



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Chris Lee, 801-535-7706
Date: June 6, 2018
Re: PLNSUB2018-00111 and PLNPCM2018-00195 – Paper Box Lofts Development

Conditional Building and Site Design Review Planned Development

PROPERTY ADDRESS: 340 West 200 South

PARCEL ID: 15-01-129-041

MASTER PLAN: Downtown

ZONING DISTRICT: D-4 (Downtown Secondary Central Business District)

REQUEST: The petitioner, Micah Peters of Clearwater Homes, has initiated petitions to develop the parcel at approximately 340 West 200 South with three mixed use buildings and an automated parking system. The project requires Conditional Building and Site Design Review (CBSDR) and Planned Development (PD) approval. The CBSDR request is to increase the maximum front yard setback on 400 West from 5 feet to 14 feet 3.5 inches. PD approval is required for more than one principal building on the parcel. This is a Salt Lake City Redevelopment Agency (RDA) project and the design has been honed through an extensive process with RDA representatives. The Planning Commission has final decision making authority for planned developments and conditional building and site design reviews.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve both the Planned Development and Conditional Building and Site Design Review as proposed, subject to compliance with all applicable regulations, and with the following conditions:

- Cross access easements must be established for all midblock walkways, plazas, and automobile access to the south entrance of Building B.
- A traffic mirror must be mounted at the egress of the private drive onto 400 West.
- Only the specific changes addressed in this report as part of the planned development or conditional building and site design review are modified. The applicant must comply with all other applicable zoning regulations.

ATTACHMENTS:

- A. Vicinity and Zoning Map
- B. Site Plan
- C. Site Photos
- D. Elevations and Floor Plans

- E. Renderings
- F. Landscaping Plan
- G. Applications
- H. Existing Conditions
- I. Analysis of Standards
- J. Public Process and Comments
- K. Department Comments

PROJECT DESCRIPTION:

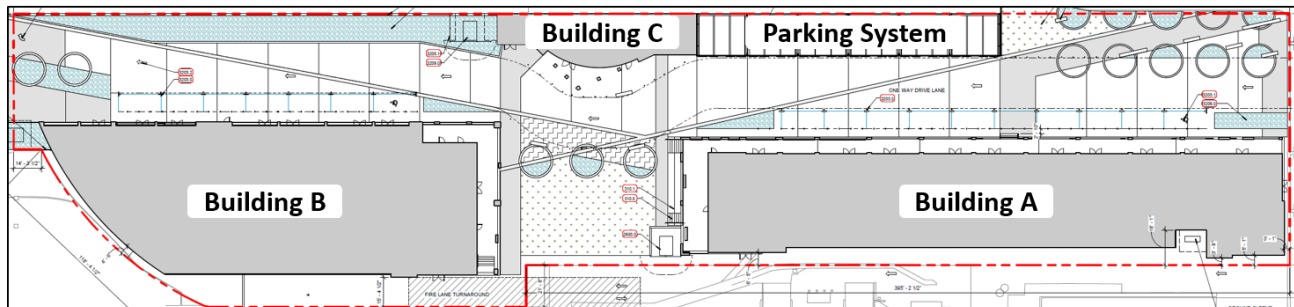
Overview

As illustrated on the following map, the site of the proposed development bisects the city block from west to east which is bounded by 300 West and 400 West and 100 South and 200 South. The irregularly shaped parcel is located east of The Gateway and west of a small office building on 300 West. A hotel with a separate parking structure, and an electrical substation are located to the north, while the abutting parcels to the south are composed of multi-unit residential buildings and a parking lot. The development will be named the Paper Box Lofts as an homage to the Paper Box Company (founded in 1914) which occupied the existing structure on the site until moving their headquarters to their current location at 920 South 700 West. The subject parcel is zoned D-4 (Downtown Secondary Central Business District) and is approximately 1.99 acres (86,684 square feet) in size.



Site Configuration

The D-4 zoning district allows for no more than one principal building per lot without receiving planned development approval. Due to the size and layout of the subject parcel and the requirements of the RDA, one building was not a viable option. Consequently, a Planned Development is required to allow for three separate buildings consisting mostly of residential units which incorporate a mix of flex and/or commercial space on the ground floor of each of them. Additionally, there will be an automated car stacking system adjacent to Building C as shown below ([see Attachment B for greater detail](#)):



The two largest buildings (A and B) would span most of the southern side of the parcel with a central plaza situated between them. Building A will be composed of 95 residential units with 7 of them being live/work (flex) spaces and 1,476 square feet of commercial space on the ground floor of the eastern façade. Building B will contain 85 residential units with 7 of the ground floor units designated as live/work spaces. Building C is on the northern side of the parcel directly across from the central plaza. It is smaller than both of those on the south side in regards to both floor area and height. It will be 5 stories and will provide 790 square feet on the ground floor for a leasing office with 4 residential units on the floors above. Directly abutting Building C to the east is the automated car stacker system which extends to within 150 feet of the eastern property line where its' exterior wall will serve as the canvas for the street art to be the focus of the open plaza area on 300 West.



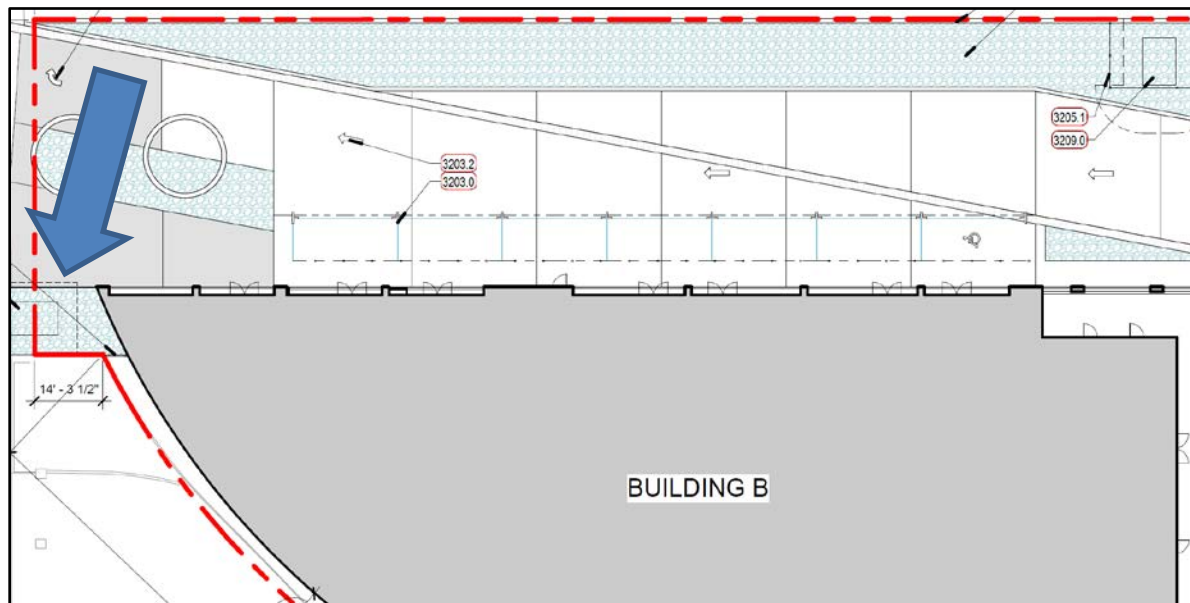
Looking west at Buildings A and B (left) and the automated parking structure (right)

The following is the combined breakdown of the uses across all three buildings:

- 184 total residential units
 - 14 - live/work
 - 34 - studio
 - 87 - 1 bedroom
 - 49 – 2 bedroom
- 2,266 square feet of commercial space
 - 790 – leasing office
 - 1,476 – street level commercial on 300 West

Reduced Front Yard Setback

There is no minimum required front yard setback in the D-4 zone, but the yard cannot exceed five feet from the property line to the building. Exceptions to that requirement can be authorized via a Conditional Building and Site Design Review (Section 21A.30.045C) of the SLC Zoning Ordinance) which the applicant is utilizing to petition for an increase to the front yard on the west side of the parcel adjacent to 400 West. The subject parcel is considered to be a “double frontage” lot because it extends across the entire block fronting on both 300 West and 400 West. Therefore it has two front yards. The setback on the east side is 3 feet 1 inch and meets the standard. Due to the irregular shape of the lot on the West side however, the building is set back from the property line a total of 14 feet 3.5 inches, as indicated by the blue arrow on the magnified portion of the site plan shown below:



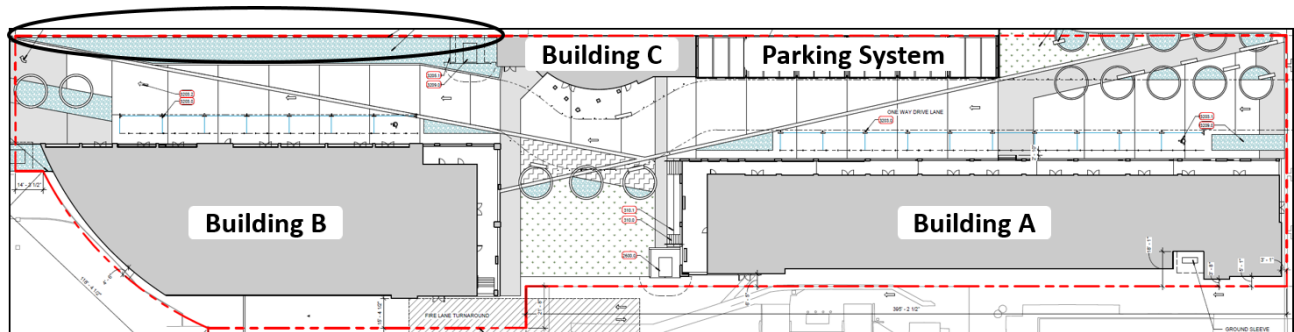
Site plan portion showing the setback from the western property line of Building B

Building Height

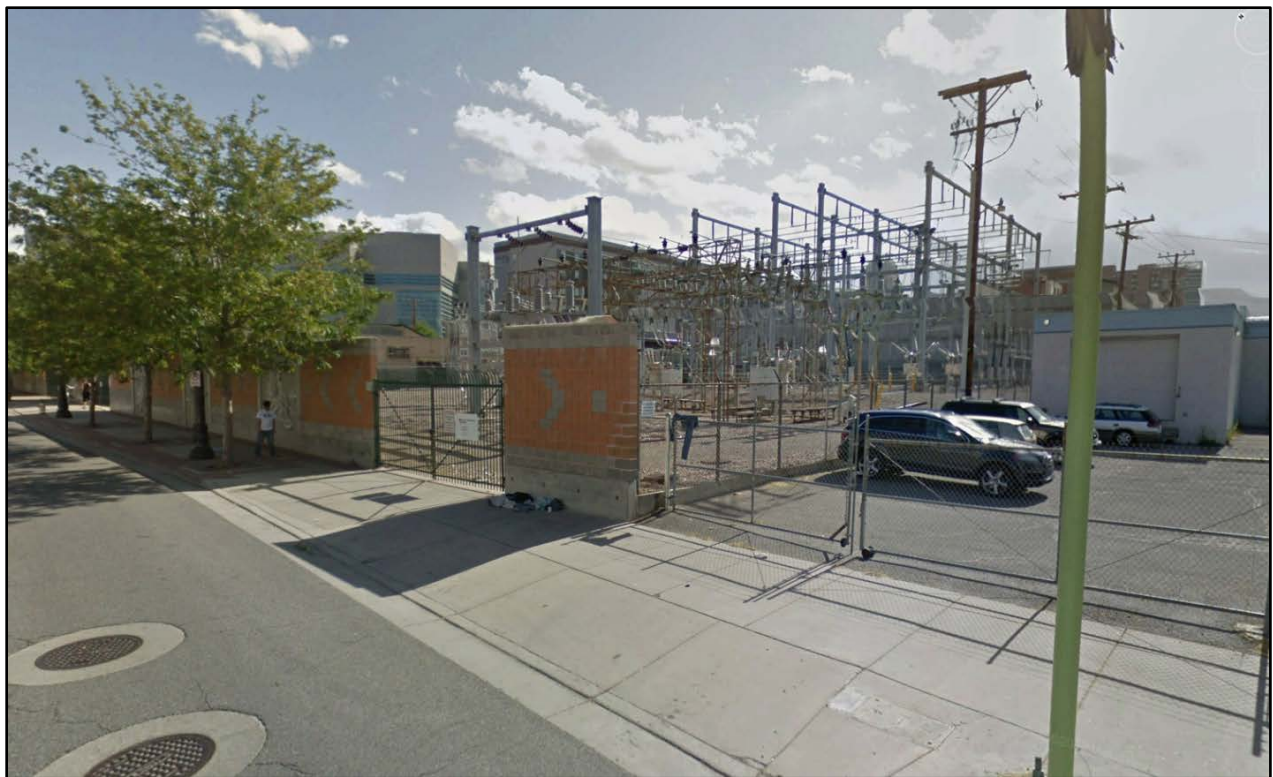
The maximum building height in the D-4 zone is 75 feet and each of the rooflines of the proposed structures are less than that limit ([see attachment D](#)). There are some parts of the structure that rise above the roofline but height exceptions for design elements such as chimneys, steeples, mechanical equipment parapet walls, and stairwell towers are allowed as established in Table 21A36.020C of the Salt Lake City zoning code. Stairwell towers are permitted by right in all commercial zones (among others) up to 16 feet beyond the maximum height limit. Since the extra height of the stairwells are a maximum of 8 feet 2 inches above the 75 foot height limit in the D-4 zone, they are permitted.

Screening of the Electrical Substation

The subject parcel is directly adjacent to two separate properties along the north property line. The western parcel is an electrical substation owned by Utah Power and Light. That stretch of the north property line is circled in black on the following site plan:



The electrical substation property is screened on 400 West with an over-height fence that measures approximately 12 feet in height. The applicant contends that if the substation wasn't screened in a similar way on the subject parcel, it would likely cause concerns for future residents and clients visiting the development.



Looking northeast at the electrical substation from 400 West

Consequently, he proposes a fence that would match the height and general characteristics of the existing fence on 400 West along a portion of the north property line between the substation and the subject property. The material for the proposed fence is precast concrete. It would intersect with the existing fence on 400 West at a 90 degree angle and extend east (into the center of the block) along the northern property line for 30 feet when it transitions down to a height of 8 feet until terminating at

building C. The shorter section will be screened by plants as indicated in the [landscaping plan](#) with the taller section incorporating street art similar to that featured on the more prominent 300 West plaza mural as indicated on the following rendering:



Looking east along the private drive with the fence to the left and Building B to the right

The general height standard for fences in side yards is found in section 21A.40.120.E(3):

Corner Side, Side, Rear Yards; Sight Distance Triangle: Fences, walls or hedges may be erected in any required corner side yard (extending to a point in line with the front facade of the principal structure for residential zoning districts and up to any required front yard setback line for all other zoning districts), required side yard or required rear yard to a height not to exceed six feet (6'). The zoning administrator may require either increased fence setback or lower fence height along corner side yards to provide adequate line of sight for driveways and alleys.

There is no required side yard in the D-4 zone so the standard is not applicable. Consequently, the proposed 12 foot fence is allowed by right. However, there is an issue regarding the site distance triangle which is incorporated where alleys, drives and streets intersect to allow for a driver to have a safe site line to transition onto the street. The one way private drive on the subject parcel is designed to exit the property at the northwest corner where the two fences meet and there is no setback from the fenced corner (at least 10 feet is usually required by the site distance triangle). Due to the trax stop directly in the middle of 400 West, only right hand turns will be an option for those leaving the development. Consequently, a driver would easily be able to see cars coming from the south and would not need to be concerned about those coming from the north. However, pedestrians coming from the north would effectively be invisible until the driver pulled her car out past the fence line on 400 West.

Planning Staff would normally recommend that the private drive be set back from the corner far enough to accommodate the site distance triangle. However, that is not an option on this site due to

the existence of several objects in the sidewalk area that can't be moved. As seen in the following photographs, there is a succession of items that block all of the 400 S street frontage except for the portion already designed to accommodate the private drive. They include a public art piece (green pole structure), a crosswalk which provides access to the trax stop and the Gateway development, a street light, a tree, and utility boxes:



Those items in the sidewalk area make adjustments to the private drive along the western property line untenable. There is simply nowhere else to locate the egress than directly adjacent to the fence at the northwest corner. Given that situation, the Transportation Division has recommended that a condition

of approval be imposed which requires that a mirror be mounted on the corner of the fence which enables a driver to see what is located north of that point. Such mirrors are commonly used in these types of situations and Planning Staff supports the recommendation.

Private Drive, Midblock Walkways, and Plazas

Although it is referred to as a private drive, the applicant is planning to allow full public access to the drive, the two plazas, and the midblock walkways. He has presented a plan that is beneficial to the public at large and not just those that live and/or work within the project. The private drive will bisect the site with one way traffic flow from the ingress on 300 West to the egress on 400 West. It is meant primarily to allow for car access to the automated parking structure but will also serve to tie together the entire project. It will be designed for low vehicle speed given that it is narrow and only allows for one way use, incorporates changes in paving materials from the public streets, and has a significant alteration from a straight route where building C “bulges” out toward the central plaza space. Given those design elements, it is actually planned to act more as a type of shared space between cars, bicyclists, and pedestrians than a street that is dominated by cars. Such an intermingling is possible due to the limited amount of motor vehicles (mostly tenants and their visitors) and the slow speeds that they will be traveling. The following rendering provides an illustration:



View towards the west along the private drive with buildings A and B to the left, Building C straight ahead, and the automated parking system to the right

Even though the private drive is planned to accommodate pedestrians and bicyclists, there will also be a paved walkway running along the north edge of building A and the north and east edge of Building B which extend outward to the east, west, and south property lines from the central plaza located between Buildings A and B. It will serve to enhance the quality of the midblock walkways and provide an area completely separated from the private drive.

The midblock walkways lead to the central plaza which is the heart of the project. The central plaza will provide a green space in the center of the block which will be accessible to everyone via the midblock walkway and private roadway running east to west, as well as one running south (which will reach all

the way to 200 South when the abutting lot is developed at a later time). It will be a gathering space with chairs, tables, and benches where people can enjoy trees, grass, and other landscaping elements.



The central plaza with Building B in the background looking south from the private drive



The central plaza with Building C, the automated parking system, and Building A in the background

Another plaza is planned on 300 West in front of the parking structure. It will serve as a welcoming element to the development and is specifically designed to cross the property line onto the site of the neighboring hotel to provide a seamless and comfortable transition between the two properties. This

plaza should also serve as a type of “calling card” or “stamp” for the entire project by providing an engaging and colorful mural painted directly onto the eastern wall of the automated parking structure with a public green space directly beneath it as seen in the rendering.



The 300 West plaza with Building A and B to the right and, the midblock walkway and private drive in the center, and the automated parking system and 300 West plaza to the right

Parking

A unique element of this project, is the proposed design of the 146 parking stalls throughout the development. They will be located on the private roadway, within building B, and in a completely stand-alone automated car stacking system. The private road is designed with parking stalls along the south side adjacent to Buildings A and B that will provide a total of 10 stalls in those areas. Building B will provide 40 stalls in the basement of the building accessible from the south side of the structure. 22 of them will be typical stalls while 18 will be within a small automated parking system within the building. The majority of the parking on the site, however, will be the 96 stalls provided by a large automated parking system which abuts Building C to the east and the 300 East plaza to the west.

The car parking system will consist of 6 modules arranged side by side as one comprehensive unit that will be approximately 48 feet high, 21 feet 8 inches deep, and 156 feet 6 inches long. It is manufactured by a company called CityLift. According to the company website (www.cityliftparking.com/about), it is an established company that has installed more than 60,000 automated car parking systems in 13 countries. However, as far as can be determined, this will be the first such system in Salt Lake City. The specific model proposed for this development is known as the Puzzle. This information from the website is offered regarding it:

Our most popular and versatile mechanical parking solution is the Puzzle. You can build up to a 7 level configuration; with or without pits and is ideal for new construction or retrofits. This mechanical parking lift also works in a tandem configuration without impacting retrieval time. They are widely used in residential, mixed use, and public garages in impacted urban areas. Replacing traditional stackers with the Puzzle can drastically reduce valet costs since each space

is independently accessed. The Puzzle can be used indoors or outdoors and requires a minimum clear height of 11' 7 3/4" beginning with the 2 level system.

The specific layout for this project will have the capacity to stack cars seven high. Cars will access a parking spot by entering one of the 18 bays (3 bays per each module) on the ground floor. A driver would pull up in front of one of the bays and click her assigned key fob which would cause the gate to open and allow for access into the structure. Once the car is appropriately positioned, the driver would step out of the system and the car would be then be positioned automatically within it. To retrieve the vehicle later, she would simply click the key fob and her car would be delivered back to the ground floor bay.



View towards the west with buildings A and B to the left with street parking, building C in the center and the automated parking garage on the right

As stipulated in the *Off Street Parking, Mobility, and Loading (21A.44.030)* section of the SLC zoning code, the D-4 zone requires $\frac{1}{2}$ parking space per residential dwelling unit while no spaces are required for nonresidential uses up to 25,000 square feet of usable floor area. Given the 184 residential units and 1,889 square feet of nonresidential space, 92 off street parking stalls would be required on the site. Consequently, the 146 total parking stalls provided on the parcel exceeds the required minimum. However, it also exceeds the maximum number of stalls allowed which would also be 92 because the minimum number of residential stalls is equal to the maximum in the D-4 zone.

The applicant chose to pursue an additional 54 stalls by utilizing the *Transportation Demand Management (21A.44.50)* section of the zoning code. A parking incentive allows for the minimum number of required stalls (92) to be doubled if the applicant meets requirements for electric vehicle parking, bicycle parking, and one each of the major and minor transportation demand management strategies. At least 1 electric vehicle parking space needs to be provided for every 25 standard parking spots. In this case that would be $146/25 = 5.84$, which is rounded up to 6 total electric vehicle parking stalls. The applicant has met that number. Plans indicate that they are planning to provide 6 electric vehicle stalls.

The number of required bicycle parking spaces is 5% of the total number of parking spaces provided. That calculation is $146(.05) = 7.3$, which rounds down to 7 total bike parking spaces. The development is providing well beyond the 7 required bicycle parking stalls by providing 22 total in the lower level of Building B.

The major transportation demand management strategy being met is the following:

An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment.

The plans show that the 743 square foot workout facility will be located in Building A and accessible to all residents.

The minor transportation demand management strategy that the applicant pursued is to provide:

Permanently sheltered, covered or secure facilities for the required bicycle parking.

