Metropolitan (the Northwest Pipeline Building) continues to make its own iconic statement and is not copied, but rather surrounded by open space areas with a simple notion of connectivity expressed by establishing building edges that define a city street and public open space. The building, with its strong rectangular block form, sets the tone for development on the block. It is important to realize that there are several important historic elements that will be preserved in the rehabilitation of this amazing structure. In addition to reuse as a residential building at the upper levels, the ground floor will provide a commercial opportunity for a restaurant that will tie into the street life with outdoor dining and transparency of the existing glass façade, extending a vibrant atmosphere. The exterior statement is striking and the detail of the interior, including the ground level terrazzo flooring, the lobby elements and elevator surrounds, all will continue to be a part of the building in its new use as it once again is a part of the community with full-time life and vibrancy.

The Liberty Uptown residential building is intended to compliment the block form of the Metropolitan while being broken down in facade elements that add color and richness to the 200 South street face. The idea being to maintain a strong orthogonal form, but to breakdown the surfaces with texture and warmth. The building will be composed of roof lines that are intended to salute the Metropolitan while providing an intricate level of treatment contrasting and complementing the sheer simple nature of the historic structure. Liberty Uptown also includes commercial space adjacent to the Violin School Common allowing for natural activation to occur as the commercial enterprise spills out onto the inviting patio. Together the Liberty Uptown building and the Metropolitan form a street scene along 200 South defining the public open space plaza and knitting together the site with an inviting form and appropriate and friendly scale.

The Magnolia continues the architectural building form of expression with its rectangular form, while once again using a different pattern of treatment to allow it to have its own identity. This building also includes Social Enterprise Space that takes advantage of the 300 East frontage and circulation pattern of the neighborhood and this site. This establishes a high level of detail while maintaining proper proportions that are sympathetic with surrounding neighborhood buildings making up the 300 East street face to the north. The strong form and change of materials is intended to compliment the height of the surrounding buildings, and to be part of a pattern that establishes a gesture of increasing scale from north to south along the block culminating in the featured corner statement of the Metropolitan.

2/ GROWTH

GUIDING PRINCIPLE/ Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- 2040 TARGET:**
1. INCREASE SALT LAKE CITY'S SHARE OF THE POPULATION ALONG THE WESTERN FRONT

Responsible growth means minimizing our impact on the natural environment while providing people with lifestyle choices, including a range of housing types and choices of how to get around. Capitalizing on our strengths and welcoming new residents will help us clean our air, promote healthy lifestyles, and increase the opportunities for people to succeed.

The key strategies for responsible growth are addressed in the following initiatives and include an emphasis on transit oriented development (TOD), walk and redevelopment of underutilized properties, and locating growth and new density in areas that are already serviced by existing infrastructure including Downtown, along transit corridors, and within large commercial nodes such as the Sugar House Business District.

In recent decades, Salt Lake City's population has seen a modest increase but has not kept up with the growth of the surrounding suburbs along the Wasatch Front. Based on current and forecasted trends, it is expected that Salt Lake City will see a significant population growth over the next 25 years. It is our responsibility to ensure growth and development adds to the public realm through the use of high quality materials,

unstable building practices, and best practices in urban design. With the right tools and policies, growth can enhance quality of life for the residents and visitors of Salt Lake City, providing more choices and setting new standards for best practices in development.

Anticipated future growth provides us an opportunity to minimize the negative impacts of population growth while maximizing the benefits including increases in political representation, distribution of federal funds, stabilized property taxes, and population-based sales tax revenues. Because of our expansive infrastructure, access to parks and recreation, and major employment centers, Salt Lake City is uniquely situated to accommodate growth. Capitalizing on our strengths and welcoming new residents will help us clean our air, promote healthy lifestyles, and increase the opportunities for people to succeed.

As we grow and our City becomes more dense and urbanized, we must ensure that our community is walkable and provides access to amenities that contribute to our quality of life, including access and opportunities to connect with one another and the natural environment. Walkability and proximity to the places and services necessary to carry out our daily lives will become increasingly important, as will the need to protect the natural environment including a connected open space network. It will be important to consider not only proximity to amenities and services, including parks and recreational facilities, but also quantity and quality of these services and amenities to ensure they meet the demands of future users and residents.

INITIATIVES

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote build and redevelopment of underutilized land.
4. Preserve open space and critical environmental areas.
5. Reduce consumption of natural resources, including water.
6. Accommodate and promote an increase in the City's population.
7. Work with regional partners and stakeholders to address growth collaboratively.
8. Provide access to opportunities for a healthy lifestyle including parks, trails, recreation, and healthy food.

STATEMENT RELATING TO GROWTH

STATEMENT
Violin School Common features the rehabilitation and reuse of a historic building, with an additional 174 units of housing and structured parking built on a surface parking lot in an area with existing infrastructure, multiple transit options and established services (Initiatives 1, 3, 4). The project will include open space open to the public, activated and anchored by neighborhood services and retail (Initiatives 2 and 4).

9/ PRESERVATION

GUIDING PRINCIPLE/ Maintaining places that provide a foundation for the City to affirm our past.

- 2040 TARGETS:**
1. INCREASE NUMBER OF PROTECTED STRUCTURES AND SITES

Salt Lake City's Historic Preservation Program aims to preserve the best examples of the City's historic architecture, buildings, landmarks, and landscapes. Our historic preservation tools and resources protect assets that are uniquely historic, and best represent the story of the City's past.

As a City, we value neighborhood character and the defining elements that make up our neighborhoods and City. The historic development patterns, including building composition and landscaping, details, and elements all play important roles in defining the character of our places.

Our City contains a number of officially designated historic landmarks sites, local and national historic districts, and other unofficially recognized sites and spaces that are unique to us. From City parks and open spaces to the historic houses and buildings found throughout the our community, Salt Lake City is rich with places that reflect our unique past. We take great pride in our history and in our places. While we believe it is important to preserve our past by identifying and protecting unique places that best tell our story, we also recognize that places evolve and change over time. Change and new development should respect the character defining elements of our City and

neighborhoods. We recognize that preservation is an important component of community character and sense of place. In addition to more traditional historic preservation tools aimed at preservation of individual structures and sites, Salt Lake City offers tools geared towards stabilizing and preserving neighborhood and community character and identity. As our City grows, finding the right places to preserve the character is as important as finding the right places for growth to occur.

We understand and respect that change is part of history and that places evolve. As a City, we will continue to balance preservation and character conservation with growth and redevelopment, prioritizing preservation while allowing flexibility and change where appropriate.

INITIATIVES

1. Preserve and enhance neighborhood and district character.
2. Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
3. Retain areas and structures of historic and architectural value.
4. Integrate preservation into City regulation, policy, and decision making.
5. Balance preservation with flexibility for change and growth.
6. Improve education and outreach about the value of historic preservation.

STATEMENT RELATING TO PRESERVATION

STATEMENT
The architectural centerpiece of the Violin School Project is the historic rehabilitation of the Northwest Pipeline Building into The Metropolitan, preserving a building that has been an architectural gem for the city and a visual anchor for the neighborhood for almost 60 years. The design and massing of the new construction elements of the project will reference the style and massing of the historic Northwest Pipeline Building, allowing for a place that is respectful of its past, living in the present, and looking to the future (Initiatives 1, 2, 3, 5).



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Civil Engineer: Ted Didas
McNeil Engineering
8610 South Sandy Parkway, Suite 200
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STATEMENT RELATING TO GENERAL PLAN

VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

REVISIONS	
DATE	DESCRIPTION
5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
PLANNED DEVELOPMENT SUBMITTAL

NOT FOR CONSTRUCTION

↑ N
Scale: NTS

A4.03

STATEMENT RELATING TO COMPATIBILITY: CHARACTER

STATEMENT
Preserving existing neighborhood character is a defining aspect of Violin School Common. The project seeks to preserve the Northwest Pipeline Building through a historic rehabilitation to the Secretary of the Interior's standards, keeping in place a building that has been key to the neighborhood's character for 60 years. The additional new construction mixed-use buildings will reference the design and massing of the historic building. The name of the project and Common itself is a nod to the Violin School that has been a neighborhood landmark for decades.

The density of the project as a whole is reflective of the density in the immediate area. Furthermore, the diversity of the Central City community is reflected in the diversity of spaces and uses, along with the range incomes and circumstances of those who will frequent Violin School Common or make it home.



STATEMENT RELATING TO COMPATIBILITY: SCALE

STATEMENT
The new construction residential buildings will be of similar scale to existing residential projects in the immediate vicinity, especially those built in the last 10 years. The rhythm of the massings along the street are sympathetic to the surrounding neighbors - The Magnolia, while being taller, has a similar width and depth to the older three- and four-story walkups to the immediate north, as well as the west elevation of The Metropolitan to its south. Meanwhile, the width of The Metropolitan at its south elevation along 200 South is in keeping with the larger project to the immediate west. Moving from west to east along 200 South, Violin School Common serves as a nice medium scale to breakdown the height and scale of the larger projects to the west to the smaller buildings and projects to the east.



STATEMENT RELATING TO COMPATIBILITY: FABRIC

STATEMENT
Violin School Common's site inhabits a place where the dense fabric of downtown breaks down, before picking back up with smaller scale buildings to the east. The block between 300 East and 400 East between 100 South and 300 South is characterized by large swaths of surface parking and underutilized lots. The Violin School Common site plan reintroduces a pattern of density, along with human-scale spaces and permeability through several mid-block walkways and the reintroduction of Arnold Place. This site plan allows the project to begin to repair the area's urban fabric by plugging into the pattern and rhythm of the CBD to the west, and filling the great void that exists on the block.



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Architectural Nexus
2505 Parleys Way
Salt Lake City, Utah 84109
(801) 924-5000

Civil Engineer: Ted Didas
McNeil Engineering
8610 South Sandy Parkway, Suite 200
Sandy, Utah 84070
(801) 255-7700

STATEMENT RELATING TO COMPATIBILITY

VIOLIN SCHOOL COMMON
SALT LAKE CITY, UT

REVISIONS

DATE	DESCRIPTION
5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
PLANNED DEVELOPMENT SUBMITTAL

NOT FOR CONSTRUCTION



Scale: NTS

A4.04



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Civil Engineer: Ted Didas
 McNeil Engineering
 8610 South Sandy Parkway, Suite 200
 Sandy, Utah 84070
 (801) 255-7700

RENDERING
REGENT STREET HOTEL
SALT LAKE CITY, UT

REVISIONS

5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
 PLANNED DEVELOPMENT SUBMITTAL

NOT FOR CONSTRUCTION

A9.01



RENDERING
REGENT STREET HOTEL
SALT LAKE CITY, UT

REVISIONS

DATE	DESCRIPTION
5/25/2017	PLANNED DEVELOPMENT SET

SALT LAKE CITY PLANNING DEPARTMENT
PLANNED DEVELOPMENT SUBMITTAL

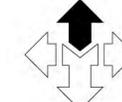
NOT FOR CONSTRUCTION

A9.02

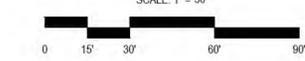
VIOLIN SCHOOL COMMON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

NORTH



SCALE: 1" = 30'



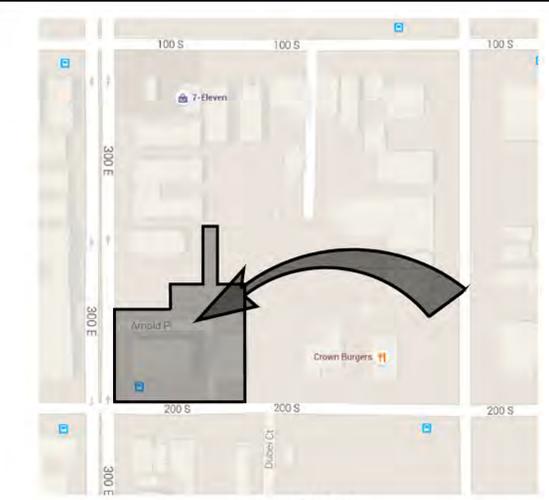
NOTE: MEETS MINIMUM ALLOWABLE ERROR OF 1:15,000 FOR CLASS A SURVEYS

LEGEND

	SUBDIVISION BOUNDARY		RIGHT OF WAY NO. 1
	MONUMENT LINE/CENTER LINE OF ROAD		RIGHT OF WAY NO. 2
	LOT LINE		RIGHT OF WAY NO. 3
	EASEMENT LINE		RIGHT OF WAY NO. 4
	PROPERTY CORNER, SET REBAR & CAP OR NAIL & WASHER STAMPED MCNEIL ENG OR BRASS PLUG		RIGHT OF WAY NO. 5
	EXISTING FIRE HYDRANT		

EASEMENT TABLE					
EASEMENT NO.	RECORD DATE	ENTRY NO.	BOOK	PAGE	EASEMENT TYPE
1	APRIL 12, 1909	247858	8-D	121	RIGHT OF WAY
	SEPTEMBER 14, 1911	284974	8-Y	39	RIGHT OF WAY
2	JANUARY 11, 1961	1230565	828	345	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
3	JANUARY 11, 1961	1230566	828	346	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
4	JANUARY 11, 1961	1230567	828	347	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
5	JANUARY 11, 1961	1230568	828	348	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
6	JANUARY 11, 1961	1230569	828	349	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
7	APRIL 30, 1967	1538807	1409	297	ORDINANCES
	APRIL 22, 2013	1565408	1460	333	ORDINANCES
8	DECEMBER 19, 2007	10303495	9549	7756	EASEMENT AGREEMENT
9	MAY 1, 2006	10415657	9801	7707	PACIFICORP RIGHT OF WAY
10	JULY 29, 2008	10468814	9630	1917	EASEMENT AGREEMENT
11	OCTOBER 29, 2012	11501932	10071	254	PACIFICORP RIGHT OF WAY

NOTES



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6881599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

VIOLIN SCHOOL COMMON

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 200 SOUTH STREET AND THE EAST RIGHT OF WAY LINE OF 300 EAST STREET, SAID POINT BEING SOUTH 0°10'28" EAST 5.90 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE AND SOUTH 89°58'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 6.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 50, PLAT "F", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10°23'38" WEST ALONG SAID EAST RIGHT OF WAY LINE 264.48 FEET, THENCE NORTH 89°58'31" EAST 161.14 FEET, THENCE NORTH 0°45'00" WEST 71.50 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF SAID BLOCK 50, THENCE NORTH 89°58'31" EAST ALONG SAID NORTH LINE 93.65 FEET, THENCE NORTH 0°10'28" WEST 165.04 FEET TO THE NORTH LINE OF LOT 4 OF SAID BLOCK 50, THENCE NORTH 89°58'30" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 44.31 FEET, THENCE SOUTH 0°02'38" EAST 165.04 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE NORTH 89°58'31" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 8 OF SAID BLOCK 50 A DISTANCE OF 78.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, THENCE SOUTH 0°10'28" EAST 335.99 FEET TO THE SAID NORTH RIGHT OF WAY LINE OF 200 SOUTH STREET, THENCE SOUTH 89°58'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 314.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 120,995 S.F. OR 2.778 ACRES

DAVID B. DRAPER
L.S. LICENSE NO. 6881599

OWNER'S DEDICATION

THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS VIOLIN SCHOOL COMMON, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2017.

