MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Molly Robinson, Planning Manager, 385-226-8656, molly.robinson@slcgov.com

Date: October 28, 2020

Re: Changes to the Block 67 Hotel at 131 S 300 W
Planned Development and Conditional Building and Site Design Review
PLNPCM2017-00448 & PLNSUB2017-00418

PROPERTY ADDRESS: 131 South 300 West
PARCEL ID: 15-01-207-028
MASTER PLAN: Downtown Master Plan (2016)
ZONING DISTRICT: D-4 (Downtown Secondary Central Business District)

REQUEST: The Block 67 development previously received Planned Development and Conditional Building and Site Design Review approval from the Planning Commission on November 8, 2017. The applicant has requested modifications to the approved design for the dual-brand hotel building, including changes design and massing of the building and material changes. These changes are required by ordinance to be reviewed by the Planning Commission.

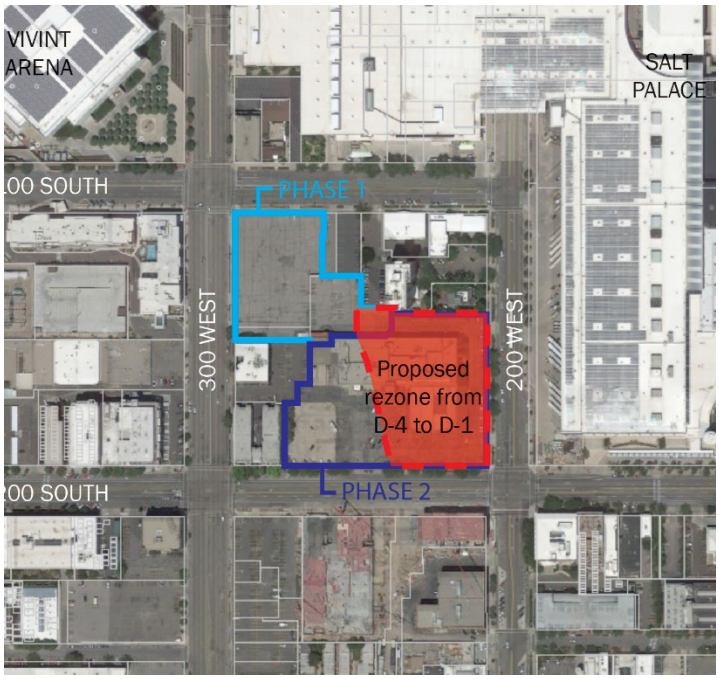
ACTION REQUIRED: Review the proposed changes to the design of the project. If the Planning Commission denies the changes, the project will be required to comply with the original approval.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the modifications to PLNSUB2017-00418 Planned Development and PLNPCM2017-00448 Conditional Building and Site Design Review for the Block 67 hotel, to allow changes to the overall design, waive the previous condition requiring modification to the northeast corner of the building, and allow the changes to the 300 West street engagement with the following condition:

1. That the applicant include at least four additional trees along the north and east facades along the mid-block street to provide sufficient shade.

ATTACHMENTS:
- **A.** Applicant Submittal Information
- **B.** Updated Plans
- **C.** Original Planning Commission Staff Report, November 8, 2017
- **D.** Minutes from November 7, 2017

BACKGROUND: The Block 67 development was approved as the first phase of a larger mixed-use project to be built on the block bounded by 100 South, 200 West, 200 South, and 300 West. The first phase includes a 230-unit mixed-use apartment building on the corner of 100 South and 300 West and a dual-brand 270-key hotel to the south. A new mid-block street extends through the block, running between the apartment building and the hotel before turning south and connecting to 200 South. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District.



The original Planning Commission approval granted the following:

- Design Review for building heights exceeding the 75' threshold and modification of the front yard setback;
- Planned Development for multiple buildings on a single property and 5' additional feet in height;
- Conditional Use for a commercial parking structure at 131 S 300 W.
- Zoning Map Amendment (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office). (Ultimately, the City Council approved an expansion of the convention center height overlay to allow building height up to 375 feet for this corner.)

The dual-brand hotel received approval for 120 feet of building height through the Conditional Building and Site Design Review process –the maximum height allowed in the D-4 Downtown Secondary Business District and an additional 5 feet of building height through the Planned Development process for a total of 125 feet. The 11-story hotel includes a rooftop restaurant. The hotel received approval for modification to the front yard setback standard: at ground level along 300 West, the building will be setback from the front property line approximately 37 feet. Upper stories will be built within 1 foot of

Original Design (hotel on right)

the property line extending over the hotel front entrance/port cochere area. Along the midblock street, the hotel opens to sidewalk level dining and seating. The original proposal met zoning design standards for ground floor glass.

The Planning Commission applied the following conditions to "Block B" –the hotel:

1. Final approval of 100 S supergraphics and additional site elements that reference the site's history and culture such as public art, lighting, and street furniture shall be delegated to Planning staff to ensure compliance with Planned Development and base zoning district regulations.
2. Final approval of the landscaping and public way improvements be delegated to the Planning Director.
3. The sign package be tabled for the time being and be considered at a later date by the Planning Commission.
4. *Final approval of green roof spaces shall be delegated to Planning staff to ensure consistency with design review for height standards on the Block A Residential building. – Applies to Block A only*
5. *Final approval of the Block A Residential building 100 S streetscape shall be delegated to Planning staff to ensure plans and tenant improvements are consistent with transparency standards. – Applies to Block A only*
6. Modifications of the northeast corner of the hotel to angle or step-back the building at or around the third story, creating a possible balcony overlook of the street below while relating the street enclosure to human scale at that point.
7. Final approval of the mid-block street design shall be delegated to Transportation and Planning staff to ensure development complies with city policies for the downtown mid-block pedestrian network.

APPLICANT'S REQUESTED MODIFICATIONS:
The applicant has requested modifications to the approved design which are required by ordinance to be reviewed by the Planning Commission. The proposed modifications to the approved design are found in the drawings located in Attachment B and are outlined in their submitted narrative found in Attachment A. Specifically, the following design changes have been proposed by the applicant:

Quick Facts
Height: 125 FT to roof deck (11 stories)
Ground Floor Uses (300 West): The Grid Hotel lobby and hotel driveway and dropoff
Ground Floor Uses (Midblock Walkway): Café/retail/restaurant, Element Hotel lobby, outdoor dining
Upper Floor Uses: hotel and rooftop restaurant/bar
Exterior Materials: Glass, dark charcoal brick (base), white brick (upper floors), dark metal panels, and wood accents.
Parking: shared underground stalls
Review Process & Standards: Conditional Building and Site Design Review (project previously reviewed under old ordinance), Planned Development, D-4 zoning standards, and general zoning standards.

Building Materials & Overall Design

The overall design of the building is significantly different than what was approved by the Planning Commission. Solid-to-void ratios are noticeably different in the revised proposal.

Approved by the Planning Commission: Building materials have changed from stone cladding, extensive glazing system, and a highlight of backlit marble panels. Upper levels are expressed as two volumes to identify the two separate hotel brands that will occupy the space. One is predominantly a brick panel finish with punched openings and larger glazing system areas, as well as LED embedded metal panel and architectural metal panel highlights. The second volume is a balanced combination of LED embedded brick panels and glazing system, with a large glazing beacon on the 11th floor.

Revised Proposal: The proposed design maintains brick as the primary building material and the form reflects the warehouse district aesthetic of this part of downtown. The building base is defined using a dark charcoal brick while the upper floors are clad in a white brick. The brick and glass palette are complemented by dark metal panel and wood accents. The applicant suggests that "the metal panel references the district's industrial use, the use of natural wood at the building base and soffits are introduced to provide warmth to the material palette."

Staff Analysis & Recommendation: The proposed design in general is a marked improvement over the earlier proposal. It represents an elegant and modern interpretation of the warehouse aesthetic in scale, materiality, solid-to-void ratios, and overall design. *For this, staff recommends approval of the overall design*.

Building Form

Approved by the Planning Commission: The Planning Commission conditioned their approval on modifications to the northeast corner of the hotel, requiring the applicant to angle or step-back the building at or around the third story. The purpose of this condition was intended to create a possible balcony overlook of the mid-block street below while ensuring a human-scaled street enclosure at the pinchpoint where the midblock street turns south.

Revised Proposal: The proposal does not alter the northeast corner of the building expressly as conditioned by the Planning Commission. At the northwest corner, where the new mid-block street intersects 300 West, the brick volume with double story glazing is interrupted by a large glass volume bordered with dark metal panel. The corner at the ground level is an open arcade, allowing pedestrian travel to traverse at an angle. This provides a wider sidewalk and a higher level of transparency than in the previous design. The applicant also proposes a maximum height of three stories for the retail building across the mid-block street to alleviate building height and human scale issues. This retail building has not yet been submitted for Planning Commission review or building permit review.

Staff Analysis & Recommendation: The northeast corner is substantially modified in the revised proposal. The upper stories (levels 3-10) no longer extend beyond the lower level base. This creates a more regular definition of the angle or pinchpoint at the turn of the midblock street. Additionally, by opening the corner at the ground level for pedestrian access, a desire line –preferred pedestrian route of travel—is achieved. Combined with a lower-height retail building in the later phase across the mid-block street, the revised proposal meets the

standards of review. *Staff recommends striking or waiving the previous condition requiring modification to the northeast corner of the building.*

300 West Street Engagement

Ordinance Requirements: The Design Standards (21A.37.060.D) specifies the following: 40% minimum *"between three feet (3') and eight feet (8') above grade"* and that *"unhampered and unobstructed visibility into the building for a depth of at least five feet (5')"* be maintained.

Approved by the Planning Commission: The Planning Commission approved 55% ground floor glass along the 300 West façade at the ground level. Diagrams previously submitted to the Planning Commission indicated fair street engagement along 300 West. Although vehicular access along the front of the building interrupts sightlines and experience, there is a feeling of transparency and engagement with the sidewalk.

Revised Proposal: The revised proposal includes 42.9% ground floor glass along the 300 West façade. Further, the proposed design provides greater detail on the grade change from the face of the building at ground level to the public sidewalk. At the southern end, a 3'-10 ½" grade change from the face of the building to the public sidewalk impacts the ability for pedestrians on the public sidewalk to see into the hotel. A planter wall along the property line further obscures sightlines. Combined with the reduction in ground floor glass, this aspect of the revised proposal just barely meets the minimum standards.

Staff Analysis & Recommendation: While there is a reduction in overall street engagement on 300 West, this is partly attributed to the change in grade. At the time of Planning Commission review in 2017, the final grade was not fully understood. The reduction in street engagement can also be attributed to a reduction in ground floor glass. This is somewhat the result of interior space planning, which includes reconfiguration of the Grid Hotel lobby to accommodate an elevator core separate from the elevator core for the Element Hotel. However, the proposal meets the minimum ground floor glass requirement. *Staff recommends approval of the change to the 300 West street engagement.*

Mid-Block Street

Ordinance Requirements: Conditional Building and Site Design Review standard K.2.(3) requires "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." The midblock walkway must meet the objectives as described in the Downtown Community Plan (p. 98) and the Mid-block Walkways and Mid-block Streets regulations stipulated in the requirements of the D-4 zoning district (21A.30.045). This includes modifying building massing to minimize shadow impacts on the walkway/street, maintaining sightlines/views, plantings that contribute to physical comfort, and public art among other stipulations. This relates to a condition of approval by the Planning Commission: *6. Modifications of the northeast corner of the hotel to angle or step-back the building at or around the third story, creating a possible balcony overlook of the street below while relating the street enclosure to human scale at that point.*

Approved by the Planning Commission: *"Final approval of the mid-block street design shall be delegated to Transportation and Planning staff to ensure development complies with city policies for the downtown mid-block pedestrian network."*

Revised Proposal: Most of the mid-block street appears to be out of the scope of this proposal except for sidewalk and outdoor dining conditions along north and east sides of the building. Trees number two in total. The Planning Commission staff report directed planting of additional trees for urban heat island mitigation, pedestrian comfort and safety, visual interest, and transition from building mass to ground plane.

Staff Analysis & Recommendation: The mid-block street proposal falls short in terms of pedestrian comfort and landscape approaches to soften the semi-public space between buildings. Additional trees and other plantings would provide shade, mitigate urban heat island impacts, muffle noise otherwise amplified by the buildings and hardscape, and provide movement and changes to light and shadow. The mid-block street would also benefit from greater definition between the traditional "sidewalk" area and the vehicular way. Trees create a screen or edge to the pedestrian zone, which is perceived as a space safe from vehicular traffic. The Conditional Building and Site Design Review Standards of Review (21A. 59.060.K.2.a.(3)) require "trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet." The sidewalk area to the north and east of the hotel is approximately 6,700 square feet; this equates to approximately eight trees. The plans currently show four trees. *Staff recommends the Planning Commission require at least eight total trees along the north and east facades of the building as part of the mid-block street.*

Other Design Components Not Considered in this Review

There are a few components of the design that were either tabled for later review by the Planning Commission or delegated to staff. These include:

- Lighting – delegated to staff
- Signage – to be considered by the Planning Commission at a later date
- Landscape and Streetscape – delegated to staff
- Public Art – to be considered by the Planning Commission at a later date.

SUMMARY OF STAFF RECOMMENDATIONS:

Staff recommends the following (see separate motion sheet for motion language and options):

1. Approve the overall design.
2. Strike or waive the previous condition requiring modification to the northeast corner of the building.
3. Approve the change to the 300 West street engagement.
4. Require four additional trees along the north and east facades of the building as part of the mid-block street.

DISCUSSION:

The proposed modifications to the Planned Development and Conditional Building and Site Design Review must be in substantial conformity to the original request or should be reviewed as a separate application. In this case staff asserts that the revised overall design is in substantial conformity with the original approval. In addition, the modification of the northeast corner of the building –opening pedestrian access at the ground level and change to the upper story massing to eliminate the cantilever—defines the corner appropriately. By limiting the height of the retail building across the mid-block street (to be constructed in a later phase) further satisfies concerns about the human scale at this turn in the mid-block street. The 300 West street engagement, while more limited in ground floor glass and diminished visibility from the public sidewalk, substantially meets the intent of the ordinance as it will be an active frontage. The applicant indicated that the mid-block street is primarily part of the Block A (mixed-use apartment building) building permit application. However, the sidewalk area adjacent to the hotel *is within* the hotel's building permit application. It is within the Planning Commission's authority to require additional trees along the mid-block street adjacent to the hotel, as it is a standard of the Conditional Building and Site Design Review. Staff believes that the proposed modifications are in substantial conformity with the original proposal and will allow for the construction of a better development than was originally approved.

NEXT STEPS:

Modification of a Planned Development and Conditional Building and Site Design Review Approval

If the modification is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Modification of a Planned Development and Conditional Building and Site Design Review Denial

If the major modification is denied, the applicant will be required to develop the property as was originally approved by the Planning Commission.

Attachment A: Applicant Submittal Information

BUILDING FORMS, MATERIALS, DESIGN

Following the master plan approval by the Planning Commission and selection of the hotel brand, the approved concept design required significant planning changes to meet the design standards of the selected hotel brand. While the concept design contemplated a single elevator core for both hotel brands, the brand standards required clear separation and dedicated hotel entrances, lobbies, and vertical circulation for each brand. A secondary elevator core affected the hotel planning which combined with guestroom brand standards and significant grade changes along 300 West and 200 South resulted in changes and refinement of the building form and massing. While deviating from the approved design, the refined design complies with the planned development and CBSDR design standards. Furthermore, the new design embraces and enhances the approved architectural vision by celebrating the history of the Gateway district and its vernacular architecture while expressing its transformation through contemporary form and articulation.