As mentioned above, the applicant is providing a total of 22 bicycle stalls within Building 2. They will be permanently sheltered, covered, and secure. Consequently, due to meeting this requirements stipulated above, the applicant qualifies for up to twice the number of parking stalls allowed ($92 \times 2 = 184$) but has chosen to utilize only 146 of them.

Interaction with Adjacent Properties

Another unique aspect of this project is the comprehensive approach taken in regard to the parcels that abut it to the north and south. As already referenced above, the plaza space on 300 West is designed to intentionally lap over onto the hotel parcel to provide an area that transitions smoothly between them. Also mentioned, were the midblock walkways. The one planned for the western side of the central plaza area that runs south will eventually continue all the way to 200 South when a building is constructed on the existing parking lot at that location in the future. The applicant owns that parcel to the south of the project and has the ability to provide access across the parcel for the walkway as illustrated in the following rendering:



KEY CONSIDERATIONS:

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

1. Plan Salt Lake and the Downtown Master Plan
2. Cross Access Agreements
3. Development Potential (D-4 Standards vs. PD and CBSDR)

Consideration 1 – Plan Salt Lake and the Downtown Plan

The project site is located within the boundaries of the *Downtown Plan* area as well as the city-wide *Plan Salt Lake* that addresses a broad range of issues important to the entire city. Chapter 1 of *Plan Salt Lake* focuses on neighborhoods and lists several initiatives to encourage quality neighborhoods across the city. Those that are most pertinent to this project are the following:

1. *Maintain neighborhood stability and character.*
3. *Create a safe and convenient place for people to carry out their daily lives.*
4. *Support neighborhood identity and diversity.*
6. *Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.*
8. *Encourage and support local businesses and neighborhood business districts.*
9. *Provide opportunities for and promotion of social interaction.*

Likewise, Chapter 2 of *Plan Salt Lake* focuses on growth with the following initiatives directly correlating to the proposed development.

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 infill and redevelopment of underutilized land.*
6. *Accommodate and promote an increase in the City's population.*

Chapter 3, *Housing*, has the following pertinent initiatives:

1. *Ensure access to affordable housing citywide (including rental and very low income)*
2. *Encourage housing options that accommodate aging in place.*
4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
7. *Promote high density residential in areas served by transit.*

Chapter 4 of *Plan Salt Lake* focuses on transportation and mobility with the following initiatives directly correlating to the proposed development.

1. *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
 - *Having a public transit stop within ¼ mile of all residents.*
2. *Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking, and transit.*
4. *Reduce automobile dependency and single occupancy trips.*
7. *Encourage transit oriented development (TOD).*

12. Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.

Chapter 7, *Parks & Recreation*, contains a couple of pertinent initiatives:

4. *Provide accessible parks and recreation spaces within ½ mile of all residents.*
6. *Integrate artistic elements into parks, urban trails, and other urban public spaces.*

And Chapter 8, *Beautiful City*, also contains the following pertinent initiatives:

4. *Use art to create and reinforce a sense of place, including embedded art in infrastructure of all sizes.*
6. *Promote and expand the City's street lighting program throughout the City.*
8. *Promote increased connectivity through mid-block connections.*

The proposed project meets each of the initiatives listed above. It would help maintain neighborhood stability, character, and diversity by providing more housing into an area that already exists as a dynamic mix of commercial and residential uses. Those new people would help to support existing businesses in the area and can potentially add to the retail and office uses via the flex spaces provided in many of the residential units.

The *Downtown Plan* lays out a vision for the entire downtown area, which includes the following:

As the center for dense urban living – comprised of housing, parks, local serving retail, and community services – downtown will be identified as a vibrant urban neighborhood. Downtown will offer intimate spaces, outdoor adventure, and move with a distinctive energy that reflects our culture. It will be diverse and eclectic – a creative mix of neighbors and collaborative partners committed to pioneering downtown's future.

That vision is based upon the following principles:

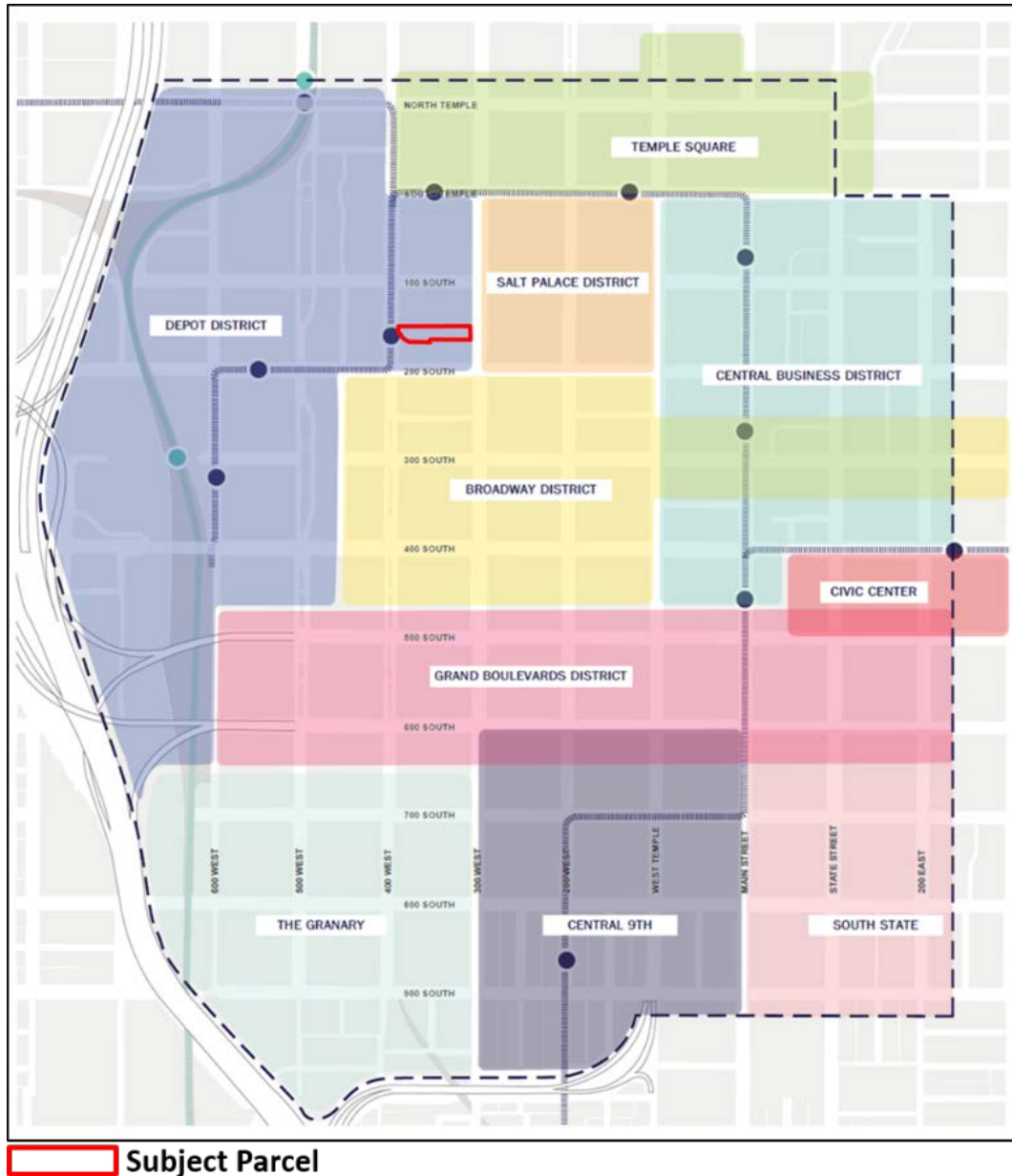
We value a downtown that...

- ...Provides Housing Choice
- ...Is Vibrant & Active
- ...Is Prosperous
- ...Is Rich in Arts & Culture
- ...Fosters Equity & Opportunity
- ...Is Connected
- ...Is Walkable
- ...Is Welcoming & Safe
- ...Unites City & Nature
- ...Is Beautiful

Each of the principles is then backed up by goals and initiatives to achieve the principles established by the plan across the entire downtown area.

The *Downtown Plan* also contains elements that directly pertain to the districts within the plan area. The Districts map specifies that the block where the subject parcel is

located is within the Depot District. The Depot district is on the western edge of the downtown area and is relatively large. It is bounded by The Granary to the south, Temple Square to the north, and the Salt Palace, Broadway, and Grand Boulevards Districts to the east.



A specific vision statement with correlating principles is established in the master plan for each of the established districts. The vision for the Depot District includes the following:

...a dense urban neighborhood that provides a full range of housing options and is served by all modes of transit...Celebrated in the Depot District is a mix of historic and new buildings. The historic buildings establish the district's character and represent the past industrial use of the areas. New construction complements the

historic buildings, respecting street and site patterns, building placement, site access, and building form and scale.

The following principles, with corresponding initiatives, are from the Depot District section of the plan. They are particularly pertinent to the PaperBox development that is being considered in this report and include the following:

Provides Housing Choice: Utilize interior streets and walkways for townhouse development to activate interior of blocks while keeping main streets commercial.

Walkable: Address barriers to walking routes...

Welcoming and Safe: Maximize visual transparency from sidewalk into stores and vice versa...

Planning Staff is of the opinion that the proposed PaperBox development meets both the expansive visioning and principles of the overall plan as well as the more directed initiatives outlined for the Depot District. The project will provide more housing choices with dynamic elements such as live/work space that provide opportunities for entrepreneurs and small businesses. It will be vibrant and active by providing mixed uses throughout the development with excellent public access. It will be connected and active with midblock walkways and street sidewalks providing access to welcoming and safe plazas, as well as commercial and residential spaces. The common areas will serve to unite urban and natural spaces. Both the buildings and the common areas work well together and complement the neighboring parcels to create a development that will beautify the entire surrounding area.

Consideration 2 – Cross Access Agreements

Given that this project shares both pedestrian and automobile access across neighboring parcels, cross access agreements are crucial to guarantee access to the site and to establish maintenance obligations. The automobile access point on Building B, as well as access to the trash and recycling located within that building, are both located on the south side which is only accessible by crossing the adjacent property. Consequently, cross access easements will be required which clearly illustrate those shared areas, as well as for all midblock walkways and plazas. A copy of the memorandum of understanding which establishes the obligations and responsibilities of the owner of each parcel for the maintenance of the areas covered by the easement, will also be required.

Consideration 3 – Development Potential (D-4 Standards vs. PD & CBSDR)

It is prudent to consider what type of development could occur on the subject parcel if only the underlying D-4 zoning standards were utilized without seeking approval of the PD and CBSDR petitions as requested. The first major difference would be that only one principal building would be permitted on the site. There would be no required side yard setbacks and the structure could be no further than 5 feet away from the property lines on both 300 West and 400 West. That would allow for a building that effectively takes up the entire parcel except for those minimal setbacks on each street frontage. Parking would need to be provided on the site and would have to enter directly into the building from 300 West and/or 400 West. The private drive, midblock walkways, and public plazas would all be lost.

Additionally, the requirements imposed by the RDA need to be taken into account. Several of them had a considerable impact upon the design of the project in relation to the underlying zoning standards within the D-4 zone. For example, The RDA guidelines stipulated that there had to be more than one principal building on the site and that a midblock drive and walkway would connect 300 West and 400 West to a park space in the middle of the parcel. Consequently, even if the applicant wanted to develop per the D-4 standards, it is an impossibility due to the stipulations imposed by the RDA. If only the D-4 standards had been utilized, many more units could be built on the site but the result would be much less appealing.

DISCUSSION:

The proposed development generally satisfies the Planned Development and Conditional Building and Site Design Review standards as well as the master plans which serve to guide community growth in the Downtown neighborhood. It is located in a dynamic area that is full of both commercial and residential uses that would accommodate it well. Physically, the proposed structures are compatible with the neighborhood in regards to massing, height, and the proposed uses. As discussed in depth previously in this report, as well as in the [Analysis of Standards](#) attachment, the proposed development meets the objectives of both Plan Salt Lake and the Downtown Plan as well as the PD and CBSDR standards. As such, staff recommends approval of the Planned Development and Conditional Building and Site Design Review.

NEXT STEPS:

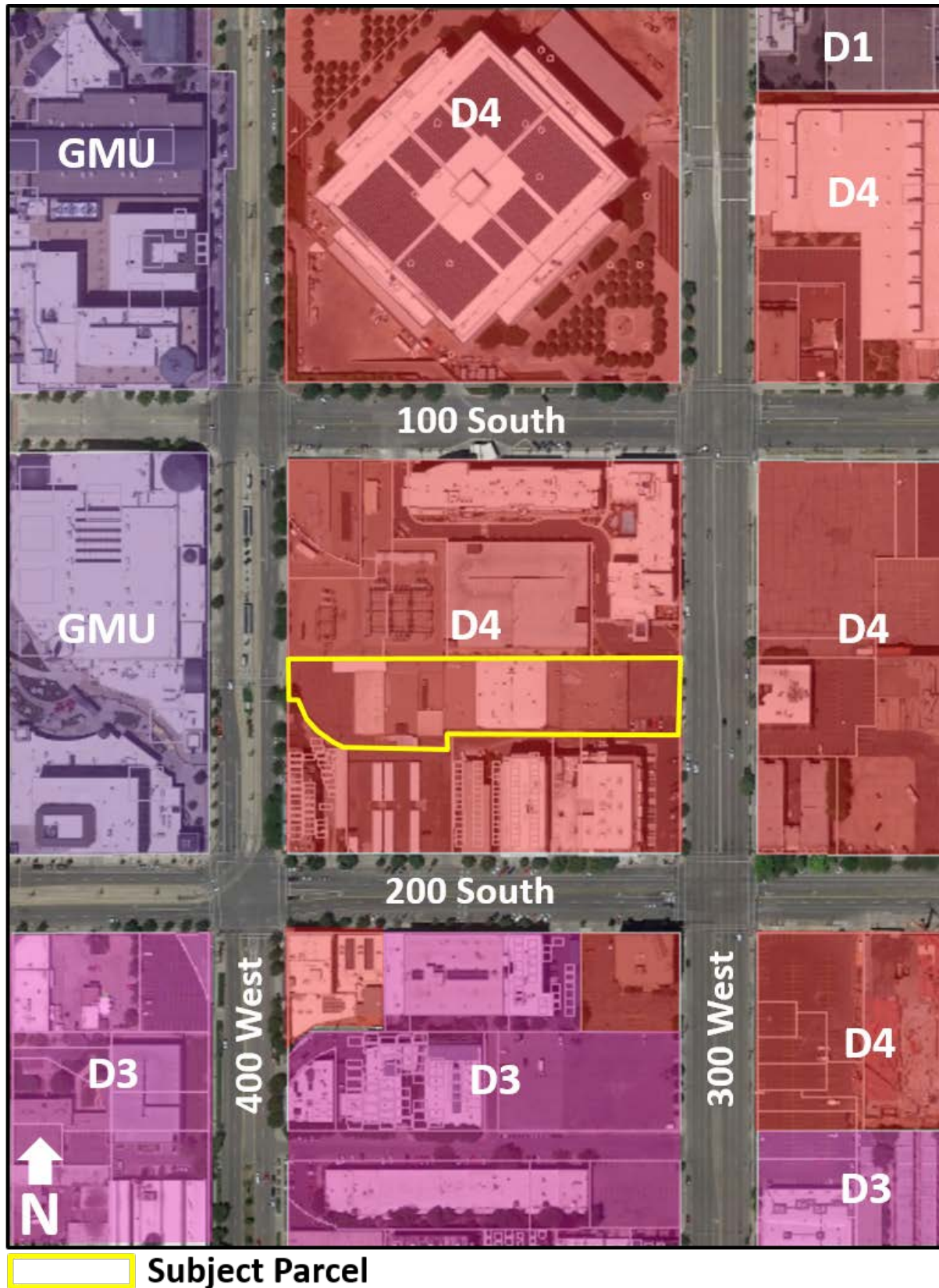
Planned Development and Conditional Building and Site Design Review Approval

If the Planned Development and Conditional Building and Site Design Review are approved, the applicant may proceed with the project after meeting all of the conditions required by City departments and the Planning Commission to obtain all necessary building permits.

Planned Development and Conditional Building and Site Design Review Denial

If the Planned Development and Conditional Building and Site Design Review are denied, the applicant could receive required building permits as long as the development plan is adjusted to comply with the regulations of the D-4 zoning district and it met the RDA standards for the site.

ATTACHMENT A: VICINITY AND ZONING MAP



ATTACHMENT B: SITE PLAN

PARKING REQUIREMENTS (PER SLC CODE 21A.44.030)

FOR ZONE D-4, FOR RESIDENTIAL PROJECTS, MAXIMUM OFF STREET PARKING SHALL BE EQUIVALENT TO MINIMUM PARKING EXEMPTION FOR PROXIMITY TO MASS TRANSIT - 50% REDUCTION

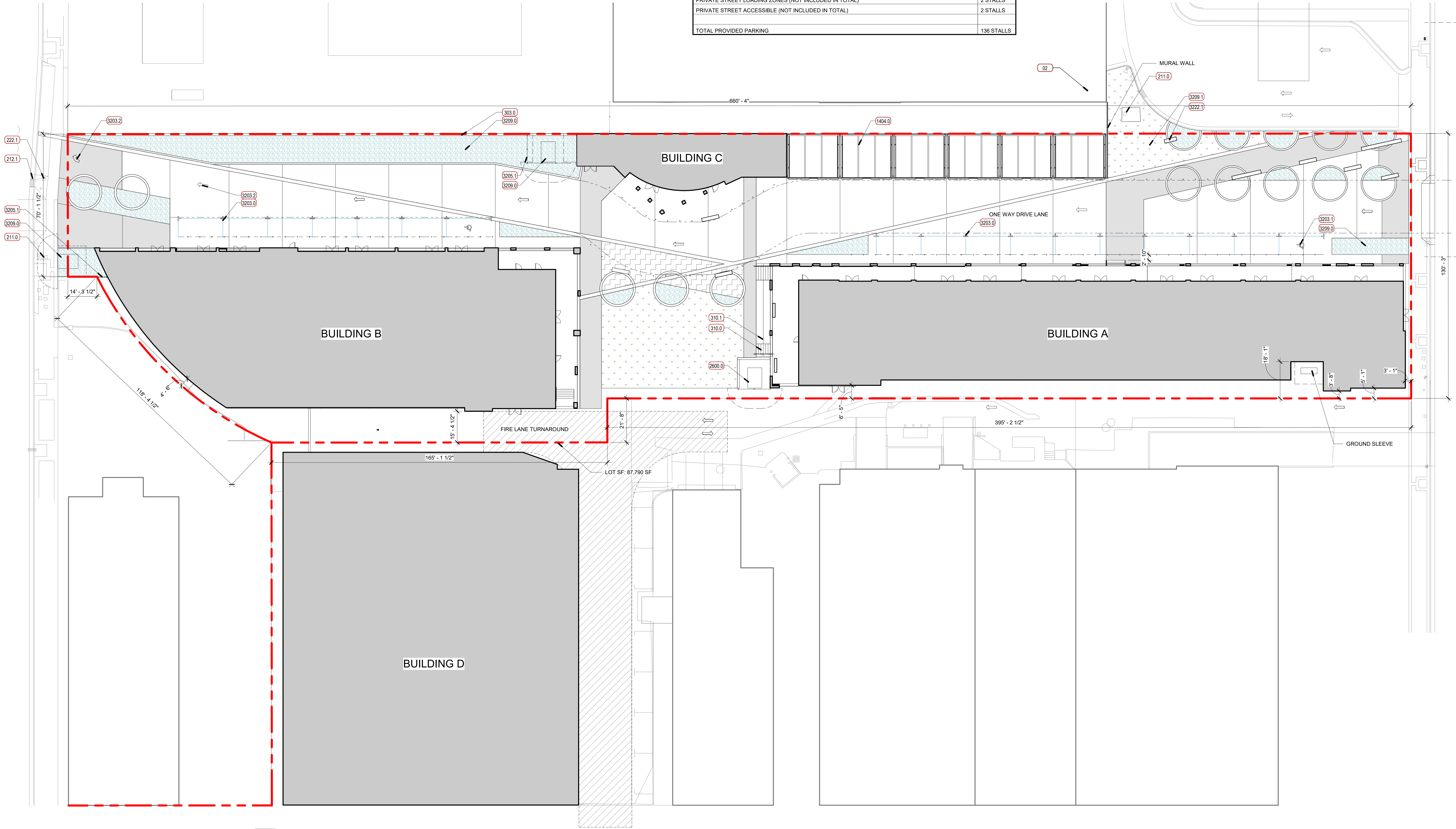
MINIMUM PARKING STALLS		# OF UNITS	REQ'D PARKING
MULTI-FAMILY DWELLINGS			
2 PARKING SPACE	PER EACH DWELLING UNIT W/ 2 OR MORE BEDROOMS	49	98 STALLS
1 PARKING SPACE	PER EACH DWELLING UNIT W/ 1 BEDROOM & EFFICIENCY	134	134 STALLS
1/2 PARKING SPACE	PER SINGLE ROOM OCCUPANCY (600 SF MAX)	-	-
TOTAL PARKING REQUIRED			232 STALLS
TOTAL PARKING REQUIRED (W/ 50% TRANSIT REDUCTION)			116 STALLS

PROVIDED PARKING STALLS		PROVIDED PARKING
MULTI-FAMILY DWELLINGS		
BUILDING B SURFACE PARKING		20 STALLS
BUILDING B CITYLIFT PARKING		18 STALLS
BUILDING B ACCESSIBLE STALLS		2 STALLS
BUILDING C CITYLIFT PARKING		96 STALLS
PRIVATE STREET SURFACE PARKING (NOT INCLUDED IN TOTAL)		6 STALLS
PRIVATE STREET LOADING ZONES (NOT INCLUDED IN TOTAL)		2 STALLS
PRIVATE STREET ACCESSIBLE (NOT INCLUDED IN TOTAL)		2 STALLS
TOTAL PROVIDED PARKING		136 STALLS