BY: _____
NAME: _____
TITLE: _____

BUILDING SERVICES

APPROVED THIS _____ DAY OF _____, A.D., 2017.

DATE

CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 2017.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.

DITY ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM/HER ON BEHALF OF _____.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____ (PRINT NAME)
A NOTARY PUBLIC COMMISSIONED IN UTAH

PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

VIOLIN SCHOOL COMMON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

S:\2016\161519\Survey\Proc\Draw\161519.spl.dwg Sep. 28, 2017 - 7:31am

NUMBER _____	SALT LAKE VALLEY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____	APPROVED THIS _____ DAY OF _____, A.D., 2017.	APPROVED THIS _____ DAY OF _____, A.D., 2017. BY THE SALT LAKE CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2017.	PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____, A.D., 2017. AND IS HEREBY APPROVED.	RECORD NO. _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____	ACCOUNT _____
SHEET 1		PLANNING DIRECTOR _____	SALT LAKE CITY ATTORNEY _____	SALT LAKE CITY MAYOR _____	FEE \$ _____	SHEET 1
OF 1				SALT LAKE CITY RECORDER _____		OF 1
SHEETS	SALT LAKE VALLEY HEALTH DEPARTMENT			SALT LAKE CITY RECORDER		SHEETS

PROPOSED LOT 1

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 300 EAST STREET, SAID POINT BEING SOUTH 0°02'38" WEST ALONG THE WEST LINE OF BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY 14.65 FEET AND SOUTH 89°55'02" WEST 6.00 FEET FROM THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 50, SAID POINT ALSO BEING NORTH 0°02'38" WEST ALONG SAID WEST LINE 150.39 FEET AND SOUTH 89°55'02" WEST 6.0 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 0°02'38" WEST ALONG SAID EAST RIGHT OF WAY LINE 108.19 FEET; THENCE NORTH 89°58'31" EAST 161.14 FEET; THENCE SOUTH 0°04'58" EAST 22.55 FEET; THENCE SOUTH 89°55'02" WEST 21.28 FEET; THENCE SOUTH 0°02'38" EAST 65.30 FEET; THENCE SOUTH 89°55'02" WEST 84.23 FEET; THENCE SOUTH 0°04'58" EAST 20.18 FEET; THENCE SOUTH 89°55'02" WEST 55.66 FEET TO THE POINT OF BEGINNING

PROPOSED LOT 2

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 200 SOUTH STREET, SAID POINT BEING NORTH 89°58'32" EAST ALONG THE SOUTH LINE OF BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY 37.50 FEET AND SOUTH 0°03'03" EAST 5.90 FEET FROM THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 50, AND RUNNING THENCE SOUTH 89°58'32" WEST 163.15 FEET; THENCE NORTH 0°02'38" WEST 115.60 FEET; THENCE NORTH 89°57'22" EAST 20.49 FEET; THENCE NORTH 0°02'38" WEST 40.92 FEET; THENCE NORTH SOUTH 89°55'02" WEST 91.52 FEET; THENCE NORTH 0°02'38" WEST 85.48 FEET; THENCE NORTH 89°55'02" EAST 21.28 FEET; THENCE NORTH 0°04'58" WEST 22.55 FEET; THENCE NORTH 0°45'00" WEST 71.50 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF SAID BLOCK 50, SAID POINT BEING NORTH 89°58'31" EAST 154.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°58'31" EAST ALONG SAID NORTH LINE 82.75 FEET; THENCE SOUTH 0°03'03" EAST 222.95 FEET; THENCE NORTH 89°56'57" EAST 131.00 FEET; THENCE SOUTH 0°03'03" EAST 113.09 FEET TO THE POINT OF BEGINNING

PROPOSED LOT 3

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 200 SOUTH STREET AND THE EAST RIGHT OF WAY LINE OF 300 EAST STREET, SAID POINT BEING SOUTH 0°01'26" EAST 5.90 FEET AND SOUTH 89°58'32" WEST 6.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°02'38" WEST ALONG SAID EAST RIGHT OF WAY LINE 123.47 FEET; THENCE NORTH 89°58'32" EAST 162.65 FEET; THENCE SOUTH 0°02'38" EAST 123.47 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 162.65 FEET TO THE POINT OF BEGINNING

PROPOSED LOT 4

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 300 EAST STREET, SAID POINT BEING NORTH 0°02'38" WEST ALONG THE WEST LINE OF LOT 2, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY 117.57 FEET AND SOUTH 89°58'32" WEST 6.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 50, AND RUNNING THENCE NORTH 0°02'38" WEST ALONG SAID EAST RIGHT OF WAY LINE 32.82 FEET; THENCE NORTH 89°55'02" EAST 55.66 FEET; THENCE NORTH 0°04'58" WEST 20.18 FEET; THENCE NORTH 89°55'02" EAST 84.23 FEET; THENCE SOUTH 0°02'38" EAST 20.18 FEET; THENCE NORTH 89°55'02" EAST 91.52 FEET; THENCE SOUTH 0°02'38" EAST 40.92 FEET; THENCE SOUTH 89°57'22" WEST 20.49 FEET; THENCE SOUTH 0°02'38" EAST 115.60 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE

OF 200 SOUTH STREET; THENCE SOUTH 89°58'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 48.25 FEET; THENCE NORTH 0°02'38" WEST 123.47 FEET; THENCE SOUTH 89°58'32" WEST 162.65 FEET TO THE POINT OF BEGINNING

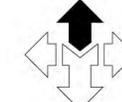
PROPOSED LOT 5

BEGINNING AT A POINT NORTH 89°58'32" EAST ALONG THE SOUTH LINE OF LOT 1, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY 37.50 FEET AND NORTH 0°03'03" WEST 107.19 FEET FROM THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 50, AND RUNNING THENCE SOUTH 89°56'57" WEST 131.00 FEET; THENCE NORTH 0°03'03" WEST 222.95 FEET TO THE NORTH LINE OF LOT 3 OF SAID BLOCK 50; THENCE NORTH 89°58'31" EAST ALONG SAID NORTH LINE 10.90 FEET; THENCE NORTH 0°02'38" WEST 165.04 FEET TO THE NORTH LINE OF LOT 4 OF SAID BLOCK 50, SAID POINT BEING NORTH 89°58'30" EAST ALONG SAID NORTH LINE 247.91 FEET FROM THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89°58'30" EAST ALONG SAID NORTH LINE 41.31 FEET; THENCE SOUTH 0°02'38" EAST 165.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT BEING SOUTH 89°58'31" WEST ALONG SAID NORTH LINE 41.29 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°58'31" EAST ALONG SAID NORTH LINE 78.79 FEET; THENCE SOUTH 0°03'03" EAST 222.89 FEET TO THE POINT OF BEGINNING

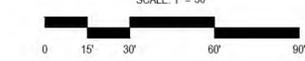
VIOLIN SCHOOL COMMON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

NORTH



SCALE: 1" = 30'



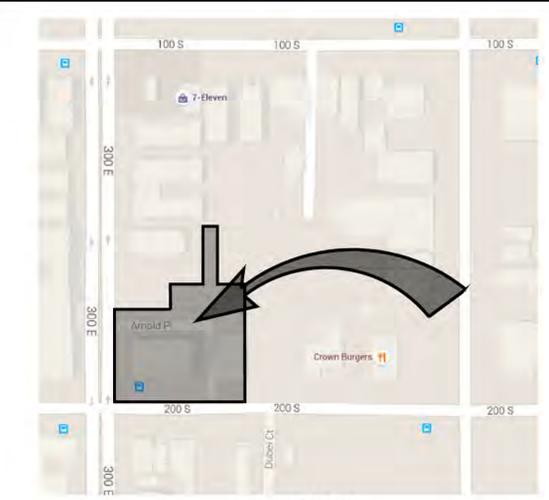
NOTE: MEETS MINIMUM ALLOWABLE ERROR OF 1:15,000 FOR CLASS A SURVEYS

LEGEND

	SUBDIVISION BOUNDARY		RIGHT OF WAY NO. 1
	MONUMENT LINE/CENTER LINE OF ROAD		RIGHT OF WAY NO. 2
	LOT LINE		RIGHT OF WAY NO. 3
	EASEMENT LINE		RIGHT OF WAY NO. 4
	PROPERTY CORNER, SET REBAR & CAP OR NAIL & WASHER STAMPED MCNEIL ENG OR BRASS PLUG		RIGHT OF WAY NO. 5
	EXISTING FIRE HYDRANT		

EASEMENT TABLE					
EASEMENT NO.	RECORD DATE	ENTRY NO.	BOOK	PAGE	EASEMENT TYPE
1	APRIL 12, 1909	247856	8-D	121	RIGHT OF WAY
	SEPTEMBER 14, 1911	284974	8-Y	39	RIGHT OF WAY
2	JANUARY 11, 1951	1230565	828	345	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
3	JANUARY 11, 1951	1230566	828	346	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
4	JANUARY 11, 1951	1230567	828	347	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
5	JANUARY 11, 1951	1230568	828	348	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
6	JANUARY 11, 1951	1230569	828	349	MOUNTAIN FUEL SUPPLY RIGHT OF WAY
7	APRIL 30, 1957	1538807	1409	297	ORDINANCES
	APRIL 22, 2013	1565408	1460	333	ORDINANCES
8	DECEMBER 19, 2007	10303495	9549	7756	EASEMENT AGREEMENT
9	MAY 1, 2006	10415657	9801	7707	PACIFICORP RIGHT OF WAY
10	JULY 29, 2008	10468814	9530	1917	EASEMENT AGREEMENT
11	OCTOBER 29, 2012	11501932	10071	254	PACIFICORP RIGHT OF WAY

NOTES



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6881599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

VIOLIN SCHOOL COMMON

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 200 SOUTH STREET AND THE EAST RIGHT OF WAY LINE OF 300 EAST STREET, SAID POINT BEING SOUTH 0°10'28" EAST 5.90 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE AND SOUTH 89°58'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 6.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 50, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10°23'38" WEST ALONG SAID EAST RIGHT OF WAY LINE 264.48 FEET, THENCE NORTH 89°58'31" EAST 161.14 FEET, THENCE NORTH 0°45'00" WEST 71.50 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF SAID BLOCK 50, THENCE NORTH 89°58'31" EAST ALONG SAID NORTH LINE 93.65 FEET, THENCE NORTH 0°10'28" WEST 165.04 FEET TO THE NORTH LINE OF LOT 4 OF SAID BLOCK 50, THENCE NORTH 89°58'30" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 44.31 FEET, THENCE SOUTH 0°02'38" EAST 165.04 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE NORTH 89°58'31" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 8 OF SAID BLOCK 50 A DISTANCE OF 78.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, THENCE SOUTH 0°10'28" EAST 335.99 FEET TO THE SAID NORTH RIGHT OF WAY LINE OF 200 SOUTH STREET, THENCE SOUTH 89°58'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 374.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 120,995 S.F. OR 2.778 ACRES

DAVID B. DRAPER
L.S. LICENSE NO. 6881599

OWNER'S DEDICATION

THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS VIOLIN SCHOOL COMMON, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2017.