The hotel design is rooted in a contemporary interpretation of the traditional warehouse typology that references its history as a warehouse district. The design maintains brick as the fundamental building material taking cues from the vernacular Gateway architecture but proposes more contemporary brick color and format reflective of our time and the Gateway transformation. The building base is articulated and distinguished with a dark charcoal brick while the upper floors are clad in a white brick. The brick and glass palette are complemented by dark metal panel and wood accents. While the metal panel references the district's industrial use, the use of natural wood at the building base and soffits are introduced to provide warmth to the material palette.

The refined building massing is articulated with large punched openings that span two stories to capture the essence of the warehouse typology. In addition to reducing the perceived scale of the building, the large windows provide expansive floor to ceiling glass in the guestrooms. Window muntins, another aspect of warehouse typology, are utilized to further break down the window size to the human scale. To bring visual interest and variation to the large white brick volume, select window openings are combined to effectively create four-story openings in a more randomized and playful fashion, creating a tartan weave of solid void composition. At the northwest corner, where the new mid-block street intersects 300 West, the brick volume with double story glazing is interrupted by a large glass volume bordered with dark metal panel. The contemporary glass expression celebrates the transformation of the Gateway district while creating a dramatic entrance to The West Quarter from 300 West.

The addition and separation of the elevator and stair cores combined with the structural and brand guestroom standards required the northeast corner of the hotel to preserve its original height to maintain the required number of guestrooms and project's feasibility. In order to address the approved planning commission condition that required modification to the northeast corner of the hotel, the project has angled the street façade on the ground level to provide a wider sidewalk with active uses and a high level of transparency. Additionally, the project proposes to reduce the approved corner retail building height across the street from ten stories to three stories. The retail building will create additional opportunities to engage and activate the mid-block street at this location through outdoor seating and rooftop terrace while alleviating height concerns in accordance with the conditional approval.

300 WEST STREET ENGAGEMENT

The West Quarter project challenges the typical 10-acre Salt Lake City block by proposing a development centered around a new through mid-block street, resting on a below grade parking garage. The mid-block street will break down the large block scale and provide a pedestrian connection between the Downtown on 200 South and Gateway District on 300 West. The mid-block street will be lined with retail on both sides creating an active urban environment that is focused more on pedestrian activity while reducing vehicular traffic.

Due to the large size of our city blocks, the existing grade of our streets and sidewalks changes deceivingly across the block frontage as well as from one block to another. The existing grade along 300 West block changes by approximately 10'-0", approximately half of which takes place across the project frontage. Similarly, the grade continues to change along 200 South block frontage and 200 West creating three different elevations that the mid-street and the service alley will connect and reconcile. From that perspective the project needed to prioritize the grade elevations and their transition to maximize accessibility and street activation without making modifications to the existing streets.

300 West is a State road operated by the Utah Department of Transportation (UDOT) and is subject to UDOT regulations. The existing street elevation along 300 West (between the new mid-block street and entrance to the hotel port cochere) varies between 4272.96 at the south end and 4276.30 at the north end. The hotel ground level elevation has been set at 4278 to maximize accessibility and engagement with the new mid-block street. The grade changes and complex relationship between the existing and new mid-block street required the design of the 300 West frontage to be reevaluated subsequently to the Planning Commission approval.

The current design mitigates the elevation difference between the hotel ground level, porte cochere and the existing sidewalk on 300 West gradually through a series of landscape planters while maintaining transparency and street engagement. The planters act as retaining walls on both sides of the hotel porte cochere while creating a separation between the pedestrian and vehicular traffic. While acting as retaining walls, the planters have been designed as a cohesive element that creates a building plinth and protects the building columns from the vehicular traffic. The planters are softened along the sidewalk with the landscape buffer composed of low shrubs. In addition to enhancing the public sidewalk along 300 West, the project provides a secondary, accessible connection at the south end of the property which allows pedestrians to get from the sidewalk to the hotel and restaurant entrance safely without crossing the hotel drop off.

The street activation and engagement are maintained in the current design with active ground level uses and a high level of transparency. At the north end, the grade elevation difference has been minimized to maintain an accessible pedestrian entrance to the mid-block street and the hotel restaurant. The corner restaurant entrance and outdoor seating will provide an active urban environment to pull the pedestrians into the mid-block street. At the south end, designated for the vehicular hotel access, the required ground level glazing will extend vertically over the second level revealing the monumental lobby stair to the street. Additionally, the two-story glass will turn the corner onto the south façade creating additional activation and visual connection to the sidewalk. At night, the porte cochere and hotel entrance will be well lit to enhance pedestrian safety and visual interest as demonstrated on the provided renderings. The selection and location of landscape elements and hotel signage have been coordinated to maintain high level of visual transparency while creating a pleasant street environment.

CBSDR STANDARD RELATED TO ADDITIONAL HEIGHT

The current design maintains a rooftop bar along 300 West that will contribute to street and skyline activation in accordance with the city design standards and approved design. The refined building massing creates a distinct rooftop element articulated with recessed glazing, expressed columns and a continuous architectural roofline. The roofline terminates at the northwest corner of the building with a long and dramatic cantilever that, along with the glass volume below, announces the entrance to the development. The distinct roofline will be illuminated with continuous, linear fixtures to maintain its presence and distinct expression on the night skyline while the wood clad soffit will diffuse the lighting and create a floating effect.

In addition to the rooftop bar, that will activate the northwest corner and create a strong connection with the Vivint Smart Home Arena, the current design will provide street and skyline activation at the opposite southeast corner of the hotel. An outdoor pool deck, with views of the downtown skyline and mountains, will create additional active uses along the future extension of the mid-block street. In addition to enhancing and connecting the second project phase, the pool deck will be visible and create a strong connection with 200 South.

Attachment B: Updated Plans


thegridhotel


element
BY WESTIN


thegridhotel

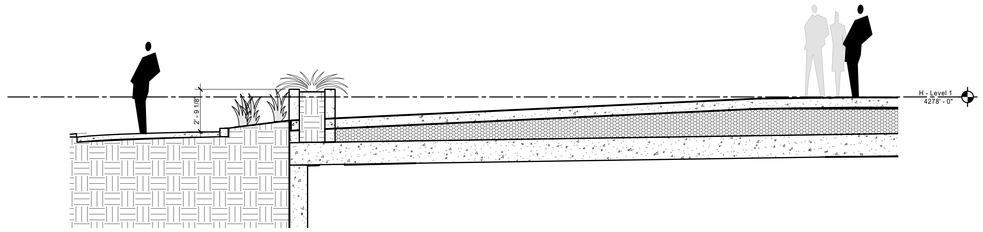

element


tchi e's


ment
BY WESTIN

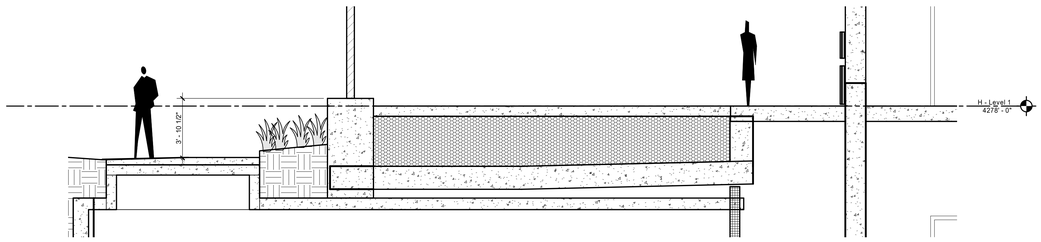

element
BY WESTIN


thegridhotel



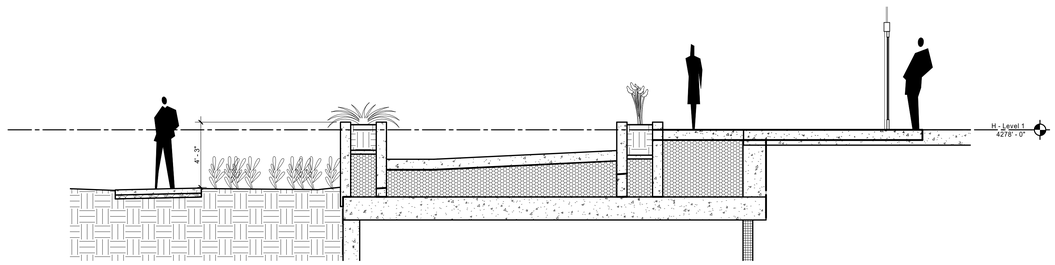
03 PLANTER SECTION @ NORTH END

1/4" = 1'-0"



02 PLANTER SECTION @ SIGNAGE WALL

1/4" = 1'-0"



01 PLANTER SECTION @ SOUTH END

1/4" = 1'-0"

HKS

OWNER
THE RITCHIE GROUP
1245 BRICKYARD ROAD, SUITE 70
SALT LAKE CITY, UT 84106

DESIGN ARCHITECT
HKS ARCHITECTS, INC.
90 SOUTH 400 WEST, SUITE 110
SALT LAKE CITY, UT 84101

ARCHITECT OF RECORD
BEECHER WALKER ARCHITECTS
3115 EAST LION LANE #200
HOLLADAY, UT 84121

CIVIL ENGINEER
TWIN PEAKS ENGINEERING & LAND SURVEYING
2264 NORTH 1450 EAST
LEHI, UT 84043

LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEERING SOLUTIONS
45901 SANDIA CREEK DRIVE
TEMECULA, CA 92590

MECHANICAL ENGINEER
CCI MECHANICAL, INC
2345 SOUTH CCI WAY
SALT LAKE CITY, UT 84119

ELECTRICAL ENGINEER
HUNT ELECTRIC, INC
1863 WEST ALEXANDER ST
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JENSEN HUGHES
376 EAST WARM SPRINGS ROAD, SUITE 210
LAS VEGAS, NV 89119

ACCESSIBILITY CONSULTANT
JENSEN HUGHES
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WESTMINSTER, CO 80031-4379

FOOD SERVICE CONSULTANT
COMMERCIAL KITCHEN SUPPLY
1030 WEST 650 NORTH
CENTERVILLE, UTAH 84014

TRIBUTE PORTFOLIO

element BY WESTIN

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21359.000
DATE
10/01/20
ISSUE

SHEET TITLE
PLANTER SECTIONS

SHEET NO.
CO-1.00

PLOT DATE:
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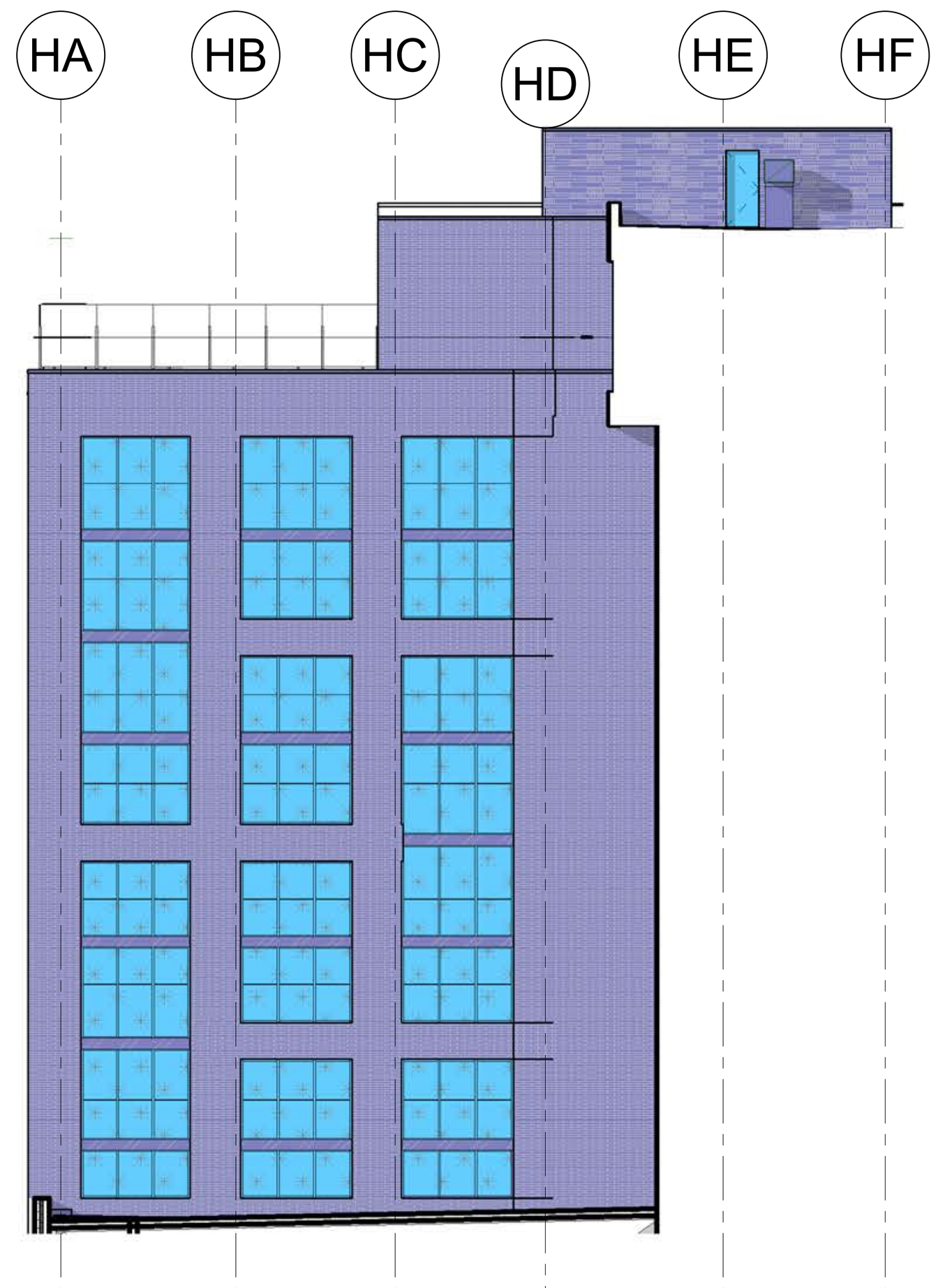