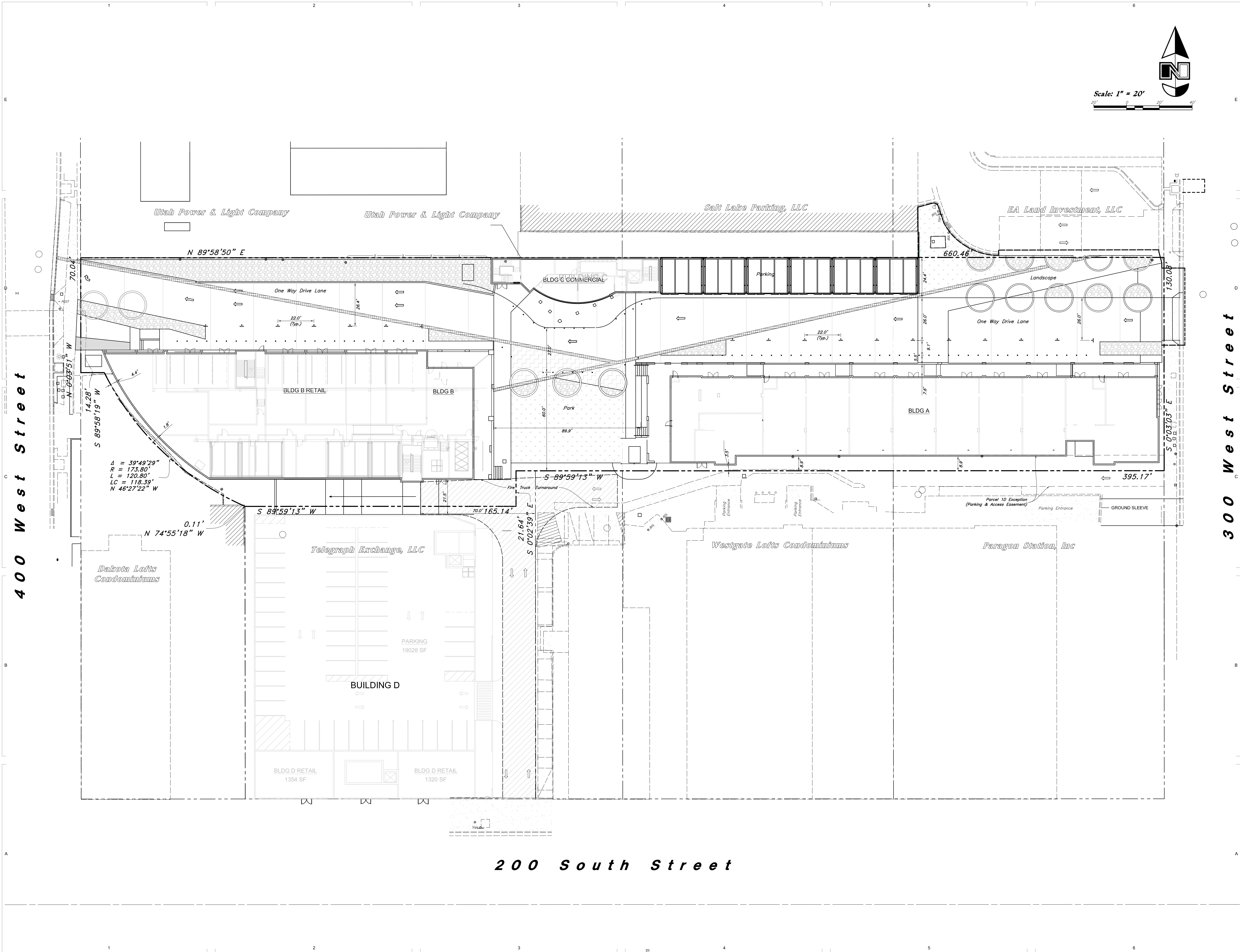
ELECTRIC VEHICLE PARKING		REQ'D PARKING	PROVIDED PARKING
MULTI-FAMILY DWELLINGS			
1 EV SPACE	PER 25 PARKING STALLS	6 EV STALLS	6 EV STALLS

BICYCLE SPACES		REQ'D PARKING	PROVIDED PARKING
MULTI-FAMILY DWELLINGS			
1 BICYCLE SPACE	PER 5% ALL PROVIDED PARKING STALLS	7 BICYCLE SPACES	GREATER THAN 7 SPACES
		SECURE INTERIOR BICYCLE STORAGE ROOM WILL BE PROVIDED IN BUILDING B	

VEHICLE LOADING SPACES		REQ'D PARKING	PROVIDED PARKING
MULTI-FAMILY DWELLINGS			
-	-	-	2 STALLS



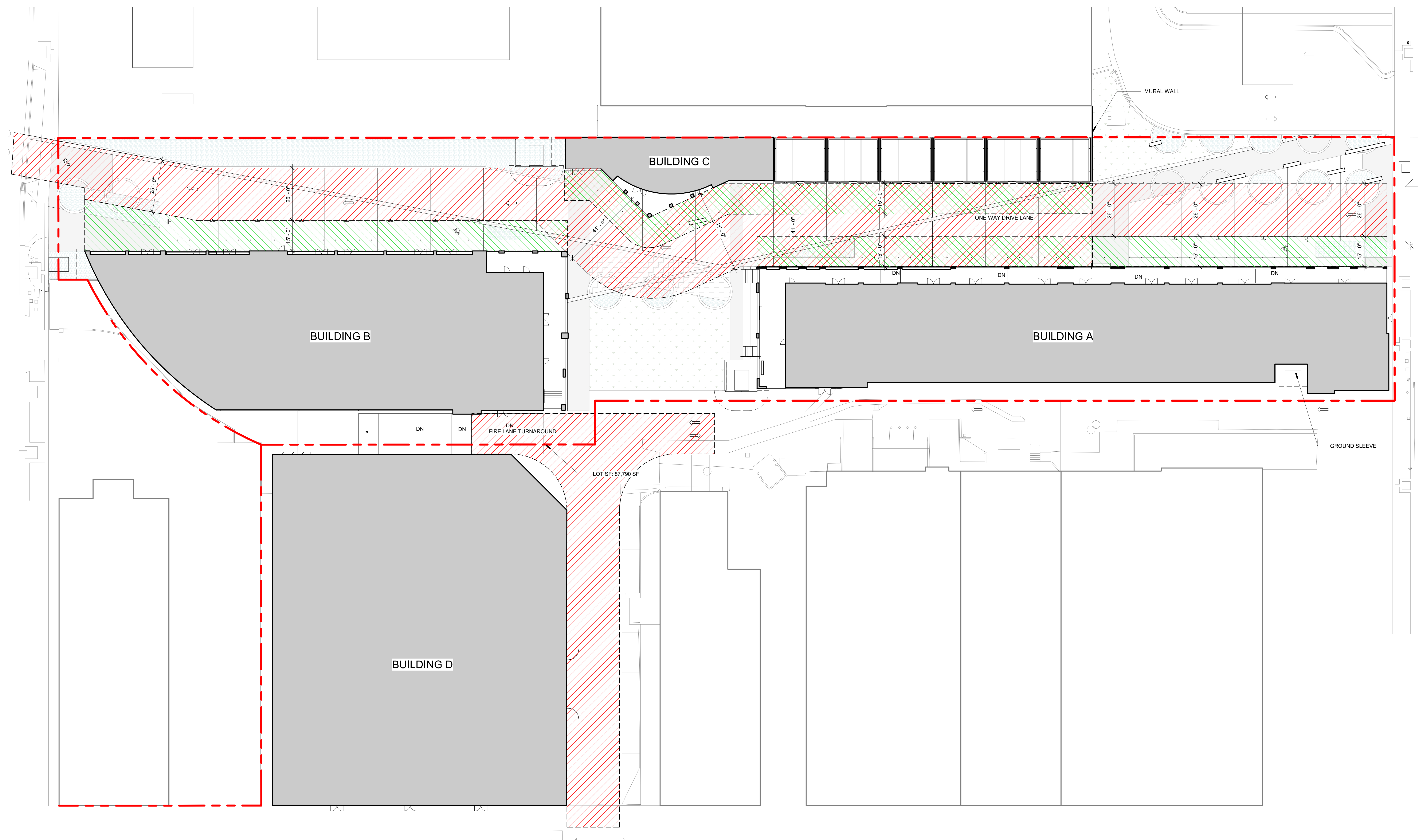
A2 PLAN - SITE - OVERALL
SCALE: 1" = 20'-0"



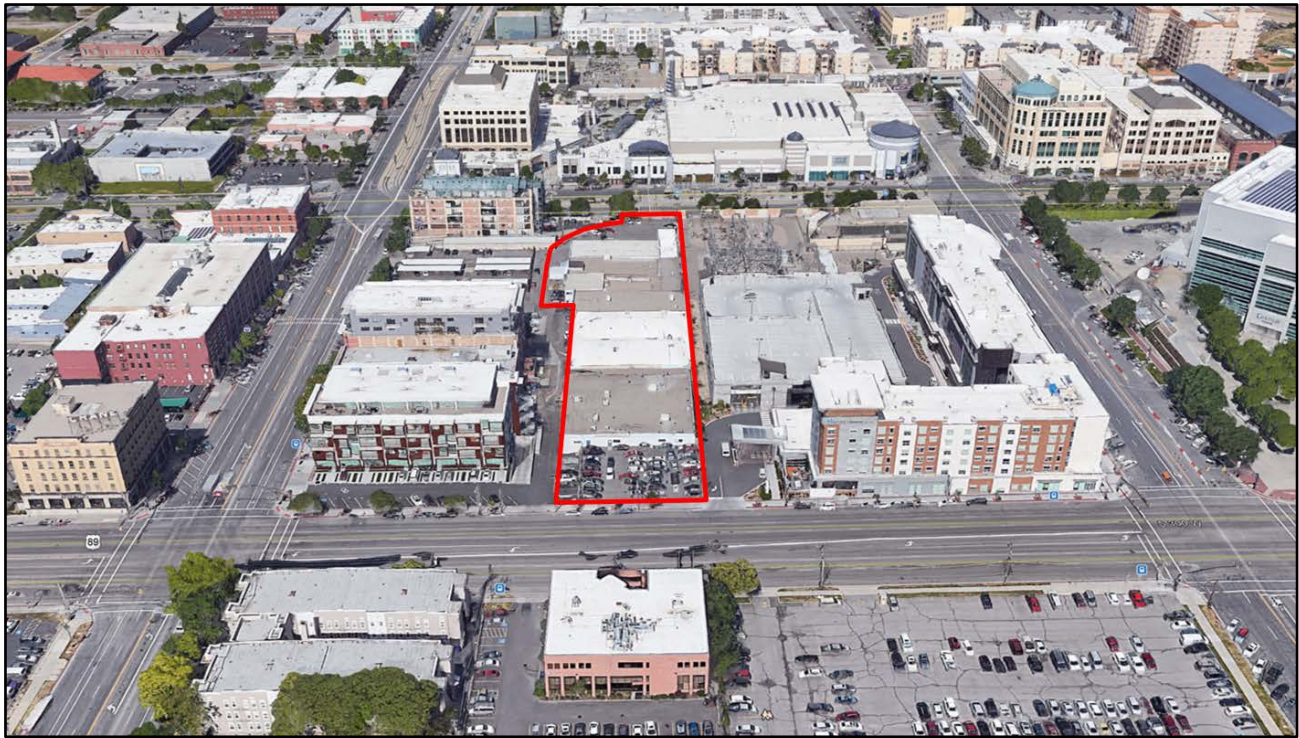
Scale: 1" = 20'

REV	DATE	DESCRIPTION
1	2018 APRIL 09	15690
2	2018 APRIL 09	16-192

VCBO NUMBER: 15690
CLIENT NUMBER: 16-192
DATE: 2018 APRIL 09



ATTACHMENT C: SITE PHOTOS



View towards the west from above of the subject parcel



View across the subject parcel towards the west from 300 West

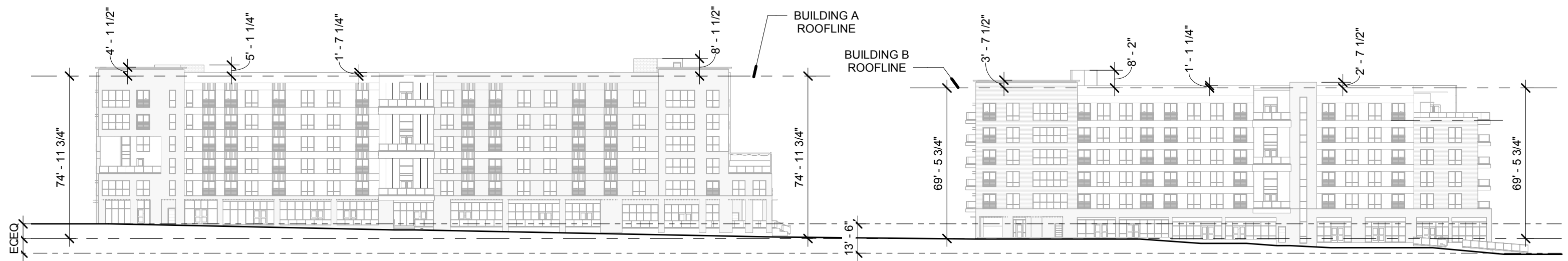


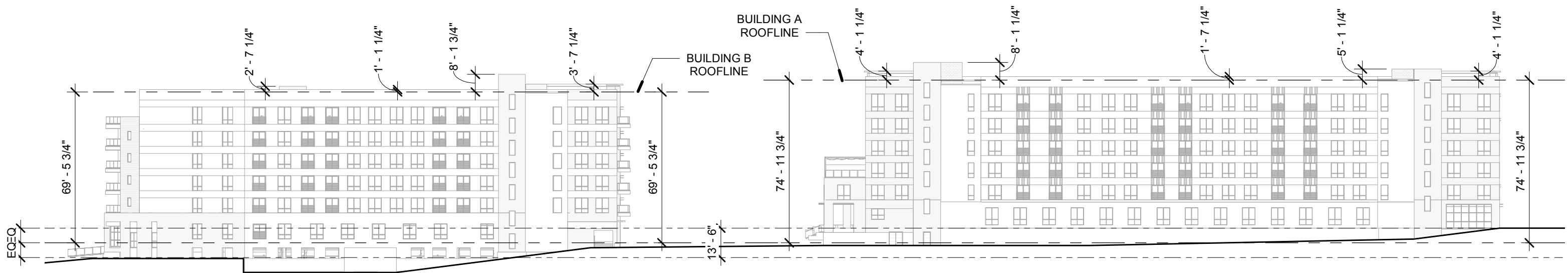
View across the subject parcel towards the east from 400 West



View north towards the subject parcel past the outdoor parking from 200 South

ATTACHMENT D: ELEVATIONS & FLOOR PLANS





KEYED NOTES

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
- WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O., AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC.
- THE CONTRACTOR IS TO ENSURE THAT BETWEEN ANY FINISH FLOOR ELEVATION TO 34" A.F.F. ALL GUARDRAILS ARE TO BE CONSTRUCTED AND INSTALLED SO THAT A 4" SPHERE WILL NOT PASS BETWEEN ANY TWO ADJACENT GUARDRAIL COMPONENTS OR BETWEEN THE EDGE OF A GUARDRAIL AND ALL ADJACENT BUILDING ELEMENT SUCH AS A WALL OR FLOOR. AN 8" DIAMETER SPHERE IS NOT TO PASS BETWEEN THE ABOVE MENTIONED COMPONENTS AND ELEMENTS FROM AN ELEVATION 34" A.F.F. AND HIGHER.
- SEE DETAIL XX AND XX ON SHEET AXXX FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS

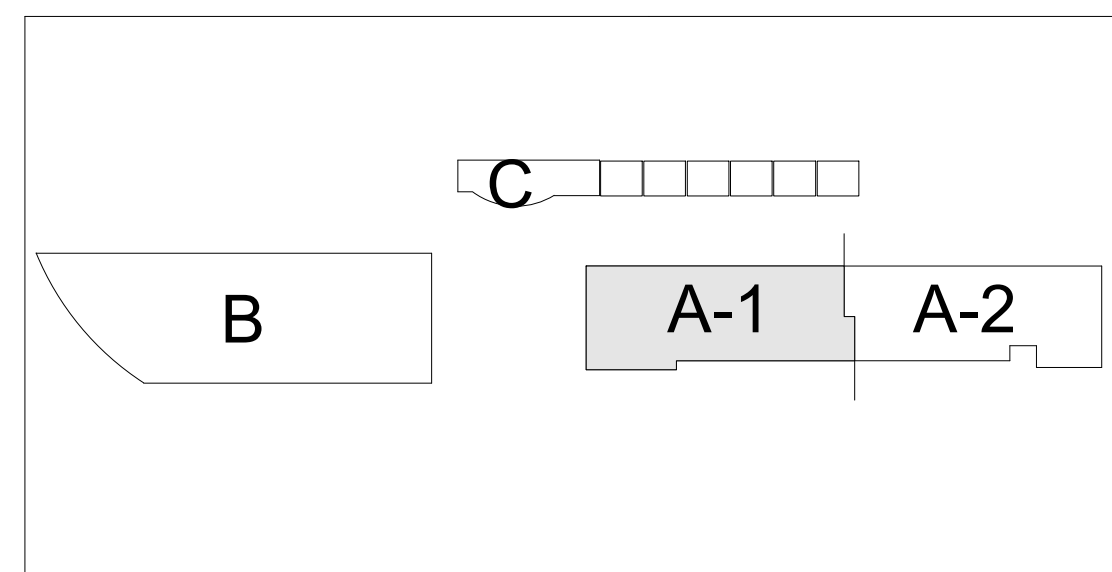
GENERAL FINISH NOTES

- PROVIDE EPOXY PAINT AT ALL RESTROOMS, SHOWERS, LOCKER ROOMS AND JANITOR CLOSETS.
- ALL FLOOR TRANSITIONS TO BE LOCATED AT CENTER OF DOOR, U.N.O. ALL FLOOR TRANSITIONS AT FLOOR TILE (T1) LOCATIONS TO BE LOCATED AT INSIDE CORNER OF DOOR.
- ALL PAINTED STEEL BRACING AND COLUMNS TO BE PAINTED P11, UNLESS NOTED OTHERWISE.
- ALL GROUT JOINTS TO BE NO LARGER THAN 1/8".
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
- SEE ELEVATION SHEETS FOR ALL WALL TILE PATTERNS.
- AT SOFFITS RECEIVING COLOR- PAINT ALL SIDES OF SOFFIT.
- ALL WOOD TRIM TO BE STAINED TO MATCH DOOR STAIN.
- ALL COUNTERTOP, AND BACKSPLASHES TO HAVE COORDINATING FINISHES.
- PROVIDE FLOOR FINISH TREAD AT STAIR TREADS AND LANDING.
- PROVIDE A SMOOTH TRANSITION AT ALL FLOOR MATERIALS - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENT THICKNESS. PROVIDE FLOOR TRANSITION WHERE OCCURS.
- PROVIDE TILE 'T3: 4"x4" CERAMIC WALL TILE' AT ALL JANITOR SINKS. PROVIDE TILE BULLNOSE TO FINISH OFF ALL EXPOSED EDGES.
- PROVIDE 'CG: CORNER GUARD' AT ALL LOCATIONS WHERE TILE WAINSCOT WRAPS GYP. BD. CORNERS. CAP ALL TILE WAINSCOT WITH SCHLUTER STRIP (SL).
- SEE SHEET AXXX FOR FLOORING TRANSITION DETAILS.
- ALL METAL GUARDRAILS AND STAIR STRINGERS TO BE PAINTED. SEE DOOR AND WINDOW SHEET FOR H.M. DOOR AND FRAME PAINT COLORS.
- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

FINISH PLAN SYMBOLS

- BASE FLOOR
- NAME: T, WT, F, R, WT, ST, B, B, WT, FT, F, L, WT
- TOP WALL
RIGHT WALL
BOTTOM WALL
LEFT WALL
- ◇ SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- XXXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