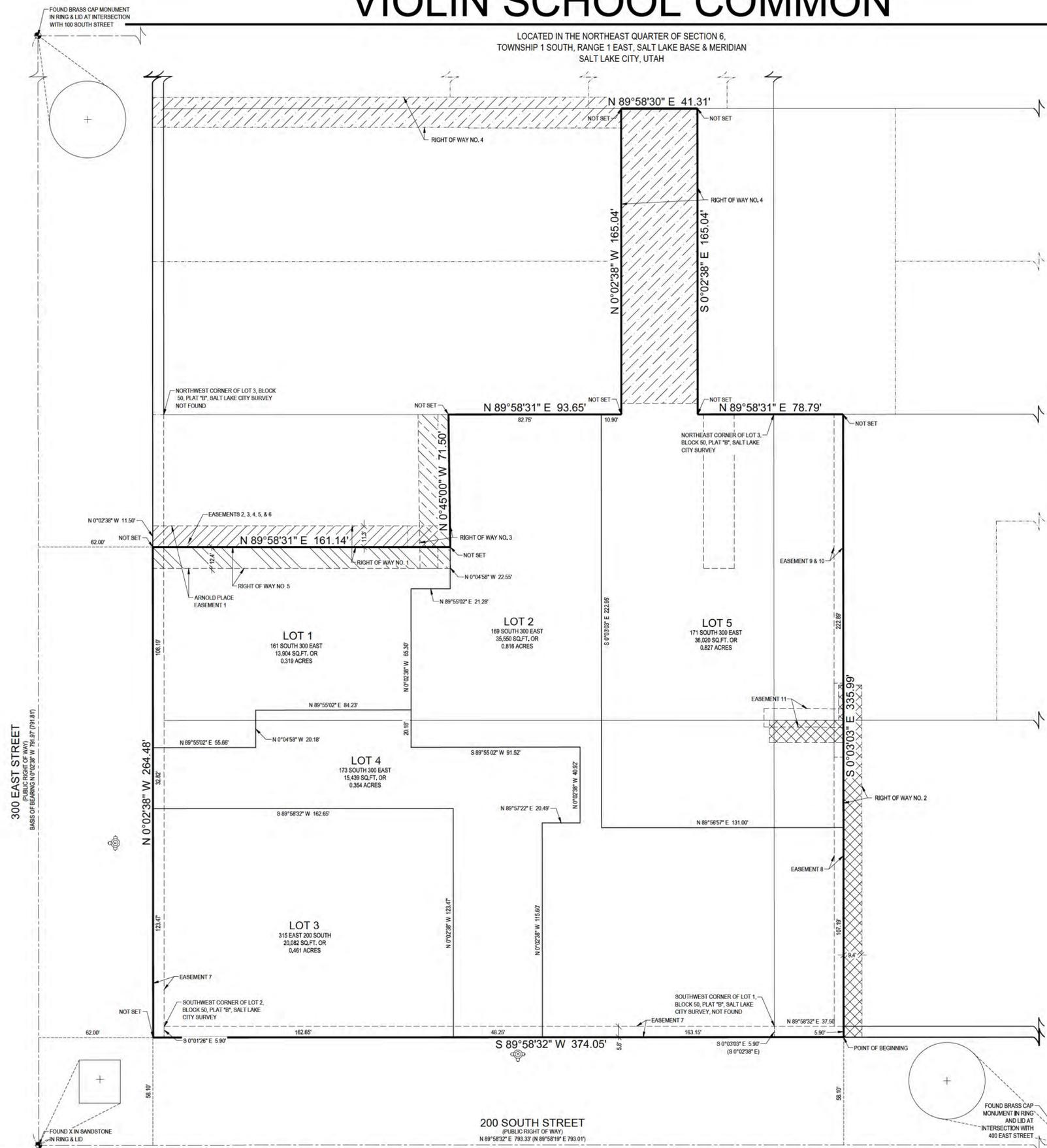
BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } ss.
ON THE ____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM/HER ON BEHALF OF _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____ (PRINT NAME)
A NOTARY PUBLIC COMMISSIONED IN UTAH

VIOLIN SCHOOL COMMON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH



BUILDING SERVICES

APPROVED THIS _____ DAY OF _____, A.D., 2017.

DATE

CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 2017.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.

DITY ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE _____

PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

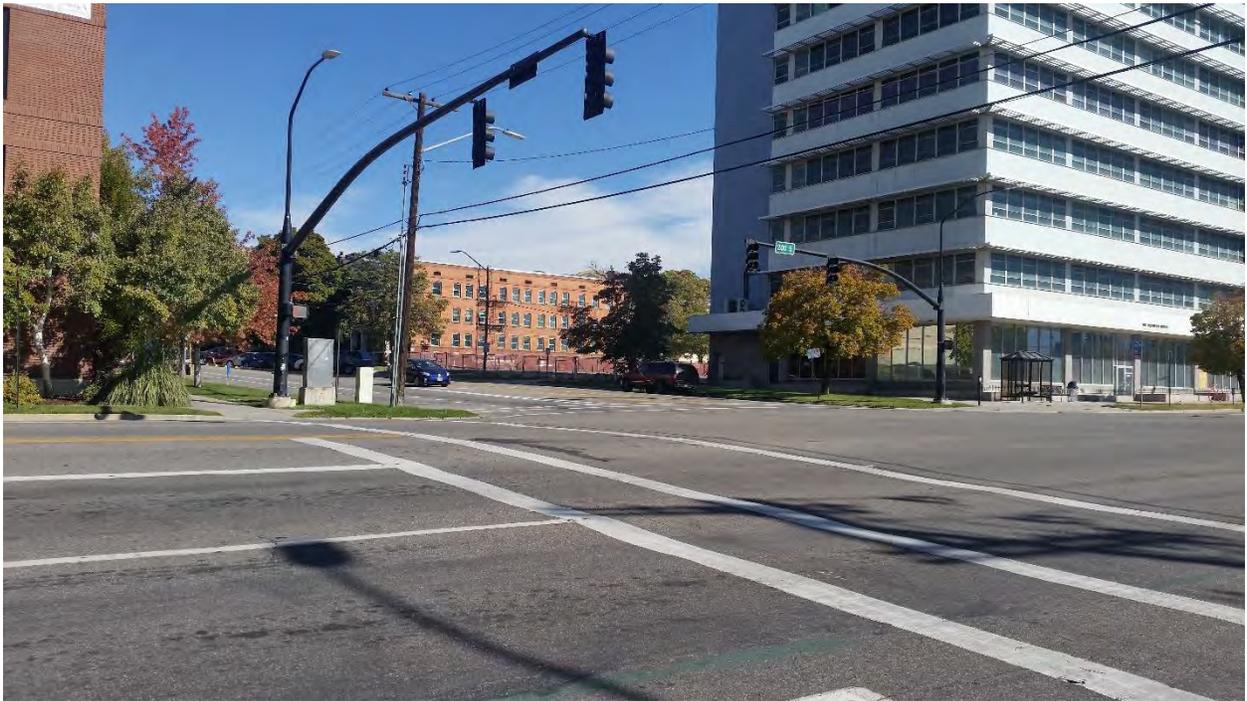
NUMBER _____	SALT LAKE VALLEY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____	APPROVED THIS _____ DAY OF _____, A.D., 2017.	APPROVED THIS _____ DAY OF _____, A.D., 2017. BY THE SALT LAKE CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2017.	PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____, A.D., 2017. AND IS HEREBY APPROVED.	RECORD NO. _____	ACCOUNT _____
SHEET 1				SALT LAKE CITY MAYOR _____	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____	SHEET 1
OF 1				SALT LAKE CITY RECORDER _____	FEE \$ _____	OF 1
SHEETS	SALT LAKE VALLEY HEALTH DEPARTMENT	PLANNING DIRECTOR _____	SALT LAKE CITY ATTORNEY _____	SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER _____	SHEETS

S:\2016\161519\Survey\Proc\Draw\161519.spl.dwg Sep. 28, 2017 - 7:31am

ATTACHMENT C: PHOTOGRAPHS OF THE SITE



Former Public Safety Building/Northwest Pipeline building to be renovated and preserved.



New housing to be constructed to the north of the building on vacant parking lot.



Building to be removed and replaced with plaza and housing



View towards downtown, Violin School on the left

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PNSUB2017-00703	A. Anglin	8/24/17	R-MU
Project Name: Violin School Common			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: PLANNED DEVELOPMENT

Address of Subject Property: 315 E. 200 S. S.C. 84111

Name of Applicant: VIOLIN SCHOOL COMMON ASSOCIATES, LLC

Address of Applicant: [REDACTED]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
------------------	---	------------	---

REQUIRED FEE

Filing fee of \$742 plus \$121 per acre in excess of (1) acre. $\$742 + \$215.10 = \$957.10$

Plus additional fee for required public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[REDACTED]	8/24/2017

TOTAL
120,995 SF

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Pacific Northwest Pipeline Building

other names/site number Salt Lake City Public Safety Building

2. Location

street & number 315 East 200 South not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title _____ Date _____

Utah Division of State History, Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain: _____)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Business

Current Functions

(Enter categories from instructions.)

GOVERNMENT/Correctional Facility

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/International Style

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: GLASS, METAL: porcelainized steel,

STONE: marble (vener)

roof: Asphalt

other: METAL: Aluminum (awnings)

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This registration form is for the Pacific Northwest Pipeline Building, located in Salt Lake City, Utah. It is situated on the northeast corner of 200 South and 300 East streets. The primary elevations face 200 South and 300 East streets in Block 50 of the original Salt Lake City plat. The property includes the building itself and an associated parking lot to the north of the building. Two annex building complexes located east and northeast of the Pacific Northwest Pipeline Building are located within the property boundary, but this portion of the property and these two building complexes are excluded from this registration. The Pacific Northwest Pipeline Building is an 8-1/2-story office building representing one of Utah's finest examples of International Style in commercial architecture. The building was erected between 1957 and 1958 according to the designs of Modern architects Slack and David Winburn, both Salt Lake City residents. Steel from Utah's Geneva Steel factory in Orem was used in the framing of the building. The Modern Period elements include an emphasis on horizontality punctuated by strong vertical elements, an adherence to the ideals of "form follows function", the use of newly introduced structural materials such as porcelainized steel and curtain walls, and an incorporation of environmental controls suited to the setting of the property. The rectilinear profile of the building is accentuated by the flat roof, horizontal ribbons of windows, and aluminum window awnings. Vertical emphasis is added through the use of different materials and colors for the two external stair towers on the northeast and northwest corners of the building. The exterior of the building has seen essentially no modification since the building was constructed. The Pacific Northwest Pipeline Building is located on the fringe of Salt Lake City's historic downtown business district. The setting is urban in nature and is characterized by a mixture of commercial and high-density residential development. To the north, the property is bounded by historic apartment buildings. To the west are modern office buildings, and to the south is a mixture of historic and modern commercial properties. To the east, the building is bounded by a large parking lot and a 1970s annex of the property, which is used by the Pacific Northwest Pipeline Building's current occupants, the Salt Lake City Public Safety Department. Vegetated landscaping around the property is limited to a grassed parking strip along the western boundary of the property and parking strip planters with trees along the southern boundary.

Narrative Description

The Pacific Northwest Pipeline Building is a mid-rise office building located at 315 East 200 South in Salt Lake City. The International Style building is constructed of structural steel framing on a concrete basement foundation. The exterior of the upper 7-1/2 stories of the building is clad in curtain walls composed of combinations of heat-resistant, single-pane glass set in aluminum framing and porcelain-enameled (porcelainized) steel panels. The first, at-grade story of the building is clad in a combination of window walls composed of reflective glass in aluminum frames, thin stone veneer panels in hues of brown and tan (on the south and west elevations), and orange-tan brick (only on the north and east

elevations). The building has a flat, built-up roof and an overall blocky or cubic plan created by the interconnection of the main rectangular volume of the building and the external stair tower on the east elevation near the northeast corner of the building. The main footprint of the building measures approximately 150 feet long by 82 feet wide. The half-story penthouse occupies the eastern portion of the roof of the building and is stepped in from the edge of roof line of the story below it. A small secondary penthouse on top of the eastern stair tower houses mechanical equipment and extends the vertical height of the tower. A small cooling tower is also present on the roof but does not comprise a strong visual element in the overall form of the building. The building features both a basement and a sub-basement below street grade. The exterior of the building is effectively unmodified from its original construction, but the interior of the 95,000-square-foot building was completely remodeled in the early 1980s when it was renovated to house Salt Lake City's public safety operations.

The primary visual aesthetic of this International Style building is the interplay of horizontal and vertical planes combined with variation in texture and color. The use of curtain wall construction provided for the installation of nearly continuous rows of ribbon windows across the length of every story. The result is an exterior cladding that is roughly 50 percent glass and the visual effect that the building is light, open, and weightless. Below the row of ribbon windows is a row of porcelainized steel panels that are roughly square, being only slightly taller than they are wide.

The ribbon windows are present across the length of the southern elevation and the southern two-thirds of the east and west elevations. Each ribbon section consists of five windows, each of which consists of three stacked panels. The center pane in each window is an awning window, allowing greater flexibility for natural cooling than traditional office buildings of the historic period. The ribbon windows of the southern and western elevation are shaded by an aluminum louver awning system located immediately above each row of windows. The northern third of the western elevation is clad entirely in porcelainized steel panels that are darker gray in color than the panels elsewhere in the elevation. These dark panels create a strong vertical design element and mark the location of one of the building's interior stairwells. The northern third of the eastern elevation is occupied by the aforementioned stair tower. This tower, too, is clad entirely in porcelainized steel panels save for a single, small window opening for each story of the building in the south elevation of the tower. As with the northern portion of the western elevation, the porcelainized steel panels of the stair tower are primarily dark gray, emphasizing the verticality of the tower. Ribbon windows are present across the western two-thirds of the northern elevation, while the eastern third of the elevation contains small, individual window openings in a non-continuous configuration for the 2nd through 8th stories of the building.

The southern elevation of the building constitutes its primary façade and contains the original (and present) main entrance to the building. The entrance is located at the extreme eastern end of the elevation and is highlighted architecturally through the use of a projecting "frame" that extends along both sides of the entryway from the sidewalk to the top of the ribbon windows on the 8th floor of the building. This framing, which is clad in thin stone veneer, is accentuated by the absence of ribbon windows on the 2nd story and the lack of the window awnings that are present across all other windows in the southern elevation. The location in the 2nd story where the ribbon windows would normally be located is enclosed with porcelainized steel panels. This area was used historically, and is currently used, to display the name of the building's occupant(s). A secondary, and much smaller, public entry is located in the western elevation of the building, along its frontage on 300 East. Additional entryways are present in the northern elevation. The window treatment of the first (at-grade) story is different than that of the rest of the building. Full-height window walls consisting of five or more narrow vertical panes offer a decidedly different feeling to the street level façade. Further accentuating the difference is the presence of a projecting panel over the first story windows along the southern and western elevations. The projecting panel is clad in porcelainized steel to match the rest of the building.

While the exterior of the building remains unaltered, the interior of the building has been extensively remodeled. After acquiring the building in the late 1970s, Salt Lake City Corporation, the municipal government of Utah's capitol city, renovated the interior of the building to suit the new intended use as the headquarters of the city's public safety department. Additional renovations have taken place more recently to accommodate new building security procedures.