6 WEST WING EAST ELEVATION
1/16" = 1'-0"

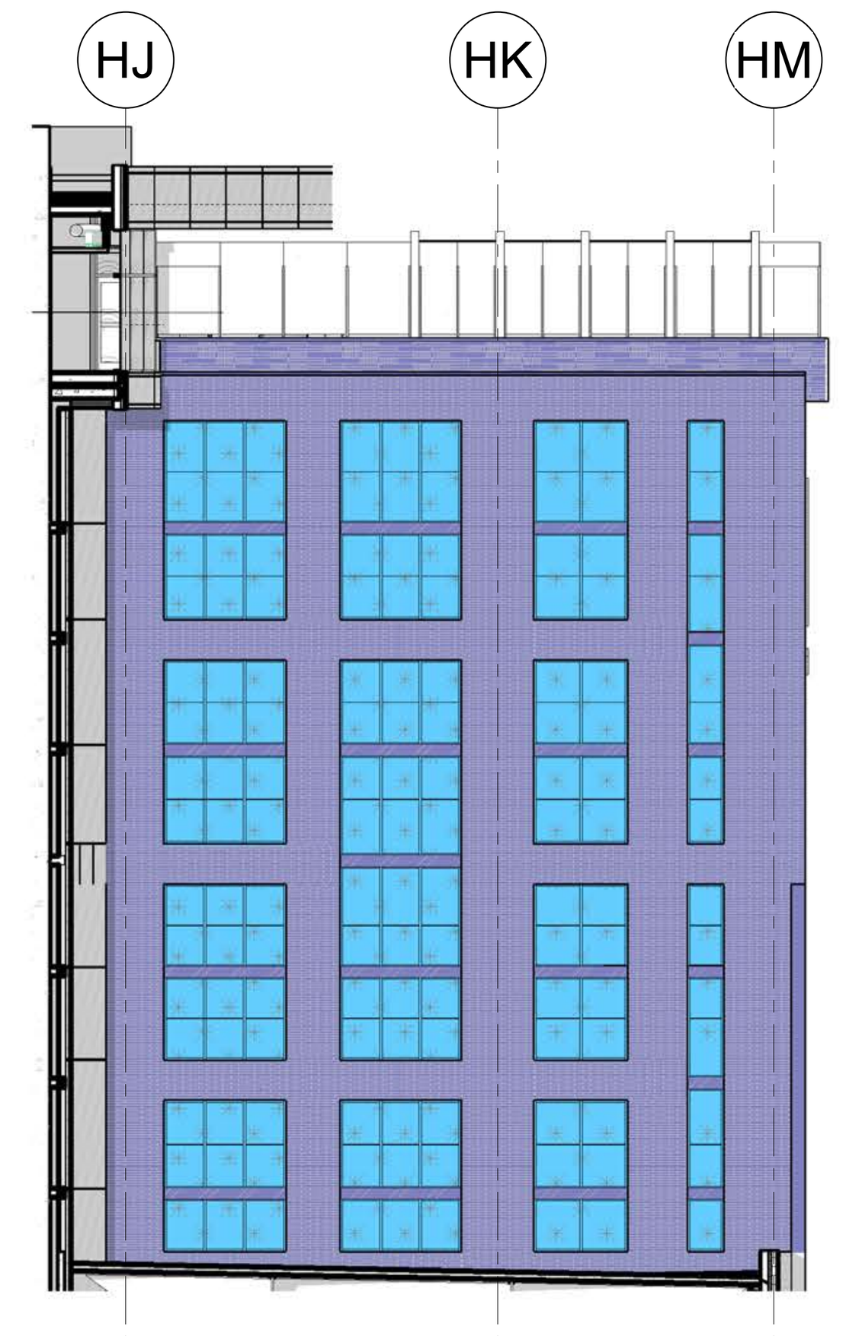
WEST WING EAST ELEVATION:

OVERALL BUILDING AREA

-SURFACE AREA: 4,958 SQ FT.
-OPENING AREA: 1,759 SQ FT. (35.5%)

BUILDING AREA > 20' FROM PROPERTY LINE
(UNLIMITED OPENING ALLOWABLE AREA)

-SURFACE AREA: 4,958 SQ FT.
-OPENING AREA: 1,759 SQ FT. (35.5%)



5 EAST WING WEST ELEVATION
1/16" = 1'-0"

EAST WING WEST ELEVATION:

OVERALL BUILDING AREA

-SURFACE AREA: 4,509 SQ FT.
-OPENING AREA: 1,768 SQ FT. (39.2%)

BUILDING AREA > 20' FROM PROPERTY LINE
(UNLIMITED OPENING ALLOWABLE AREA)

-SURFACE AREA: 4,509 SQ FT.
-OPENING AREA: 1,768 SQ FT. (39.2%)

BUILDING OPENING PERCENTAGE

🟪 BUILDING ENVELOPE
🟦 BUILDING OPENINGS
🟥 BUILDING ENVELOPE < 5' FROM PROPERTY
🟪 BUILDING OPENING < 5' FROM PROPERTY

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

NORTH ELEVATION:

OVERALL BUILDING AREA

-SURFACE AREA: 27,793 SQ FT.
-OPENING AREA: 16,790 SQ FT. (60.41%)

BUILDING AREA > 20' FROM PROPERTY LINE
(UNLIMITED OPENING ALLOWABLE AREA)

-SURFACE AREA: 27,793 SQ FT.
-OPENING AREA: 16,790 SQ FT. (60.41%)

4 EAST ELEVATION
1/16" = 1'-0"

EAST ELEVATION:

OVERALL BUILDING AREA

-SURFACE AREA: 11,339 SQ FT.
-OPENING AREA: 5,759 SQ FT. (50.8%)

BUILDING AREA > 20' FROM PROPERTY LINE
(UNLIMITED OPENING ALLOWABLE AREA)

-SURFACE AREA: 11.339 SQ FT.
-OPENING AREA: 5,759 SQ FT. (50.8%)

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

SOUTH ELEVATION:

OVERALL BUILDING AREA

-SURFACE AREA: 25,788 SQ FT.
-OPENING AREA: 7,160 SQ FT. (27.8%)

BUILDING AREA > 20' FROM PROPERTY LINE
(UNLIMITED OPENING ALLOWABLE AREA)

-SURFACE AREA: 19,165 SQ FT.
-OPENING AREA: 6,261 SQ FT. (32.7%)

BUILDING AREA < 5' FROM PROPERTY LINE
(15% MAX OPENING ALLOWABLE AREA)

-SURFACE AREA: 11,538 SQ FT.
-OPENING AREA: 899 SQ FT. (7.8%)

**NOTE: SURFACE AREA < 5' FROM PROPERTY LINE HAS BEEN SEPARATED PER LEVEL BELOW DUE TO 2015 IBC CODE RESTRICTIONS.*

LEVEL 1 < 5' FROM PROPERTY LINE 3
-SURFACE AREA: 2,729 SQ FT.
-OPENING AREA: 368 SQ FT. (13.7%)

LEVEL 2 < 5' FROM PROPERTY LINE
-SURFACE AREA: 3,894 SQ FT.
-OPENING AREA: 353 SQ FT. (9.1%)

LEVEL 3-10 < 5' FROM PROPERTY LINE
-SURFACE AREA: 4,915 SQ FT.
-OPENING AREA: NONE

3 WEST ELEVATION
1/16" = 1'-0"

WEST ELEVATION:

OVERALL BUILDING AREA

-SURFACE AREA: 13,883 SQ FT.
-OPENING AREA: 7,169 SQ FT. (51.6%)

BUILDING AREA > 20' FROM PROPERTY LINE
(UNLIMITED OPENING ALLOWABLE AREA)

-SURFACE AREA: 4,834 SQ FT. 3
-OPENING AREA: 2,309 SQ FT. (47.8%)

BUILDING AREA < 5' FROM PROPERTY LINE
(15% MAX OPENING ALLOWABLE AREA)

-SURFACE AREA: 9,049 SQ FT.
-OPENING AREA: 4,956 SQ FT. (54.7%)

**NOTE: SURFACE AREA < 5' FROM PROPERTY LINE HAS BEEN SEPARATED PER LEVEL BELOW DUE TO 2015 IBC CODE RESTRICTIONS. WITH THIS FACE OF THE BUILDING BEING LOCATED ALONG SIDE OF THE ROAD THE OPENING AREA PERCENTAGE REQUIREMENT DUE TO DISTANCE IS DICTATED FROM THE MIDDLE OF THE ROAD TO THE FACE OF THE BUILDING. FROM THE MIDDLE OF THE ROAD TO THE PROPERTY LINE THE DISTANCE IS OVER 20'. WHICH MEANS THE MAX OPENING ALLOWABLE AREA IS UNLIMITED.*

GLAZING CALCULATIONS:

AREA FROM 3' -8' ABOVE GRADE:
SURFACE AREA: 604 SQ FT.
GLAZING AREA: 312 SQ FT. (51.6%)

LEVEL 1:
SURFACE AREA: 1,819 SQ FT.
GLAZING AREA: 780 SQ FT. (42.9%) 3

LEVEL 2:
SURFACE AREA: 1,541 SQ FT.
GLAZING AREA: 962 SQ FT. (62.4%)

LEVELS 3-10:
SURFACE AREA: 9,049 SQ FT.
OPENING AREA: 4,956 SQ FT. (54.7%)

MARK	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	REV. DATE
1	CITY COMMENTS #1	07.20.2020
3	CITY COMMENTS #2/ ADDENDUM #2	Date 2

TRIBUTE PORTFOLIO

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THE GRID™ AND ELEMENT BY WESTIN HOTEL AT THE WEST QUARTER™
131 SOUTH 300 WEST, SALT LAKE CITY, UT 84101

LICENSED PROFESSIONAL ARCHITECT
No. 272822
LYLE
BEECHER
STATE OF UTAH
[illegible]

BWA ARCHITECTS
T 801.438.9500
F 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

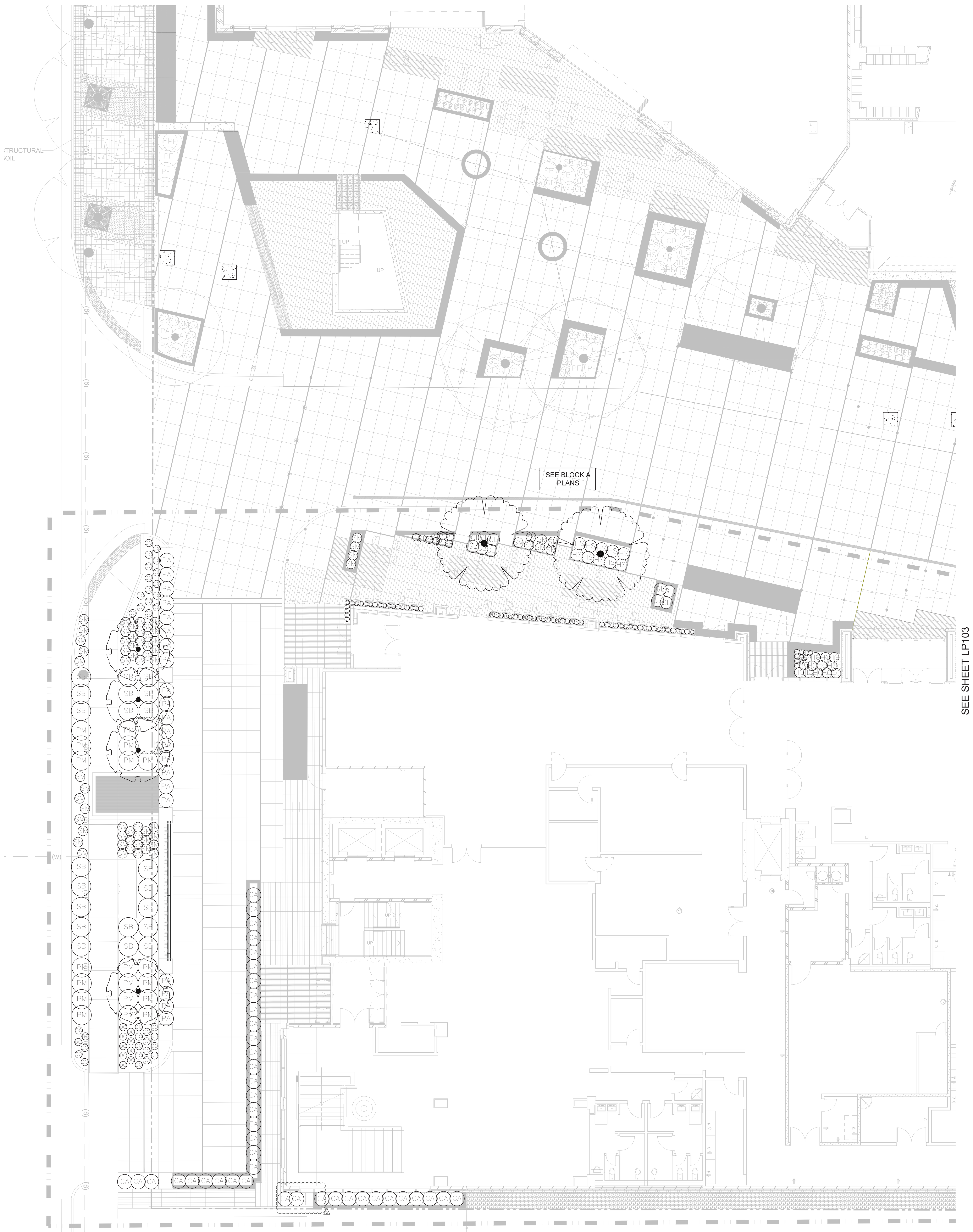
PROJECT NUMBER
443.1801

DWN BY	CHKD BY
Author	Checker

CITY PERMIT SET

GLAZING PERCENTAGE CALCULATION

DRAWING NUMBER
G0.09



PLANT SCHEDULE BLOCK B

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	QTY
	TH	TILIA AMERICANA X EUCHLORA `REDMOND`	REDMOND LINDEN	2" CAL	20` X 30`	4
	ZM	ZELKOVA SERRATA `MUSASHINO`	SAWLEAF ZELKOVA	2" CAL	40` X 15`	4
LOW WATER PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**MATURE SIZE (HXW)**	**QTY**
	C	COREOPSIS AURICULATA `NANA`	MAYSVILLE DAISY	1 GAL		93
ORNAMENTAL GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**MATURE SIZE (HXW)**	**QTY**
	CA	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FORESTER FEATHER REED GRASS	2 GAL		42
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL		10
	PA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL		21
	PL	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1` X 1`	40
SHRUBS/PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**MATURE SIZE (HXW)**	**QTY**
	CD	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SHRUB	5 GAL		4
	GL	GAURA LINDHEIMERI	PINK GAURA	1 GAL	2.5` X 2.5`	40
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	5 GAL		55
	PB	PENSTEMON BARBATUS	SCARLET BUGLER PENSTEMON	1 GAL		33
	PM	PINUS MUGO `PUMILIO`	DWARF MUGO PINE	1 GAL		31
	SM	SALVIA X SYLVESTRIS `MAY NIGHT`	SAGE	5 GAL		64
	SB	SPIRAEA X BUMALDA `ANTHONY WATERER`	ANTHONY WATERER SPIRAEA	1 GAL		36
SUCCULENTS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**MATURE SIZE (HXW)**	**QTY**
	DO	DELOSPERMA COOPERI	PINK HARDY ICE PLANT	1 GAL		103
		PROPERTY LINE				
		LIMIT OF WORK				

LANDSCAPE PLANTING NOTES

1. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS. IF ANY PART OF THE PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITION, CONTACT OWNER REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
2. EXACT LOCATIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. OWNER REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATIONS IN FIELD.
3. VERIFY PLANT COUNTS: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES FOUND.
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8. ALL PLANTED AREAS TO RECEIVE 3" OF BARK MULCH PER SPECIFICATION INCLUDING PLANTERS ON THE ROOF GARDENS.