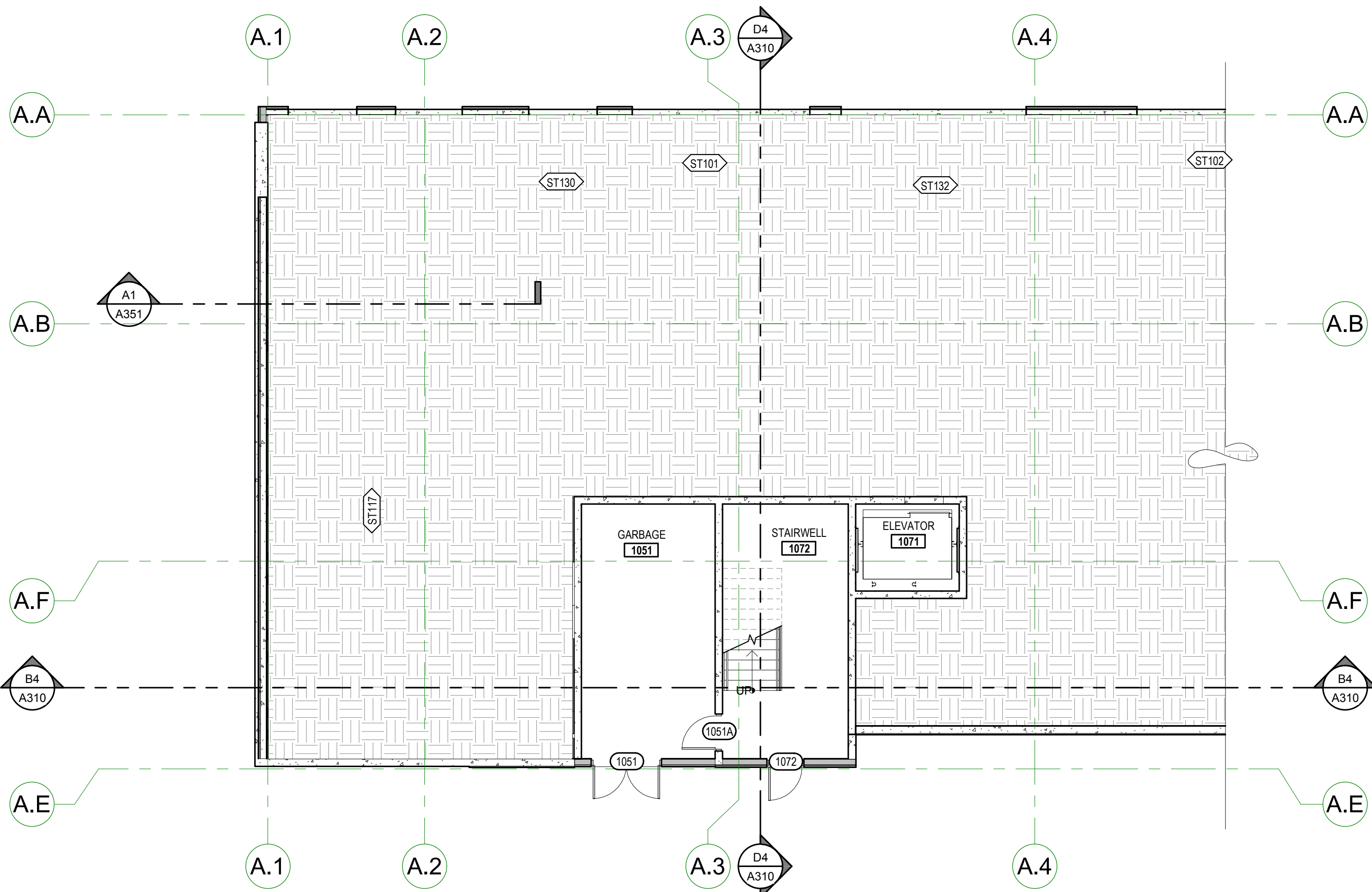
UTAH PAPERBOX

PEG DEVELOPMENT & CLEARWATER HOMES
340 WEST 200 SOUTH, SALT LAKE CITY, UT 84101

DESIGN DEVELOPMENT

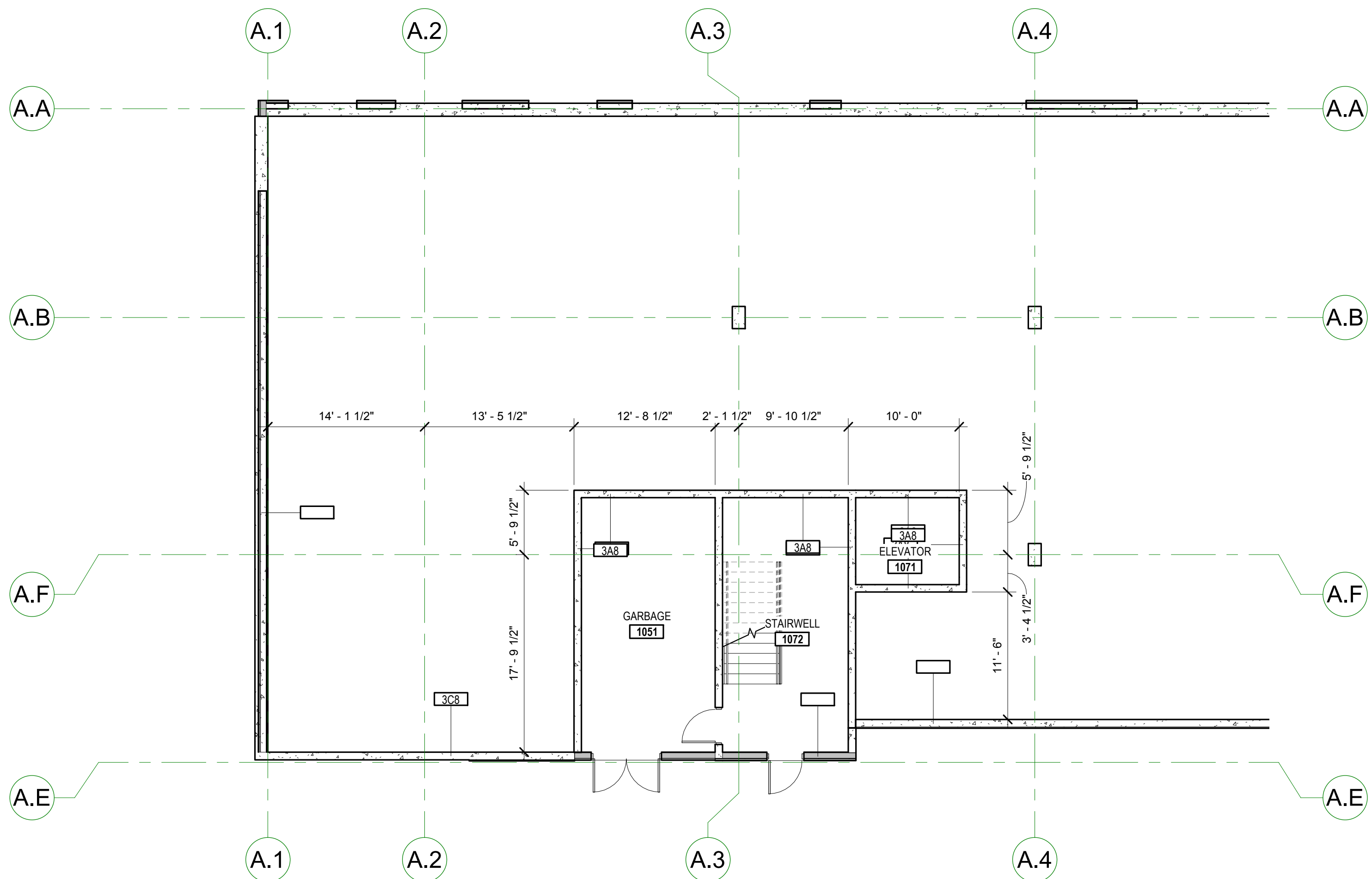
PLAN - ANNOTATED +
FINISH + DIMENSION -
LEVEL 00 - BUILDING A

A110.1



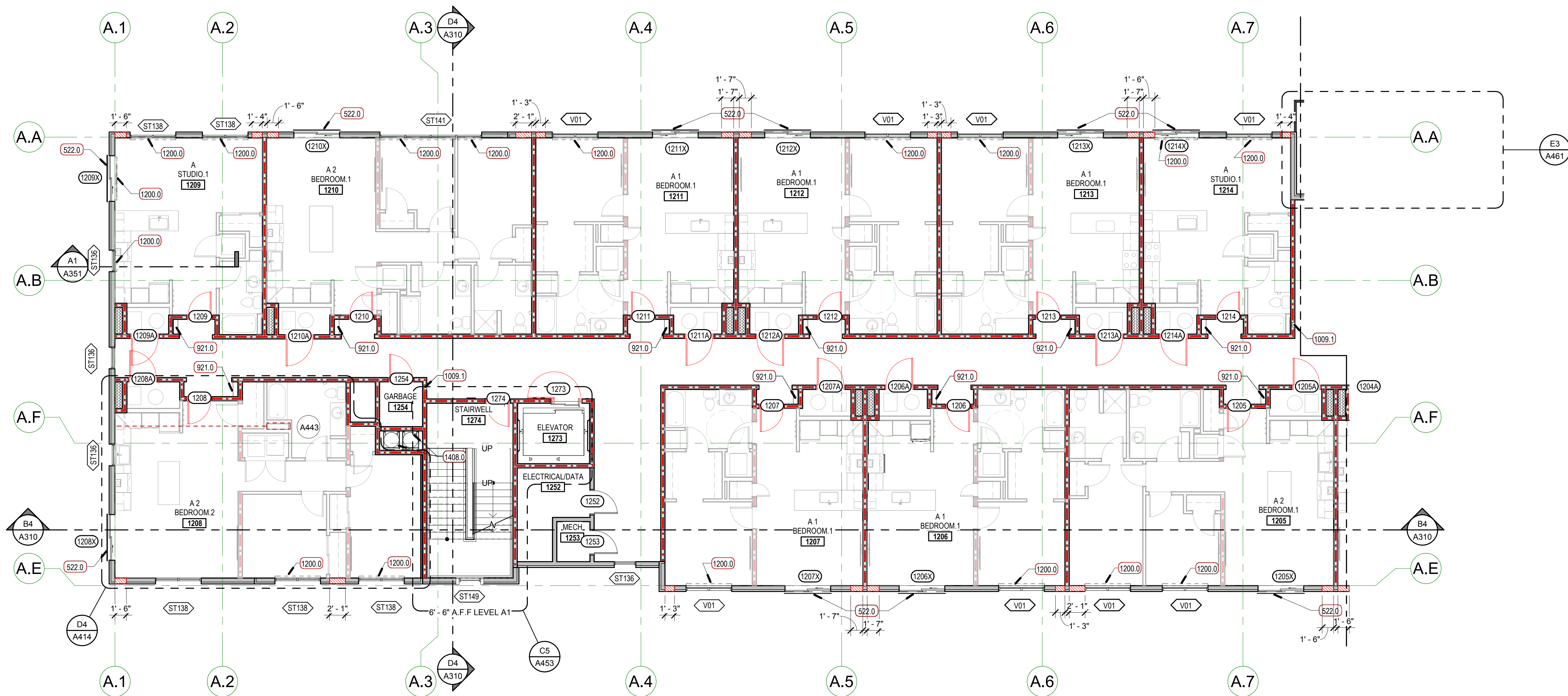
D1 BUILDING A - ANNOTATED - LEVEL 00

SCALE: 1/8" = 1'-0"



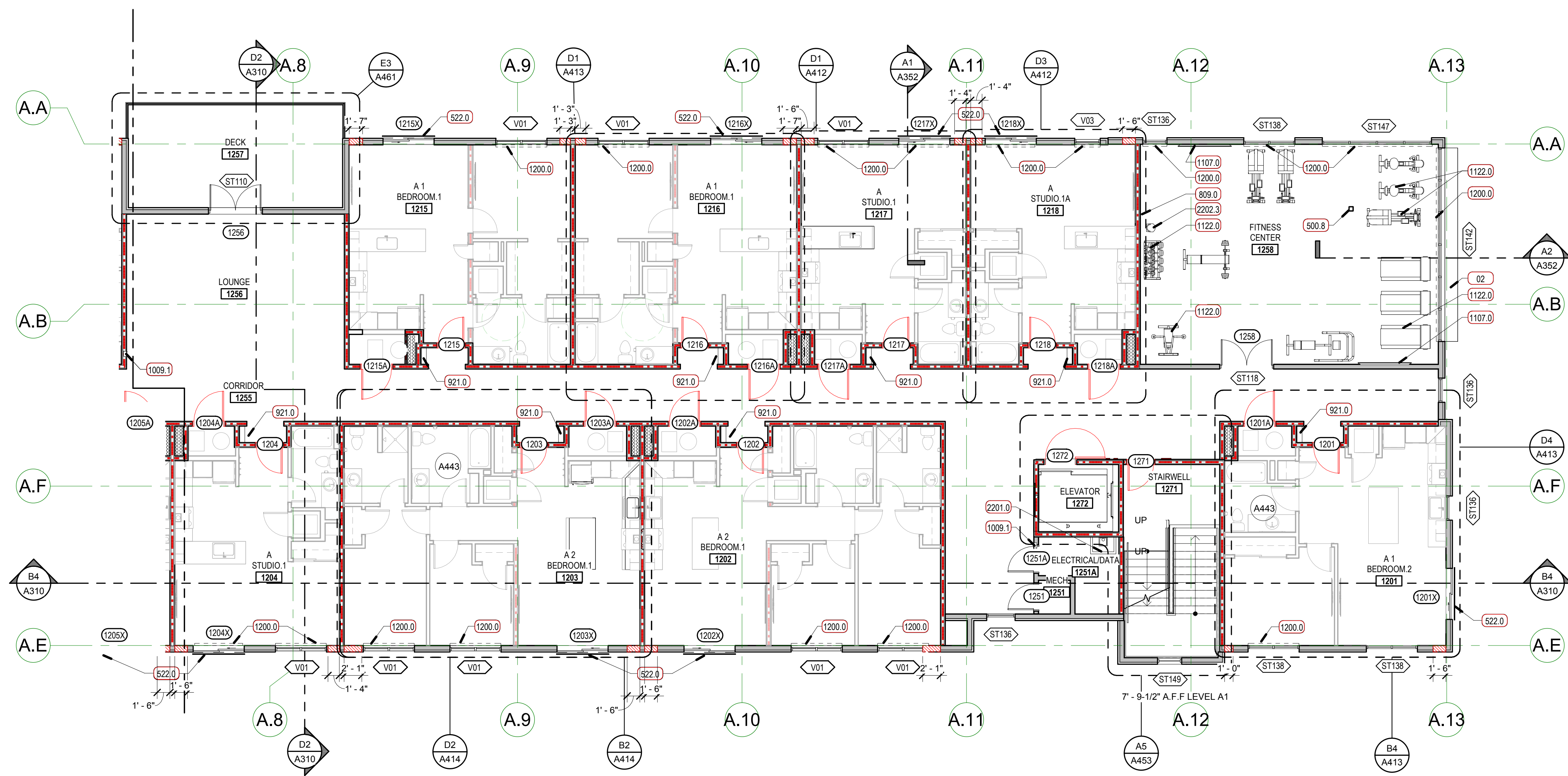
1 BUILDING A - DIMENSION - LEVEL 00

SCALE: 1/8" = 1'-0"



C2 BUILDING A - ANNOTATED - LEVEL 02 - AREA 1

SCALE: 1/8" = 1'-0"



A2 BUILDING A - ANNOTATED - LEVEL 02 - AREA 2

SCALE: 1/8" = 1'-0"

KEYED NOTES

02	DIVISION 2 - EXISTING CONDITIONS
500.8	STEEL COLUMN PAINTED WHERE EXPOSED
522.0	GUARDRAIL #01 - STEEL "JULIETTE BALCONY" GUARDRAIL, PAINTED
809.0	WALL MIRROR, FRAMELESS
921.0	PAINTED MDF SHELVING, SEE DETAIL XXX FOR BUILDING A ENTRY SHELF, SEE DETAIL XXX FOR ALL OTHER CONDITIONS
1009.1	RECESSED FIRE EXTINGUISHER CABINET, W/ FIRE EXTINGUISHER, SEE DETAIL FOR RATED WALL INSTALLATION
1107.0	WALL MOUNTED TELEVISION WITH ARTICULATING ARM, TELEVISION AND MOUNT SHALL BE OWNER PROVIDED, CONTRACTOR INSTALLED, PROVIDE IN-WALL BACKING AND COORD. MOUNTING HEIGHT WITH ARCHITECT
1122.0	FITNESS EQUIPMENT, OWNER PROVIDED, OWNER INSTALLED
1200.0	MANUAL ROLLER SHADES, BLACKOUT
1408.0	TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED
2201.0	MOP SINK FAUCET
2202.3	FREE STANDING HYDRATION STATION, OWNER PROVIDED, CONTRACTOR INSTALLED

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
- WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O. AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC.
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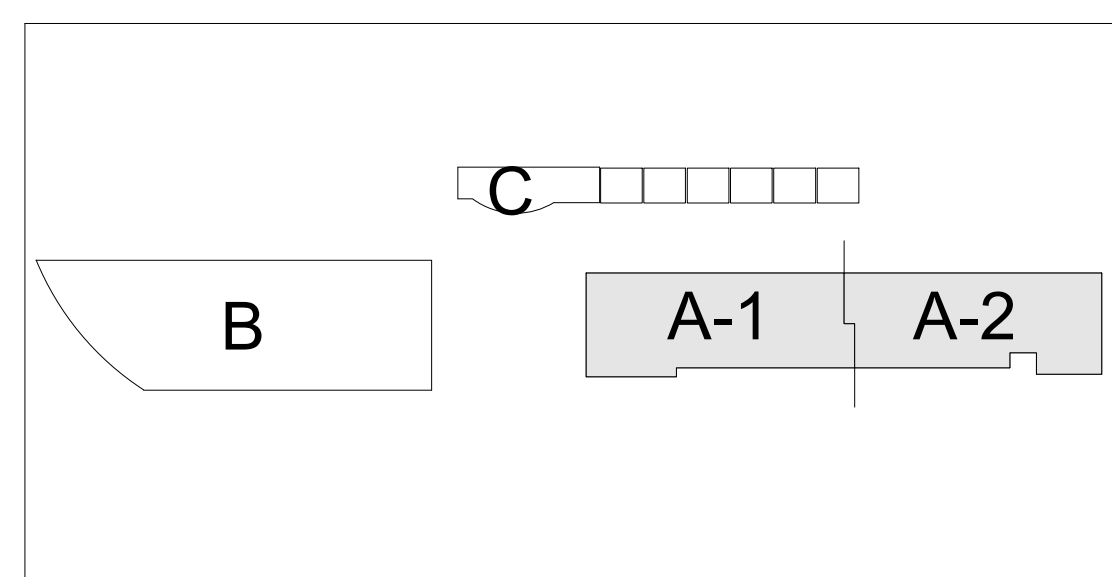
GENERAL FINISH NOTES

- PROVIDE EPOXY PAINT AT ALL RESTROOMS, SHOWERS, LOCKER ROOMS AND JANITOR CLOSETS.
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- ALL PAINTED STEEL BRACING AND COLUMNS TO BE PAINTED P11, UNLESS NOTED OTHERWISE.
- ALL GROUT JOINTS TO BE NO LARGER THAN 1/8".
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
- SEE ELEVATION SHEETS FOR ALL WALL TILE PATTERNS.
- AT SOFFITS RECEIVING COLOR- PAINT ALL SIDES OF SOFFIT.
- ALL WOOD TRIM TO BE STAINED TO MATCH DOOR STAIN.
- ALL COUNTERTOP, AND BACKSPLASHES TO HAVE COORDINATING FINISHES.
- PROVIDE FLOOR FINISH TREAD AT STAIR TREADS AND LANDING.
- PROVIDE A SMOOTH TRANSITION AT ALL FLOOR MATERIALS - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENT THICKNESS. PROVIDE FLOOR TRANSITION WHERE OCCURS.
- PROVIDE TILE T3, 4"x4" CERAMIC WALL TILE AT ALL JANITOR SINKS. PROVIDE TILE BULLNOSE TO FINISH OFF ALL EXPOSED EDGES.
- PROVIDE 'CG' CORNER GUARD' AT ALL LOCATIONS WHERE TILE WAINSCOT WRAPS GYP. BD. CORNERS. CAP ALL TILE WAINSCOT WITH SCHLUTER STRIP (SL).
- SEE SHEET AXXX FOR FLOORING TRANSITION DETAILS.
- ALL METAL GUARDRAILS AND STAIR STRINGERS TO BE PAINTED. SEE DOOR AND WINDOW SHEET FOR H.M. DOOR AND FRAME PAINT COLORS.
- ALL EXPOSED CEILINGS TO BE PAINTED, REFER TO REFLECTED CEILING PLANS.

FINISH PLAN SYMBOLS

- BASE FLOOR
- NAME: T, W, R, B, F, L
- TOP WALL
- RIGHT WALL
- BOTTOM WALL
- LEFT WALL
- SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION.
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



KEYED NOTES

- 500.8 STEEL COLUMN PAINTED WHERE EXPOSED
522.0 GUARDRAIL #01 - STEEL "JULIETTE BALCONY" GUARDRAIL, PAINTED
523.0 GUARDRAIL #02 - FRAMELESS GLASS GUARDRAIL WITH BOTTOM CLAMPS
921.0 PAINTED MDF SHELVING, SEE DETAIL XXX FOR BUILDING A ENTRY SHELF, SEE DETAIL XXX FOR ALL OTHER CONDITIONS
1099.1 RECESSED FIRE EXTINGUISHER CABINET, W/ FIRE EXTINGUISHER, SEE DETAIL FOR RATED WALL INSTALLATION
1022.1 PREFABRICATED GAS FIREPLACE, EXTERIOR
1200.0 MANUAL ROLLER SHADES, BLACKOUT
1408.0 TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
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- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

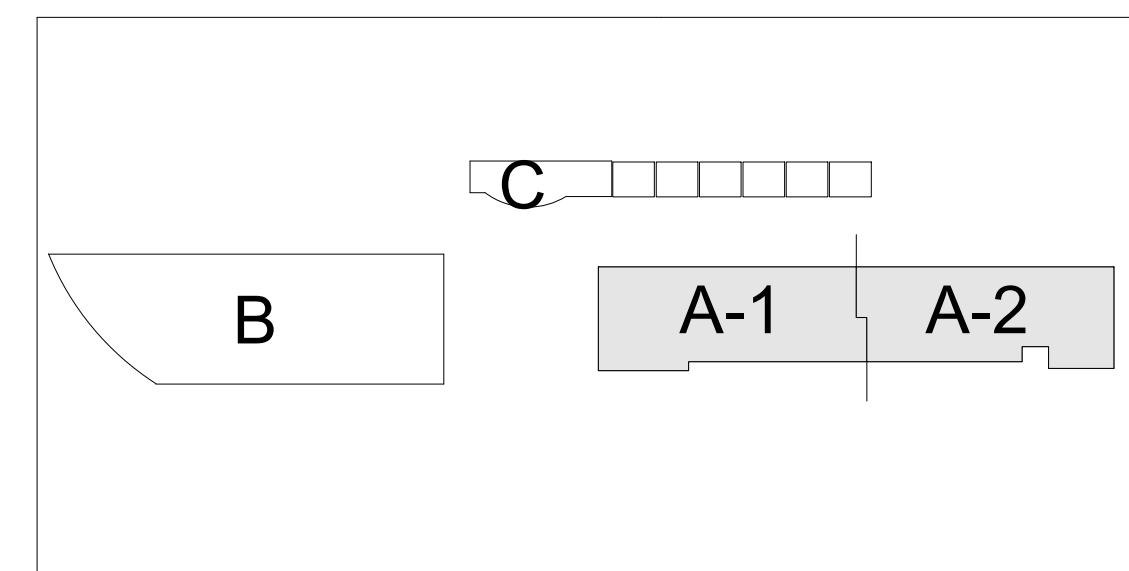
FINISH PLAN SYMBOLS

BASE FLOOR
NAME: T, W, R, B, F
#7 B, W, F, L, W

TOP WALL
RIGHT WALL
BOTTOM WALL
LEFT WALL

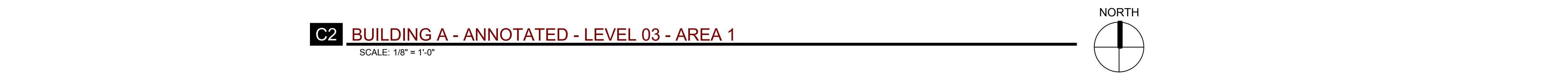
- ⬢ SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION.
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- XXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