The original interior of the building featured largely open spaces with few interior dividing walls and few enclosed rooms on those floors dedicated to general employee desk space. On floors 2, 3, and 6, a handful of small offices and restrooms

lined the northern and eastern margins of the floor, and the southern and western portions of the floor consisted of open work space.

According to historical design plans, the 4th was subdivided more than other floors, largely to accommodate outside renters who leased space in the building. On the 1957 plans, the Federal Housing Administration occupied the western half of the floor in a space consisting of a large open area with individual managers' offices along the southern margin of the floor.¹ The Mass Mutual Life Insurance Company occupied the eastern half of the building in a space divided into a dozen small rooms and offices.

The 5th floor of the building featured the control room for the Pacific Northwest Pipeline system. Advanced technology allowed the company to monitor its entire pipeline network from this nerve center in Salt Lake City. The 6th and 7th floors were apparently dedicated to the engineering and drafting department. The 7th floor was characterized by a large, open work space in the center of the floor and individual offices and meeting rooms around the perimeter.²

Managers and directors occupied individual offices on the 8th floor of the building. The 8th floor was more heavily subdivided into individual offices and meeting rooms than any other floor in the building. The half-story penthouse was divided into three main rooms, including a board room, committee room, and lounge.³ Today, many of the floors of the building have been subdivided into smaller offices and other rooms. The original penthouse remains largely open space.

During the 1980s renovation, many elements of the original décor were either removed or obscured. The installation of drop ceilings with acoustic tiles altered the height and feeling of interior spaces. Despite these alterations, sufficient evidence remains of the original décor to evoke the building's period of construction. This is particularly true in the main lobby area, which features the original marble flooring and wall paneling. The original three-car high-speed elevator bank, located opposite the main entryway in the northern section of the building, remains intact as well, as does its original fuse system. Restrooms in the building also retain much of their original décor, including 1950s pink floor and wall tile and pink porcelain fixtures.

The Pacific Northwest Pipeline Building is located in an urban setting characterized by a mixture of commercial and high-density residential development. The immediate neighborhood, which is located approximately five blocks east-southeast of the downtown city center, includes historic apartment and retail buildings and modern office, apartment, and commercial properties. Much of the immediate property surrounding the building consists of parking lots. Although not included as a contributing feature, the parking lot to the north of the building has some historical merit as it is the original lot associated with the 1950s construction. The parking lot to the east and northeast was part of the land annexed by Salt Lake City Corporation after their acquisition of the building. This parking lot was an integral component of the overall design of the Pacific Northwest Pipeline Corporation's headquarters operations, and it received much attention in the press as a key facility that would allow for parking of between 250 and 300 cars. The integration of this off-street parking is an important hallmark of post-World War II commercial development. America's automobile culture did not really take hold until after World War II, when mass production technology made automobile ownership more financially accessible to a wider range of people. With the proliferation of automobiles came logistical challenges for commercial properties owners needing to accommodate increased vehicle parking. The resulting architectural adaptation, particularly for large commercial properties and office buildings, was the incorporation of off-street parking (parking lots) into site planning; land for development needed to be able to include not only the desired building but also sufficient space for customer and employee parking.

¹ Pacific Northwest Pipeline Building Design Plans, May 31, 1957, Sheet 3. Drawings on file at Salt Lake City Planning Department.

² Pacific Northwest Pipeline Building Design Plans, May 31, 1957, Sheet 4. Drawings on file at Salt Lake City Planning Department.

³ Pacific Northwest Pipeline Building Design Plans, May 31, 1957, Sheet 6. Drawings on file at Salt Lake City Planning Department.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1957 - 1960

Significant Dates

1957, 1958

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: Slack Winburn, David Winburn,

Woolley & Mohr

Builder: Del Webb Construction

Period of Significance (justification)

The period of significance is 1957-1960, and is defined by the areas of significance for the property. The primary area of significance is the architecture of the building. Construction of the building began in 1957 and was completed in 1958. The architectural style represented by the building and the material types used in its construction are a snapshot in time during the modernist movement, as it existed during the late 1950s. The secondary area of significance for the property is commerce. The Pacific Northwest Pipeline Corporation relocated its headquarters to Salt Lake City in order to have their headquarters located near the midpoint of their massive, 1500-mile-long natural gas Northwest Pipeline, which stretched from New Mexico to Canada at that time. The pipeline itself played a significant role in growth and development of western states by expanding the transmission of natural gas throughout the region. The relocation of the company headquarters to Salt Lake City provided hundreds of jobs to local residents and contributed to a period of significant economic growth associated with large-scale commercial development in the city at that time. The Pacific Northwest Pipeline Corporation merged with El Paso Natural Gas in January 1960, effectively ending the Corporation's identity as a stand-alone company and changing the Pacific Northwest Pipeline Building to the El Paso Natural Gas Building until Pacific Northwest re-emerged in the 1970s as a singular company again. Immediately upon the merger, legal troubles ensued with anti-trust suits filed against the resulting company. The legal battles continued for 17 years, stifling the impact of the company on a local level by tying up company funds and suppressing capital investments and hiring as the merged companies litigated over ownership of joint assets. While the Northwest Pipeline system remained a significant factor in regional development and enjoyed modest expansion during the protracted period of legal wrangling, its true impact was not realized until after the dissolution of the merger. The Pacific Northwest Pipeline Corporation sold the building to the municipal government of Salt Lake City in 1979 and relocated elsewhere in the city when they were acquired by the Williams Companies, the current owner and operator of the Pacific Northwest Pipeline network.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Pacific Northwest Pipeline Building, built between 1957 and 1958, is an 8-1/2-story International Style commercial office building constructed of steel framing, glass curtain walls, and porcelainized steel panels. The period of significance extends from the commencement of construction in 1957 and 1960, when the corporation merged with El Paso Natural Gas. The building is significant under Criterion A for its contribution to the history of downtown Salt Lake City's mid-20th century commercial development. The building was a sign of Salt Lake City's growing economic prosperity and rise in regional prominence during the early post-war period. With its relocation to Salt Lake City, the Pacific Northwest Pipeline Corporation provided hundreds of jobs to local residents, many of whom were veterans of World War II and the Korean War who had difficulty finding employment as the national economy ramped down from war-time production. The presence of the headquarters of such a regionally significant corporation also drew other energy-related industries to Salt Lake City and established northern Utah as a crossroads of energy production and distribution – a role the city continues to fill today. The Pacific Northwest Pipeline Building is also significant under Criterion C for its architecture. It was one of only a few International Style commercial buildings erected in Salt Lake City and was among the first to incorporate modern building techniques, including the use of curtain walls, and modern building materials, including aluminum and porcelain-enameled steel panels. The interior of the building included modern amenities reflecting the technology of this new construction. Among these were three high-speed elevators, piped background music throughout the building, an employee auditorium, and air conditioning on every floor. All of these original amenities are still present today, though the background music system is not in use. The building's design was the result of collaboration between two local architects, the father-and-son team of Slack W. and David Winburn. Slack Winburn, a prominent architect in local circles, had participated in the design of the First Security Bank Building (NRIS No. 05001107) as the supervising architect during construction. The First Security Bank Building, located at 405 South Main Street and built between 1954 and 1955, was the first International Style commercial high-rise in Salt Lake City. It, too, was constructed using steel

framing, curtain walls, and porcelainized steel panels. It is clear that Winburn drew upon this experience in the design and construction of the Pacific Northwest Pipeline Building. The architectural firm of Woolley & Mohr oversaw construction of the building, which was built by the Del Web Construction firm of Phoenix, Arizona. The exterior of the building remains essentially as it did upon the completion of construction in 1958, and it represents one of Salt Lake City's finest examples of International Style commercial architecture. The Pacific Northwest Pipeline Building is a contributing historic resource of Salt Lake City, and particularly of the recent past.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Two areas of significance are relevant to the Pacific Northwest Pipeline building: Architectural and Commerce. The following sections summarize the important details relative to each theme. The building's significant architectural details are discussed first, followed the role the company played in both local and regional commerce.

Architecture

The Pacific Northwest Pipeline Building was constructed in 1957 and 1958 and is one the finest examples of International Style commercial architecture in Salt Lake City. The International Style enjoyed a very brief and short-lived popularity in commercial construction in Salt Lake City during the mid- to late-1950s. Only a handful of projects truly incorporated the key elements of the style on a large scale as opposed to mixing Modern design elements with more traditional styles. Of these high-style buildings only a few remain, and of these, the Pacific Northwest Pipeline Building is the least altered with regards to its exterior and overall configuration and massing. This mid-rise building clearly reflects the distinct tenets of Modernist architectural style. Among the Modernist tenets reflected in this building rectilinear form and cubic shapes; an emphasis on horizontality accentuated by strong vertical elements; an emphasis on functionality and utility; sculptural form; and the use of modern construction materials and technology.

The Modernist architecture movement arose in 1920s Europe among the likes of German and Swiss architects Walter Gropius, Ludwig Mies van der Rohe, and Charles-Edouard Jeanneret-Gris Le Corbusier. Gropius, in particular, defined the new vision of architecture with his founding of the Bauhaus school of architecture. The Bauhaus style, which was typified by flat roofs, smooth facades, and cubic shapes, was a rejection of what was seen as unnecessary or "bourgeois" architectural details of the traditional architecture of the time, details that included such things as cornices, eaves, and decorative details like verge board or patterned shingle siding. The essence of the Bauhaus tenet and the Modernist movement it inspired was the notion that the form of a building should follow from its function rather than artificially imposing internal functions that had to be adapted to the available space and its configuration. This philosophy resulted in the opening up of internal spaces through the selective removal of interior dividing walls, which provided not only greater flexibility within buildings but also greater mobility and greater use of ambient light. Doing so, of course, created challenges for building sound structures. This in turn resulted in the application of more modern construction materials, such as structural steel and exterior curtain walls, which provided internal stability and reduced the load weight of external walls.

Although Austrian-born architect Richard Neutra is often credited for introducing the International Style to the United States when he emigrated in 1929, the first documented public use of the term "International Style" appeared by American architect Philip Johnson and author Henry Russell Hitchcock in their 1932 publication *The International Style: Architecture Since 1922*, which was part of an architecture exhibition at the Museum of Modern Art in New York. In essence, the term "International Style" was coined to reflect the American twist on the Bauhaus school of architecture that developed, in large part, when famed European Modernist architects like Gropius and van der Rohe emigrated to the United States to escape the rising power of the Nazi party in post-World War I Germany.

Despite its introduction in the early part of the 1900s, the International Style did not reach its heyday in America until the post-World War II period, specifically in the late 1940s and 1950s. Spurred by the many technological advances made during the war, the International Style became a symbol of American success and progressiveness attributed capitalism. It soon became a favored style for corporate architecture, though it also made its way into the residential sector.

Slack W. Winburn, the principal design architect for the Pacific Northwest Pipeline Building, was very much a product of the Modernist movement and a proponent of the International Style. Born in Missouri in 1895, Winburn began his architectural education as a draftsman in Idaho Falls, Idaho. After serving in Europe during World War I, he continued his studies at the famed Ecole des Beaux Arts in Toulouse, France. Winburn returned to the U.S. in around 1920, locating in Salt Lake City and forming a partnership with architect James L. Chesbro. After only a brief period, Chesbro left the state and Winburn joined the firm of prominent local architect, Walter Ware, for whom he worked from 1924 to 1927. In speaking of his philosophy on architecture in 1934, Winburn exposes his Modernist approach in stating that good architecture “must fulfill its need in a straightforward, logical manner” and that “the exterior [of a building] should express something of the plan”.⁴ Winburn continued, noting that architecture “must be good, true, and beautiful in outline, form, and color ... To be good it must fulfill its function; to be true there must be no pretense, no striving for effort, not vanity expressed; no use of cheap material in imitation of an expensive one; to be beautiful it must fulfill the requirements of the first two in a logical plan and practical exterior in such a way that in form, outline, and color, the beholder is inspired beyond what the eye beholds.”⁵

Winburn also promoted the use of modern construction materials, particularly concrete and steel stating that the “use of these two materials [in architecture] has brought about the nearest approach to a universal style of design the world has known ... It started as ‘modernistic,’ but in the hands of capable designers the possibilities of straight-forward, simple building has reached almost every nation of the world.”⁶

The Pacific Northwest Pipeline Building exhibits all of the tenets espoused by Winburn and embodied in the International Style. Winburn’s experience as the supervising architect on the First Security Bank Building, completed two years prior to commencement of construction on the Pacific Northwest Pipeline Building and Salt Lake City’s first International Style high-rise, clearly influenced his choices in design and material as the two buildings share many similarities. The Pacific Northwest Pipeline Building is cubic in form, consisting of the boxy main structure with a separate stair tower to provide a vertical accent. It is composed of traditional modernist materials, including heavy steel framing clad in curtain walls and porcelain-enameled steel panels, all of which lend the building a sleek and open look. The color palette is muted, consisting of pale grays, blues, and whites. The use of ribbon windows, accented by aluminum louver window awnings on the southern and western façades emphasizes the rectilinear form of the building. Internally, the building originally included all of the hallmarks of Modernism: automatic high-speed elevators, automatic air conditioning, piped-in background music, and open floor plans that leveraged the extensive use of the ribbon windows to provide natural light deeper into the building. Winburn teamed with his son and fellow architect, David Winburn, to design the Pacific Northwest Pipeline Building, and the effort was reportedly their first major collaboration as architectural partners.

In addition to applying the fundamental design principles derived from the earlier Bauhaus movement, Winburn also appears to have incorporated the concept of fitting a building into its setting, a concept most likely influenced by famed American architect Frank Lloyd Wright. This concept of fitting the building into its setting is reflected in the design of the half-story penthouse office and conference room suite, which overlooks the Salt Lake Valley and provides grand view of the Wasatch Mountains to the east, and the application of aluminum louver awnings above the ribbon windows on the southern and western façades – the two elevations that would experience the greatest amount of year-round direct sunlight given the latitude of Salt Lake City.