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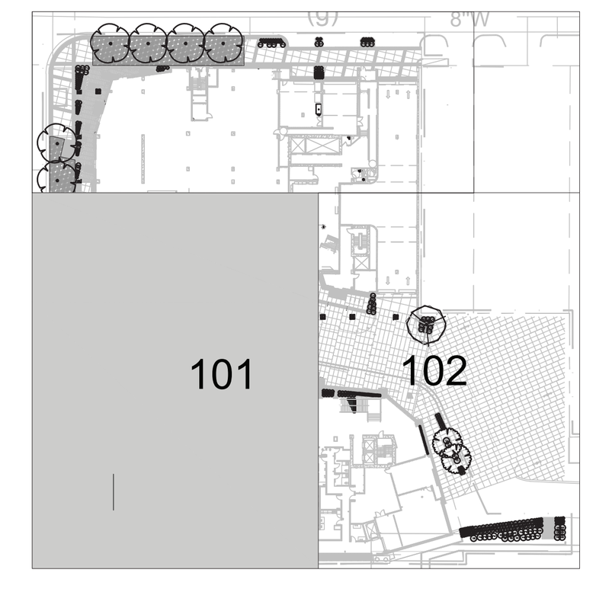
1. RAISED PLANTER TOPSOIL: CONTRACTOR TO PROVIDE LIGHT WEIGHT SOIL MEETING SPECIFICATIONS AS INDICATED IN SPECIFICATION TOPSOIL 32 9115. CONTRACTOR TO CONDUCT TOPSOIL TEST PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR TO PROVIDE SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING AGENCY.
2. TOPSOIL OUTSIDE OF RAISED PLANTERS: CONTRACTOR TO PROVIDE SOIL MEETING SPECIFICATIONS PER 32 9200
3. STRUCTURAL SOIL: CONTRACTOR TO PROVIDE SPECIALIZED STRUCTURAL SOIL MEETING SPECIFICATIONS PER 32 9113.23

0 5' 10' 20'
Scale: 1" = 10'-0"

KEY MAP:



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HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
443.1801

DWN BY | CHKD BY

CITY PERMIT SET

DRAWING NUMBER

BLOCK B
LEVEL 01
PLANTING PLAN

LP101

PRINTED AT

PLANT SCHEDULE BLOCK B

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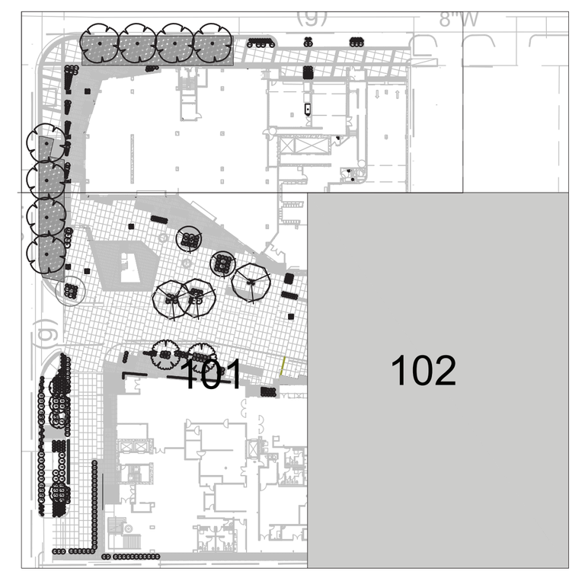

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PROJECT NUMBER
443.1801

DWN BY | CHKD BY

CITY PERMIT SET

DRAWING NUMBER
BLOCK B
LEVEL 01
PLANTING PLAN

LP102

PRINTED AT

Attachment C: Original Planning Commission Staff Report, November 8, 2017

Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Molly Robinson, 801-535-7261
Doug Dansie, 801-535-6182

Date: November 2, 2017

Re: Block 67
Planned Development (PLNPCM2017-00419)
Zoning Map Amendment (PLNPCM2017-00420)
Design Review (PLNPCM2017-00448)
Conditional Use for Commercial Parking (PLNSUB2017-00418)

PROPERTY ADDRESS: Major portions of Block 67 bounded by 100 /200 South and 200/300 West
PARCEL ID: 15-01-207-001, 002, 026.
MASTER PLAN: Downtown Master Plan (2016)
ZONING DISTRICT: D-4 (Downtown Secondary Central Business District)

REQUEST: The applicant is requesting approval for a new office, apartment and hotel complex. The Planning Commission has final decision making authority for Conditional Building and Site Design Review, the Conditional Use and the Planned Development. The City Council has the final decision making authority for the Zoning Amendment.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development, Conditional Use for a Commercial Parking Lot and Conditional Building and Site Design Review as proposed in the drawings (Attachment B) with the following conditions:

1. Final approval of green roof spaces shall be delegated to Planning staff to ensure consistency with design review for height standards on the Block A Residential building.
2. Continuation of the vertical brick detailing of the upper levels of the Block B Hotel 300 W façade to help reinforce the vertical element and reduce the visual width of the building for pedestrians traveling along 300 W.
3. Final approval of the Block A Residential building 100 S streetscape shall be delegated to Planning staff to ensure plans and tenant improvements are consistent with transparency standards.
4. Modifications of the northeast corner of the hotel to angle or step-back the building at or around the third story, creating a possible balcony overlook of the street below while relating the street enclosure to human scale at that point.

5. Final approval of the mid-block street design shall be delegated to Transportation and Planning staff to ensure development complies with city policies for the downtown mid-block pedestrian network.
6. Final approval of 100 S supergraphics and additional site elements that reference the site's history and culture such as public art, lighting, and street furniture shall be delegated to Planning staff to ensure compliance with Planned Development and base zoning district regulations.
7. Final approval of the landscaping and public way improvements be delegated to the Planning Director.
8. The Sign package be tabled for the time being and be considered at a later date by the Planning Commission.
9. Extension of the D-4 height overlay, allowing up to 375' with design review for the southeast corner of the block as shown in the application.

And that the Planning Commission forward a positive recommendation to the City Council regarding the change of zoning text/map to expand the D-4 height overlay to include the northwest corner of 200 West and 200 South.

ATTACHMENTS:

A. Vicinity Map
B. Site Plan and Elevations
C. Signage plan
D. Photographs of the Site
E. Additional Applicant Information
F. Existing Conditions
G. Analysis of Standards
H. Public Process and Comments
I. Dept. Comments

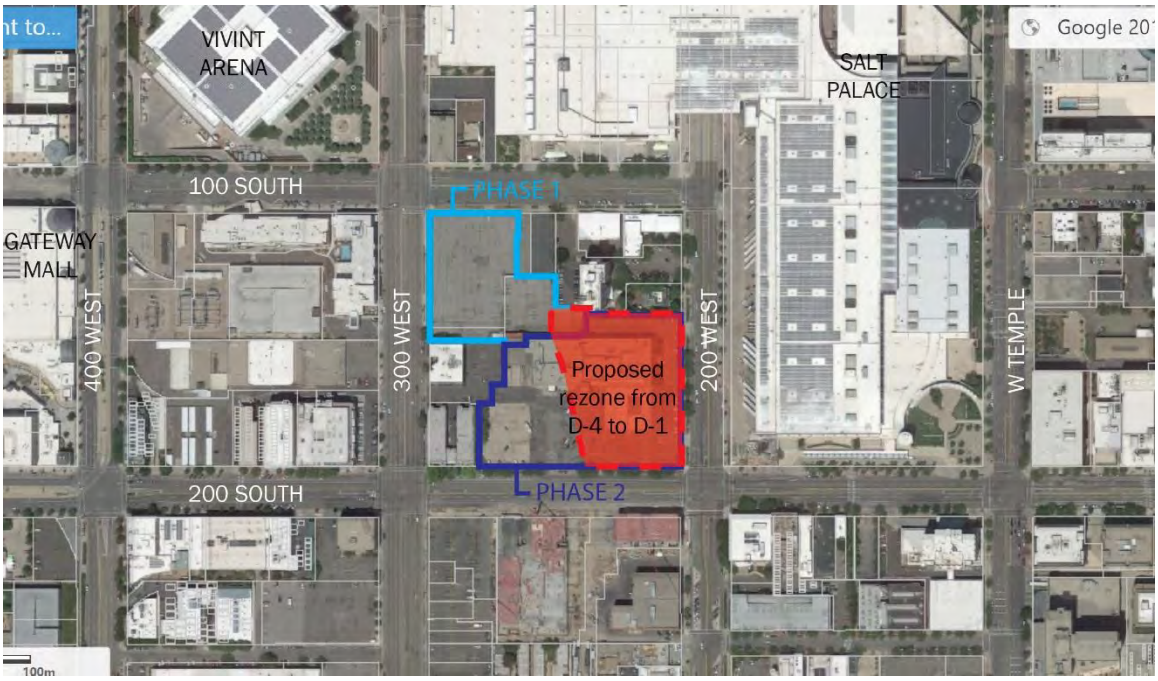
PROJECT DESCRIPTION:

The Richie Group ("Applicant") is seeking to develop 6.45 acres in downtown for a mixed-use project that includes apartments in multiple buildings, two hotels, and an office tower (Attachment A; Vicinity Map). The first phase includes a 230-unit apartment building in 10 stories, a 271-key hotel in 11 stories with rooftop restaurant, and a 424-stall below-grade commercial parking structure. Future phases include a second hotel with 401 keys, 473-unit residential tower, 166-unit residential building, and a 416,000-square foot (leasable) office tower. The site is located southeast of the Vivint SmartHome Arena and southwest of the Salt Palace on the block bounded by 100 S, 200 W, 200 S, and 300 W, known as Block 67. The northwest portion of the site is a surface parking lot and the southeast portion is occupied by the Royal Wood Plaza (US Post Office) today. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District. A new mid-block street is proposed from 300 W between the two phase 1 buildings to 200 S and is the organizing framework of the site design.

The applicant is requesting multiple approvals from the Planning Commission:

- Design Review for building heights exceeding the 75' threshold and other design standard modifications;
- Planned Development for multiple buildings on a single property and 5' additional feet in height;
- Conditional Use for a commercial parking structure at 131 S 300 W.

- Zoning Map Amendment (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office).



Site Map

Design Review (PLNPCM2017-00448)

Phase 1 includes approximately 610,000 GSF on 2.29 acres. The two buildings planned for this phase are the 230-unit residential building and the 271-key hotel. Both are seeking additional height and setback modifications through the Conditional Building and Site Design Review process. The architecture at the street level consists of durable and sustainable materials such as exposed steel structure, stone or brick and glass.

The residential building is 254,241 gross square feet, including 12,943 square feet of ground floor retail (restaurant) space. At the ground level, the building is setback from 300 West approximately 20 feet at the nearest point; upper stories extend over the setback to the property line creating an arcade condition along 300 West. A plaza and large outdoor dining area are located along the south side of the building along a new mid-block street and angled towards 300 West. A roof deck space above the first floor retail and outdoor dining, at the second level, holds amenities accessible for residents of the apartment tower. The building rises 123.5 feet from grade (10 stories) and includes two more rooftop amenity spaces, including a pool.

The hotel building is 176,254 gross square feet, including 5,998 square feet of retail. At ground level along 300 West, the building is setback from the front property line approximately 37 feet; upper stories extend over the setback to the property line for 57% of the frontage for the hotel front entrance/port cochere area. A plaza area to the north of the hotel is open for sidewalk level dining and seating. The building rises 125 feet from grade (11 stories) and includes a rooftop restaurant.

Section 21A.30.045:C.2.a.indicates that no minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review

process. While much of the buildings meet the setback at the upper levels, there are portions that are farther than 5 feet and there is an open plaza space. The petitioner is requesting an increase in yard size as follows:

BLOCK 67 Setbacks

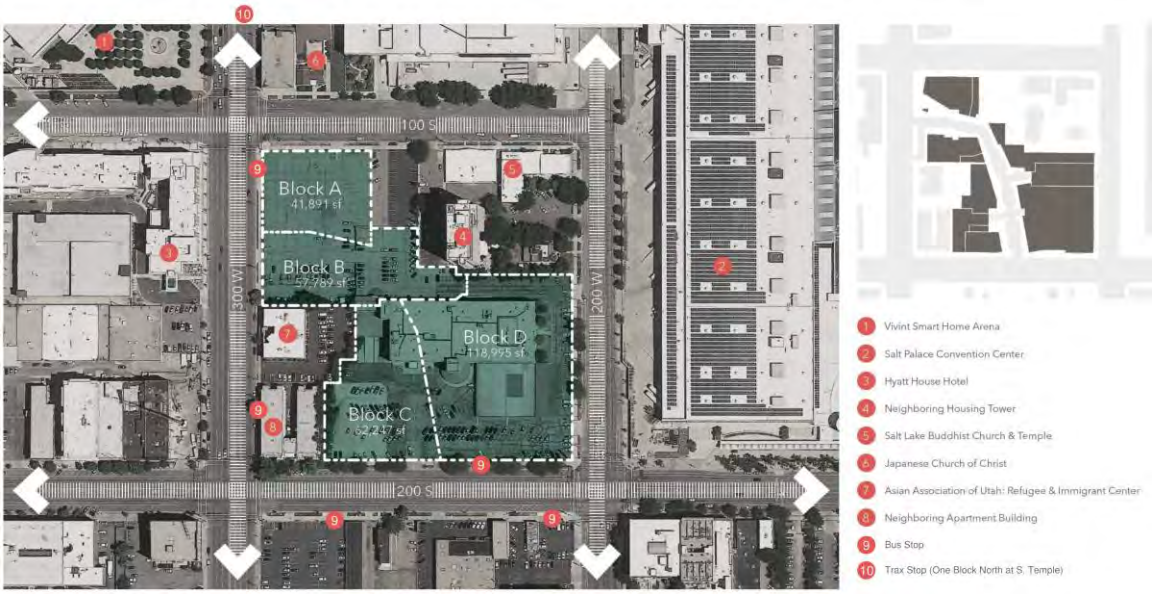
	Setback	max	min	avg
100 South Building A	ground floor	10'	5'	7 '
	upper floors	6"	6"	6"
300 West Building A	ground floor	30'	20'	25'
	upper floors	12"	12"	12"
300 West Building B	ground floor	37'	6"	18’
	upper floors	6"	6"	6"

It should be noted that 300 West also has an unusually narrow sidewalk for a downtown street. The buildings have been laid out to both meet the City's desire for an "urban" response as well as providing pedestrian space for the large crowds generated by the arena. The portion of the site that are setback more than 5 feet generally have active uses, such as outdoor dining, or valet parking in spaces that would be considered an 'arcade' beneath upper portions of the building.

Planned Development (PLNPCM2017-00419)

Both buildings exceed the building height allowed by-right in the D-4 (75') and the height possible through design review (120'). The Planned Development process enables the Planning Commission to approve up to five feet (5') of additional building height.

More than one principle building on a lot may be approved by the Planning Commission, according to 21A.36.010 General Provisions. The applicant is requesting a planned development for two buildings on a single lot in phase 1: Block A Residential and Block B Hotel. The multiple buildings also require a planned development because they will be sharing access via the private street. Later phases of the project will require a separate planned development application and/or other design review, subdivision, or other applications. The applicant will also need to submit a lot consolidation, lot line adjustment, and/or a subdivision application to resolve issues related to lot lines; this is an administrative issue and does not impact the applications discussed herein.



Master site plan showing Block A and Block B as separate sites though they are proposed for the same parcel.

Conditional Use for a Commercial Parking Structure (PLNSUB2017-00418)

The two buildings share a 2-level underground parking garage. A total of 424 stalls are proposed with the following breakdown:

- Residential: 115 (0.5 stalls/unit)
- Non-residential (193,827 leasable sf): 169
- Commercial parking: 140

In the D-4 zoning district, the minimum number of off-street parking stalls required is equal to the maximum for residential uses. Non-residential uses require no spaces up to 25,000 sf and 1 space per 1,000 sf thereafter.

The petitioner is asking for additional parking to fulfill a need for shared parking with the Arena for events, which is currently extremely underserved and has little or no parking on site.

Zoning Map Amendment (PLNPCM2017-00420)

Later phases of the project include an office tower and residential tower on the southeast portion of the block (Royal Wood Plaza site). To achieve the building heights the applicant desires, either a change from D-4 to D-1 zoning or an extension of the D-4 height overlay would be needed and is requested by the applicant. See Issue 7 below for more detailed information.

KEY ISSUES:

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

1. Orientation and layout – *resolved*
2. Building height and massing – *resolved with conditions*
3. Transparency and detailing – *resolved with conditions*
4. New mid-block – *resolved*
5. Façade interest on 100 South/interface with Japanese Church and Buddhist Temple – *resolved with conditions*
6. Signage on the new private street – *unresolved*
7. Commercial parking – *resolved*
8. Building height and rezone – *resolved with modification*

Issue 1: Orientation and layout – *resolved*
The overall site layout moderately balances orientation to the main streets (100 S, 300 W, 200 S) given the constraints and goals of the project. The mid-block street is the primary organizing element of the site plan, making connections from 300 W to 200 S and drawing visitors through the site.