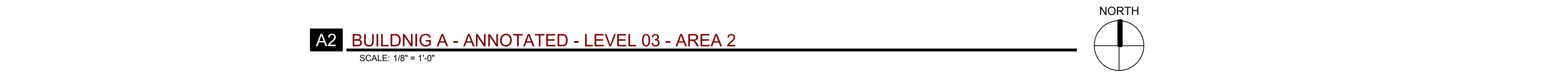
C2 BUILDING A - ANNOTATED - LEVEL 03 - AREA 1

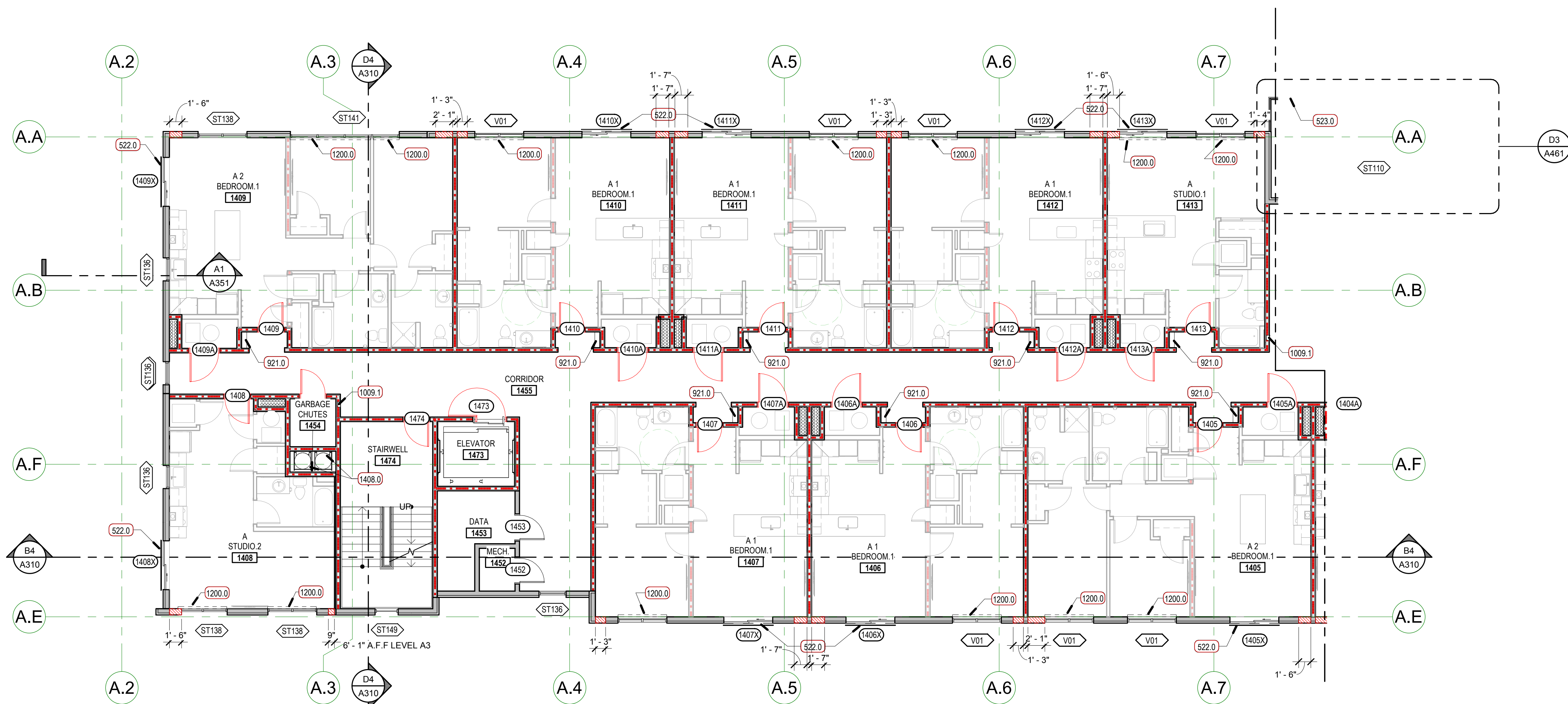
SCALE: 1/8" = 1'-0"



A2 BUILDING A - ANNOTATED - LEVEL 03 - AREA 2

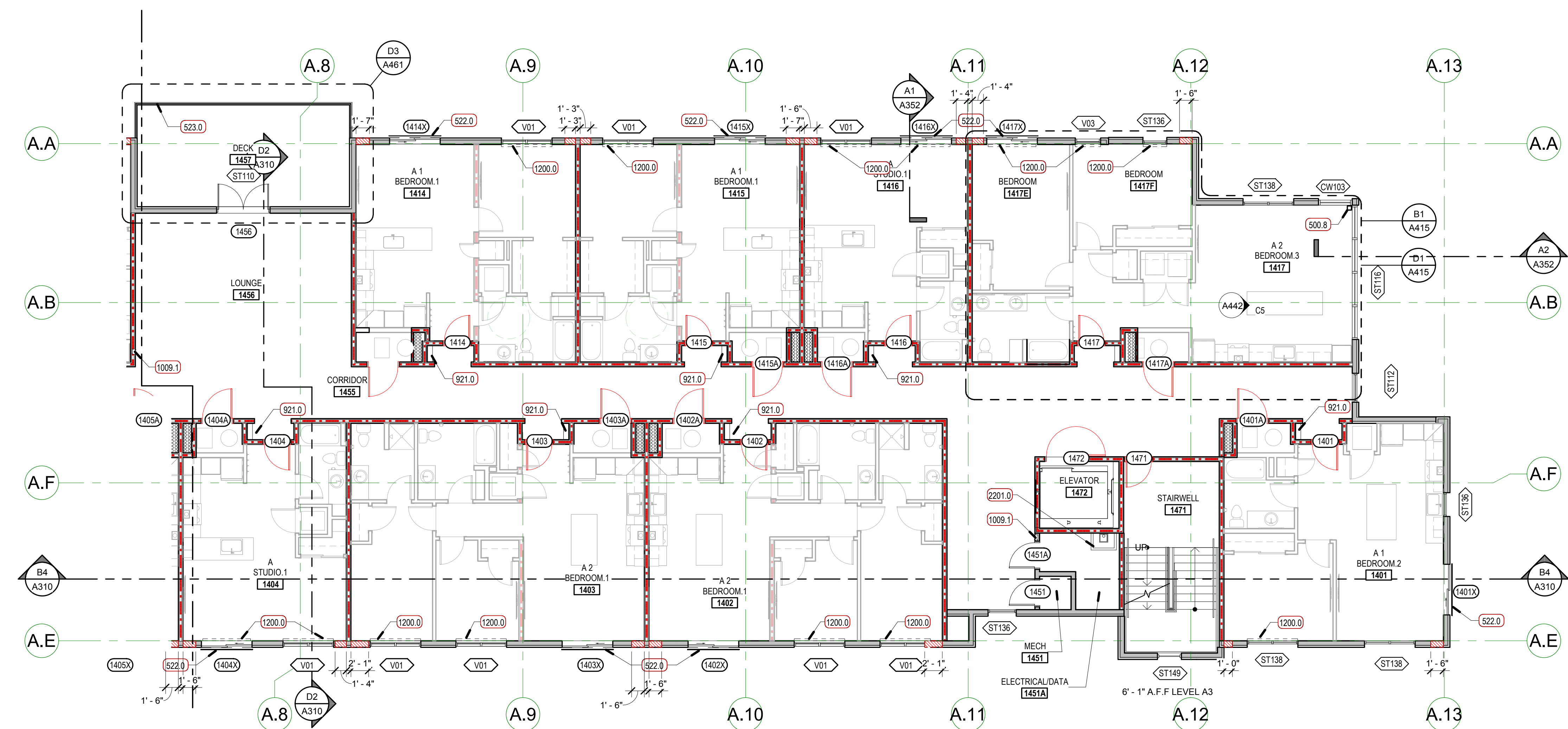
SCALE: 1/8" = 1'-0"





C2 BUILDING A - ANNOATED - LEVEL 04 - AREA 1

SCALE: 1/8" = 1'-0"



A2 BUILDING A - ANNOTATED - LEVEL 04 - AREA 2

SCALE: 1/8" = 1'-0"

KEYED NOTES

500.8	STEEL COLUMN PAINTED WHERE EXPOSED
522.0	GUARDRAIL #01 - STEEL "JULIETTE BALCONY" GUARDRAIL, PAINTED
523.0	GUARDRAIL #02 - FRAMELESS GLASS GUARDRAIL WITH BOTTOM CLAMPS
921.0	PAINTED MDF SHELVING, SEE DETAIL XXX FOR BUILDING A ENTRY SHELF, SEE DETAIL XXX FOR ALL OTHER CONDITIONS
1009.1	RECESSED FIRE EXTINGUISHER CABINET, W/ FIRE EXTINGUISHER, SEE DETAIL FOR RATED WALL INSTALLATION
1200.0	MANUAL ROLLER SHADES, BLACKOUT
1408.0	TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED
2201.0	MOP SINK FAUCET

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
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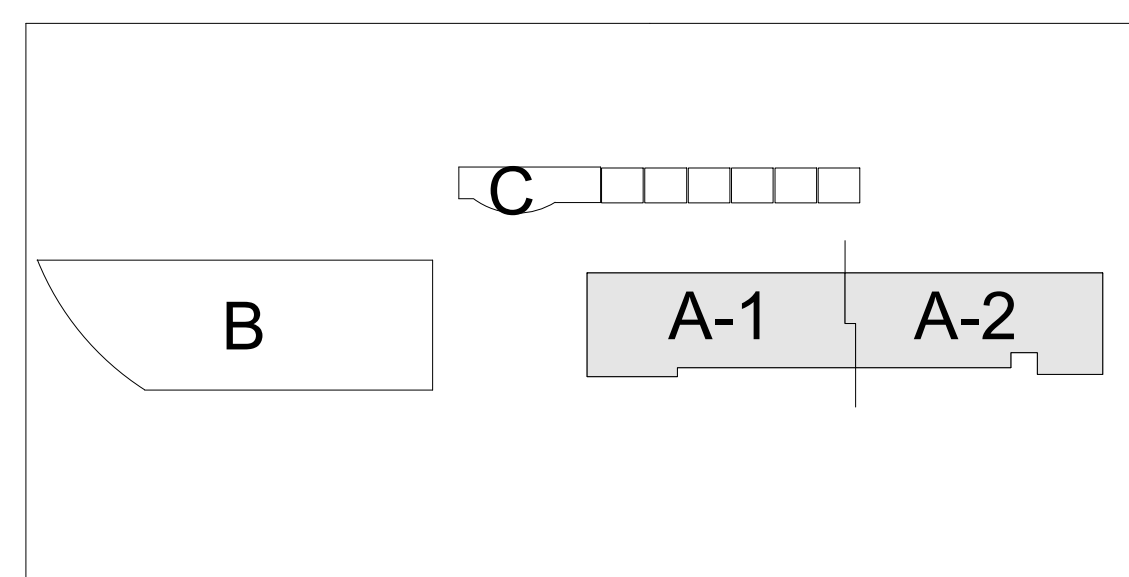
GENERAL FINISH NOTES

- PROVIDE EPOXY PAINT AT ALL RESTROOMS, SHOWERS, LOCKER ROOMS AND JANITOR CLOSETS.
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- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
- SEE ELEVATION SHEETS FOR ALL WALL TILE PATTERNS.
- AT SOFFITS RECEIVING COLOR- PAINT ALL SIDES OF SOFFIT.
- ALL WOOD TRIM TO BE STAINED TO MATCH DOOR STAIN.
- ALL COUNTERTOP, AND BACKSPLASHES TO HAVE COORDINATING FINISHES.
- PROVIDE FLOOR FINISH TREAD AT STAIR TREADS AND LANDING.
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- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

FINISH PLAN SYMBOLS

BASE FLOOR	NAME: T, W, F, R, B, P, F, L, W	TOP WALL	RIGHT WALL	BOTTOM WALL	LEFT WALL
F					
CH					
XXXX					

KEY PLAN





The diagram illustrates a 100% CIP system. A tank labeled 'B' is connected via a line to a manifold labeled 'C'. The manifold 'C' is a horizontal bar with eight rectangular segments. From the manifold, two lines lead to two separate skids, labeled 'A-1' and 'A-2'. Each skid has a vertical line representing a backflow preventer (BFP) and a horizontal line representing a check valve. The skids are connected to a common return line at the bottom.

KEYED NOTES

- 522.0 GUARDRAIL #01 - STEEL "JULIETTE BALCONY" GUARDRAIL, PAINTED
523.0 GUARDRAIL #02 - FRAMELESS GLASS GUARDRAIL WITH BOTTOM CLAMPS
921.0 PAINTED MDF SHELVING. SEE DETAIL XXX FOR BUILDING A ENTRY SHELF. SEE DETAIL XXX FOR ALL OTHER CONDITIONS
1009.1 RECESSED FIRE EXTINGUISHER CABINET, W/ FIRE EXTINGUISHER. SEE DETAIL FOR RATED WALL INSTALLATION
1200.0 MANUAL ROLLER SHADERS, BLACKOUT
1408.0 TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED
2201.0 MOP SINK FAUCET

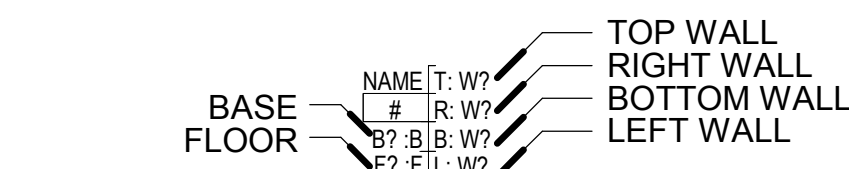
PLAN NOTES

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- SEE DETAIL XX AND XX ON SHEET AXXX FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS.

GENERAL FINISH NOTES

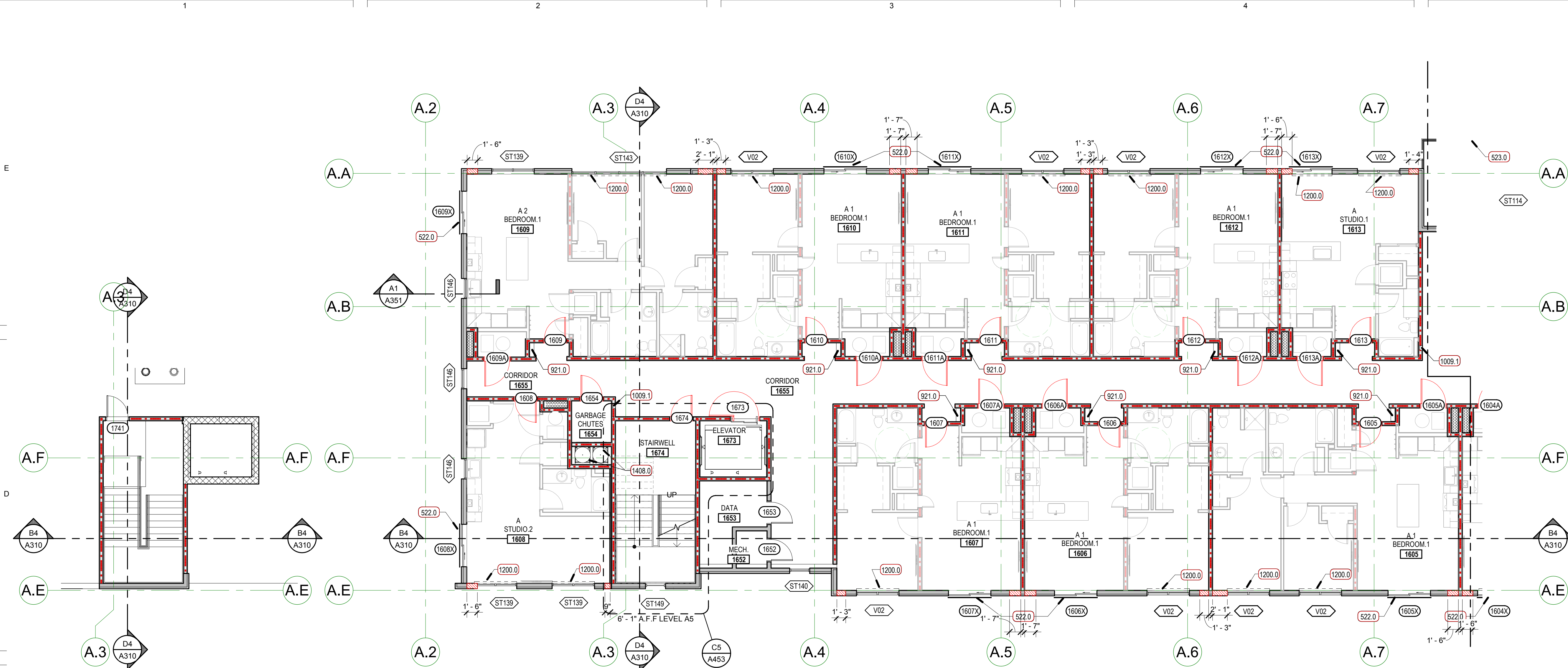
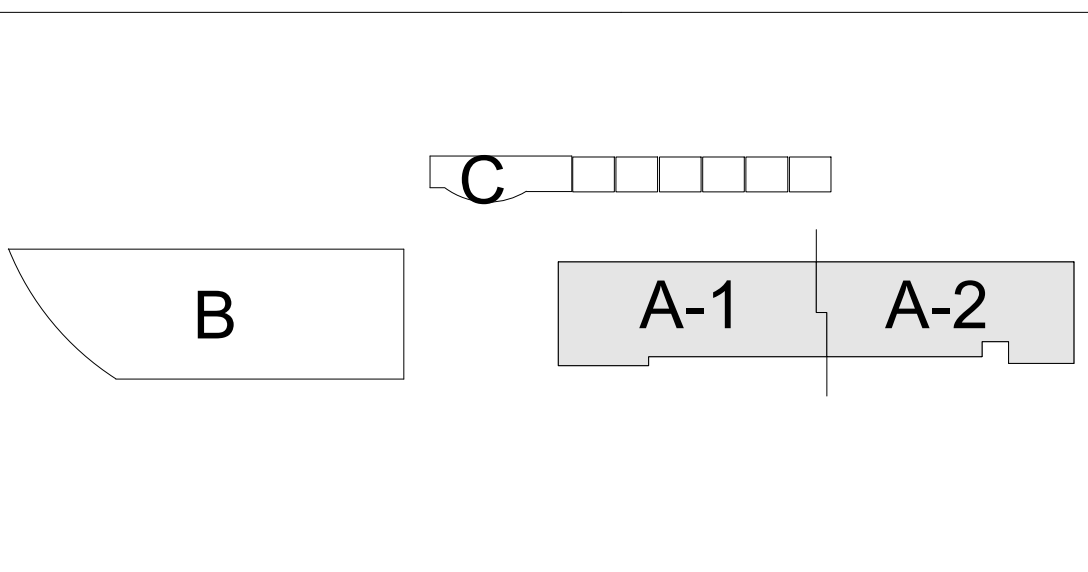
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- ALL PAINTED STEEL BRACING AND COLUMNS TO BE PAINTED P11, UNLESS NOTED OTHERWISE.
- ALL GROUT JOINTS TO BE NO LARGER THAN 1/8".
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
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- AT SOFFITS RECEIVING COLOR- PAINT ALL SIDES OF SOFFIT.
- ALL WOOD TRIM TO BE STAINED TO MATCH DOOR STAIN.
- ALL COUNTERTOP, AND BACKSPLASHES TO HAVE COORDINATING FINISHES.
- PROVIDE FLOOR FINISH TREAD AT STAIR TREADS AND LANDING.
- PROVIDE A SMOOTH TRANSITION AT ALL FLOOR MATERIALS - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENT THICKNESS. PROVIDE FLOOR TRANSITION WHERE OCCURS.
- PROVIDE TILE T3, 4"x4" CERAMIC WALL TILE AT ALL JANITOR SINKS. PROVIDE TILE BULLNOSE TO FINISH OFF ALL EXPOSED EDGES.
- PROVIDE "CG" CORNER GUARD AT ALL LOCATIONS WHERE TILE WAINSCOT WRAPS GYP. BD. CORNERS. CAP ALL TILE WAINSCOT WITH SCHLUTER STRIP (SL).
- SEE SHEET AXXX FOR FLOORING TRANSITION DETAILS.
- ALL METAL GUARDRAILS AND STAIR STRINGERS TO BE PAINTED. SEE DOOR AND WINDOW SHEET FOR H.M. DOOR AND FRAME PAINT COLORS.
- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

FINISH PLAN SYMBOLS



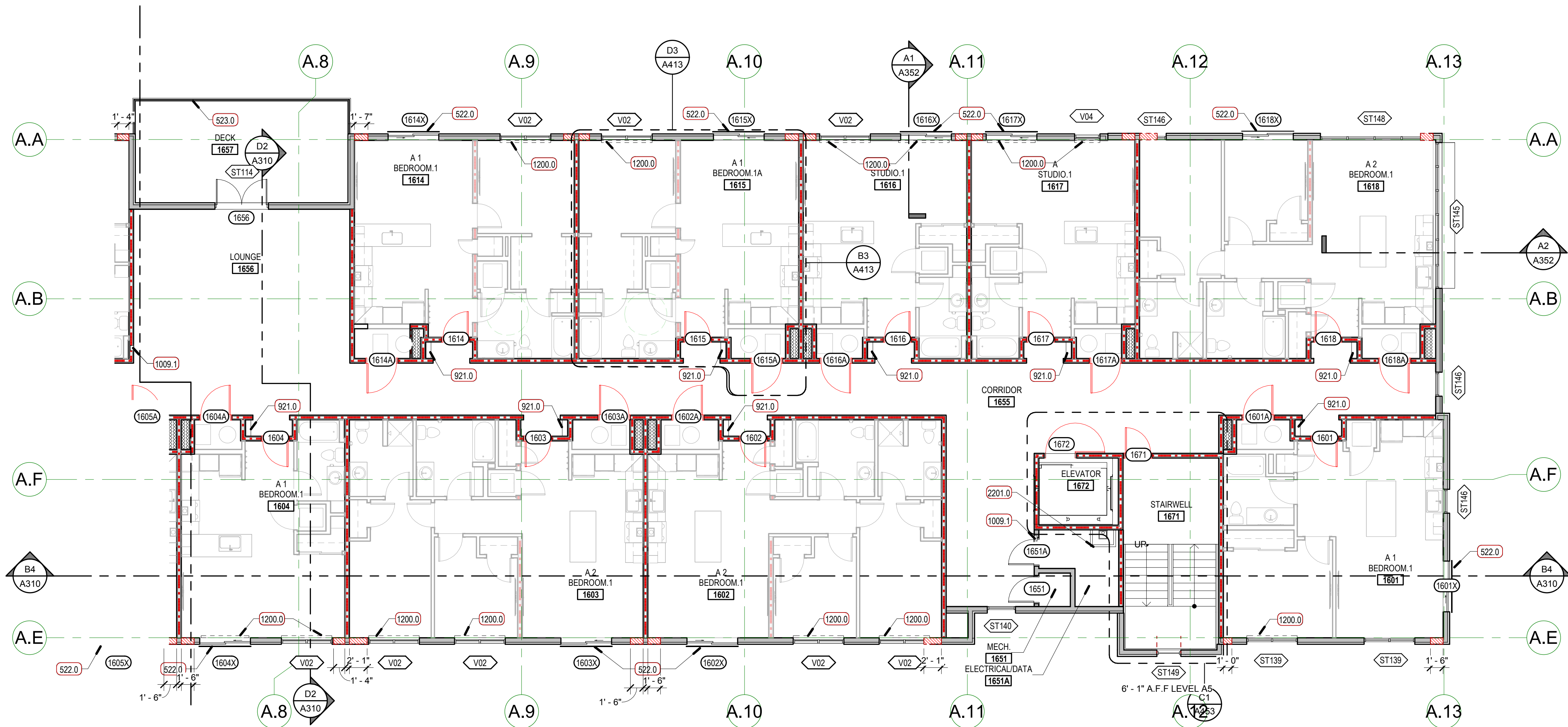
- ⬢ SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION.
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- XXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