The Pacific Northwest Pipeline Building was one of Slack Winburn’s final major projects of his career. Prior to it, he had earned a reputation as one of Salt Lake City’s premier architects and designed everything from monuments to single family homes to apartments and commercial structures. Despite his heavy focus on Modern architecture during the latter part of his career, Winburn demonstrated an equal level of talent across all property types and architectural genres. Among his more famous local works are: the Harris Apartments (NRIS No. 91001445), Elaine Apartments, 26 residences on Quayle Avenue, the Goodyear Tire and Rubber Company Building, and the Nels Hall House (NRIS No. 80003923) – all during the late 1920s; the World War II Memorial Building in Memory Grove during the 1930s; the University

⁴ *Deseret News*, December 15, 1934, “Three Types of Architecture in Utah Given Study.”

⁵ *Ibid*

⁶ *Ibid*

Gardens housing complex for World War II veterans during the 1940s; and the Ballif Hall men's dormitory at the University of Utah in the 1950s.⁷ Winburn died in April 1964 at the age of 68.

Construction of the \$2.5 million building was followed closely in local newspapers of the time. While several other large-scale commercial construction projects were underway at the same time, the Pacific Northwest Pipeline Building, with its 95,000 square feet of floor space, was by far the largest. Newspapers repeatedly noted the use of modern construction materials, particularly the "porcelain steel skin" and the fact that the building's exterior would be approximately 50 percent glass. They also noted that the "novel feature of the office building will be the use of background music throughout the structure".⁸ The papers also touted the interior amenities of the building including "the gas operated air conditioning system [that] will maintain a constant temperature throughout the building ... [and] the fresh air intake [that] will be filtered of impurities through electro-magnetic screens".⁹ Newspaper photographs documented the progress of construction on nearly a monthly, and sometimes weekly, basis. The half-story penthouse and executive office suite also garnered a lot of attention as a prestige detail of the building. Construction progress was regularly chronicled in local newspapers:

- The ground breaking ceremony for the building was held on Tuesday, March 12, 1957, and construction work began two days later.¹⁰
- By late June 1957, steel framing had progressed to the 5th floor.¹¹
- Less than one month later, on July 6, 1957, newspapers reported that the building was 20 percent complete and standing seven stories tall. The steel framing was expected to be completed by the end of July, and plumbers, electricians, and plasterers were already working on the lower floors. Installation of the porcelainized steel skin was to begin within a few days.¹²
- By the end of the year, the building was reportedly ahead of schedule, with the installation of the window glass completed at the end of November and installation of the porcelainized steel skin and aluminum trim underway.¹³
- In early February 1958, the first occupant of the building, Pacific Northwest Pipeline Corporation's Project Manager, Vann Kerns, moved into an office of the 5th floor. The building was reported to be 80 percent complete, and plans rent the entire 4th floor and 2500 square feet of the main floor for private office space were made public.¹⁴
- On Sunday, May 11, 1958, the *Salt Lake Tribune* reported that the building was complete and would be open for business the following day. In addition to the roughly 300 employees expected to occupy the building, the Massachusetts Mutual Life Insurance Company had secured lease space on the prestigious building's 4th floor.¹⁵

The Del Webb Construction Company of Phoenix, Arizona, served as the construction contractor for the project. The architectural firm of Woolley and Mohr served as the on-site supervising architects for the project. The Dell Webb company was allotted 18 months to complete construction under their contract with the Pacific Northwest Pipeline Corporation. Construction progressed quickly and the building opened for full occupancy on May 12, 1958, nearly 6 weeks before the July 1st deadline.¹⁶ A significant factor in the speed of construction was the use of local steel products,

⁷ Nielson, Jimmy. 2003. "Slack Winburn: Ideology and Architecture", Manuscript on file at Utah Division of State History, Salt Lake City.

⁸ *Salt Lake Tribune*. December 1, 1957, pg. D9, col. 3. "Workers Fitting Metal Skin Around Pipeline Building."

⁹ *Salt Lake Tribune*. February 9, 1958, pg. 10D, col. 7. "Pacific Northwest Pushes Work on S.L. Structure."

¹⁰ *Salt Lake Tribune*. March 12, 1957, pg. 28, col. 6. "Ground-Breaking Launches \$2½ Million S.L. Building."

¹¹ *Salt Lake Tribune*. June 23, 1957, pg. C15, col. 1. "S.L. Skyline Takes on New Shape."

¹² *Salt Lake Tribune*. July 6, 1957, pg. 16B, col. 4. "Steel Towers 7 Stories High On Pacific Pipe's S.L. Site."

¹³ *Salt Lake Tribune*. December 1, 1957, pg. D9, col. 3. "Workers Fitting Metal Skin Around Pipeline Building."

¹⁴ *Salt Lake Tribune*. February 9, 1958, pg. 10D, col. 7. "Pacific Northwest Pushes Work on S.L. Structure."

¹⁵ *Salt Lake Tribune*. May 11, 1958, pg. 16C, col. 7. "Pacific Northwest Opens New Structure Monday"

¹⁶ Ibid.

thereby reducing shipping time, and the use of curtain wall construction. The structural steel for the building (i.e., framing, girders, etc.) was provided by the Columbia-Geneva Steel Division of the United States Steel Corporation near Orem, Utah,¹⁷ while it is highly likely that the source of the porcelainized steel panels for the Pacific Northwest Pipeline Building was the Cupples Company of St. Louis, Missouri, as they were the supplier for the First Security Bank Building project just three years earlier, and Winburn would have been familiar with this company based on his work on the bank building project.¹⁸

As one of Utah's finest, and few surviving examples of International Style architecture, the Pacific Northwest Pipeline Building is significant for its architecture. It expresses the truest tenets of the Modernist school of architecture in the desire for simple, clean, and open design reflecting the use of interior space and fitting into the local setting. The exterior of the building has not been modified in any appreciable manner, and the result is a building that stands as a clear and recognizable reflection of Salt Lake City's growing economic and regional role in the immediate post-war era. For this reason, the Pacific Northwest Pipeline Building makes a significant contribution to the historic resources of Salt Lake City.

Although much of the interior of the building was subdivided during the 1980s and stands in contrast to the original open plan of the 1950s enough evidence remains of the historical design to evoke the era of construction. Because the interior partition walls were added after-the-fact, they can be reversed (removed) with no significant structural damage, thereby restoring the original intended effect of ambient lighting and spatial functionality. As such, the interior alterations do not substantively diminish the integrity of this building as an excellent example of Utah's International Style commercial architecture.

Commerce

The Pacific Northwest Pipeline Corporation's relocation of its headquarters to Salt Lake City in 1956 played a significant, though short-lived, role not only in bolstering Utah's post-war economy but also in signaling the rise of the city as key player in regional commerce. Salt Lake City has long been seen as the Crossroads of the West because the intersection of many interstate railroads there, but it had also been seen as a quirky, isolationist throwback to its pioneer days and not a progressive or modern city. The construction of the Corporation's headquarters building drew much attention because of the rising tide of excitement and concern over the company's standing in regional energy trade, and the use of International Style architecture bespoke of the growing sophistication and "worldliness" of Salt Lake City's business sector. Additionally, the pipeline operated by the Corporation played, and continues to play, a key role in the energy market of the United States and contributed to broader regional economic growth through the expansion of available energy resources in major western markets.

The 1,500-mile long Pacific Northwest Pipeline was completed in late 1956 by Fish Northwest Constructors¹⁹ and stretched from New Mexico to the Canadian border. The first gas through the line was delivered to Baker City, Oregon in August 1956. The Houston-based company moved its headquarters to Salt Lake City in 1955, occupying the newly completed First Security Bank Building and the Pacific National Life Building as construction of the pipeline began. In 1954, in advance of building the pipeline, a group of engineers from Fish Northwest Constructors formed the Pacific Northwest Pipeline Corporation to ultimately manage and operate the pipeline.²⁰ The Board of Directors of the Corporation, which was also based in Houston, determined to relocate company headquarters to Salt Lake City because of its proximity to the geographic center of the pipeline and the ease of accessibility to the city itself.²¹ By the middle of 1956 they had secured lease space in the First Security Bank Building, the Darling Building, and the Beneficial Life Building, all in the downtown Salt Lake City area, as temporary offices while their new headquarters building was being constructed. By this time, the Corporation had also secured the property on 300 East and 200 South on which their headquarters building would be constructed. The reported sale price of the property alone was more than \$500,000.²² The

¹⁷ *Salt Lake Tribune*. February 3, 1957a, pg. B1, col. 4. "PNP Ready to Construct \$2 Million S.L. Building."

¹⁸ Broschinsky, Korral. 2005. National Register of Historic Places Registration Form for the First Security Bank Building, Salt Lake City, Utah. NRIS 05001107.

¹⁹ *Moab Times Independent*. April 26, 1956. "Northwest Pipeline Selects Salt Lake City Headquarters".

²⁰ ANTITRUST: "Final Word for El Paso", www.time.com/time/magazine/article/0,9171,906962,00.html, accessed on June 1, 2010

²¹ *Moab Time Independent*. 1956.

²² *Salt Lake Tribune*. 1957a.

location of the property was carefully chosen and situated the company headquarters no more than two blocks away from the new headquarters building being constructed on 100 South and 200 East by the Corporation's most substantial customer, Mountain Fuel Supply Company.²³

The Pacific Northwest Pipeline Corporation bolstered Salt Lake City's post-war economy in more ways than one. Money was infused into the local economy through the use of Columbia-Geneva Steel as the manufacturer and supplier of the more than 560 tons of structural steel for the building and the hiring of many local Utah residents to fill positions both in the company headquarters and its support facilities along the pipeline. While many of the estimated 250 to 300 employees of the headquarters building relocated from Houston along with the corporate operations, many others were hired from among Salt Lake City residents. Field operating facilities, including metering stations, production facilities, and compressor stations were also established along the pipeline around the time the new headquarters building was being erected, and many of these were staffed by Utah residents. The estimated annual payroll of the company in 1956 was \$1.5 million.²⁴ Newspapers reported expectations that the impact of the company's relocation to Salt Lake City would be far reaching, noting that "Company officials expressed pleasure at the move to Salt Lake and forecast that the impact of the Pacific Northwest pipeline will be felt not only in business and economic areas but also in the civic, social and religious life of the communities."²⁵

With the relocation of the Pacific Northwest Pipeline Corporation to Salt Lake City, Utah's capital city received greater attention from other corporations around the West, particularly those in the energy industry. Customers and suppliers of the corporation alike either relocated existing operations or established new operations in the area to be closer to the decision-makers at Pacific Northwest. Subsidiary companies that spun off from the Corporation also located many of their operations in Salt Lake City.

The impact of the Pacific Northwest Pipeline Corporation on Salt Lake City during the company's early years was immediate and meaningful, spurring new economic growth and drawing attention to the modern role of the city in the region. But, as with any industry subjected to the whims of the boom and bust cycle, the substantial influence of the Corporation soon gave way to a much more moderated but still long-term role in the community. Much of this change was the result of a protracted anti-trust lawsuit that plagued the company almost from its beginnings.

Within a few years of its founding in 1954, the Pacific Northwest Pipeline Corporation found itself in financial straits, facing an uphill battle to provide sufficient assets to complete the then-planned Pacific Northwest Pipeline. In need of a benefactor, the Corporation had entered into negotiations with the El Paso Natural Gas Company (El Paso), and by late 1956, the companies had merged, with El Paso acquiring Pacific Northwest. Under the merger, the Pacific Northwest Pipeline Corporation operated as a separate division of El Paso, with its own offices and directors.²⁶ El Paso invested heavily in the operations of the Pacific Northwest Pipeline and immediately planned a \$30 million expansion to the system for 1957. The merger of the two companies was not complete until 1960.

The natural gas juggernaut created by the merger of the Pacific Northwest Pipeline and El Paso Natural Gas companies drew the attention of others in the energy industry, and almost immediately upon the completion of the merger, several anti-trust lawsuits were filed against El Paso Natural Gas. The lawsuits contended that the resulting company, which owned the lion's share of the natural gas infrastructure in the West and held a combined majority of contracts to supply natural gas to local distributors, constituted a monopoly. The filing of the lawsuit started a prolonged legal battle that included three hearings before the United States Supreme Court, the first of which resulted in the court setting aside the merger in 1962. Over the 10 years following the first Supreme Court decision, El Paso Natural Gas and the Pacific Northwest Pipeline Corporation battled over how the assets of the joint-company should be distributed. Both companies had invested heavily in their facilities and operations, and both wanted control of the primary pipeline, the then-2,200-mile-long Pacific Northwest Pipeline. In 1974, the Supreme Court issued its final ruling in the case, and the Pacific Northwest Pipeline Corporation was granted control of El Paso's Pacific Northwest Pipeline division.

²³ Ibid.

²⁴ *Moab Times Independent*. 1956.

²⁵ Ibid.

²⁶ *Salt Lake Tribune*. 1957a.

The long, drawn-out court case stifled the company's growth for more than a decade. Company officials were reluctant to invest in facilities and operations that they might not own when the case was settled. Despite the difficult times, the Pacific Northwest Pipeline Corporation persisted and maintained their Salt Lake City headquarters. In the late 1970s, the company abandoned its flagship headquarters building on 200 South. A few years later in 1983, the company was purchased by the multi-national conglomerate, Williams Companies, Inc., and became their subsidiary, known as the Williams-Northwest Pipeline. The Pacific Northwest Pipeline Building was acquired by the municipal government of Salt Lake City in 1979 and converted to their public safety center.