The Planning Commission previously expressed concern about the connection between the project and the remnants of Japantown along 100 S. This was in response to concerns raised by the Japanese-American community and Preservation Utah that the project did very little to recognize through its form, design, or site elements Salt Lake City's Japantown and its local significance (see Attachment H). The Planning Commission requested that the applicant study the opportunity to include a north-south mid-block walkway that connected the new mid-block street to 100 A. The applicant explored this connection and concluded that topography changes would result in a stepped walkway that they found unsatisfactory. Instead, the applicant is proposing a linear park connecting east-west from 200 West to the new mid-block street to reinforce pedestrian connectivity through the site. The walkway is just south of the multi-ethnic tower and antiques store, as is shown as green space on the plans. Portions of the walkway are through a building or arcade.

The phase 1 residential building and hotel are setback at the ground level along 300W and 100 S. The upper levels of the buildings are designed to the front property line along 300 W, which provides visual continuity of the street wall and satisfies the base zoning for setbacks. In addition, the project satisfies 21A.59.060 Standards for Design Review, section B. which states that "Primary access shall be oriented to the pedestrian and mass transit." This is interpreted to mean that buildings are located close to the sidewalk to create a more walking-friendly environment and help create consistent street enclosure; that primary building entrances are at or near public sidewalks; and that site layout and building orientation are organized towards the public realm to promote visual interest and public safety. The primary access to the ground level use (restaurant) of the phase 1 residential building, is located off the mid-block street –more than 100 feet from the 300 W sidewalk. This is due in part to proximity restrictions of the Utah Department of Alcoholic Beverage Control (UDABC) that prohibit licensure of alcoholic beverage establishments near community locations, such as a church. In this case, the proximity of a proposed restaurant or bar near the Salt Lake Buddhist Temple and the Japanese Church of Christ must follow these restrictions:

- A "community location" is a church, school, public park, public playground or library.
- RESTAURANTS may not be located within 300 feet measured by ordinary pedestrian travel, or 200 feet measured in a straight line.
- ALL OTHER OUTLETS may not be located within 600 feet measured by ordinary pedestrian travel, or 200 feet measured in a straight line.

The location of the primary entrance to the proposed ground floor restaurant is 327 feet (pedestrian travel) and 223.5 feet (straight line) from the Japanese Church of Christ. Staff

recommends that the primary entrance be located as close as possible to 300 W, which would better satisfy the pedestrian orientation standard. The entrance however, is oriented towards a semi-public plaza and mid-block street. Due to the high volumes of pedestrian traffic before and after events at the Vivant arena, as well as the narrow size of the 300 West sidewalk, an entry off the mid-block street is a reasonable solution (similar to the restaurants at City Creek that face 100 South but enter from a valet served private street to the interior of the block). The restaurant has a proposed primary door near 300 West and outdoor dining facing 300 West, both beneath and outside of the building arcade, which will activate the space.

Issue 2: Building height and massing – *resolved with conditions*

The applicant is requesting additional building height exceeding the 75 foot by-right threshold. The maximum height in the D-4 allowed through design review is 120 feet however, an additional five feet (5') may be accommodated through the Planned Development process to arrive at a height of 125 feet. The proposed residential building rises 123.5 feet from grade (10 stories) and includes two more rooftop amenity spaces, including a pool. The proposed hotel building rises 125 feet from grade (11 stories) and includes a rooftop restaurant. The actual floor level of the hotel is within the height limit but the desire for a higher roof line, to create a more open space, causes the roof to exceed the base height limit.

21a.59.065 Standards for Design Review for Height, section A. states that "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." Section B. states that "There is architectural detailing at the cornice level, when appropriate to the architectural style of the building." Both buildings are flat top buildings of modern design and detailed ornate cornices would not inherently consistent with the architectural style proposed. Each building was evaluated separately:

- Block A Residential: Portions of the proposed Block A Residential building have active green roof spaces, otherwise the roofline does not make an architectural statement. *Staff recommends continued staff design review of the green roof spaces to ensure consistency with design review for height standards on the Block A Residential building.*
- Block B Hotel: The top level of the proposed Block B Hotel has a rooftop restaurant and the elevated flat slab roof provides a distinctive roofline that is reminiscent of buildings iconic to Salt Lake City, namely the Leonardo and new Eccles Theater. The roof edge will present with clean lines appropriate for a contemporary design that will be highlighted by soffit and roof lighting to further enhance the skyline presence. Additionally, its location on the west side of downtown will have a notable effect on the skyline when viewed from the west. The lighting and openness of the hotel rooftop will be distinctive.

Neither of the buildings proposed for the first phase will block the view corridor from the I-80 freeway to the LDS Temple. The existing multi-ethnic housing project to the east of this site already exceeds 125 feet in height.

21A.59.060 Standards for Design Review, section K.1. states that "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." Building massing of the phase 1 residential and

hotel buildings, is broken down into smaller masses, effectively using material changes, modulation of facades, and step-backs at upper levels. The project includes a mid-block connection that improves pedestrian connectivity in the area and reduces building scale, mass, and footprint over all. The residential building includes sheltering roofs (arcade along 300 W) and a step-back for an upper level roof deck along the mid-block street; both treatments relate the building to human scale. The 100 S elevation is less successful, as the modulation is not very deep and the ground level has little articulation. The visual width of the building is long with only the break for the service bays interrupting the repetition.

The hotel building is blocky in mass with a much larger setback south of the port cochere entrance. This results in a narrow street frontage with vertical emphasis. *Staff recommends continuation of the vertical brick detailing of the upper levels to help reinforce the vertical element and reduce the visual width (or length) of the building for pedestrians traveling along 300 W.*

Issue 3: Transparency and Detailing: Pedestrian interest, architectural detailing, and interface with Japantown Street – *resolved with conditions*

The proposed buildings are designed with a variety of materials and surface treatments to facilitate pedestrian interest. The percentage of glass proposed for the street level is approximately 52% along 100 S, 59% and 55% along 300 W for the residential and hotel buildings respectively, which satisfies base zoning standards. Behind the glass facades active ground floor uses occupy more than 50% of the 100 S streetfront. However, restaurant tenant improvements may result in an interior layout that locates back-of-house activities along the 100 S frontage, which could compromise transparency objectives. *Staff recommends continued staff design review to ensure plans and tenant improvements are consistent with transparency standards.*

Residential building materials on the first level include architectural wood siding, sealed concrete, and masonry. Upper levels are predominantly masonry brick finish with large floor-to-ceiling glazing (windows). Hotel building materials on the lower levels include stone cladding, extensive glazing system, and a highlight of backlit marble panels. Upper levels are expressed as two volumes to identify the two separate hotel brands that will occupy the space. One is predominantly a brick panel finish with punched openings and larger glazing system areas, as well as LED embedded metal panel and architectural metal panel highlights. The second volume is a balanced combination of LED embedded brick panels and glazing system, with a large glazing beacon on the 11th floor.

Issue 4: New mid-block street – *resolved with conditions*

A new private, mid-block street is proposed for the site. The street appears wider at the north-west end where plaza space flanks the street and narrows at the middle where it turns south towards 200 S. The Planning Commission questioned the proposed width of the street and a desire for it to be a narrower, more intimate scale. The proposed width of 26 feet for the carriageway is the minimum required for fire code. Sidewalk and plaza width varies over the length of the street. The building height to width ratio across the middle of the plaza spaces and mid-block street is approximately 1:0.6 and narrows to 1:0.4, which could be considered canyon-like. However, the residential building is stepped back at 18.5 feet for the rooftop amenity space, resulting in an asymmetrical street enclosure ratio of 1:4 on the north side of the mid-block street. This results in appropriate definition of the plaza space. The rest of the street may appear too confined and will be in shadow unless appropriate step-backs are utilized in subsequent phases. *Staff recommends*

modifications of the northeast corner of the hotel to angle or step-back the building at or around the third story, creating a possible balcony overlook of the street below while relating the street enclosure to human scale at that point.

The applicant is prepared to maintain the privately-owned mid-block street with a public easement recorded with the Real Estate Services Division. Semi-public spaces, such as the mid-block street and plazas, will be managed through an HOA with common area administration and maintenance included within the HOA fee structure.

A mid-block crossing for 300 W from the Utah Paperbox site to Block 67 is planned to connect the mid-block pedestrian network. The obvious connection to Block 67 is at or near the proposed mid-block street, which is north of the planned mid-block street on the block to the west (Utah Paperbox). Potential conflicts with hotel access complicate this connection. Given that 300 W is a UDOT managed roadway, the city will negotiate design and implementation of a mid-block crossing at or near the applicant's proposed mid-block street. A location immediately south of the mid-block street would serve a dual purpose of providing an ideal pedestrian connection to the mid-block street proposed on the Utah Paperbox site on the west side of 300 W and slowing vehicles turning into the Block 67 mid-block street from 300 W.

Staff recommends continued staff review of the mid-block street design by Transportation and Planning staff to ensure development complies with city policies for the downtown mid-block pedestrian network.

Issue 5: Façade interest on 100 South/interface with Japanese Church and Buddhist Temple – *resolved with conditions*

At the Planning Commission briefing on August 23rd, the Planning Commission directed the applicant to address and physically connect to the significant sites of historic Japantown to achieve pedestrian connectivity through the block. A connection to 100 S from the center of the block was suggested. Due to topographic constraints and significant impacts to the program of the residential building, the applicant was unable to achieve a ground level connection to 100 S from the mid-block street.

The 100 S façade was modified, particularly at ground level to address the Planning Commission's concerns. This includes addition of a residential-only entrance approximately 72 feet from the corner of 100 S and 300 S. Transparent glass at the ground level was added, extending approximately 150 feet from the corner of 100 S and 300 S, including the arcade area. Transparent glass is proposed for 52% of the ground level area between 3 feet and 8 feet. The service bay and parking access ramp has been recessed from the main building line by 6 feet (10 feet from the property line). Visual screening of the service/loading bays is required and comprised of overhead doors with supergraphics. Supergraphics are defined as "large-scale painted or applied decorative art in bold colors and typically in geometric or typographic designs, used over walls and sometimes floors and ceilings to create an illusion of expanded or altered space" (Random House Dictionary 2017). The proposed supergraphics are not branded elements and not considered part of the sign package. As such, *staff recommends that final design of the supergraphics be subject to future staff approval to ensure compatibility "with the character of the site, adjacent properties, and existing development within the vicinity of the site" (21a.55.050: Standards for Planned Developments, Section C) and meet the intent of 21A.30.045.C.5 Location of Service Areas*.

References to the area's Japantown history are proposed in site planting schemes. The street tree proposed for 100 S is the golden raintree (*Koelreuteria paniculata*), which is native to Japan,

China, and Korea. The street tree proposed for 300 W is the Musashino Zelkova (*Zelkova serrata 'Musashino'*), which is native to Japan. Kwanzan cherry trees (*Prunus serrulata 'Kwanzan'*), native to Japan, are proposed for the mid-block street. Other public art, plantings, site furniture, lighting, and other site elements do not relate to Japanese culture or Salt Lake City's Japantown. The applicant has suggested site markers or elements similar to those found on Regent Street and is working with the Japanese community to that end. *Staff recommends additional site elements that reference the site's history and culture such as public art, lighting, and street furniture. Collaboration with representatives from the Japanese-American community is recommended to achieve authentic references to Salt Lake's Japantown.*

Issue 5: Signage – *unresolved*
Public streets: Signage along the public streets of 100 South and 300 West is expected to meet sign ordinance regulations, unless modified though the planned development process.

The Planning Commission has the authority to modify size, placement, etc. through the planned development process. The petitioner has asked for an increased square footage of flat signs as outlined on page 26 of their sign package attachment.

The Planning Commission has no authority to authorize prohibited sign types, without the City Council modifying the sign ordinance first, and there was no request for approval of prohibited signs and no sign ordinance modification request submitted with this petition. For reference: Types of signs prohibited in this zoning district include private signage in the public right-of-way (other than overhanging signs), off-premise signs (billboards) including broadcast television.
There have been broader discussions in the community of creating a larger entertainment district in the area with its own sign regulations, however this is broader in scope than this particular petition and sign types that are not allowed at this point in time may not be allowed merely through the planned development process.

Private streets: Additionally, the zoning ordinance allows for variations from the sign ordinance on private interior spaces as follows:

> 21A.46.052: SIGNS EXEMPT FROM SPECIFIC CRITERIA EXCEPT FEES AND PERMITS: Signs within open air malls, stadiums or other enclosed spaces that do not have a roof, but are otherwise physically confined and separated from the public street right of way are required to obtain sign permits and pay fees to ensure public safety and compliance with the city's building code. Such signs are subject to sign ordinance regulations unless a sign master plan agreement was specifically considered as part of a planned development as outlined in chapter 21A.55 of this title or was specifically authorized through the conditional building and site design review process as outlined in chapter 21A.59 of this title. The sign master plan agreement shall only be authorized for signage within the open air mall or stadium that is not oriented to the public street. Signage oriented to a public street or to a surface parking lot is specifically not exempt from sign ordinance requirements and not subject to modification through a sign master plan agreement.

The petitioner has provided a sign master plan to illustrate their signage proposals for both the public and the interior streets. They are generally consistent with the sign ordinance with the exception of the size of the flat signs

There remains outstanding issues regarding the brightness of the proposed electronic signs, dwell time (time the message stays static), twirl time (time it takes for a sing to change) and nuisance factors (light pollution on to adjacent sites and into the night sky).

While staff is generally supportive of creating a sign package to create an entertainment district, many of the fine grain legal details remain unclarified and it is recommend that the Planning Commission approve other aspects of the planned development so that the developer has the entitlements to proceed with financing and constructing the building, but the sign package be tabled for further discussion.

However, questions and items in need of further discussion include:

- Does an entertainment district include only these properties, or additional properties?
- If additional size is allowed on this site, what is the rationale for not allowing increased size on other site that also claiming an entertainment exception?
- Should a larger sign package for a larger geography be considered, or is a piecemeal approach acceptable?

Issue 7: Commercial parking – *resolved*

The applicant is proposing to exceed the maximum parking requirement and provide a commercial parking structure. The proposed commercial parking is included to serve shared parking needs with the Arena for events, which is currently extremely underserved and has little or no parking on site. The Hyatt/Marriott complex to the west provided an oversized parking structure for similar reasons.

When the Vivant Arena (Delta Center) was originally constructed, it received a parking requirement waiver due to the fact that a parking garage with over 5,000 stalls to meet the parking requirement of the arena would be unwieldly and detrimental. A decision was made to accommodate the event parking through shared parking with adjacent uses, mass transit, and with minimal leased parking. It was assumed/predicted as land uses developed around the arena, parking would be dispersed in a shared environment. This proposal is consistent with this vision.

The proposed commercial parking lot is entirely within a structure and is mixed with required parking (there are 19 surface parking stalls along the private street of which 14 are proposed surface temporary stalls, to be in place until future phases.) It will share entries and exits with the required parking.