D1 PLAN - ANNOTATED - INTERIOR ROOF LEVEL - BUILDING A
SCALE: 1/8" = 1'-0"

1 BUILDING A - ANNOTATED - LEVEL 06 - AREA 1
SCALE: 1/8" = 1'-0"



2 BUILDING A - ANNOTATED - LEVEL 06 - AREA 2
SCALE: 1/8" = 1'-0"

KEYED NOTES

1108

REV DATE DESCRIPTION

VCBO NUMBER: 15690
CLIENT NUMBER:
DATE: 2018-04-06

UTAH PAPERBOX
PEG DEVELOPMENT & CLEARWATER HOMES
340 WEST 200 SOUTH, SALT LAKE CITY, UT 84101
DESIGN DEVELOPMENT

PLAN - PARKING PLAN -
AREA B

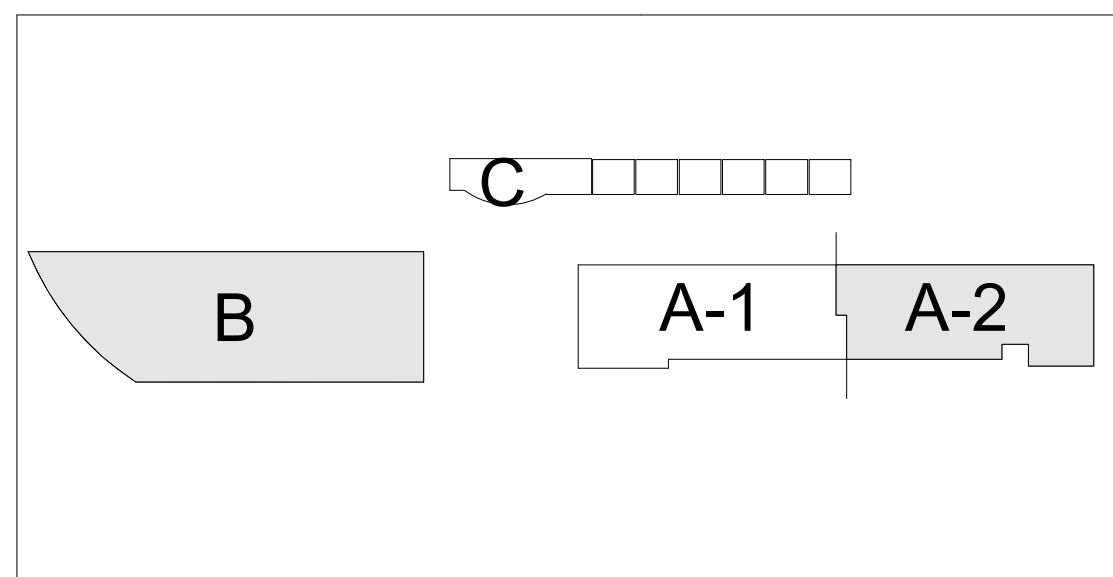
A120.1

B3 BUILDING B - ANNOTATED - LEVEL 00 PARKING

SCALE: 1/8" = 1'-0"



KEY PLAN



KEYED NOTES

- 1009.2 SURFACE MOUNTED FIRE EXTINGUISHER CABINET, W/ FIRE EXTINGUISHER
1022.0 PREFABRICATED GAS FIREPLACE, SEE-THROUGH DUAL-SIDED GLASS FRONT, FLUSH INSTALLATION
1209.0 MANUAL ROLLER SHADES, BLACKOUT
1209.1 WALL MOUNTED BICYCLE RACKS
1209.1 BICYCLE MAINTENANCE STATION
1408.0 TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED
2204.0 HOSE BIRKWHATER HYDRANT, FREEZE PROOF AT EXTERIOR LOCATIONS

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
- WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O., AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC.
- THE CONTRACTOR IS TO ENSURE THAT BETWEEN ANY FINISH FLOOR ELEVATION TO 34" A.F.F. ALL GUARDRAILS ARE TO BE CONSTRUCTED AND INSTALLED SO THAT A 4" SPHERE WILL NOT PASS BETWEEN ANY TWO ADJACENT GUARDRAIL COMPONENTS OR BETWEEN THE EDGE OF A GUARDRAIL AND AN ADJACENT BUILDING ELEMENT SUCH AS A WALL OR FLOOR. AN 8" DIAMETER SPHERE IS NOT TO PASS BETWEEN THE ABOVE MENTIONED COMPONENTS AND ELEMENTS FROM AN ELEVATION 34" A.F.F. AND HIGHER.
- SEE DETAIL XX AND XX ON SHEET AXXX FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS.

GENERAL FINISH NOTES

- PROVIDE EPOXY PAINT AT ALL RESTROOMS, SHOWERS, LOCKER ROOMS AND JANITOR CLOSETS.
- ALL FLOOR TRANSITIONS TO BE LOCATED AT CENTER OF DOOR, U.N.O. ALL FLOOR TRANSITIONS AT FLOOR TILE (T) LOCATIONS TO BE LOCATED AT INSIDE CORNER OF DOOR.
- ALL PAINTED STEEL BRACING AND COLUMNS TO BE PAINTED P11, UNLESS NOTED OTHERWISE.
- ALL GROUT JOINTS TO BE NO LARGER THAN 1/8".
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
- SEE ELEVATION SHEETS FOR ALL WALL TILE PATTERNS.
- AT SOFFITS RECEIVING COLOR- PAINT ALL SIDES OF SOFFIT.
- ALL WOOD TRIM TO BE STAINED TO MATCH DOOR STAIN.
- ALL COUNTERTOP, AND BACKSPLASHES TO HAVE COORDINATING FINISHES.
- PROVIDE FLOOR FINISH TREAD AT STAIR TREADS AND LANDING.
- PROVIDE A SMOOTH TRANSITION AT ALL FLOOR MATERIALS - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENT THICKNESS. PROVIDE FLOOR TRANSITION WHERE OCCURS.
- PROVIDE TILE T3- 4"x4" CERAMIC WALL TILE AT ALL JANITOR SINKS. PROVIDE TILE BULLNOSE TO FINISH OFF ALL EXPOSED EDGES.
- PROVIDE "CG CORNER GUARD" AT ALL LOCATIONS WHERE TILE WAINSCOT WRAPS GYP. BD. CORNERS. CAP ALL TILE WAINSCOT WITH SCHLUTER STRIP (SL).
- SEE SHEET AXXX FOR FLOORING TRANSITION DETAILS.
- ALL METAL GUARDRAILS AND STAIR STRINGERS TO BE PAINTED SEE DOOR AND WINDOW SHEET FOR H.M. DOOR AND FRAME PAINT COLORS.
- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

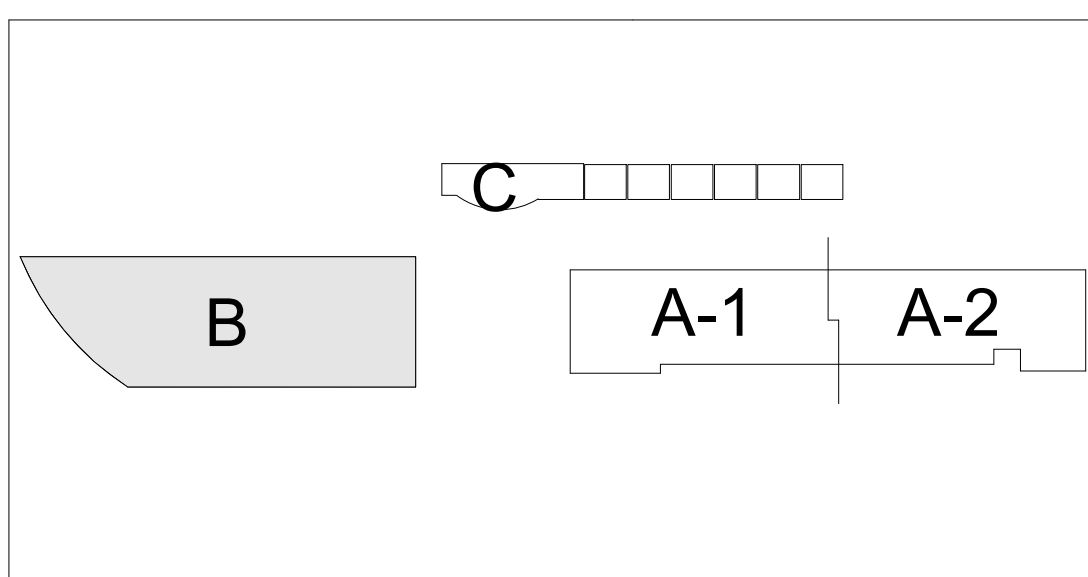
FINISH PLAN SYMBOLS

BASE NAME T: WY
FLOOR # R: WY
F: L: WY

TOP WALL
RIGHT WALL
BOTTOM WALL
LEFT WALL

- ◇ SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- XXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



C3 BUILDING B - ANNOTATED - LEVEL 02

SCALE: 1/8" = 1'-0"

A3 BUILDING B - ANNOTATED - LEVEL 01

SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1009.1 RECESSED FIRE EXTINGUISHER CABINET, W/ FIRE EXTINGUISHER. SEE DETAIL FOR RATED WALL INSTALLATION
1200.0 MANUAL ROLLER SHADES, BLACKOUT
1408.0 TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED
2201.0 MOP SINK FAUCET

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
- WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O., AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC
- THE CONTRACTOR IS TO ENSURE THAT BETWEEN ANY FINISH FLOOR ELEVATION TO 34" A.F.F. ALL GUARDRAILS ARE TO BE CONSTRUCTED AND INSTALLED SO THAT A 4" SPHERE WILL NOT PASS BETWEEN ANY TWO ADJACENT GUARDRAIL COMPONENTS OR BETWEEN THE EDGE OF A GUARDRAIL AND ADJACENT BUILDING ELEMENT SUCH AS A WALL OR FLOOR. AN 8" DIAMETER SPHERE IS NOT TO PASS BETWEEN THE ABOVE MENTIONED COMPONENTS AND ELEMENTS FROM AN ELEVATION 34" A.F.F. AND HIGHER.
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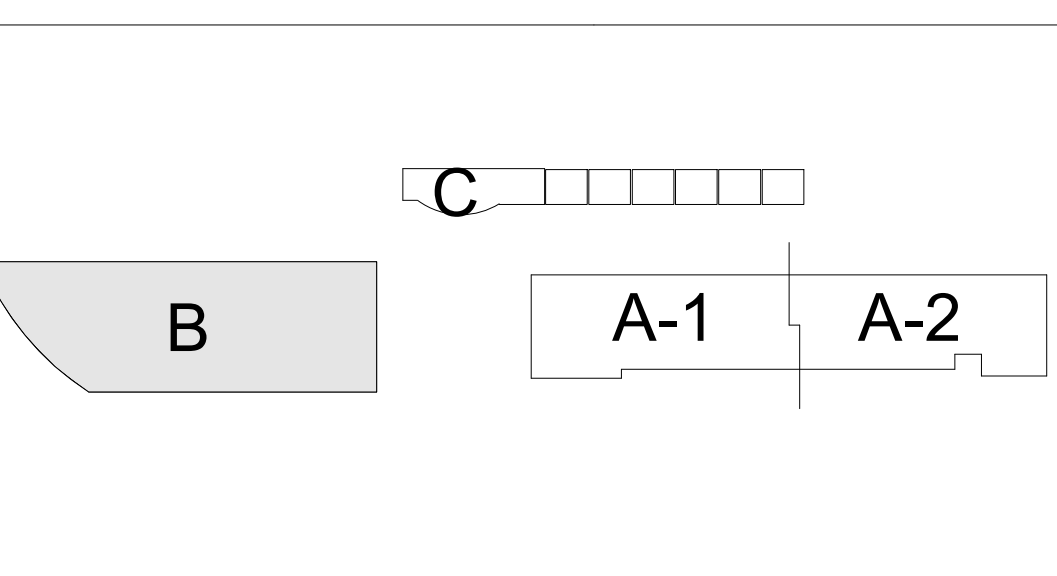
GENERAL FINISH NOTES

- PROVIDE EPOXY PAINT AT ALL RESTROOMS, SHOWERS, LOCKER ROOMS AND JANITOR CLOSETS.
- ALL FLOOR TRANSITIONS TO BE LOCATED AT CENTER OF DOOR, U.N.O. ALL FLOOR TRANSITIONS AT FLOOR TILE (T1) LOCATIONS TO BE LOCATED AT INSIDE CORNER OF DOOR.
- ALL PAINTED STEEL BRACING AND COLUMNS TO BE PAINTED P11, UNLESS NOTED OTHERWISE.
- ALL GROUT JOINTS TO BE NO LARGER THAN 1/8".
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
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- AT SOFFITS RECEIVING COLOR. PAINT ALL SIDES OF SOFFIT.
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- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

FINISH PLAN SYMBOLS

- BASE FLOOR
- NAME: T. W. / # / R. W. / F. B. W. / F. F. L. W.
- TOP WALL
RIGHT WALL
BOTTOM WALL
LEFT WALL
- ◇ SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES. OR PROVIDE ADDITIONAL FINISH INFORMATION
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- XXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



C3 BUILDING B - ANNOTATED - LEVEL 04

SCALE: 1/8" = 1'-0"

A3 BUILDING B - ANNOTATED - LEVEL 03

SCALE: 1/8" = 1'-0"

KEYED NOTES

1408.0 TRASH CHUTE, W/ STAINLESS STEEL RATED INTAKE DOORS, INSULATED

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
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GENERAL FINISH NOTES

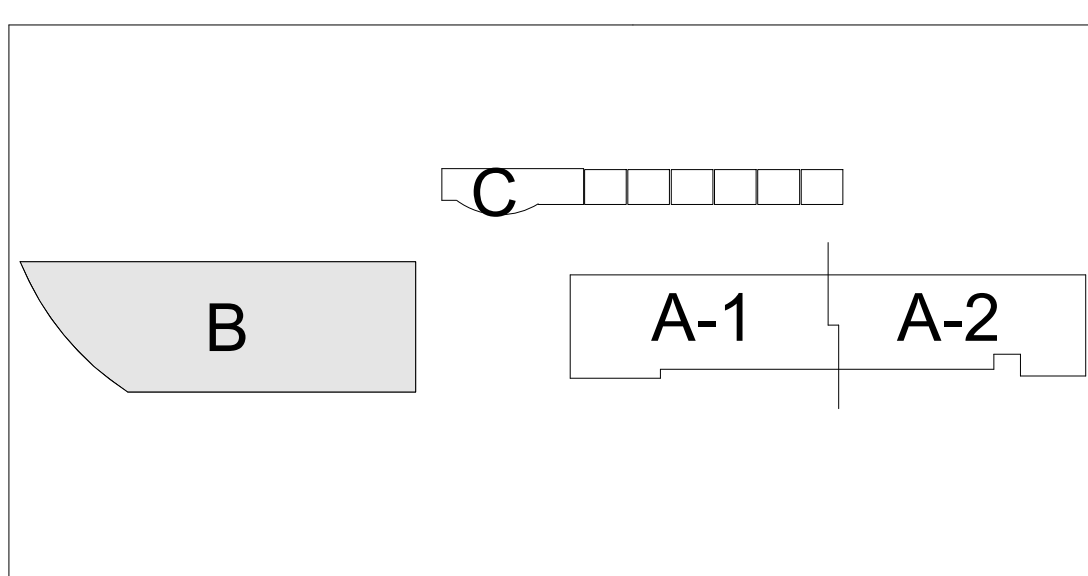
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FINISH PLAN SYMBOLS

BASE FLOOR
NAME: T, W, R, B, F, L
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

- SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION.
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



C3 BUILDING B - ANNOTATED - LEVEL 06

SCALE: 1/8" = 1'-0"

A3 BUILDING B - ANNOTATED - LEVEL 05

SCALE: 1/8" = 1'-0"

KEYED NOTES

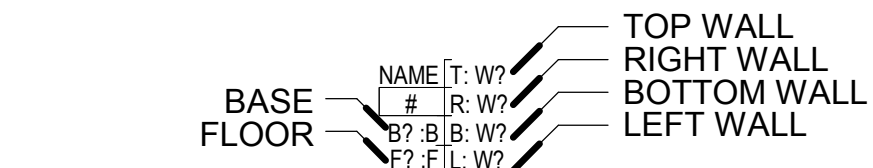
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GENERAL FINISH NOTES

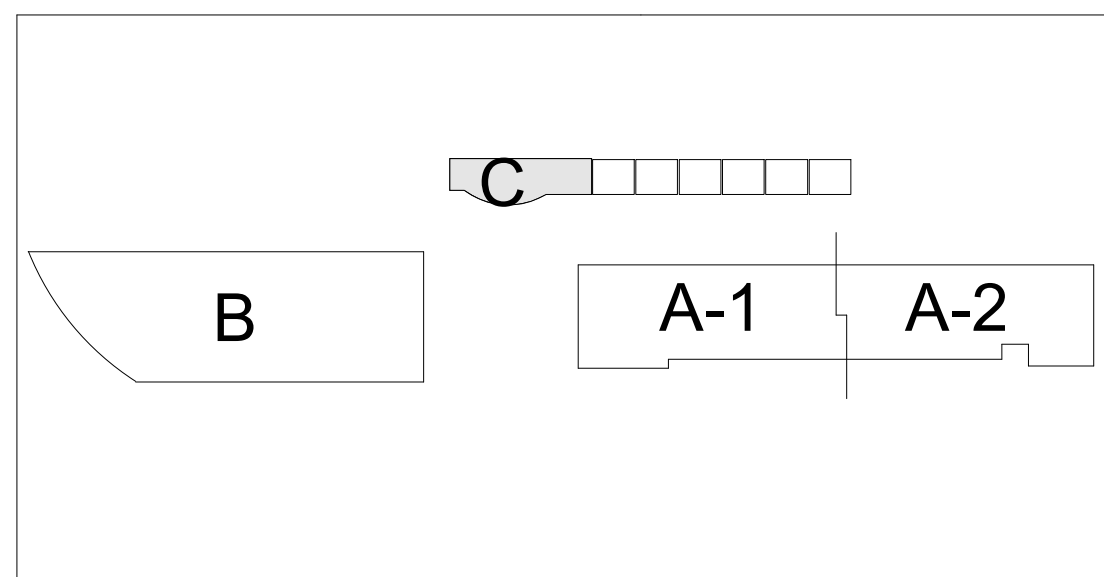
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FINISH PLAN SYMBOLS



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- XXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



D3 BUILDING C - ANNOTATED - LEVEL 03

SCALE: 1/8" = 1'-0"

C3 BUILDING C - ANNOTATED - LEVEL 02

SCALE: 1/8" = 1'-0"

A3 BUILDING C - ANNOTATED - LEVEL 01

SCALE: 1/8" = 1'-0"

KEYED NOTES

PLAN NOTES

- WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
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- SEE DETAIL XX AND XX ON SHEET AXXX FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS.

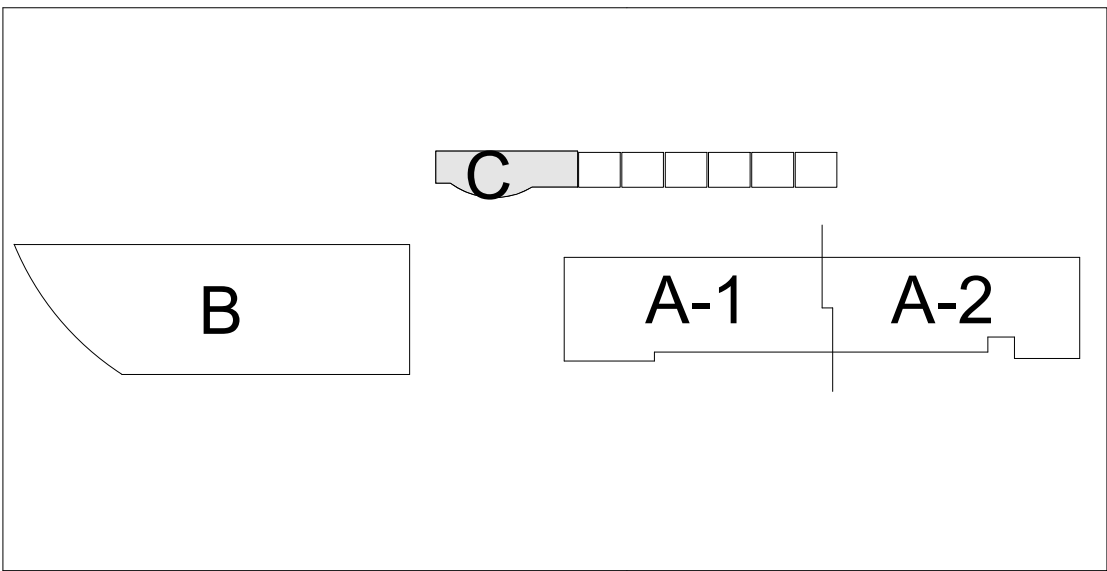
GENERAL FINISH NOTES

- PROVIDE EPOXY PAINT AT ALL RESTROOMS, SHOWERS, LOCKER ROOMS AND JANITOR CLOSETS.
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- ALL METAL GUARDRAILS AND STAIR STRINGERS TO BE PAINTED. SEE DOOR AND WINDOW SHEET FOR H.M. DOOR AND FRAME PAINT COLORS.
- ALL EXPOSED CEILINGS TO BE PAINTED. REFER TO REFLECTED CEILING PLANS.