Despite the somewhat inglorious end to the fanfare and promise symbolized by the construction of the modern and high-tech Pacific Northwest Pipeline Building in 1957 and 1958, the Pacific Northwest Pipeline Corporation created a legacy for Salt Lake City as not only a crossroads for transportation but also for natural gas and other energy resources. It also thrust the city into the regional and national spotlight as a progressive and modern city; pictures of the company's International Style headquarters building graced newspapers across the country in articles recounting the details of the anti-trust lawsuit. This exposure contributed to changing perceptions of Salt Lake City as an isolated, undeveloped berg somewhere in the West to a modern, technologically savvy city fully immersed in national and international trends. In doing so, Salt Lake City was opened to both the importing of modern architectural ideas on a national scale and the exporting of regional adaptations of this style to other western communities.

In summary, the Pacific Northwest Pipeline Building is significant under Criterion A for its contribution to the history of downtown Salt Lake City's mid-20th century commercial development and under Criterion C for its strong integrity of high-style International Style architecture. The location of the company headquarters in Salt Lake City thrust Utah into the regional and national spotlight, highlighting the city's benefits as a geographic and energy development crossroads and a modern metropolis. The company provided hundreds of jobs to Salt Lake City residents during the immediate post-war period and served to draw other energy-related industries to the area. Architecturally, the Pacific Northwest Pipeline Building stands as one of best preserved examples of the Modernist movement and one of architect Slack Winburn's finest architectural designs. Although the interior of the building has been substantially remodeled, the exterior remains an unaltered tribute to the International Style elements of cubic form, rectilinear design, and innovative construction. The extent of use of aluminum louvered awnings to shade south- and west-facing windows from the sun is unique among historical mid- and high-rise buildings in the city and creates a striking emphasis on the horizontal lines of the building and reflects the consciousness of the architect in situating this modern building within its environmental context to achieve better interior climate control.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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_____. 1957b. "Ground-Breaking Launches \$2½ Million S.L. Building", March 13, pg. 28, col. 6.

_____. 1957c. "S.L. Skyline Takes on New Shape", June 23, pg. C15, col. 1.

_____. 1957d. "Steel Towers 7 Stories High On Pacific Pipe's S.L. Site", July 7, 1957, pg. 16B, col. 4.

_____. 1957e. "Workers Fitting Metal Skin Around Pipeline Building", December 1, pg. D9, col. 3.

_____. 1958a. "Pacific Northwest Pushes Work on S.L. Structure", February 9, pg. 10D, col. 7.

_____. 1958b. "Pacific Northwest Opens New Structure Monday", May 11, pg. 16C, col. 7.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Utah Heritage Foundation

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 1 acre

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>425569</u>	<u>4512882</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The NRHP boundary is as follows: Commence 37.5 feet east from the southwest corner of Lot 1, Block 50, Plat B of the Salt Lake City Survey, then 5.9 feet west, 373.5 feet north, 264.4 feet east, 264.4 feet south, and west to the beginning. This boundary is roughly equivalent to the southwestern quarter of Block 50.

Boundary Justification (Explain why the boundaries were selected.)

This property boundary was selected as it is the closest equivalent of the historical property boundary at the time the Pacific Northwest Pipeline Building was constructed. The boundary excludes two annex building complexes and an access corridor associated with the current municipal use of the Pacific Northwest Pipeline Building. These properties were annexed after the 1970s acquisition of the Pacific Northwest Pipeline Building by the Salt Lake City Corporation.

11. Form Prepared Byname/title Sheri Murray Ellis, M.S., RPAorganization SWCA Environmental Consultantsdate November 4, 2010street & number 257 E. 200 S., Ste. 200telephone 801.322.4307city or town Salt Lake Citystate UTzip code 84111e-mail sellis@swca.com**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Pacific Northwest Pipeline Building

City or Vicinity: Salt Lake City

County: Salt Lake County

State: Utah

Photographer: Sheri Murray Ellis

Date Photographed: June 25, 2010

Description of Photograph(s) and number:

Printed Photographs included with Nomination

- 1 of 10. Pacific Northwest Pipeline Building; Camera facing northwest.
- 2 of 10. Pacific Northwest Pipeline Building; Camera facing north.
- 3 of 10. Pacific Northwest Pipeline Building; Camera facing northeast.
- 4 of 10. Pacific Northwest Pipeline Building; Camera facing southeast.
- 5 of 10. Pacific Northwest Pipeline Building; Camera facing south-southwest.
- 6 of 10. Pacific Northwest Pipeline Building; Camera facing north-northwest.
- 7 of 10. Pacific Northwest Pipeline Building; Enframed entry detail; Camera facing north-northwest.
- 8 of 10. Pacific Northwest Pipeline Building; First (at-grade) story, south elevation window, projecting panel, and thin stone veneer detail; Camera facing northwest.
- 9 of 10. Pacific Northwest Pipeline Building; Example of window curtain wall construction on east elevation; Camera facing west.
- 10 of 10. Pacific Northwest Pipeline Building; Overview of aluminum louver window awnings on south elevation; Camera facing northwest.

Supplemental Photographs included as digital images on CD-R

- S1 of 10. Pacific Northwest Pipeline Building; Camera facing east-southeast.
- S2 of 10. Pacific Northwest Pipeline Building; Easter tower; Camera facing south.
- S3 of 10. Pacific Northwest Pipeline Building; Camera facing southwest.
- S4 of 10. Pacific Northwest Pipeline Building; Penthouse office suite; Camera facing north-northwest.
- S5 of 10. Pacific Northwest Pipeline Building; First (at-grade) story, west elevation window, projecting panel, and thin stone veneer detail; Camera facing south.
- S6 of 10. Pacific Northwest Pipeline Building; Thin stone veneer of enframed entry; Camera facing north.
- S7 of 10. Pacific Northwest Pipeline Building; Close-up of thin stone veneer on west elevation; Camera facing east.
- S8 of 10. Pacific Northwest Pipeline Building; Example of porcelain-coated steel panel, from east elevation; Camera facing west.
- S9 of 10. Pacific Northwest Pipeline Building; Example of porcelain-coated steel panel, from south elevation; Camera facing northwest.

S10 of 10. Pacific Northwest Pipeline Building; Close-up of aluminum louver window awning and window detail on south elevation; Camera facing north.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Municipal Building Authority of Salt Lake City Corporation
street & number 451 South State Street telephone 801.535.7752
city or town Salt Lake City state UT zip code 84114

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

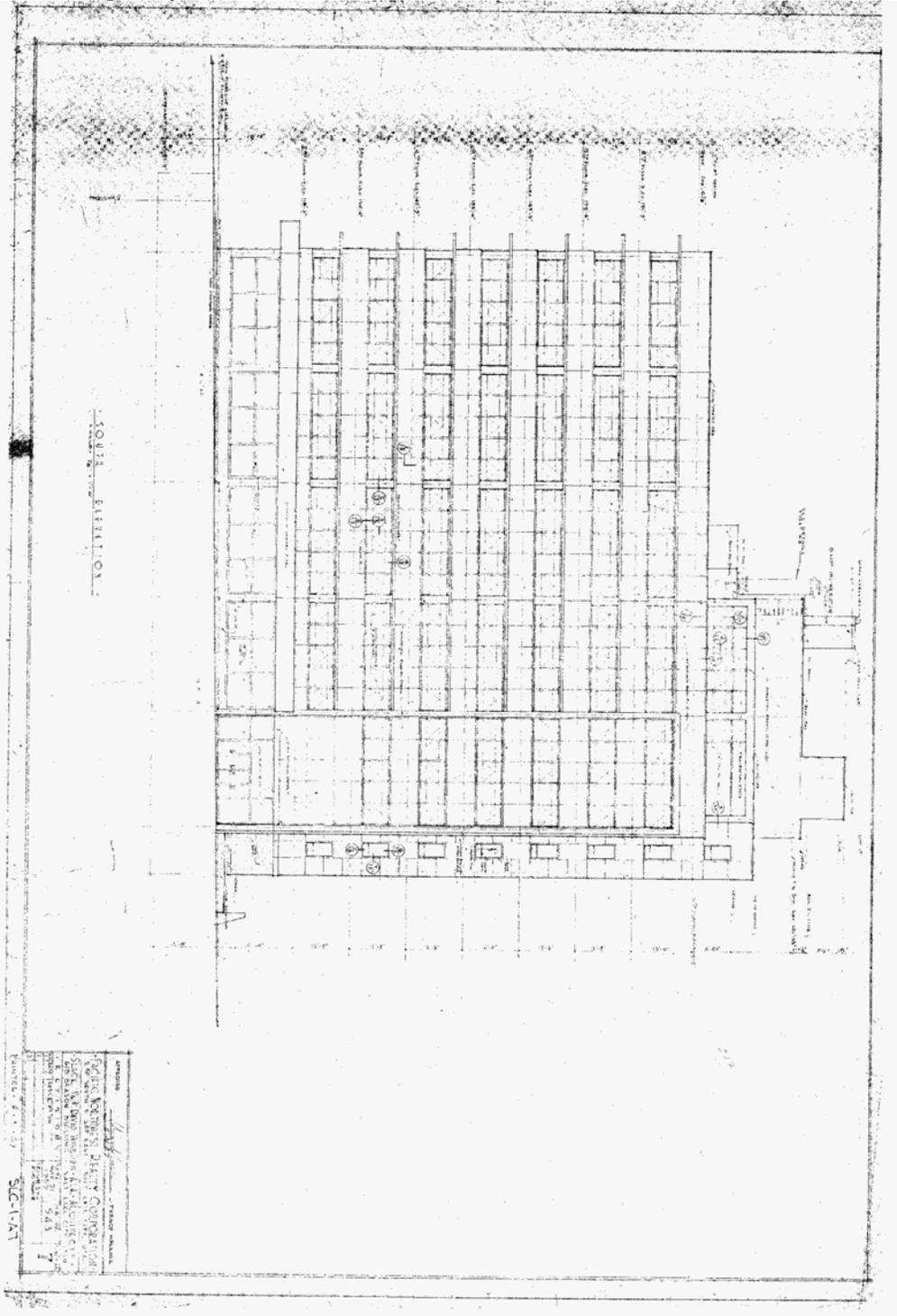
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pacific Northwest Pipeline Building
Name of Property
Salt Lake County, Utah
County and State
N/A
Name of multiple listing (if applicable)

Section number Drawings Page 18

South Elevation Drawing, May 1957



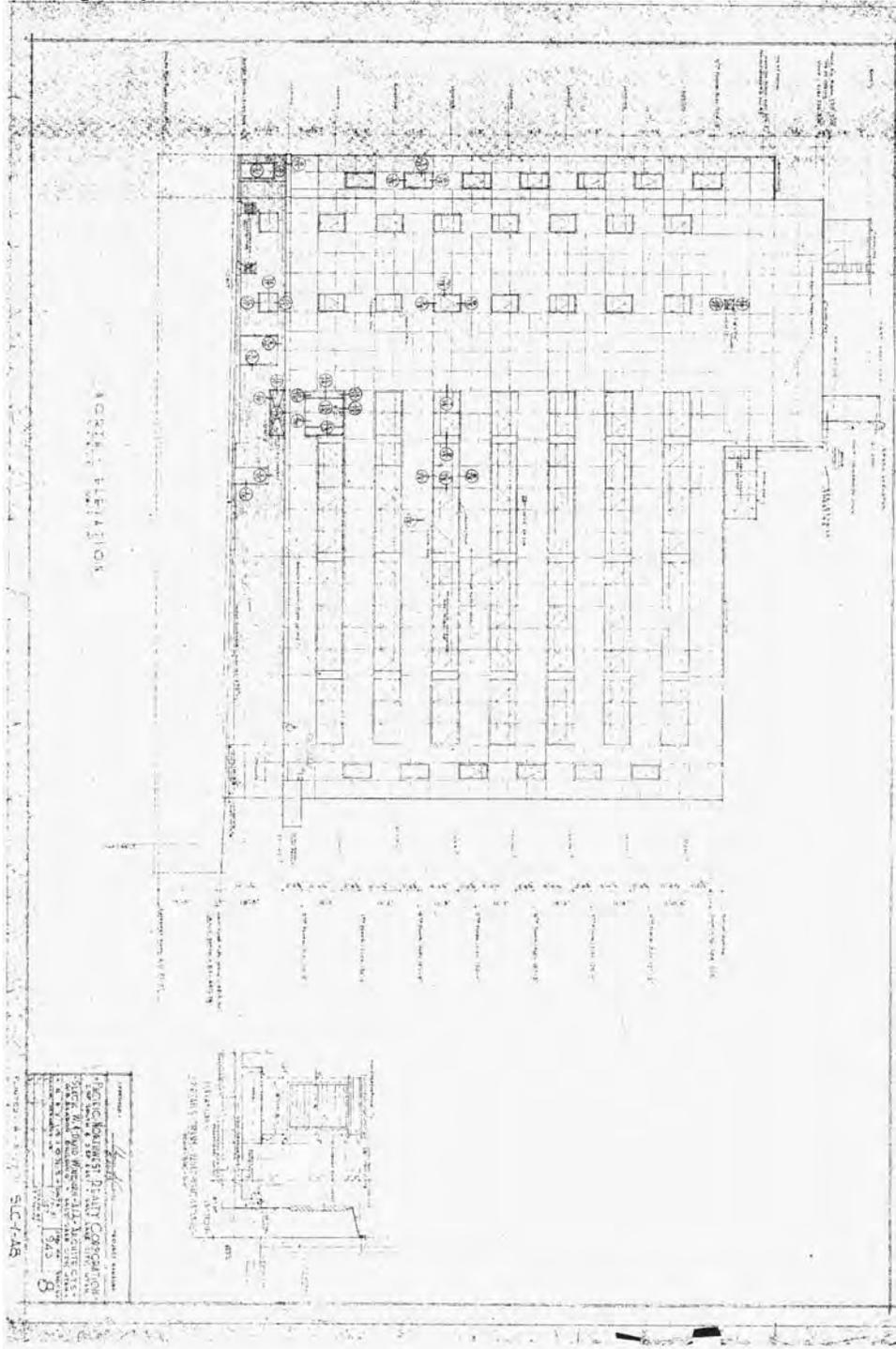
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pacific Northwest Pipeline Building
Name of Property
Salt Lake County, Utah
County and State
N/A
Name of multiple listing (if applicable)