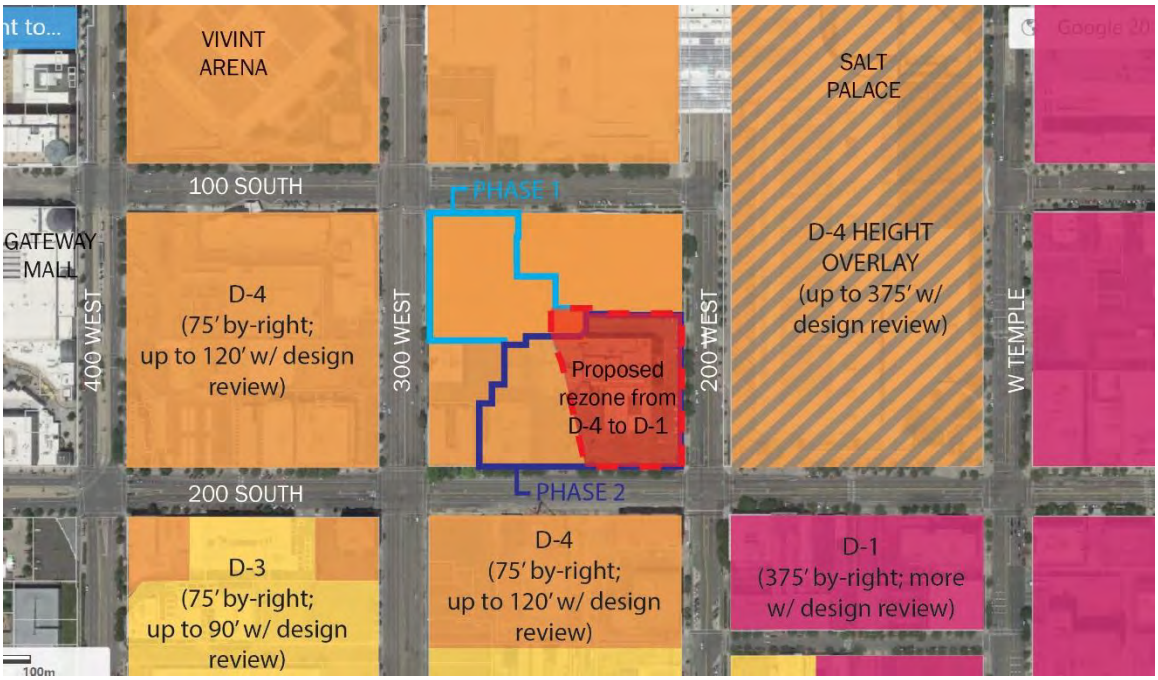
With minor exceptions, the project generally eliminates existing surface parking on the site, which is a priority of the *Downtown Plan*. The *Downtown Plan* states that one of the city's objectives in this area of downtown is to support synergistic growth with includes facilitating "partnerships with nearby property owners to help address parking concerns as existing surface parking lots [near the Arena] are developed."

Parking access on 100 S (Japantown Street) is a concern of the Japanese community, as they stage public events at various times of the year, which require temporary closure of the street. The Japanese community opposes parking access on 100 S, which would require full access from the street. Temporary restrictions to the 100 S parking access during event street closures could be accommodated as long as egress needs are met. There are presently parking lot entries on 100 South for the Japanese Church of Christ, the Buddhist temple, the Salt Palace and this site. The propose parking entry for this project increases the driveway in size on 100 South, but not in number and there is an alternative entry from the private street to the south, for use when the 100 south entry is not available..

The need for commercial parking at this location is consistent with downtown shared parking policies.

Issue 8: Building Height – associated with the Zoning Amendment – *resolved with modification*

While the first phase of this project is restricted to the corner of 300 West and 100 South, the ultimate buildout of the block will also consist of buildings on the corner of 200 West and 200 South. The developer is requesting a planned development and design review approval for only phase 1 at this time. As part of the second phase, the developer is proposing to construct a building on the corner of 200 South and 200 West up to 375 feet tall. This corner is presently zoned D-4, which allows 75 feet in building height by-right and up to 120 feet through the design review process. The site is located kitty-corner to D-1 zoning (to the southeast), which requires structures of 100 feet minimum height on corners and allows up to 375 feet by-right and more than 375 feet with design review. The D-4 height overlay was recently created to allow for height up to 375 feet on the two blocks bounded by South Temple/200 South and West Temple/200 West. This site is directly west of this.

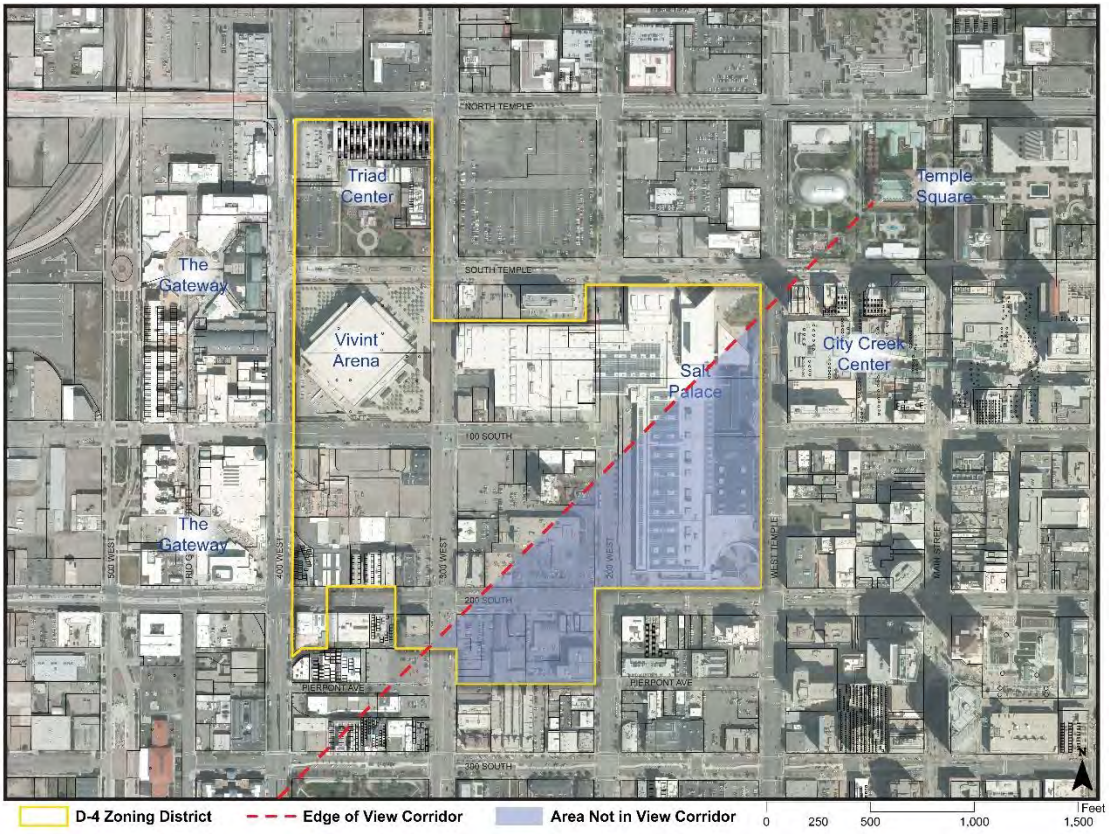


Map of Zoning Adjacent to Project Site

The applicant has requested a zoning map amendment to rezone the southeast corner of Block 67 from D-4 to D-1. The difference in land uses between D-1 and D-4 is minimal. The primary difference is the maximum height limits by-right. The developer has requested the D-1 zoning to accommodate the proposed height of the second phase building (while only details of the first phase buildings are being finalized with this petition, the developer wishes to define height entitlement of the southeast portion of the site for financing purposes).

The D-4 zoning has a lower height limit than the D-1 for two general reasons; 1) to concentrate maximum heights in the Main/State Street corridor (the traditional downtown); and 2) to preserve views of city landmarks (in this case, the LDS Temple). Arguments opposed to expanding the additional height west were made during the Conference Hotel discussion, with the belief that height should be focused on State and Main. Arguments for allowing additional height west of

West Temple are that it allows a wider and more three dimensional downtown. Ultimately the City Council decided to allow additional height, with design review, west of West Temple to 200 West. This proposed site is contiguous with the previously approved expanded height area of the D-4 zoning district. The additional height at the proposed 200 South 200 West location would not affect the LDS Temple view corridor. The diagram below illustrates the edge of the Temple view corridor, as studied for the D-4 height overlay zoning text amendment, showing the southeast portion of the applicant's site outside the view corridor.



At the August 23rd Planning Commission briefing, the subject of design review for any tall building at this location was discussed. Due to the site's location on the west side of the Central Business District and adjacent to the low-rise Salt Palace, a tall building will be highly visible from the freeway system and rail viaducts; perhaps even more visibility than taller buildings to the east. The Downtown Plan (adopted 2016) defines a downtown height profile like a pyramid with the heighest points in the Central Business District; building height gradually steps down to the south and west. An extension of the D-4 height overlay would ensure a gradual transition from the tallest buildings in the CBD to the mid-rise buildings of the D-4, D-3, and Gateway districts to the west. The function of the overlay would give greater design review control to the Planning Commission, which is desirable due to the visibility of the site and the significance a tall building would make on the city skyline as viewed from the west. *Staff recommends extension of the D-4 height overlay, which would allow up to 375' with design review and limit the additional height allowed in the D-1.*

Both alternatives would be considered a zoning map/text amendment that would ultimately need approval by the City Council. The applicant has indicated they would prefer D-1 but the D-4 additional height would fulfill their needs.

DISCUSSION:

As discussed above and in Attachments G, the proposal generally meets the standards for both Conditional Building and Site Design Review and a Planned Development with some conditions. The Block A Residential building and Block B Hotel are designed with a ground level that is transparent and visually engaging with active ground floor uses, quality materials that lend a refined appearance, and an overall eclectic, modern aesthetic that positively contributes to downtown's image. It generally satisfies the standard for dividing large building masses into heights and sizes that relate to human scale (K) using changes in architectural form and lighting. It meets the intent of the Urban Design Element. It satisfies the specific design standards for extra height – in particular, the green roofs planned for Block A Residential and the roofline architecture of Block B Hotel (21a.59.065 item B). The public plazas, mid-block street, and proposed public sidewalk conditions are designed with high quality materials, lighting, and plantings that meet city standards. As such, staff recommends approval of the proposed development's Conditional Building and Site Design Review and Planned Development applications with the suggested conditions.

The Conditional Use for the commercial parking structure meets the standards for conditional uses (21A.54.080). The *Downtown Plan* states that shared parking for the Arena is an ongoing interest of the city and that a 24-hour downtown must be supported by parking uses. Staff recommends approval of the proposed Conditional Use for a commercial parking structure application.

The proposal for a zoning change for the southeast portion of the site is generally supported by the *Downtown Plan* future land use map and its associated policies. The *Downtown Plan* identifies the scale of development in the Central Business District as the greatest in the region with the greatest intensity along the main streets. It specifies that the scale of development will step down gradually to the south and west of the CBD with slight increases around TRAX stations. Given the high visibility of the site next to the low-rise Salt Palace and location west of the Central Business District, staff recommends approval of an extension of the D-4 height overlay for the portion of the site identified in the application.

Public Comments

Public comments relevant to the project have largely been positive. Specific detailed concerns for the public have focused on the 100 South interface with the existing development and recognition of Salt Lake City's Japantown of which 100 South was the center of Japanese-American life.

NEXT STEPS:

Conditional Use, Planned Development, and Conditional Building and Site Design Review Approval

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

Zoning Amendment Approval

If the Zoning Amendment is recommended favorably by the Planning Commission, the proposal will be sent to the City Council with that recommendation for a final decision. The City Council will consider

the Planning Commission's recommendation and may approve the proposal, deny the proposal, consider other zoning districts, or modify the proposal.

Conditional Use Denial

If the Conditional Use is denied, the applicant will still be able to build a parking structure that is compliant with the D-4 zoning code, including meeting maximum parking limits for the number of housing units and commercial square footage provided.

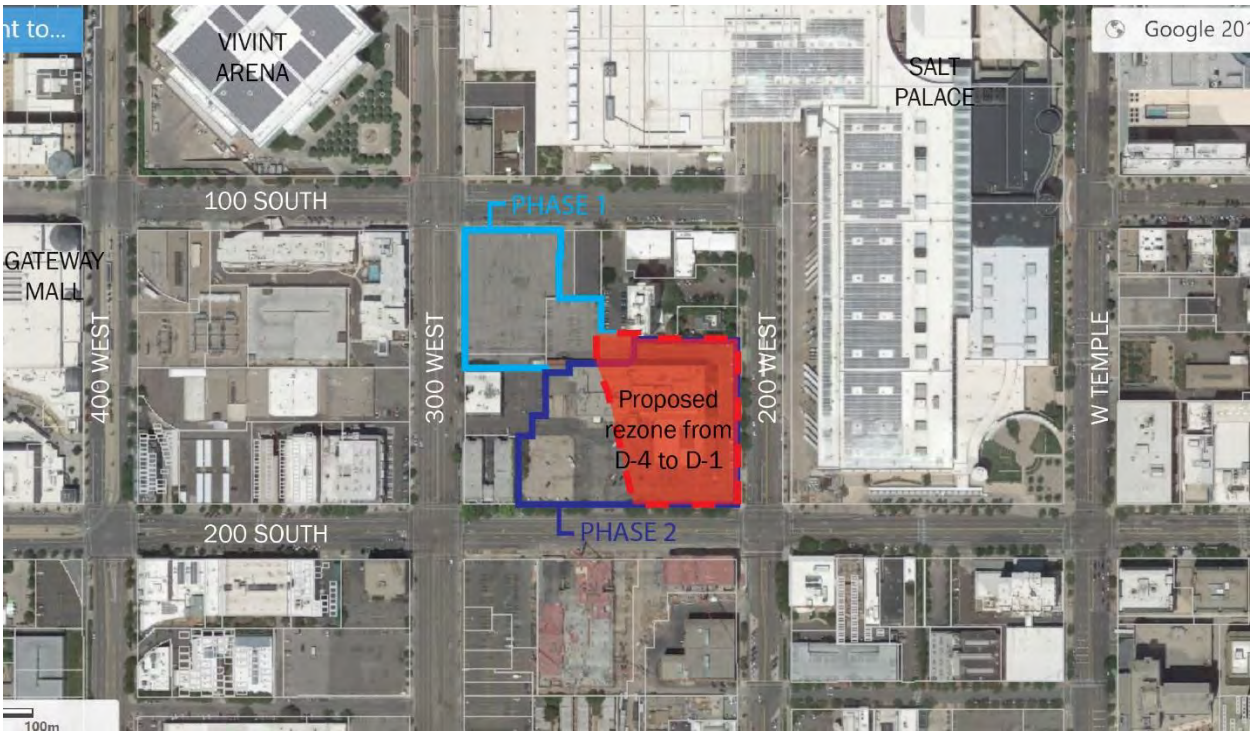
Planned Development and Conditional Building and Site Design Review Denial

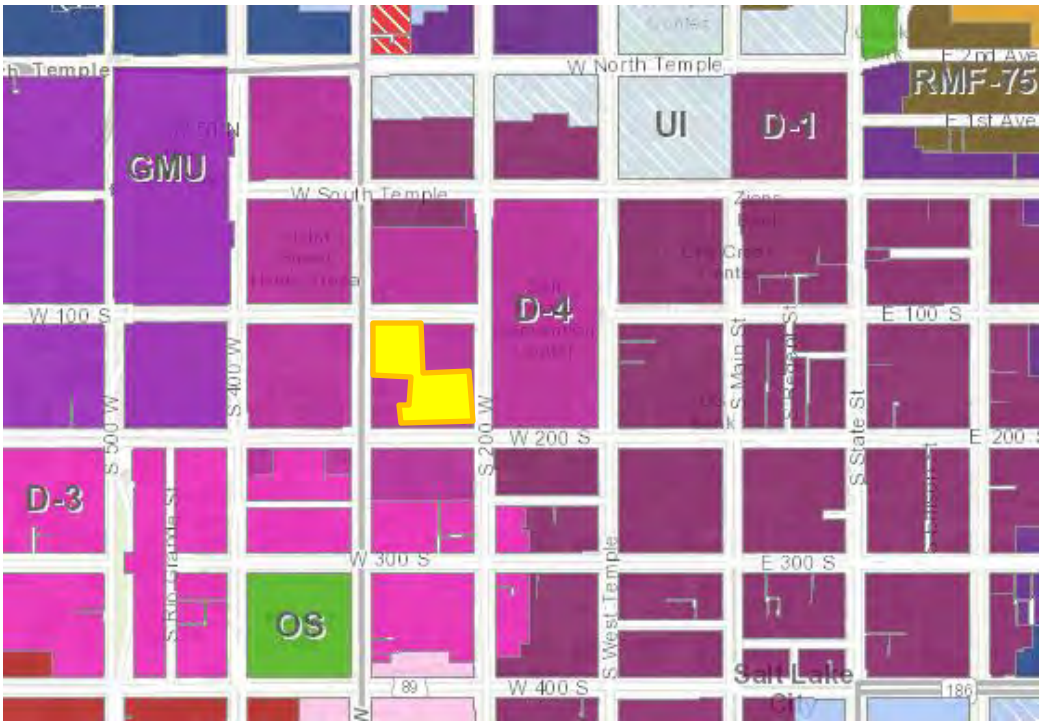
If the Planned Development and Conditional Building and Site Design Review are denied, the applicant will still be able to develop the property by right at a smaller scale or if a new design is submitted that meets all of the standards required by the Zoning Ordinance.