FINISH PLAN SYMBOLS

- BASE FLOOR
- NAME: T: W7
: JR: W7
B: B: W7
F: F: L: W7
- TOP WALL
RIGHT WALL
BOTTOM WALL
LEFT WALL
- ◇ SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES, OR PROVIDE ADDITIONAL FINISH INFORMATION
- CHANGE AT FLOOR MATERIAL, SEE AXXX
- XXXXX SIGNAGE TAG- SEE SIGNAGE SHEETS AXXX

KEY PLAN



C3 BUILDING C - ANNOTATED - LEVEL 05

SCALE: 1/8" = 1'-0"

A3 BUILDING C - ANNOTATED - LEVEL 04

SCALE: 1/8" = 1'-0"

ATTACHMENT E: RENDERINGS



DARK BRICK



CEMENTITIOUS FIBER
BOARD - COLOR ACCENT



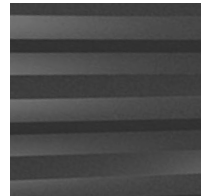
CEMENTITIOUS FIBER
BOARD - LIGHT GRAY



BUILDING A

TREX ACCENT SLATS





CORRUGATED METAL
PANEL - HORIZONTAL



CEMENTITIOUS FIBER
BOARD - DARK GRAY



LIGHT BRICK



CEMENTITIOUS FIBER
BOARD - ACCENT COLOR



BUILDING B

TREX ACCENT SLATS





LIGHT BRICK



CEMENTITIOUS FIBER BOARD - ACCENT COLOR



DARK BRICK



CEMENTITIOUS FIBER BOARD - LIGHT GRAY

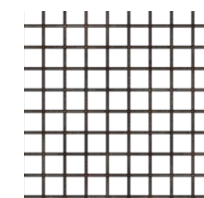


CORRUGATED METAL PANEL - VERTICAL



BUILDING C

METAL MESH GATE











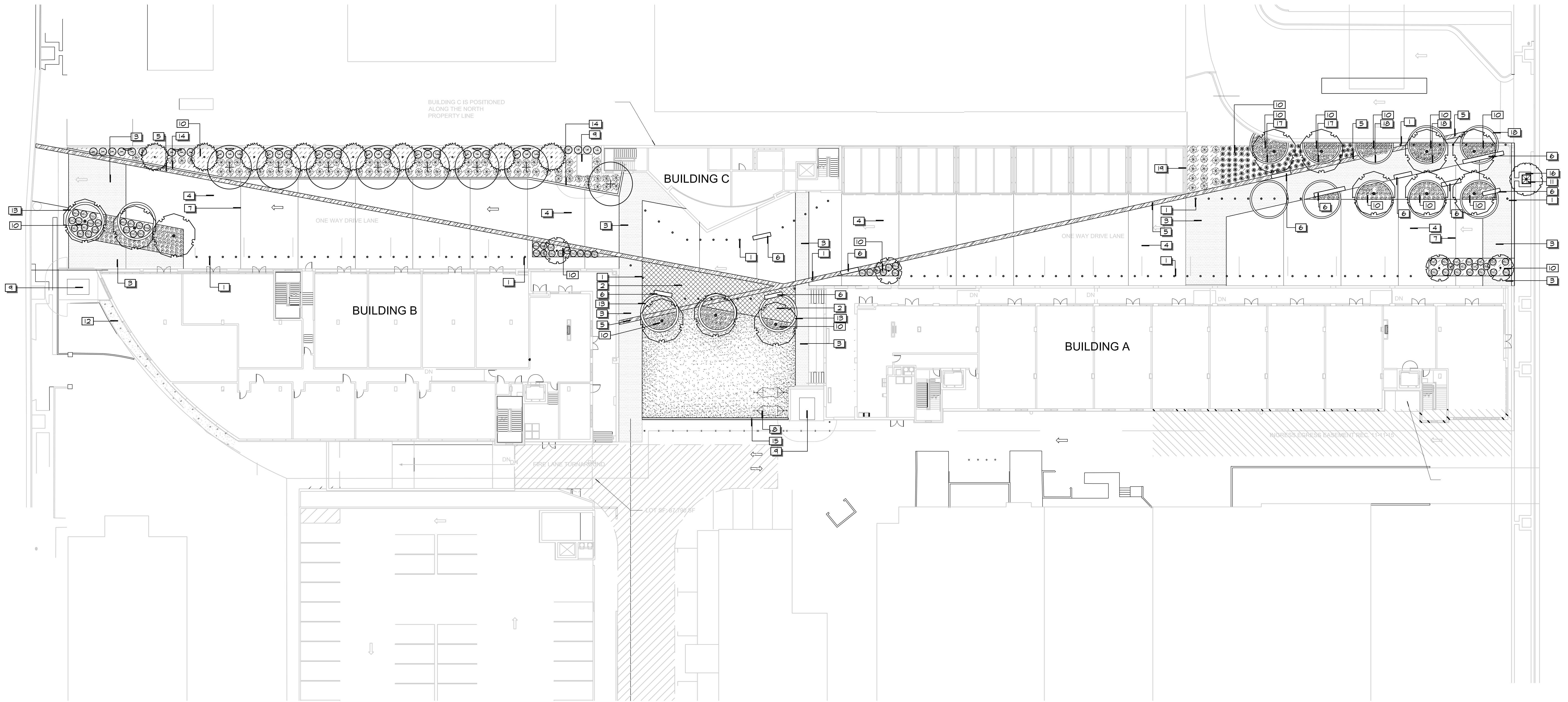








ATTACHMENT F: LANDSCAPE PLAN



IRRIGATION NOTES

1. CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, BUILDINGS, ETC.
2. CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
3. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
4. INSTALL CHECK VALVE AS NEEDED TO PREVENT HEAD DRAINAGE FROM BUBBLING, SPRAY HEADS AND DRIP EMITTERS.
5. MINIMUM SIZE PIPE ON ANY CIRCUIT IS 3/4".
6. NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO: IRRIGATION MAINLINES AND LATERAL LINES, IRRIGATION VALVES AND CONTROL WIRING, IRRIGATION CONTROLLER, ELECTRICAL CONNECTION, BACKFLOW PREVENTER, GATE VALVE, SLEEVING, ISOLATION VALVES, QUICK COUPLING VALVES, VALVE BOXES, AND IRRIGATION HEADS.
7. IRRIGATION SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
9. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURES SPECS.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION FOR APPROVAL BY OWNER'S REPRESENTATIVE.
11. ONCE COMPLETE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO OWNER.

REFERENCE SCHEDULE NOTES

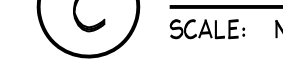
SYMBOL	DESCRIPTION	QTY
1	STAINLESS STEEL BOLLARD, TYP. SEE SHEET L.SOI DTL. G	110
2	GRANITE 3"X3"X3" GRANITE STONE PAVER, TYP. SEE SHEET L.SOI DTL. I	1,038 sf
3	INTEGRAL CHARCOAL GRAY CONCRETE WITH BEAD GLASS AND ACID SAND BLAST FINISH, TYPICAL	5,585 sf
4	STANDARD CONCRETE WITH ACID SAND BLAST FINISH, TYPICAL	
5	RED (MATCH CITY RED BRICK PAVERS) GRANITE STONE PAVER 3"X3"X3", TYP. SEE SHEET L.SOI DTL. I	1,202 sf
6	GRANITE BENCH, TYP. SEE SHEET L.SOI DTL. H	
7	CONTROL JOINT, TYPICAL	
8	POLES FOR HAMMOCKING, TYPICAL	2
9	TRANSFORMER, TYPICAL	
10	3" DEPTH OF BARK MULCH OVER 12" AMENDED TOPSOIL, TYP. SEE SHEET L.SOI DTL. F	5,914 sf
11	SALT LAKE CITY STANDARD TREE GRATE, TYPICAL	1
12	3" DEEP 1 1/2" TO 3" ROCK MULCH, TYP. SEE SHEET L.SOI DTL. F	344 sf
13	CONCRETE RING FLUSH WITH DRIVE, WALK, PATIO OR PLAZA, TYPICAL	
14	CONCRETE CURB, TYPICAL	
15	CONCRETE RETAINING WALL, TYPICAL	
16	SALT LAKE CITY RED BRICK PAVER PATTERN, TYPICAL	
17	CONCRETE RADIUS RETAINING WALL, TYPICAL	
18	CONCRETE RADIUS FLUSH IN PAVEMENT, TYPICAL	
19	MURAL WALL	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	QTY
	Cedrus libani stenocoma	Lebanon Cedar	B & B		10'-12'H	9
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	2"		4
	Koeleruteria paniculata	Golden Rain Tree	B & B	2"		1
	Liriodendron tulipifera	Tulip Tree	B & B	4"		8
	Parrotia persica	Persian Parrotia	B & B	2"		13
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE			QTY
	Buxus x 'Green Mountain'	Boxwood	5 gal			56
	Taxus cuspidata	Upright 'Irish' Yew	4'-5'			34
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE			QTY
	Hemerocallis hybrid 'Happy Returns'	Happy Returns Daylily	1 gal			404
	Lavandula angustifolia	English Lavender	1 gal			48
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE			QTY
	Festuca mairei	Atlas Fescue	1 gal			68
	Miscanthus sinensis 'Gracillimus'	Maiden Grass	2 gal			89
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE			QTY
	Parthenocissus tricuspidata 'Fenway Park'	Boston Ivy	5 gal			9
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT		SPACING	QTY
	Turf-Grass	Turf-Grass	sod			2,958 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.



ATTACHMENT G: APPLICATIONS



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLN SUB2018-00111	MUMA	2/23/18	D-4

Project Name: Paper Box Lofts

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Zoning Review a P.U.D. Application

Address of Subject Property: 340 West 200 South - SLC, UTAH-84101

Name of Applicant: Micah W. Peto - Clearwater Homes Phone: 801-599-1839

Address of Applicant: 336 W Broadway #110

E-mail of Applicant: Micah@ClearwaterHomesUtah.com Cell/Fax: 801-599-1839

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Developer / General Partner

Name of Property Owner (if different from applicant):

SALT LAKE RDA

E-mail of Property Owner:

Redevelopment Agency Rep - David.Arteaga@slcgov.com Phone: 801-535-7241

➔ 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
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REQUIRED FEE

➔ Filing fee of \$728 plus \$121 per acre in excess of (1) acre. 2.015 Acres = \$849 + Public Notice Fee
➔ 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:

[Signature]

Date:

2/20/18

SUBMITTAL REQUIREMENTS

Staff Review

☒ **1. Project Description**

Description of your proposed use and existing use (please attach additional sheet/s)

☒ **2. Planned Development Information.**

Description of how your project meets one or more of the following objectives (please attach additional sheet/s)

- ☒ a. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- NA ☒ b. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- NA ☒ c. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- ☒ d. Use of design, landscape, or architectural features to create a pleasing environment;
- ☒ e. Inclusion of special development amenities that are in the interest of the general public;
- ☒ f. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- ☒ g. Inclusion of affordable housing with market rate housing; or
- ☒ h. Utilization of "green" building techniques in development.

☐ **3. Minimum Plan Requirements**

☒ One paper copy (24" x 36") of each plan and elevation drawing

☒ A digital (PDF) copy of the each plan and elevation drawing

☒ One 11 x 17 inch reduced copy of each plan and elevation drawing

☐ **4. Site Plan**

☒ Site plan (see *Site Plan Requirements* flyer for further details) *(Page 1 of the plan set)*

☐ **5. Elevation Drawing (if applicable)**

☒ Detailed elevation, sections and profile drawings with dimensions drawn to scale

☒ Type of construction and list the primary exterior construction materials

☒ Number, size, and type of dwelling units in each building, and the overall dwelling unit density

Please See attached Summary document with answers to all the above categories as well as exhibits, renderings, and materials

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

[Signature] I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



CLEARWATER
H O M E S

&



Pegg Development

PaperBox lofts Project

Summary of project to be built on 1.99 Acres located at 340 West 200 South, SLC, UT-84101:

The Paper Box Loft project represents a joint development between Pegg Development and Clearwater Homes LLC. The Subject property is owned by the Salt Lake City and project being presented adheres to specific design guidelines originated and curated by the Salt Lake Redevelopment Agency hereafter referred to as the “RDA”). Pegg and Clearwater has been through a rigorous design review process that includes Concept, Schematic, design Drawing, and Construction drawing approval from the RDA.

Highlights:

4 total structures- 3 mixed use buildings (A, B, C,) and one parking building that will utilize the City Lift automated parking appliance (www.citylift.com). see renderings

Gross square footage=214,361 SF

Net square footage= 145,354 SF

Parking: 214 stalls inside, and 18 surface stalls/street parking. 66 stalls in B (63 CityLift, 2 ADA, 1 surface), and 148 in D (94 CityLift, 2 ADA, 2 surface on D0, 49 surface and 1 ADA on D1).

183 Total units

The 183 units comprised of the following: 34 Studios, 90 One bedroom's, 46 two bedrooms, 11 Live work, and 2 retail/office pads. Caveat on current unit count: the said 183 units may increase or decrease by as much as 4 units as part of the final design and construction drawing set. See matrix of unit frequency and size per building below:

BUILDING A :	99,948	Quantity	SF	Totals
Live Work : 7 Units : 1251 SF : 8,757 SF		7	1251	8757
1 Bed : 40 Units : 680 SF : 27,200 SF		40	680	27200
2 Bed : 22 Units : 910 SF : 20,020 SF		22	910	20020
2 Bd+ : 2 Units : 990 SF + 1015 SF : 2,005 SF		2	990	1980
Studio : 20 Units : 505 SF : 10,100 SF		20	505	10100
Studio SM : 4 Units : 480 SF : 1,920 SF		4	480	1920
TOTAL Units and SF		95		69977

BUILDING B :	93,251			
Live Work : 4 Units : 1,052 SF		4	1052	4208
LW Sm : 1 Unit : 564 SF		1	564	564
LW Md : 1 Unit : 1030 SF		1	1030	1030
LW Lg : 1 Unit : 1,820 SF		1	1820	1820
1 Bd L1 : 2 Units : 750 SF		2	750	1500
2 Bd L1 : 1 Unit : 920 SF		1	920	920
2 Bd+ L1: 1 Unit : 1,071 FS		1	1071	1071
Studio : 10 Units : 675 SF		10	675	6750
1 Bed : 44 Units : 735 SF		44	735	32340
1 Bd+ : 4 Units : 860 SF		4	860	3440
2 Bed : 10 Units : 1025 SF		10	1025	10250
2 Bd+ : 5 Units : 1135 SF		5	1135	5675
TOTAL Units and SF		84		69568

BUILDING C :	9,930			
2 Bed : 4 Units : 1,775 SF		4	1775	7,100
TOTAL 4 residential Units and one leasing office		5		9,930

Project description:

The Paperbox loft project represents a modern infill mixed use project that will enhance Salt Lake's "Depot District" in many ways. The core of the project will be anchored by a beautifully landscaped community park. This modern and thoughtful development will provide an appealing mid-block pedestrian access from busy 300 West to the Gateway mall as well as the Trax station on 400 West. Additionally, when the project is completed on the parking lot located at 360 West 200 South (currently the Westgate parking lot owner b), a second mid-block walkway from 200 South to the Park will be achieved. Pedestrian flow and circulation for the entire block will be enhanced.

One of the central design elements of the Paperbox lofts was to merge the Hyatt House plaza and the Paperbox 300 west frontage to create a grand entrance plaza. The Plaza will be serve as a great community space, and welcome softening of the busy street frontage. Local workers and visitors can enjoy peaceful lunches on the benches of the plaza or the community park.

It is important to note that, as per our agreement with the Salt Lake RDA, 36 of the projects 183 units described above will be offered as 60% AMI and thus contribute to the local affordable housing stock.

In anticipation of initiating the PUD process as well as being responsible members of the community, the Paperbox Loft Project was presented to the Downtown Community Council on January 17th, 2018. The members of the council as well as the public attending the meeting had nothing but positive responses to the project. Additionally, all in attendance seemed eager for the project to be built.

The Paperbox Lofts project was designed in accordance with design guidelines established by the RDA. We have included the design guidelines document in this submission for reference.

Planned Development Information form items below. Description of how your project meets one or more of the following objectives. see responses in bold-underlined below.

- a. Combination and coordination of architectural styles, building forms, building materials, and building relationships; **Please see the attached renderings which reveal the thoughtful and enduring modern design that the developers and RDA curated as part of a comprehensive design process.**
- b. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion; **The project will have a site managed and approved SWIPP permit throughout the construction process**
- c. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city; **The current vacant and functionally obsolete Paperbox warehouse is to be demolished.**
- d. Use of design, landscape, or architectural features to create a pleasing environment;
- e. Inclusion of special development amenities that are in the interest of the general public; **As noted above, we believe the 2 mid-block walkways, the grand 300 west plaza, as well as the community park, will be profound improvements and contributions to the**

local community and overall Salt Lake City metropolitan character.

f. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation; **As above, the current vacant and functionally obsolete Paperbox warehouse is to be demolished.**

g. Inclusion of affordable housing with market rate housing; or **per our agreement with the Salt Lake RDA, 36 of the projects 183 units described above will be offered as 60% AMI and thus contribute to the local affordable housing stock.**

h. Utilization of "green" building techniques in development **per our agreement with the Salt Lake RDA, the project will be designed to LEED SILVER level.**



Christopher Lee - Planning Dept has been assigned this project and is also working on the PUD App

Conditional Building & Site Design Review

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLN PCM 2018-00195	MUMA	3/22/18	

Project Name: Papubox Lefts

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Height variance - Set back Variance - Site Memo

Address of Subject Property: 340 W 200 South - SLC, UT - 84101

Name of Applicant: Micha W. Peters - Clernathomes Phone: 801-599-1839

Address of Applicant: 336 W Broadway #110 SLC, UT 84101

E-mail of Applicant: Micha @ clernathomes utah .com Cell/Fax: 801-599-1839

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Developer

Name of Property Owner (if different from applicant):

SLC RDA

E-mail of Property Owner: ~~Chris Lindley~~ David Arlegon Phone: 801-535-7241

☒ 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 \$758 plus \$121 per acre in excess of (1) acre.
☒ 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:

[Signature] 3/22/18

Updated 7/1/17

SUBMITTAL REQUIREMENTS

Staff Review



1. Project Description (please attach additional sheet)



Written description of your proposal



2. Minimum Plan Requirements



One paper copy (24" x 36") of each plan and elevation drawing



A digital (PDF) copy of the each plan and elevation drawing



One 11 x 17 inch reduced copy of each plan and elevation drawing



3. Site Plan



Site plan (see [Site Plan Requirements](#) flyer for further details)



4. Elevation Drawing (if applicable)



Detailed elevation, sections and profile drawings with dimensions drawn to scale



Type of construction and list the primary exterior construction materials



Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

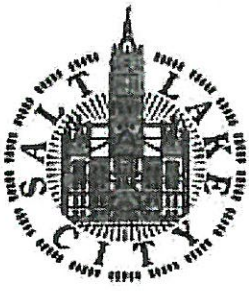
Updated 7/1/17

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
- B. Primary access shall be oriented to the pedestrian and mass transit.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
- D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.
- F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure.
- H. Signage shall emphasize the pedestrian/mass transit orientation.
- I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.
- J. Streetscape improvements shall be provided as follows:
 - 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
 - 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
 - 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
 - 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
 - 5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.
- K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:
 - 1. The orientation and scale of the development shall conform to the following requirements:
 - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
 - 2. Public spaces shall be provided as follows:
 - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
 - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
 - 1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 - 2) A mixture of areas that provide shade;
 - 3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 - 4) Water features or public art; and/or
 - 5) Outdoor eating areas.
- L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the

proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

STANDARDS FOR DESIGN REVIEW FOR HEIGHT (Reference from Zoning Ordinance - 21A.59.065)

- A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.
- B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.
- C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Mar 22, 2018

PLANNING COMMISSION

336 W BROADWAY, 110
SALT LAKE CITY, UT

Project Name: PAPERBOX LOFTS

Project Address: 340 W 200 S

Detailed Description:



Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1506683							
Filing Fee	1	06	00900	125131	\$758.00	\$0.00	\$758.00
Planning Fee Adjustment	121	06	00900	1890	\$121.00	\$0.00	\$121.00
Total for invoice 1506683					\$879.00	\$0.00	\$879.00
Total for PLNPCM2018-00195					\$879.00	\$0.00	\$879.00

OFFICE USE ONLY
Intake By: BM2728

CAP ID #
PLNPCM2018-00195
Total Due: \$879.00



Treasurer's Office
Rcpt# 1299958
PL PLNPCM2018-00195 Check
\$879.00 3/22/2018

www.slcpermits.com



Please Keep This
Box Clear

ATTACHMENT H: EXISTING CONDITIONS

Uses within the Immediate Vicinity of the Property

North: Hotel, Parking Structure, and an Electrical Substation

South: Condominium and Apartment Buildings and Surface Parking Lot

East: Office Building across 300 West

West: Gateway Mixed-Use Development across 400 West

Zoning within the Immediate Vicinity of the Property

North: D-4 (Downtown Secondary Central Business District)

South: D-4 (Downtown Secondary Central Business District)

East: D-4 (Downtown Secondary Central Business District)

West: G-MU (Gateway Mixed Use)

D-4 Zoning Requirements

Requirement	Standard	Proposed	Compliance
Permitted Uses	Subject to 21A.33.050 and 21A.30.010	Building A: commercial space - 1,476 square feet; Live/Work – 7 units; Residential – 95 units Building B: Live/Work – 7 units; Residential – 85 units Building C: Leasing office – 790 square feet; Residential – 4 units	Yes
Minimum Lot Size and Width	No minimum lot size or width	Approximately 1.99 acres (86,684 square feet)	Yes
Front and Corner Side Yards	No minimum yard required, however no yard shall exceed 5 feet	300 W front yard – 3' 1" 400 W front yard – 14' 3.5" (no corner side yards on the parcel)	Not on the 400 West front yard. That is one of the reasons for the CBSDR application.
Interior Side and Rear Yards	None required	All measurements not given but requirements are met	Yes
Parking Lots and Structures	Within mid block areas, parking structures shall be located behind principal buildings or at least 30' from front and corner side lot lines	The automated parking structure will be set back 149 feet from front lot line on 300 West	Yes
Interior Plazas, Atriums, and Galleries	Interior plazas, atriums, and galleries are permitted	Interior plaza is proposed	Yes
Location of Service Areas	All loading docks, refuse disposal areas, and other service activities shall be located on block interiors away from view of any public street	Trash and recycling areas to be located on the interior of Buildings A and	Yes