Section number Drawings Page 19

North Elevation Drawing, May 1957



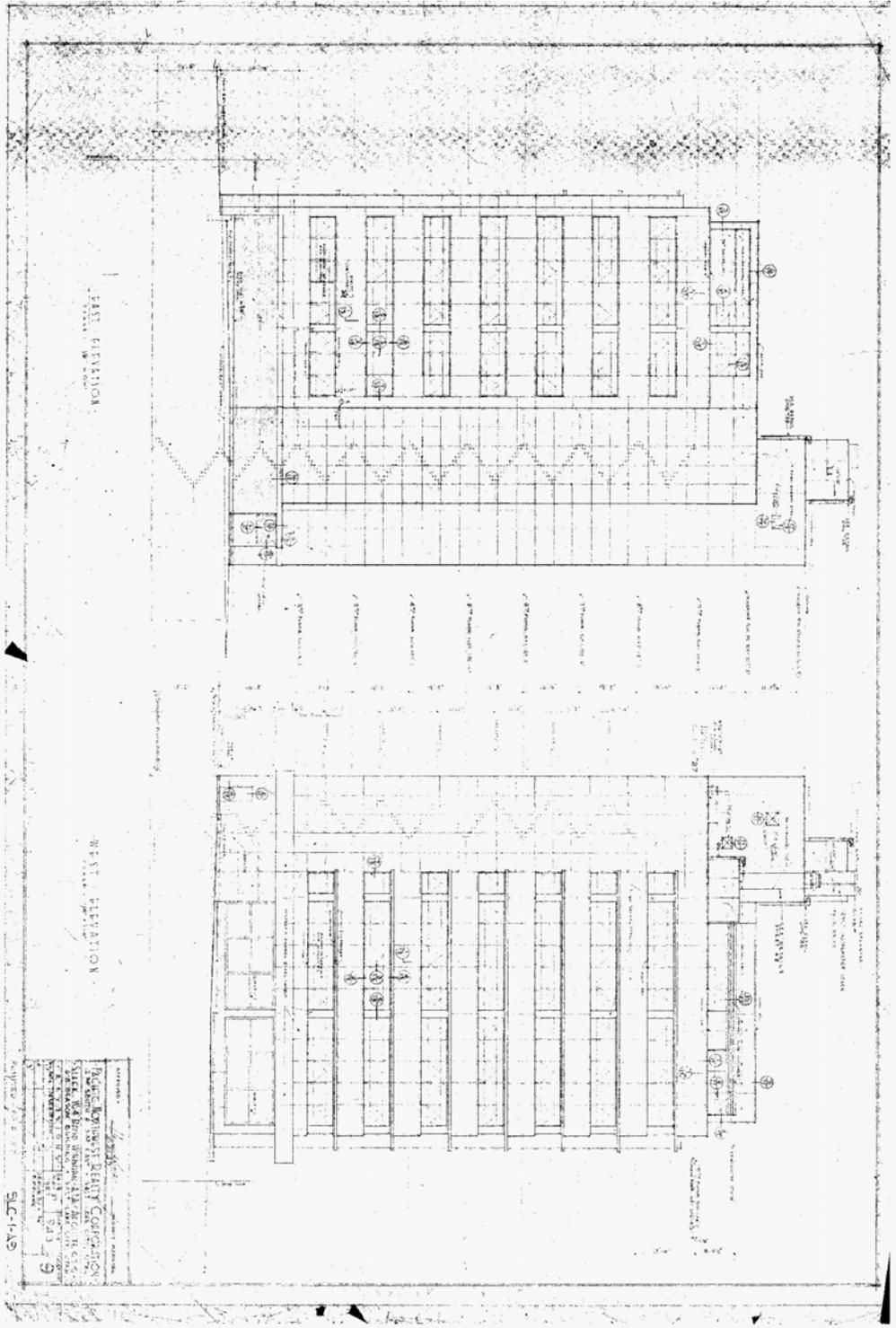
Side Elevation Drawings, May 1957

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pacific Northwest Pipeline Building
Name of Property
Salt Lake County, Utah
County and State
N/A
Name of multiple listing (if applicable)

Section number Drawings Page 20



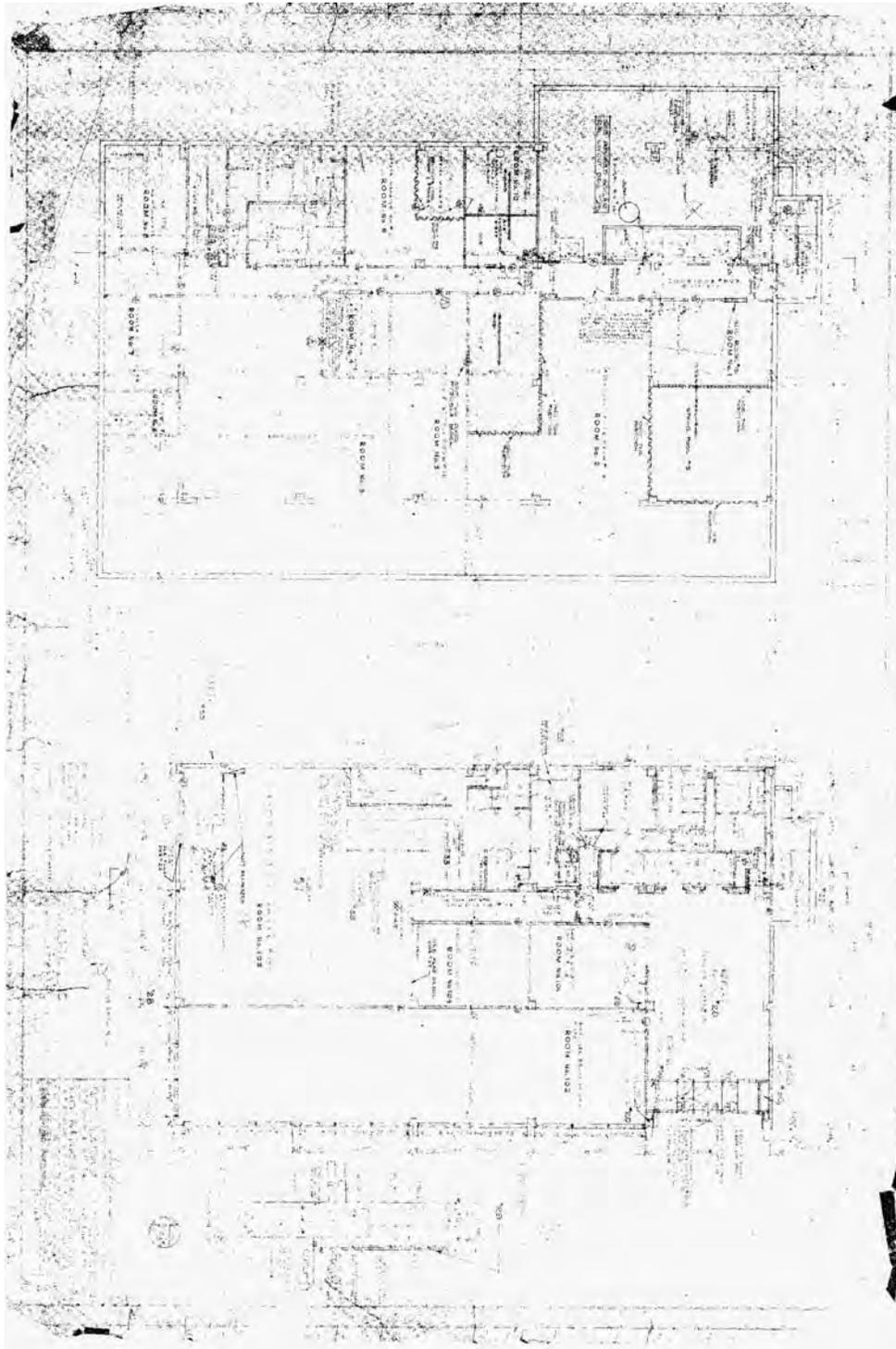
Basement & First Floor Plans, May 1957

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pacific Northwest Pipeline Building
Name of Property
Salt Lake County, Utah
County and State
N/A
Name of multiple listing (if applicable)

Section number Drawings Page 21



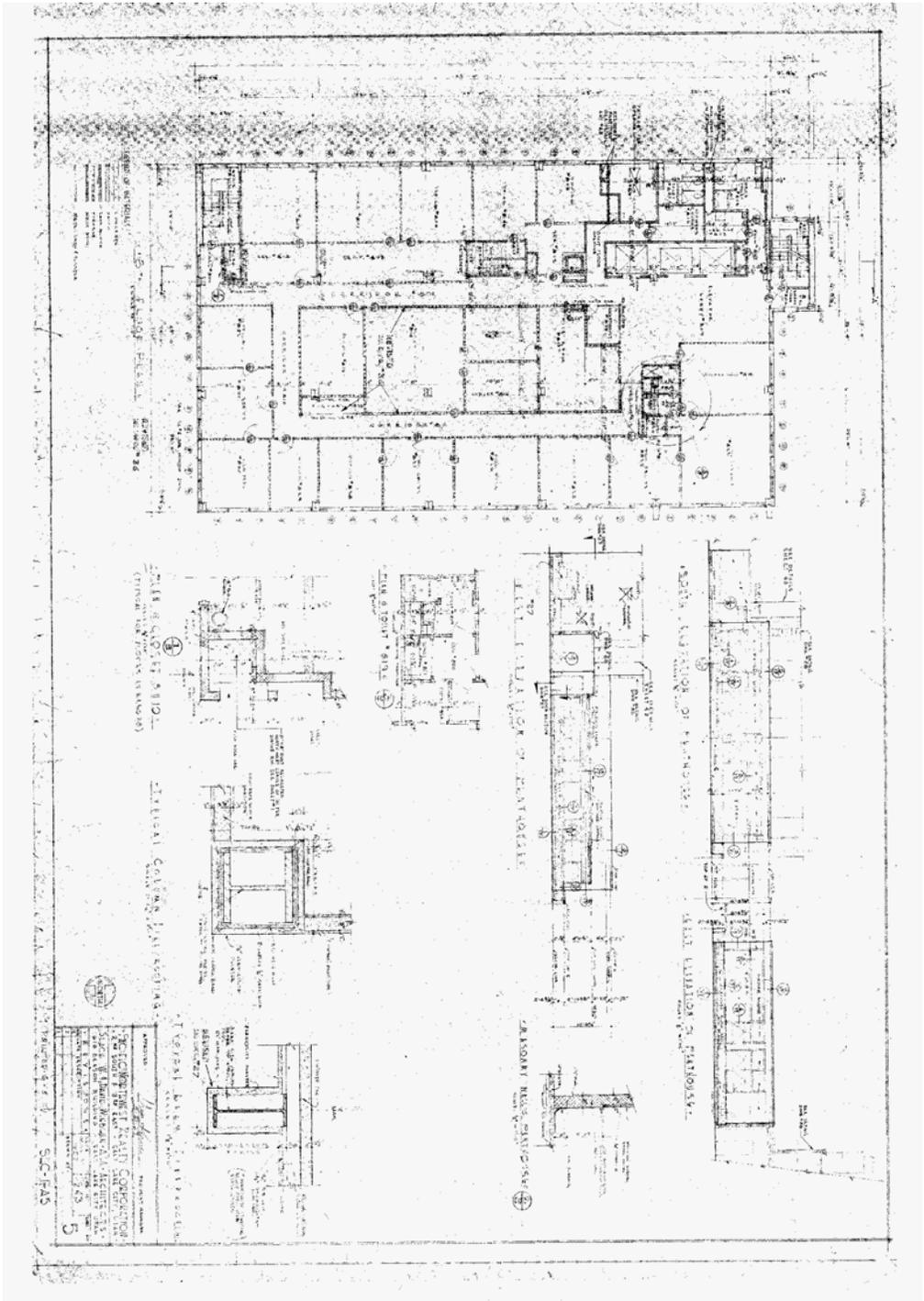
Second & Third Floor Plans, May 1957

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pacific Northwest Pipeline Building
Name of Property
Salt Lake County, Utah
County and State
N/A
Name of multiple listing (if applicable)

Section number Drawings Page 23



ATTACHMENT E: EXISTING CONDITIONS

SITE CONDITIONS:

The site consists of one parcel (with access to an easement to the north):

- The parcel is occupied by the existing former Northwest Pipeline Office Building/Public Safety Building, a small single story building to the east and surface parking.

The site is approximately 2.737 acres.

ADJACENT LAND USE:

The adjacent uses include:

- North: Apartment building.
- East: Retail along street frontage, multi-unit apartment building abuts the rear of this property.
- South: Violin School and recital hall across 200 South.
- West: Three story office building and a multi-unit condominium building across 300 East.