Zoning Amendment Denial

If the Zoning Amendment is denied, the property will remain zoned D-4 and any potential development would need to meet the standards of that zoning district. That zoning would not allow for proposed building heights exceeding 75 feet by-right or 120 feet with design review.

ATTACHMENT A: VICINITY MAP

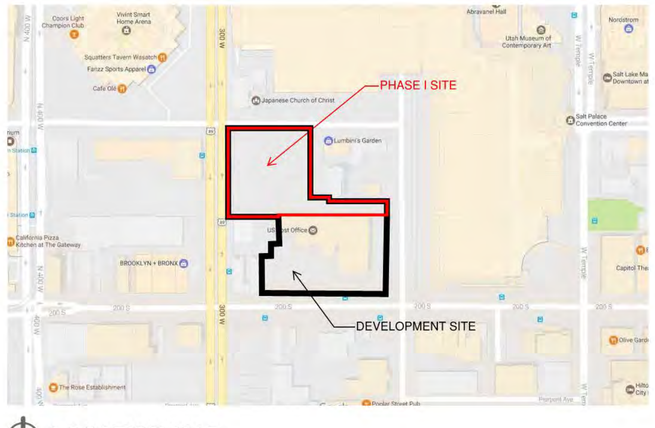




ATTACHMENT B: SITE PLAN AND ELEVATIONS

THE RITCHIE GROUP / BLOCK 67

Salt Lake City, UT



LOCATION MAP

SHEET DIRECTORY	
No.	**TITLE**
GENERAL	
G001	COVER SHEET
G002	MASTER PLAN SITE
G003	SITE LOCATION
G004	MASTER PLAN MASSING
G005	MASTER PLAN: SITE
G006	MASTER PLAN: CIRCULATION & ACCESS DIAGRAM
G010	UDABC TRAVEL DISTANCE DIAGRAM
ARCHITECTURAL	
AS010	ENLARGED PLAZA PLAN
A005	STREET SECTIONS & CONCEPT IMAGERY
A010	BLOCK A - PERSPECTIVE VIEW
A011	BLOCK A - PERSPECTIVE VIEW
A020	FLOOR PLAN P02: PARKING LEVEL 02
A021	FLOOR PLAN P01: PARKING LEVEL 01
A022	FLOOR PLAN L01: GROUND LEVEL 01
A023	FLOOR PLAN L02: RESIDENTIAL AND FITNESS AMENITY LEVEL 02
A024	FLOOR PLAN L03-L05: RESIDENTIAL LEVELS 03-05
A025	FLOOR PLAN L06: RESIDENTIAL AND CLUBHOUSE AMENITY LEVEL 06
A026	FLOOR PLAN L07 - L09: RESIDENTIAL LEVEL 07 - 09
A027	FLOOR PLAN L10: RESIDENTIAL & PENTHOUSE LEVEL 10
A028	FLOOR PLAN L11: RESIDENTIAL, PENTHOUSE & ROOFTOP AMENITY LEVEL 11
A030	NORTH ELEVATION
A031	SOUTH ELEVATION
A032	WEST ELEVATION
A033	EAST ELEVATION
A040	PROJECT DATA: PHASE I - BLOCK A
A050	BLOCK B - PERSPECTIVE VIEW
A051	BLOCK B - PERSPECTIVE VIEW
A060	FLOOR PLAN P02: PARKING LEVEL 02
A061	FLOOR PLAN P01: PARKING LEVEL 01
A062	FLOOR PLANS: HOTEL LEVEL 1
A063	FLOOR PLANS: HOTEL LEVEL 2
A064	FLOOR PLANS: HOTEL LEVEL 3-10
A065	FLOOR PLANS: HOTEL LEVEL 11
A070	NORTH ELEVATION
A071	SOUTH ELEVATION
A072	EAST ELEVATION
A073	WEST ELEVATION
A080	PROJECT DATA: PHASE I - BLOCK B
SITE AND TECHNICAL DRAWINGS - COVER PAGE	
AS101	ARCHITECTURAL SITE PLAN
AS102	ARCHITECTURAL SITE PLAN
Sheet 1	SITE SURVEY
Sheet 2	SITE SURVEY
Sheet 3	SITE SURVEY
C1	EXISITNG CONDITION PLAN
C1a	EXISITNG CONDITION PLAN WITH AERIAL
C2	DEMOLITION PLAN PHASE I
C3	OVERALL SITE PLAN
C4	PHASE 1 BLOCK AB SITE PLAN
C5	PHASE 1 BLOCK AB GARAGE EXCAVATION
C6	PHASE 1 BLOCK AB GRADING PLAN
C6a	PHASE 1 BLOCK AB GRADING PLAN A
C6b	PHASE 1 BLOCK AB GRADING PLAN B
C6c	PHASE 1 BLOCK AB GRADING PLAN C
C7	PHASE 1 BLOCK AB UTILITY PLAN
C7a	PHASE 1 BLOCK AB UTILITY PLAN 100 SO.
C7b	PHASE 1 BLOCK AB UTILITY PLAN 300 W
LI101	IRRIGATION PLAN
LI102	IRRIGATION PLAN
LI601	IRRIGATION LEGEND
LP101	PLANTING PLAN (GROUND PLANE)
LP102	PLANTING PLAN (GROUND PLANE)
LP111	PLANTING PLAN
LP112	PLANTING PLAN
LP601	PLANTING LEGEND
ES101	SITE ELECTRICAL DEMOLITION PLAN
ES102	SITE ELECTRICAL PLAN

ARCH | NEXUS

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GGLO DESIGN

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision

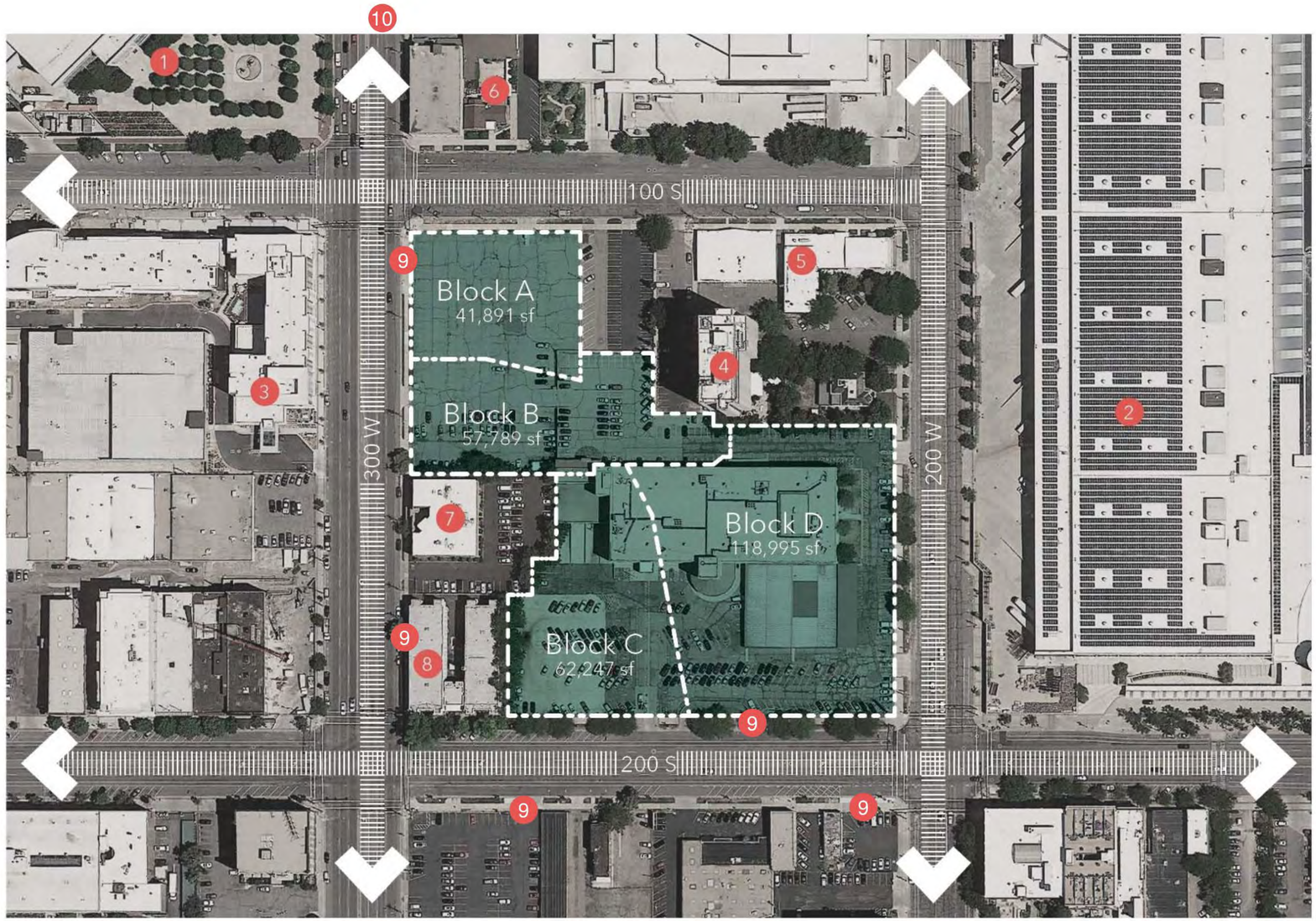
CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 29 MAY 2017

COVER SHEET

G001

REV. 10.31.2017



1. Vivint Smart Home Arena
2. Salt Palace Convention Center
3. Hyatt House Hotel
4. Neighboring Housing Tower
5. Salt Lake Buddhist Church & Temple
6. Japanese Church of Christ
7. Asian Association of Utah: Refugee & Immigrant Center
8. Neighboring Apartment Building
9. Bus Stop
10. Trax Stop (One Block North at S. Temple)

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GGLO DESIGN

THE RITCHIE GROUP
BLOCK 67
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SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 29 MAY 2017

MASTER PLAN SITE

G002
REV. 9.18.2017

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GGLO DESIGN

THE RITCHIE GROUP

BLOCK 67

251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 29 MAY 2017

SITE LOCATION

G003

REV. 9.18.2017

Block A Residential

254,241 gsf
12,943 sf of Retail
237,810 sf of Residential
230 Units

Block B: Hospitality

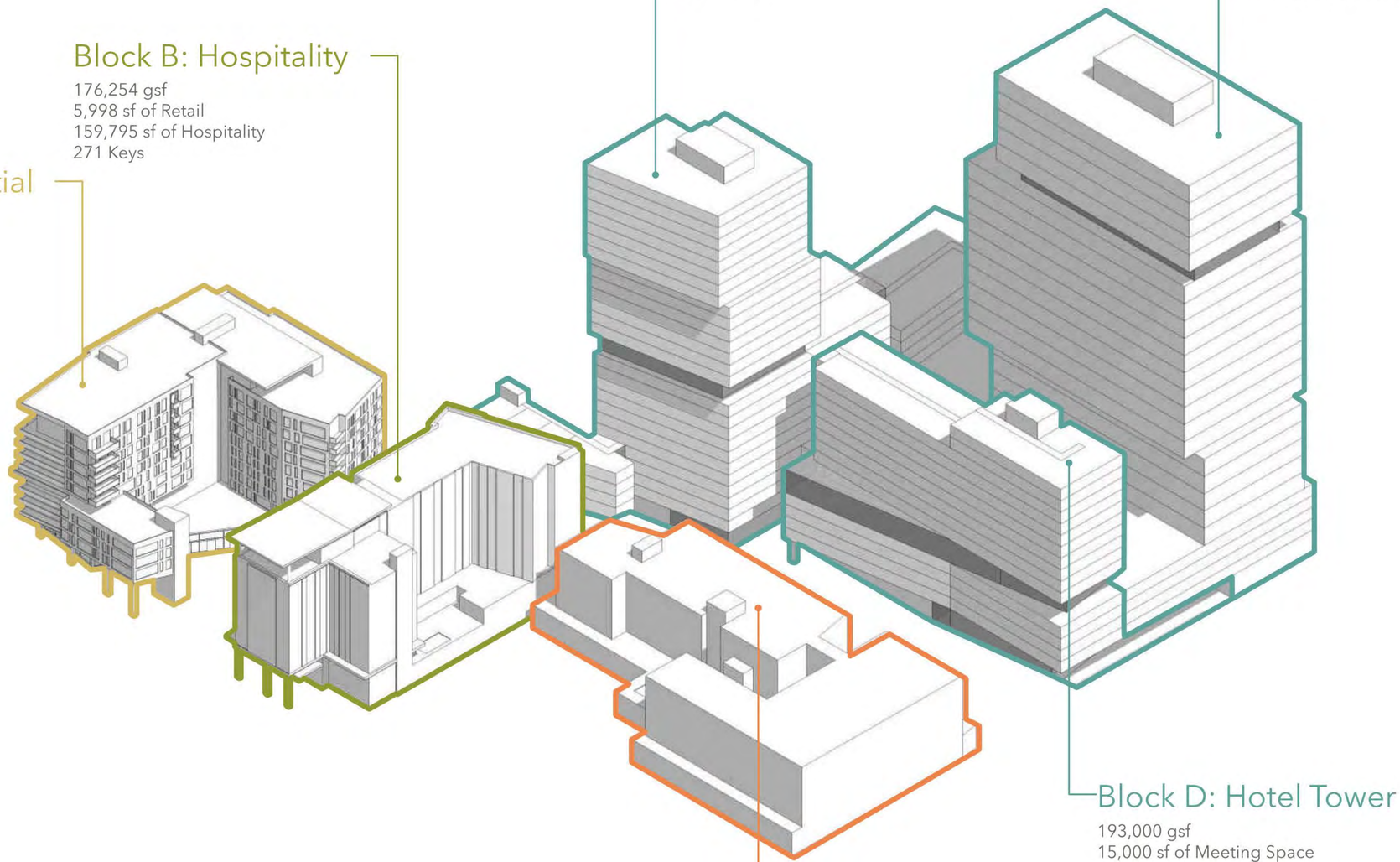
176,254 gsf
5,998 sf of Retail
159,795 sf of Hospitality
271 Keys