		B with access from the alley for removal. Collection bins in Building C will also be moved there for collection.	
Landscape Requirements	Shall conform to the special landscape requirements applicable to the D-4 district as contained in chapter 21A.48	Parts of the yards will be used as the interior plaza and the 300 W plaza. The plazas and remaining areas will be landscaped to meet the standard.	Yes
Maximum Building Height	No building shall exceed 75 feet. Buildings taller than 75 feet but less than 120 feet may be authorized through the CBSDR process.	Maximum building heights are less than 75 feet.	Yes
Mid Block Walkways	Midblock walkways must be provided to facilitate pedestrian movement within the area as indicated in the midblock walkway plan.	A midblock walkway will traverse the block from 300 West to 400 West. Future development of the parcel to the south will include a midblock walkway to 200 South.	Yes
Mid Block Streets	Developments constructing mid block streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan: a. May use a portion or all of the overhead and underground right of way of the new mid block street as part of their developable area irrespective of lot lines, subject to design review and approval of the planning commission. b. May increase the height of the building on the remaining abutting parcel, subject to the conditional building and site design review process in conformance with the standards and procedures of chapter 21A.59 of this title.	A private midblock street is planned for the development.	Yes

ATTACHMENT I: ANALYSIS OF STANDARDS

CONDITIONAL BUILDING AND SITE DESIGN REVIEW

21A.59.060: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.	Complies	<p>This development is primarily oriented to the street. 300 West and 400 West bound the parcel to the east and west and a private bisects the parcel to intersect with the city streets. All facades of the various structures are oriented to those streets.</p> <p>Building A is directly adjacent to both 300 West and the private drive and is oriented to both of them. The ground floor level will have active commercial space on 300 West and live/work units along the private drive as well as entrances into the building to access the other residential building located on the higher levels.</p> <p>On the western end of the development, Building B provides a similar scenario. However, due to the irregular shape of the parcel, it does not have full face of the structure on 400 West. It is forced to terminate 14 feet 3.5 inches from the property line without altering the curved design of the southern façade of the structure. However, that curving portion of the building is full of windows and balconies that engage with the street on the upper levels, while the space on the ground floor at the corner of the structure contains a live/work flex space that could be utilized as retail or office space by the occupant. Those live/work units, along with building entrances, continue along the north side of the structure and directly engage the private drive.</p> <p>The structures on the north side of the parcel are both set back from 300 and 400 West and are primarily oriented to the private drive. The plaza dominates that area on 300 West and the eastern wall of the parking system will provide the canvas for an artistic mural that will enliven the plaza area and pull people inward to utilize the pedestrian access through the block.</p>
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	As stated above the primary access to most of the public spaces in both buildings are oriented to pedestrians and mass transit. That is facilitated by the private road and midblock walkways.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Complies	With the exception of the automated parking building, The ground level of all buildings will predominately be composed of glass. Architectural detailing such as varied color schemes, use of bricks, recesses, and overhangs, provide visual interest and serve to facilitate pedestrian interest and interaction at the street level. The east end of the automated parking building will be set back approximately 149 feet from 300 West. While it does not have any glass on that surface, it does incorporate a unique type of detailing achieved via a large mural painted on the entire end of the structure that serves as a

		backdrop to the public plaza located between it and 300 West. Staff is of the opinion that meets this standard.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	Architectural detailing is effective to emphasize the pedestrian level of the building. The aforementioned variations of materials and design elements are engaging to pedestrians. The large amount of glass utilized on the main level of each residential building along 300 West, 400 West, and the private roadway and midblock walkway (which is open to all pedestrians), allows for views into the structure and invites pedestrian interaction.
E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.	Complies	This development will not have a traditional parking lot. All parking will take place in the automated parking structure which is a stand-alone building, the automated parking system in the basement of building B, and along the private road that bisects the property. Consequently, there is no need to shield parking and there is not parking lot lighting. The overall exterior lighting plan is addressed in section I below.
F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.	Complies	The parking layout will consist of a one way traffic flow along the private road from 300 West to 400 West. The private road divides buildings A & B on the south side from building C and the automated parking system on the north side. The majority of parking spaces (96) will be located in the automated parking system which is directly to the west of the 300 West plaza. It has a total of 18 bays along the private roadway where drivers can enter and leave cars which are then moved to open spaces within the system. There will also be a total of 10 parking stalls along the south side of the private drive. Parking for building B will contain a total of 40 spots which will be accessible from the south side of the building via an easement across the abutting property.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies	Trash and recycling areas to be located on the interior of Buildings A and B with access from the alley for removal. Collection bins in Building C will also be moved there for collection.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies	No signs are proposed as part of this application. If any signage is proposed in the future, it will need to comply with all applicable zoning regulations.
I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.	Complies	Per Dave Pearson (SLC Street Lighting Program Manager), the existing wooden light pole will be removed and replaced by a three-headed cactus that will be located slightly south of the current location to accommodate the drive entry onto the parcel.
J. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.	Complies	<ol style="list-style-type: none"> 1. The proposed number of trees meets the standard for both 300 West and 400 West. 2. The selected plants should achieve at least 80% ground coverage within three years. 3. The applicant is still coordinating the final decision on this point with the RDA. The developer's intent is to use textured, colored concrete in the crosswalk areas and plaza entries, split face granite pavers in the central plaza, and remaining sections will be typical site concrete.

<p>2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.</p> <p>3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.</p> <p>4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.</p> <p>5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.</p>		<p>4. There will be no outdoor storage or loading facilities. Trash and recycling will be located in the underground level of Building B.</p> <p>5. The landscape design for the site consists of variety of species that are well adapted to the local climate.</p>
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K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

<p>1. The orientation and scale of the development shall conform to the following requirements:</p> <p>a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.</p> <p>b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').</p>	Complies	<p>a. The buildings proposed for this site have been divided up into 3 structures and the automated parking system. They are various sizes and heights and relate to the human scale by incorporating changes in design, color, mass and direction. They have also incorporated public green space, landscaping, and midblock walkways to offer more variation of design and substantial access to individuals across the entire site.</p> <p>b. This project was designed in partnership with the RDA and went through several rounds of design review and comments to comply with the established design guidelines. With that being said, the longest structure is Building A at 312 feet 4 ¾ inches. Even though it slightly exceeds the 300 foot standard, it is not detrimental because the length is not along a block face but perpendicular to it. The length of the building is also mitigated due to the live/work spaces on the ground floor, the midblock walkways, and the plazas in the middle of the block between Buildings A and B and on 300 West. When taken together, these design elements will create destinations along the building (live/work spaces and the plazas) as well as convenient means to access those areas (midblock walkways and private drive) which should make for active and interesting ground floor uses in Building A. Given these elements, Planning Staff is of the opinion that this standard has effectively been met.</p>
<p>2. Public spaces shall be provided as follows:</p> <p>a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.</p> <p>b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:</p> <p>(1) Sitting space of at least one sitting space for each two hundred</p>	Complies	<p>a. The square footage totals for the three buildings are as follows: Building A - 98,527 square feet, Building B - 113,077 square feet (including below grade parking), Building C - 10,848 square feet, automated parking system – 3,497 square feet, for a total of 225,949 square feet across all structures. Therefore, a total of 22,595 square feet of public open space needs to be provided. The combined total of all open spaces (including plazas, midblock walkways, and the private drive) is 39,562 square feet and exceeds the minimum required.</p>

<p>fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");</p> <p>(2) A mixture of areas that provide shade;</p> <p>(3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;</p> <p>(4) Water features or public art; and/or</p> <p>(5) Outdoor eating areas.</p>		<p>b. This project meets the requirements for all of the stated elements. There will be sufficient sitting areas, a mixture of shaded areas, the required trees, public art, and outdoor eating areas.</p>
<p>L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.</p>	<p>Complies</p>	<p>The purpose statement of the D-4 (secondary central business) zoning district is to:</p> <p><i>...foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the central business district. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the central business district. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.</i></p> <p>This development is consistent with the D-4 urban statement. It increases the urban and commercial elements of the zone and supports the central business district. The design is supported by master plans for the area as addressed in depth in the Key Considerations section of the staff report.</p>

PLANNED DEVELOPMENT REVIEW

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,</p>	<p>Complies</p>	<p>The applicant intends to achieve multiple objectives and has offered the following information on how he proposes to meet them:</p> <p><i>a. The design is a refined and unified coordination of architectural styles and complies with the strenuous design guidelines that was developed by the RDA along with their consultant UDA. The buildings all coordinate but use</i></p>

<p>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><i>different colors and materials in different ways to provide a cohesive design without creating the feel of a "project."</i></p> <p><i>b. There are very few desirable site characteristics to preserve on the site. There is currently a building that spans the entire site, with parking on the East and West ends. The most desirable site characteristics is really the urban nature of the site, which has been very much enhanced by connecting this property to the entry to the Hyatt Hotel with an aesthetic joint plaza. Greenspace will be added in the center of the property to bring some much needed natural vegetation to the block.</i></p> <p><i>c. As stated above, there are no architecturally or historically significant buildings on the site that contribute to the character of the city.</i></p> <p><i>d. We feel that this project certainly creates a pleasing environment, one that will immensely benefit the city.</i></p> <p><i>e. The mid-block walkways that connect 300 West, 400 West and 200 South with the mid-block park space is of interest to the general public. Further, the plaza along 300 West coordinates and links disparate entries into something that will enhance the walkability of the block and provide a place of rest for someone walking along our streets.</i></p> <p><i>f. The existing, now vacant, factory is certainly incompatible with the goals and desires of the City. As it stands today, it is a blight on the street-scape and is a potential hazard to the public. Even if the building were occupied in its former state, manufacturing of the scale that existed on the site before is certainly not a use the benefits the city in one of the most vibrant blocks in the City.</i></p> <p><i>g. Through working with the RDA, 36 of the units in the building will be offered at 60% AMI, improving the affordable housing stock in a very desirable area of the city.</i></p> <p><i>h. The project will be designed to a LEED silver level.</i></p> <p>Staff believes that the features discussed by the applicant in the previous quotations are valid arguments for meeting the referenced objectives. The proposed project includes high quality design features, building materials, and landscaping, which create a pleasing environment. There will be amenities that directly serve the public including items such as retail, live/work spaces, midblock walkways, plazas and extensive landscaping.</p> <p>Additionally, this petition meets the overarching standards stipulated in the purpose statement. As stated in the Key Considerations section, this planned development provides for a better product than allowed per the underlying D-4 zoning. Development of multiple buildings along with the shared amenities of the midblock walkways and plazas make this a greatly enhanced project that will be a much stronger amenity for the downtown area.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p>	<p>Complies</p>	<p>The Downtown Master Plan encourages just this type of mixed-use development that increases the number and types of units while also offering live/work spaces and commercial</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 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>uses on 300 West. It also increases walkability and livability by incorporating midblock walkways and plazas that are meant for public use. This proposed development will provide a more complete use of the subject parcels that is focused on mixed uses that are compatible with the surround uses and will serve to benefit neighboring residents.</p> <p>The Downtown Master Plan supports new mixed use development of this type. The proposed development would occur on an underutilized parcel and provide residences, live/work spaces, and commercial options. It will also enliven the area through the incorporation of midblock walkways and plazas on the site. This proposed development helps to meet the goals of the master plan as well as provide needed housing and commercial spaces. This is discussed in more depth in the Key Considerations section.</p> <p>2. Mixed use residential development is allowed in the D-4 zone. The planned development and conditional building and site design review processes allow for modifications to zoning standards. The requested modifications are also discussed under the Key Considerations section.</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 means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;</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>3. Whether the internal circulation system of the proposed planned</p>	<p>Complies</p>	<p>1. The main point of automobile egress to the project will be from 300 West where drivers would turn onto the one way private road that runs through the block to 400 West. All parking options are available along that private road (automated parking structure and street parking) except for the underground parking in Building B which will be accessed via a private road running from north to south though an abutting parcel to the south. Pedestrians and bicyclists will have access to the site along a midblock walkway that runs between 300 West and 400 West and another that will run south to 200 South when the abutting property is renovated. The Transportation division has raised no concerns about any lack of ingress or egress or degradation to the service level of surrounding streets.</p> <p>2a. As mentioned above, traffic flow on the site will be one way from 300 West to 400 West with parking provided along the private road as well as within the stand alone automated car stacker and the in the basement of Building B. Neither 300 West nor 400 West are local streets. They are both classified as arterial streets that are designed to carry high traffic volumes at relatively high speeds. The impact upon them should be minimal.</p> <p>2b. The planned parking meets the standards for the D-4 zone. 92 stalls are required and there will be a total of 146 on the site when considering the automated parking structure, underground parking in Building B, and parking along the private road that crosses through the parcel. That is 54 more than required and should ensure that negative impacts to neighboring parcels are not an issue. Additionally, due to the immediate proximity to the trax stop on 400 West and various bus routes within the area, demand for parking should be less than in other areas that are not served by transit options to such a high degree.</p> <p>2c. Although there will be mix of uses in the project (residential, commercial, flex space), the percentage of commercial and flex spaces are relatively small. Consequently, the peak traffic hours would likely be in the morning and evening when residents are leaving for work and then</p>

<p>development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, 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>returning at the end of the day. Those traffic patterns should not unreasonably impair the use and enjoyment of adjacent properties.</p> <p>3. As addressed in the previous two sections, the internal circulation will be a simple one-way flow from the ingress on 300 West to the egress on 400 West. It is a simple one way design that has been designed in such a way to make it function as efficiently as possible and mitigate impacts to adjacent properties.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the Public Utilities Department and other responsible entities in order to adequately provide service.</p> <p>5. The D-4 zone has no required side yard setbacks. Consequently, where the buildings are located on each side of the private drive, there are minimal setbacks and no landscaping. However, there is extensive landscaping in the central plaza which separates Buildings A and B as well as in the 300 West Plaza and along the over-height fence west of Building C. Those landscaping elements should serve as appropriate buffers in those locations.</p> <p>The proposed fence with the proposed landscaping, along the western portion of the northern property line is meant as a buffer to the electrical substation located on the adjacent lot. The combination of the fence and the proposed plants will serve to mitigate both visual and auditory impacts.</p> <p>Trash collection will take place in the basement of Building B via an entrance on the south side of the structure that is accessible via a road a neighboring parcel with an easement for such access. Consequently, any potential impacts of garbage collection such as noise and odors should be attenuated by the placement in the lower level of the structure.</p> <p>Additionally, there should be no issues with lighting, noise, or odors. There is a more extensive review of the lighting plan in the CBSDR analysis.</p> <p>6. The proposed multi-use structures should mesh well with the neighborhood. They are located in the D-4 zone within the city core. Although heights of up to 120 feet can be requested through the CBSDR process, the applicant has only petitioned for heights that are less than 90 feet for the two tallest structures on the south side of the parcel. That height will integrate well with the residential buildings on the parcels to the south as well as the hotel to the north. The size and intensity of the uses (mostly residential with some commercial) is compatible with the existing neighborhood.</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>Currently, there is minimal vegetation on the site as the site is mostly composed of the large existing structure and surrounding hard surfacing. Any existing vegetation will be removed and new landscaping will be installed as noted in the landscaping plan. The landscaping plan states that all of the proposed plants will be of a drought tolerant species.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical,</p>	<p>Complies</p>	<p>There is an existing building on the parcel that will be demolished to allow for the development. It is a non-descript one level warehouse structure that is surrounded by hard</p>

architectural, and environmental features of the property;		surfacing on the rest of the site. Consequently, there are no historical, architectural, or environmental features of the property to be preserved.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	Besides the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction plans.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Notice of Application to the Downtown Community Council:

A notice of application was sent to the Chair of the Downtown Community Council on March 6, 2018. The email informed the Chairperson of the Downtown Community Council (Christian Harrison) that the applicant had submitted the same plan set that he had previously reviewed as part of the RDA approval process and that Planning Staff had requested a full plan set with some adjustments that would be sent to him at a later date. That updated plan set, along with a copy of the application, the plan set, and the early notification letter was sent to him on March 27, 2018. The Chair responded and said that the Community Council enthusiastically supports the project and that there was no need to schedule another presentation with them.

Early Notification of the Applications:

Notices to all property owners and renters within a 300 foot radius of the subject parcel were mailed out on March 27, 2018.

Notice of the Planning Commission Public Hearing:

Notice was published to a local paper, city and state websites, and the planning division list serve on May 30, 2018 regarding the Planning Commission Public Hearing on June 13, 2018.

Public Input:

This application received very little public feedback from either the Downtown Community Council or the early notification mailings. It appears that due to the previous RDA process, members of the community were well informed about the project and supportive of it moving forward. The few responses that were received are outlined below.

Response from the Chairperson (Christian Harrison) of the Downtown Community Council:

We're beyond excited for this project to go forward.

I've forwarded the documents to the Board, but I don't expect any substantial concerns.

(Received via email on 3/27/2018)

Response to the Early Notification Mailer

Only one response was received when the early notification mailers were sent out. That response came via a phone call and the individual did not express an opinion but was calling to get more information about the project.

ATTACHMENT K: DEPARTMENT REVIEW COMMENTS

Transportation – Michael Barry

Provide a site plan showing all parking and loading/unloading facilities to be provided. Provide complete parking calculations per 21A.44.030 including minimum parking requirement, maximum parking allowance, ADA parking, bicycle parking, electric vehicle parking, any adjustments to the parking requirements, and the number of parking spaces provided. Provide details for ADA parking bicycle parking (bike racks), and electric vehicle parking.

Zoning – Ken Brown

Things to consider for this proposal with the Staff Report addressing any modifications beyond the height and increased setback currently being requested:

- 1) Site plan review, pursuant to chapter 21A.58 is required for this proposal.
- 2) On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.
- 3) All uses in the downtown districts shall comply with the provisions governing off street parking and loading in chapter 21A.44.
- 4) All uses in the downtown districts shall comply with the provisions governing landscaping in chapter 21A.48, including section 21A.48.100.
- 5) Building Height for this proposal is defined as: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. To document what height the conditional building and site design review is to consider, and what height is subsequently approved; the following information should be provided on the elevation drawings:
 - a) Finished lot grade elevation datum documented, relative to existing grade contour lines, at each corner on each face of each building and the average height of each face documented.
 - b) Documentation of building height, parapet wall height, stair & elevator height, etc., relative to existing grade contour lines, at each face of each building.
- 6) Construction of new principal buildings in this D-4 zoning district should document the location of a recycling collection station as part of the development.
- 7) Any public way encroachments will need to be reviewed with SLC Property Management.
- 8) Signage for this location will be reviewed pursuant to 21A.46.110.
 - a) The site plan for this proposal should include the following:
The parcel/sidwell number and legal description.
 - b) The property lines along with the dimensions of each.
 - c) All public way improvements such as sidewalks, lights, trees (1 tree per 30' of lot frontage), approaches, fire hydrants, etc. and how they are being designed consistent with the beautification district guidelines for the area.
 - d) Bike rack locations for each building.
 - e) Identification of all power and/or utility easements as well as any overhead power lines.

Engineering – Scott Weiler

Please consult Cory Davis (801-972-7818) at Urban Forestry regarding existing trees to be removed or new tree(s) to be planted in the public way of 300 West or 400 West. The CBD Paver Sidewalk and Root Watering System drawings can be obtained from Scott Weiler

in SLC Engineering for the design of the public sidewalks, including structural soil, and tree irrigation.

Prior to performing any work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

Fire – Kenney Christensen

Additional Information required:

The proposed Paper Box site at 340 W 200 S (PLNSUB2018-00111 and PLNPCM2018-00195) planned development (1.99 acres) consisting of three residential buildings (183 dwelling units) with flex space on the ground floors of two of them; and one automated garage building to provide for parking, with a bisected private drive, with parking along it; and a public plaza at the center of the site, with more than one principal building on the lot; and request for the building on the west site of the lot to be set back further than 5 feet from the property line; and for additional height of the structure (approximate 85 feet).

- There are several provisions in the IFC and the appendices that require two separate means of fire department access, based on all of the following: structure overall height; and square feet; and number of residential units. The drawings submitted do not clearly show the proposed two means of fire department access with overall dimensions and radius clearly identified on the drawings. Where two means of fire department access is required on a single lot, the entry points shall be located at no more than one-half the diagonal of the property apart. Where two means of Aerial fire apparatus access is required (including the public roadway and/or within the property line) one of the means of access shall be no closer than 15 feet and no further than 30 feet along one entire side parallel to each of the proposed structures (this measurement is from edge of the structure to the point outside of the on street parking area where the fire apparatus would drive to access the structure). The fire department aerial access roadway shall be 26 feet wide not including the waterway, curb, gutter, or any on street parking area. There shall be no overhead obstructions (including cable or power lines) between the aerial fire department access road and the structure. All fire department access roads shall be provided with 20 feet inside and a 45 feet outside turning radius; with no greater than 8 percent approach; with no greater than a 10 percent over all slope; capable of supporting a minimum of 80,000 lbs.; and with an approved turnaround when greater than 150 feet in length measured from the public roadway to the termination point of a physical barrier in the fire access lane or road.
- Drawings submitted state: “The current building sits across the entirety of the site therefore no grades are able to be identified. Known grades on the East and West have been connected with this interpolated grade line for the purposes of the building height evaluation only” Please be aware a structure is considered a high-rise by the following fire code definition: **HIGH-RISE BUILDING.** A building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access. Since the drawings provided do not clearly identify the two required means of fire department access elevation; and the distance from the lowest point along any approved fire access road, to the highest point of an occupied level, including any rooftop occupancy of the entire proposed structure(s). Our office then questions if the proposed design is actually a high-rise structure or not.

Without additional details and information with dimensions on the drawings fire is not able to render a decision of approval at this point in time. Fire access roads; and means of fire

department access for both apparatus; and fire personnel shall be by an “approved” means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.

Any proposed alternatives shall be “approved” by both the building and fire officials, if you would like to discuss any proposed alternative a meeting shall be scheduled through FPB with Nicole Carrell; and documented with an approved AM&M.

If there is NO proposed alternative, revised drawings shall be submitted to the planning department assigned contact person clearly indicating the proposed means of fire access, with dimensions and details clearly shown on the drawings to be routed by the assigned planner to the appropriate personnel for re-review.

Public Utilities – Jason Draper

- Site Development and planned development review does not provide building or utility permits. Full review of site, utility and building plans will be required. 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.
- Utilities cannot cross property lines without appropriate easements and agreements.
- For restaurant or food service tenants, 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.
- Public Utility permit, connection, survey and inspection fees will apply.
- 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.
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. 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.
- 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 must 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.
- This is in the Downtown Master Plan and requires the three headed cactus style light poles evenly spaced between 100 and 150 feet depending on photometric design. The poles may be upgraded by purchasing and adding the arms onto the existing poles.
- Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review. Stormwater quality must also be addressed in this study.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- 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.

Street Lighting Program – Dave Pearson

- The existing wooden light pole has to be removed and replaced by a new three-headed cactus model. It will be located slightly south of the current location to accommodate the drive entry to the property.