BASE ZONING:

RMU Residential Mixed-Use District

APPLICABLE MASTER PLANS:

Urban Design Element (adopted 1990)

Plan Salt Lake (adopted 2015)

East Downtown Neighborhood Plan (adopted 1990)

ATTACHMENT F: 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>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:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The developer provides a combination of building sizes and shapes centered on a public plaza.</p> <p>The site is generally flat and has few distinguishing features.</p> <p>The project preserves the former Public Safety /Northwest Pipeline Building, which is a significant structure for the era it was constructed.</p> <p>The project places most of the parking in a structure, which allows the open space to be used as public gathering space.</p> <p>The project provides open plaza space as a centerpiece for the buildings. The Liberty Uptown Building also provides ground floor retail space, which has not been common for new residential developments downtown in recent years.</p> <p>The project replaces surface parking with a concealed parking structure.</p> <p>There is a broad range of affordable housing in the project as outlined in this report.</p> <p>The overall project meets the LEED ND neighborhood development standards. And specifically, the Magnolia Building meets Enterprise Green standards.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>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</p>	<p>Complies</p>	<p>The project is consistent with the Urban Design Element in terms of both providing residential mixed-use east of downtown and stepping buildings down in height from the central core.</p> <p>Plan Salt Lake is specifically referenced on page A4.03 of the drawings in Attachment B.</p>

<p>planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>		<p>The East Downtown Neighborhood Plan supports mixed-use at this location and is actually supportive of taller buildings on this site if requested.</p> <p>Housing (including long term supportive housing, which is simply a form of managed apartments, not homeless or social services) and retail are permitted uses in the RMU zoning district.</p>
<p>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:</p> <p>1. Whether the street or other adjacent street/access/means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>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:</p> <p>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;</p> <p>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;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p>	<p>Complies</p>	<p>Salt Lake City Transportation reviewed the project and did not indicate any capacity issues.</p> <p>The number of drive approaches are actually being reduced.</p> <p>The uses are permitted uses, therefore the level of development and its impacts are expected as part of the masterplan and zoning.</p> <p>The number of drive approaches is being reduced (those on 200 South being eliminated). The drive entry will be a single approach on 300 East with secondary egress via an existing alley exiting onto 300 East. Therefore the changes in parking configuration decrease existing pedestrian auto conflicts.</p> <p>Salt Lake City Transportation did not raise any concerns regarding pedestrian impact or street character. Both 300 East and 200 South are large streets capable of handling the increased traffic.</p> <p>Increased density will likely increase demand for street side parking. However, the uses are permitted and to be expected in this zoning district. Consolidation of drive approaches increase potential curbside uses. The project meets its parking requirements, therefore street side parking will likely be from short term or transitory visits.</p> <p>Transportation did not indicate any concerns regarding hours of operation. Because the uses and densities are permitted by right there is no expectation that the planned development would have any different impacts than if it were not a planned development, although the layout of the planned development decreases those impacts by hiding parking and focusing parking entries onto the less traveled street.</p>

<p>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;</p> <p>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;</p> <p>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</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>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.</p>		<p>Transportation did not express concerns regarding internal circulation, pending final review of parking stall geometrics. The parking access for the complex is off of 300 East, which is the less intensely used of the two street frontages, and it allows the traffic to disperse onto other streets. The parking structure has a secondary exit through the property ‘cherry stem’ to the north to provide additional access.</p> <p>Public Utilities has listed several items in need of upgrading to accommodate the project, but did not indicate there were any debilitating capacity issues. The same intensity of development (or greater) would be allowed by right without the planned development approval. Water retention must be on-site.</p> <p>The proposed uses are consistent with existing land uses in the area. The building layout of the planned development has been deigned to hide the parking structure behind other buildings and to use the space between the residential structures as a neighborhood amenity. The developer has indicated that loading and garbage collection are to be screened and hidden from public view in accordance with the zoning code..</p> <p>The intensity and size of the development is allowed by ordinance. The planned development merely allows for a differing configuration to facilitate a better layout of that intensity and size. Massing and scale are similar to existing uses in the area.</p> <p>A conditional use is not being proposed.</p>
<p>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;</p>	<p>Complies</p>	<p>No existing landscaping exists. Additional trees and planting will be required as part of the public spaces in conformity with the zoning ordinance, as well as bringing the public way into conformance with current standards (street trees, etc.). The shrubs and trees on the north side of the Metropolitan Building should be chosen to withstand partial shade.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>The planned development preserves a good example of 1950/60’s modern architecture. Details of the historic building is found in Attachment D.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The project must comply with all other standards not specifically modified or waived.</p>

Subdivision

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

- A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;

Analysis: With modifications through the planned development process, the project will comply.

- B. All buildable lots comply with all applicable zoning standards;

Analysis: With modifications through the planned development process, the project will comply.

- C. All necessary and required dedications are made;

Analysis: Final locations of utilities have not been determined. Dedications that will meet the requirements of access and utility easements as required by Salt Lake City departments must be shown on the final plat.

- D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;

Analysis: Utility capacity to the site is adequate, however easements must be shown on the final plat for the subdivision to guarantee continued access.

- E. Provisions for the construction of any required public improvements, per section [20.40.010](#) of this title, are included;

Analysis: Public way improvements may be necessary to comply with standards set by Salt Lake City Engineering.

- F. The subdivision otherwise complies with all applicable laws and regulations;

Analysis: With modifications through the planned development process, the project will comply.

- G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Analysis: No streets are being vacated, easements are being added to access and the subdivision is not part of an existing plat.

ATTACHMENT G: 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:

NOTICE OF APPLICATION:

A notice of application was issued to the Central City Neighborhood Council, the Salt Lake Community Network and the Downtown Alliance on September 8, 2017. The CCNC previously discussed the application at a previous meeting and provided a letter of support dated May 4, 2017.

Open House
September 21, 2017

Notice of the public hearing for the proposal included:

Public hearing notice mailed on November 16, 2017.

Public hearing notice posted on November 16, 2017.

Public notice posted on City and State websites and Planning Division list serve: November 16, 2017.

Public Comments

Public comments relevant to the project have raised concerns regarding the make-up of the housing types or have been positive. Specific questions have arisen regarding the mix of housing and some design issues as well as reference to the Violin School.

The Central City Neighborhood Council, submitted a letter of support (attached to page GO.03 of the submittal drawings).

An email comment is attached on the following page.

Comments received after completion of this report will be provided to the Planning Commission members at the meeting.

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Hi Doug/Derek,

I'm writing in regard to the proposed development of the Violin School Commons. I'm a neighbor to that property, and I live in The Club Condos at 150 S 300 E. I understand the proposal is for mixed use housing. I am concerned about any further potential for subsidized/low income housing in our area. A disproportionate share of the city's low income housing is already located in our immediate area. I love living downtown, but I am constantly concerned about safety around my building and our immediate area. Every day we see illicit activities occurring outside of our beloved home. People occupying the low income units on 300 E do not care for the area the way that our owners do. We persistently see garbage strewn about our lawns, people camping and sleeping outside, drug deals occurring every few hours, drug induced people loitering around our area. Not only am I worried about the potential for additional low income housing to be constructed in our area, but I'm concerned that our city is not making more effort to improve the quality of living in our up and coming downtown. We need leaders who will address these issues. I don't believe there is great social benefit in providing the level of low income housing downtown, especially being so concentrated in a single area. I would urge you to ensure that new construction and planning continues to serve the vision of a better, safer, cleaner downtown Salt Lake City that we can all be proud to live in.

With Gratitude,
Nathan Peters

[REDACTED]

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

ZONING (Greg Mikolash):

- Renovate the existing historic 9-story building for first floor retail and include supportive housing and other apartment use
- Demolition application required to demolish the existing one story structure to the east and build a new podium parking structure with 5 levels of apartments above.
 - As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
 - Future building permits will require conversations with building and fire code personnel in Building Services.
 - A Certified Address is to be obtained for the new principal structure from the Engineering Dept. for use in the plan review and permit issuance process.
 - This proposal will need to comply with the provisions of the RMU zoning district, 21A.24.010 and -21A.24.170 (rear setback is measured from the one lot line furthest from the front property line). Proposal will need to comply with the provision of 21A. 36 in regards to environmental performance standards, a permanent recycling collection station, construction waste management plan, and any other appropriate sections within this chapter.
 - This proposal will need to comply with any appropriate provisions of 21A.40 – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirements.
 - This proposal will need to meet the requirements and provisions of 21A.48 for landscaping.
 - The properties are located w/in a ground water source protection overlay district, the standards of 21A.34.60 will need to be met.
 - Future zoning comments will be associated with the review of the building permit(s).

No zoning related issues associated with this proposed subdivision. Future buildings shall not be constructed over any property lines. Adequate cross access easement agreements may need to be recorded (Subdivision)

TRANSPORTATION (Michael Barry):

The proposal must provide parking calculations to show compliance with minimum parking requirements and maximum parking allowances per 21A/44.030; and bike parking and electric vehicle parking per 21A.44.050. The proposal must also provide dimensions for the parking layout per 21A.44.020. The proposal must provide a loading berth per 21A.44.070, if applicable.

No objections from Transportation (Subdivision)

ENGINEERING (Scott Weiler):

No objections to the proposed planned development.

Plat redlines sent to Doug to forward to the applicant. (Subdivision)

PUBLIC UTILITIES (Jason Draper):

Utilities cannot cross property lines without appropriate easements and agreements.

An exterior, below-grade grease interceptor is required for this application. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft

diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.

Parcels must be consolidated prior to permitting.

Public Utility permit, connection, survey and inspection fees will apply.

Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.

Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.

Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.

All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas.

Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.

Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.

Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.

The existing water mains will not provide adequate flow and pressures for fire protection under current requirements. Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

All unused water and sewer laterals must be capped at the main.

FIRE (Ted Itchon)

Proposed development will be subject to the International Fire Code (IFC) and the appendices in regards fire flow and fire access requirements. Any proposed alternate means and methods (AM&M) shall be approved by the Fire Prevention Bureau (FPB) prior to permit issuance. Compliance with the information in this review does not guarantee compliance with IFC and IBC, nor does it guarantee issuance of any building permit. A scaled site plan indicating fire truck access, width, turning radius, distance from any proposed structure; and means of access in accordance with IFC and the appendices shall be provided.

C. Minutes from November 29, 2017 Planning Commission Meetings

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, November 29, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:08 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Ivis Garcia; Commissioners Maurine Bachman,Carolynn Hoskins, Brenda Scheer and Sara Urquhart. Commissioners Emily Drown, Matt Lyon, Andres Paredes and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Doug Dansie, Senior Planner; Daniel Echeverria, Senior Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Maurine Bachman, Ivis Garcia, and Sara Urquhart. Staff members in attendance were Nick Norris and Doug Dansie.

- **315 East 200 South** - Staff gave an overview of the proposal. The Commission asked what was happening on the ground level. Staff stated it would be commercial space.
- **1370 East Kensington Avenue** - Staff gave an overview of the proposal.

APPROVAL OF THE NOVEMBER 8, 2017, MEETING MINUTES. [5:30:25 PM](#)

MOTION [5:30:33 PM](#)

Commissioner Bachman moved to approve the November 8, 2017, meeting minutes. Commissioner Urquhart seconded the motion. Commissioners Garcia, Bachman, Scheer and Urquhart voted “aye”. Commissioner Hoskins abstained from voting as she was not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:30:55 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Garcia stated she had nothing to report.

[5:55:30 PM](#)

Violin School Commons Planned Development and Preliminary Subdivision at approximately 315 East 200 South - The Violin School Commons Associates is requesting approval of a Planned Development and a Preliminary Subdivision for a property at the above listed address. The City has declared surplus the former Public Safety Building and contracted with a developer to preserve/renovate the building. The proposed project

includes housing units above ground level retail within the existing building and three additional buildings to be constructed on the remainder of the site. The overall project is proposed to include approximately 248 units of housing. The developer is applying for a Planned Development to allow for multiple buildings with shared access, modified setback requirements, off-site parking in a shared facility and shared open space; the petitioner is also applying for a Preliminary Subdivision to accommodate the proposal Zoning District: RMU Residential Mixed use. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com) Case number: PLNSUB2017-00703 and PLNSUB2017- 00704 (Administrative Item)

Mr. Doug Dansie, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petition as outlined in the Staff Report.

Mr. Chris Zarak, developer, reviewed the proposal its purposed, layout and use of the structures, history of the site and how it would benefit the area. He reviewed the commercial aspects of the proposal and how they would appeal to the neighborhood.

The Commission and Applicant discussed the following:

- The connection between the two buildings and parking garage.
- The historic renovation of the building.
- The process to ensure the exterior of the building was historically preserved.
- The thought process on how the new structures would connect or relate to the historic structure.
- The management of the site and how the public would lease the spaces in the development.
- The interactive spaces on the ground level of each of the buildings.
- If public space would be available on the roof of the Metropolitan.
- Why the proposed name was chosen.
- The outdoor dining that would be offered throughout the development.
- How the buildings did and did not relate to each other in architecture, material and expression.
- The standard in the ordinance regarding compatibility and how the design would change as the project moved forward.
- The affordability of the units and interaction with the community in the buildings.

PUBLIC HEARING [6:31:29 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Mr. David Amot and Ms. Joann Hook.

The following comments were made:

- Preservation Utah supported the proposal and was excited about the project.
- Would prefer the units to be owner occupied and not rentals as a larger number of low income individuals would create issues in the neighborhood.

- Would there be a cap on the number of affordable units in the area to prevent saturation.
- How the activities and residence of the buildings would be monitored.

Chairperson Clark closed the Public Hearing.

The applicant reviewed the number of units that would be subsidized, the reason the units would be rentals and not owner occupied. He reviewed the RFP requirements regarding affordability and apartments.

The Commission discussed the following:

- The review process for the application and why the planned development process was chosen.
- The review of the architecture.
- The standards of review for the proposal and how architecture was regulated.
- The modification of the Planned Development and how those would be approved or reviewed.
- If the design could be changed after the Planned Development was approved.
- The scale and design of the buildings and how they related to each other.

MOTION [6:59:44 PM](#)

Commissioner Scheer stated based on the information in the Staff Report, the information presented, and the input received during the Public Hearing, she moved that the Planning Commission approve the Planned Development PLNSUB2017-00703 with the following conditions:

- 1. That the applicant return to the Planning Commission with revised and completed façade plans for all of the new buildings.**

Based on the information in the Staff Report, the information presented, and the input received during the Public Hearing, she moved that the Planning Commission approve the Preliminary Subdivision PLNSUB2017-00704. Commissioner Bachman seconded the motion.

The Commission, applicant and staff discussed the following:

- The Commission would like a design that gave the buildings a more connective feel between the new and old buildings.
- The motion to come back will be limited to the standards related to the ground floor design, not the entire façade and the entire façade is outside of the Planning Commission's authority for a planned development.

Commissioners Garcia, Bachman, Hoskins, Scheer and Urquhart voted "aye". The motion passed unanimously.

The meeting adjourned at [8:01:23 PM](#)