Block D: Residential Tower

445,400 gsf
473 Units

Block D: Office Tower

512,000 gsf
416,000 Net Leasable Office



Block C: Residential

240,509 gsf
22,335 sf of Retail
158,432 sf of Residential
166 Units

Block D: Hotel Tower

193,000 gsf
15,000 sf of Meeting Space
401 Keys

Block 67 Master Plan Massing

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MASTER PLAN MASSING

G004
REV. 9.18.2017

Master Plan: Site

SCALE 1"=40'

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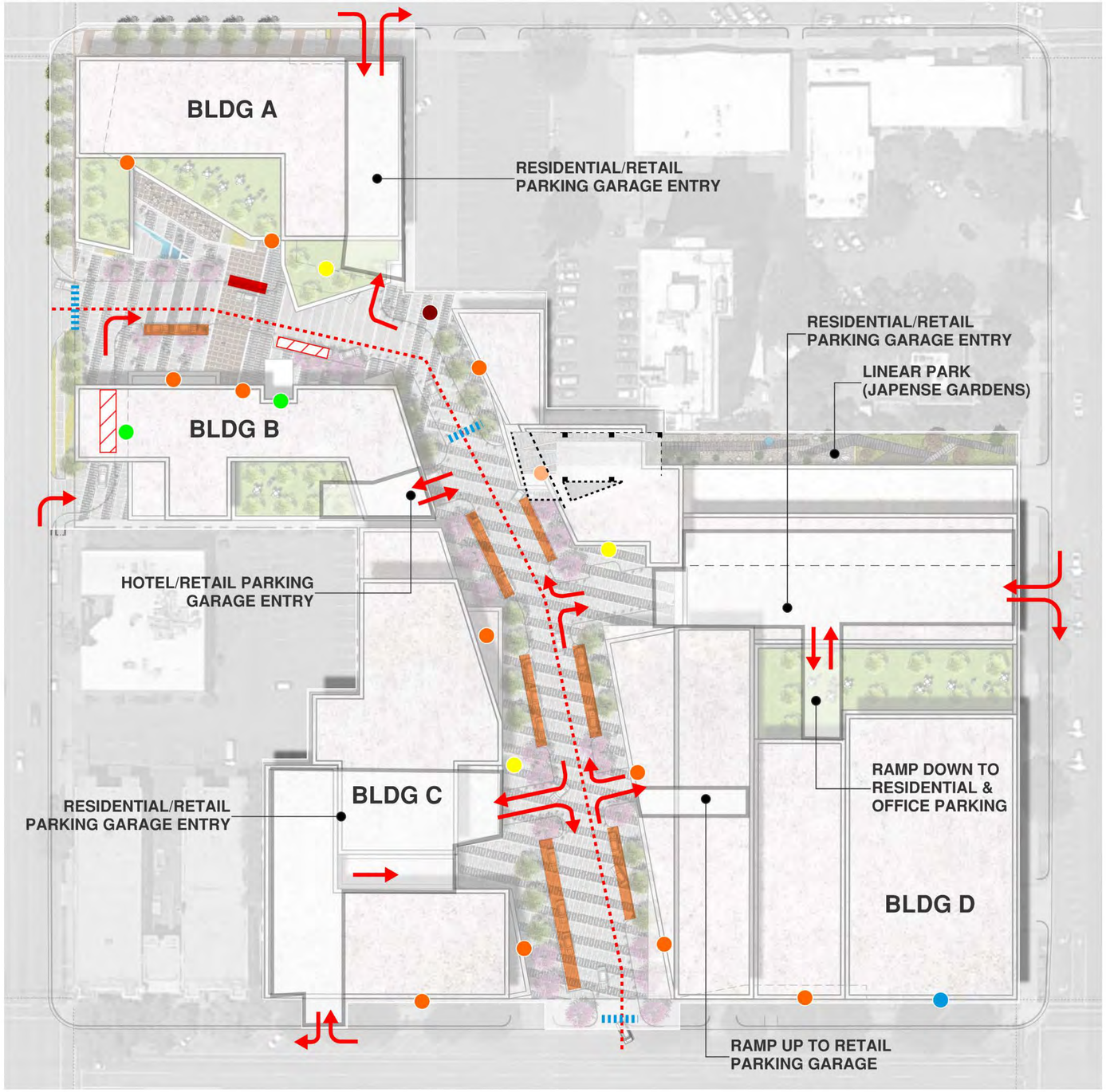
MASTER PLAN: SITE

G005
REV. 10.31.2017



- BUILDING OUTLINE
- PARKING GARAGE
- SURFACE PARKING
- MAIN ACCESS ROUTE
- BOLLARDS
- PARKING GARAGE ENTRY
- HOTEL LOADING/UNLOADING ZONE
- VALET KIOSK
- RETAIL ENTRY
- HOTEL ENTRY
- RESIDENTIAL ENTRY
- OFFICE ENTRY
- HOLIDAY TREE

Master Plan: Circulation & Access Diagram

SCALE 1"=40'

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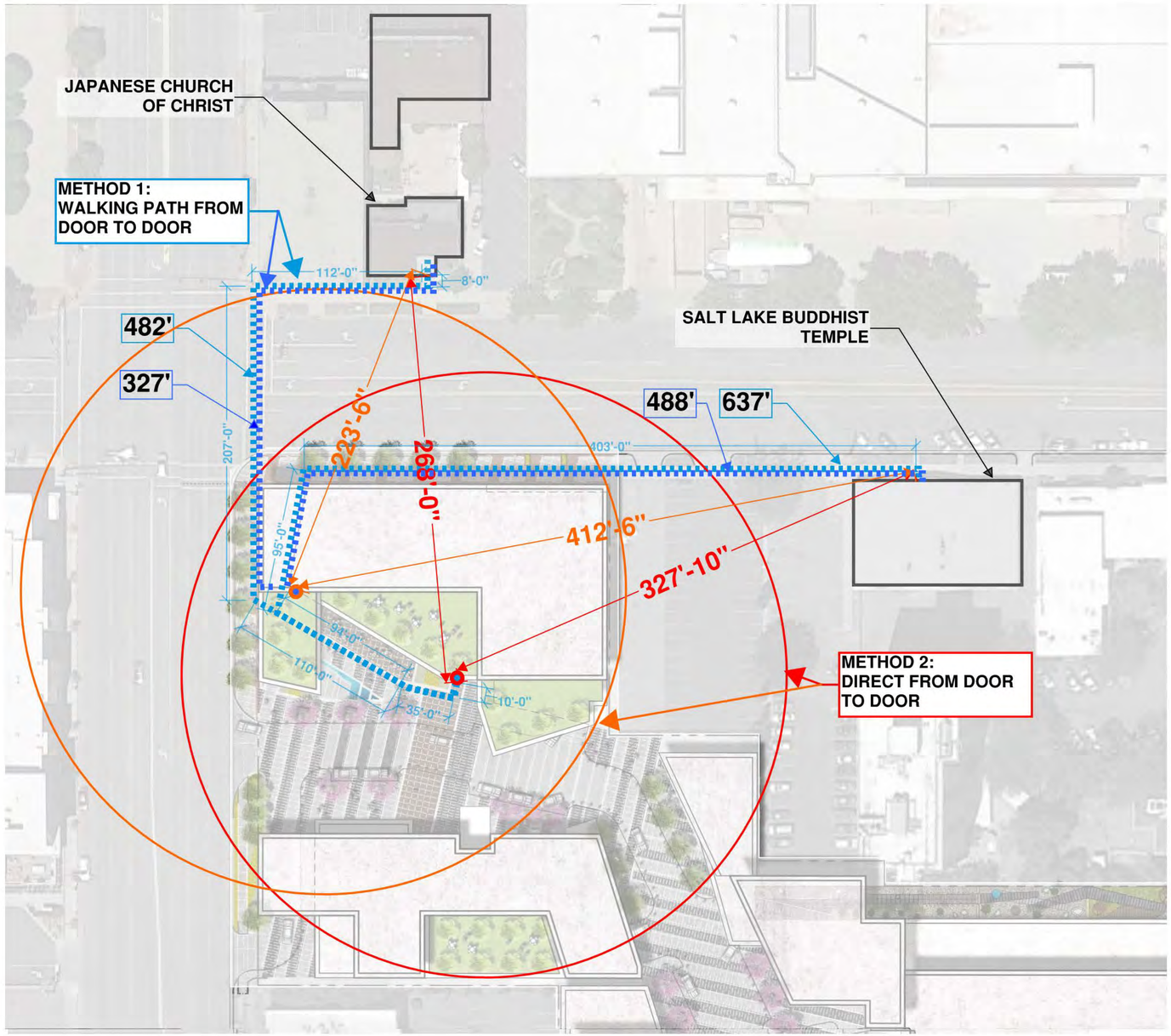
MASTER PLAN: CIRCULATION & ACCESS DIAGRAM

G006

REV. 10.31.2017



UDABC Travel Distances Diagram

SCALE 1"=40'

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UDABC TRAVEL DISTANCE DIAGRAM

G010
REV. 10.31.2017

Hotel Loading / Unloading Zone

Valet Kiosk & Drop Off

Retail Entry

Hotel Entry

Residential Entry

Enlarged Plaza (Development Plan)

SCALE 1"=25'

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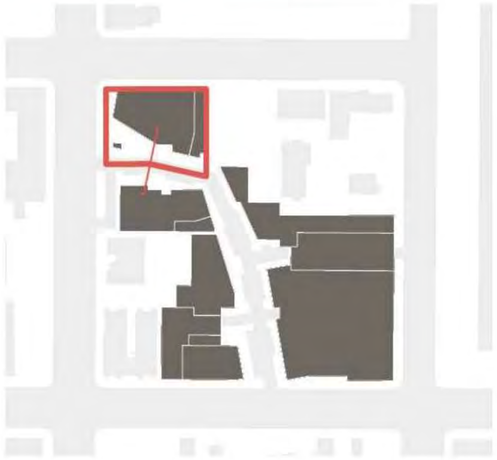
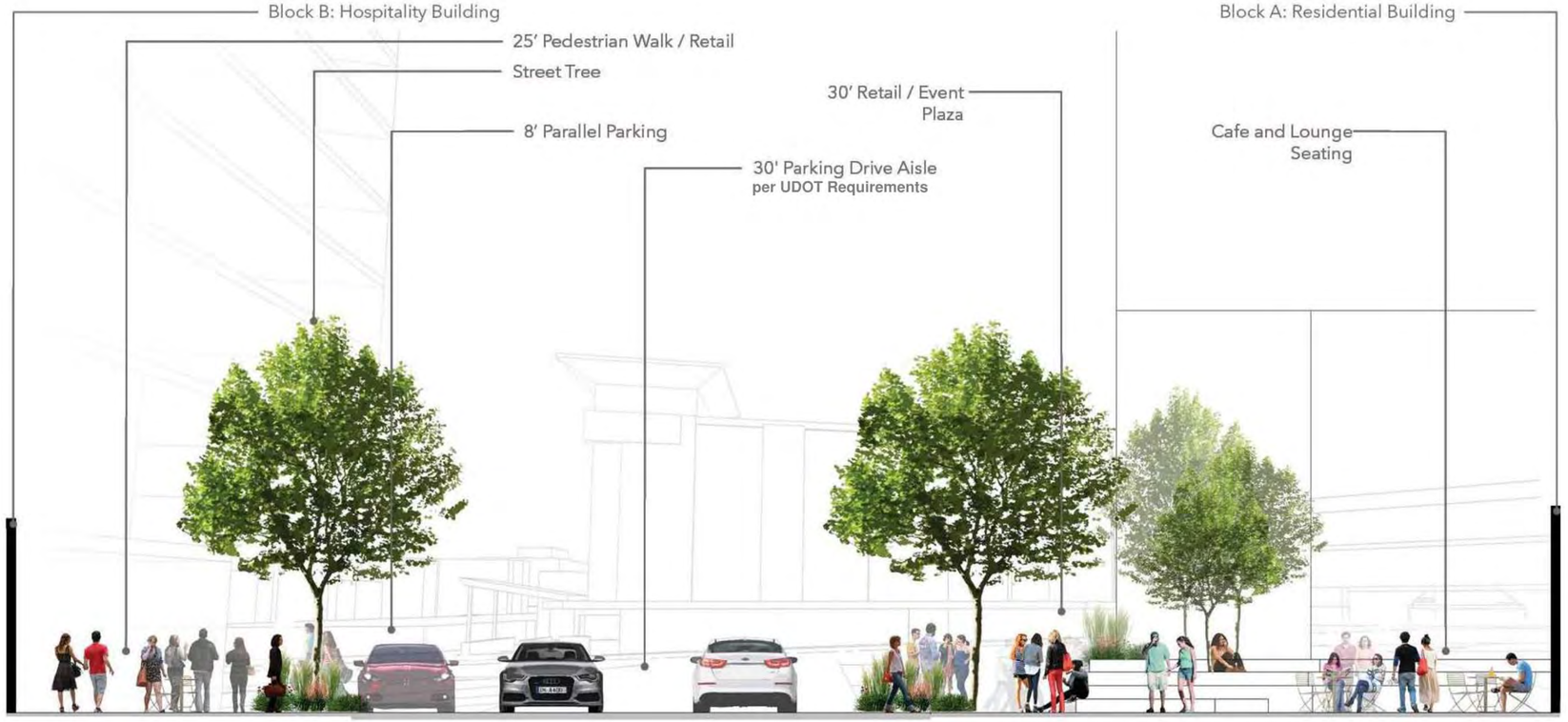
ENLARGED PLAZA PLAN

AS010
REV. 10.31.2017

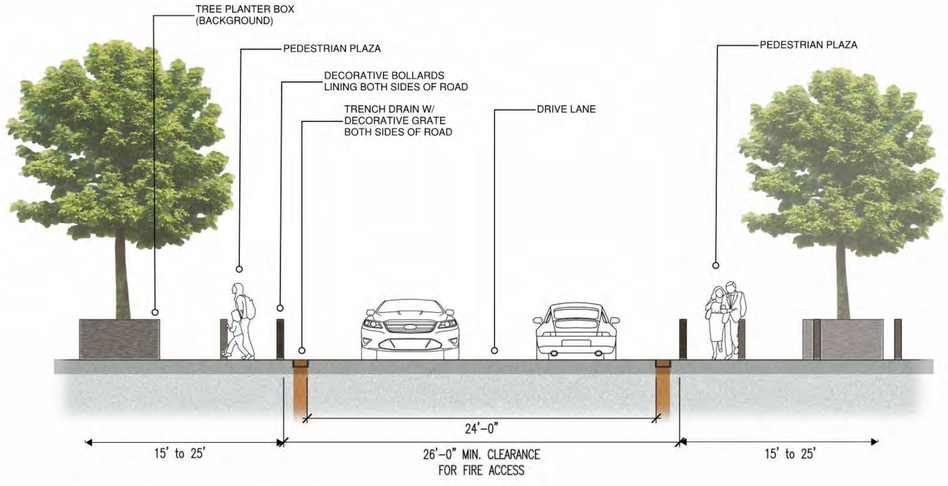
Phase I: Block A





STREET SECTION AT PLAZA

Street Sections & Concept Imagery



TYPICAL STREET SECTION

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BLOCK A - PLAZA SECTION & CONCEPT IMAGERY

A005

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Perspective view looking Southeast from Smart Home Arena

BLOCK A

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BLOCK A - PERSPECTIVE VIEW

A010
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Aerial view looking North across Block A

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BLOCK A - PERSPECTIVE VIEW

A011
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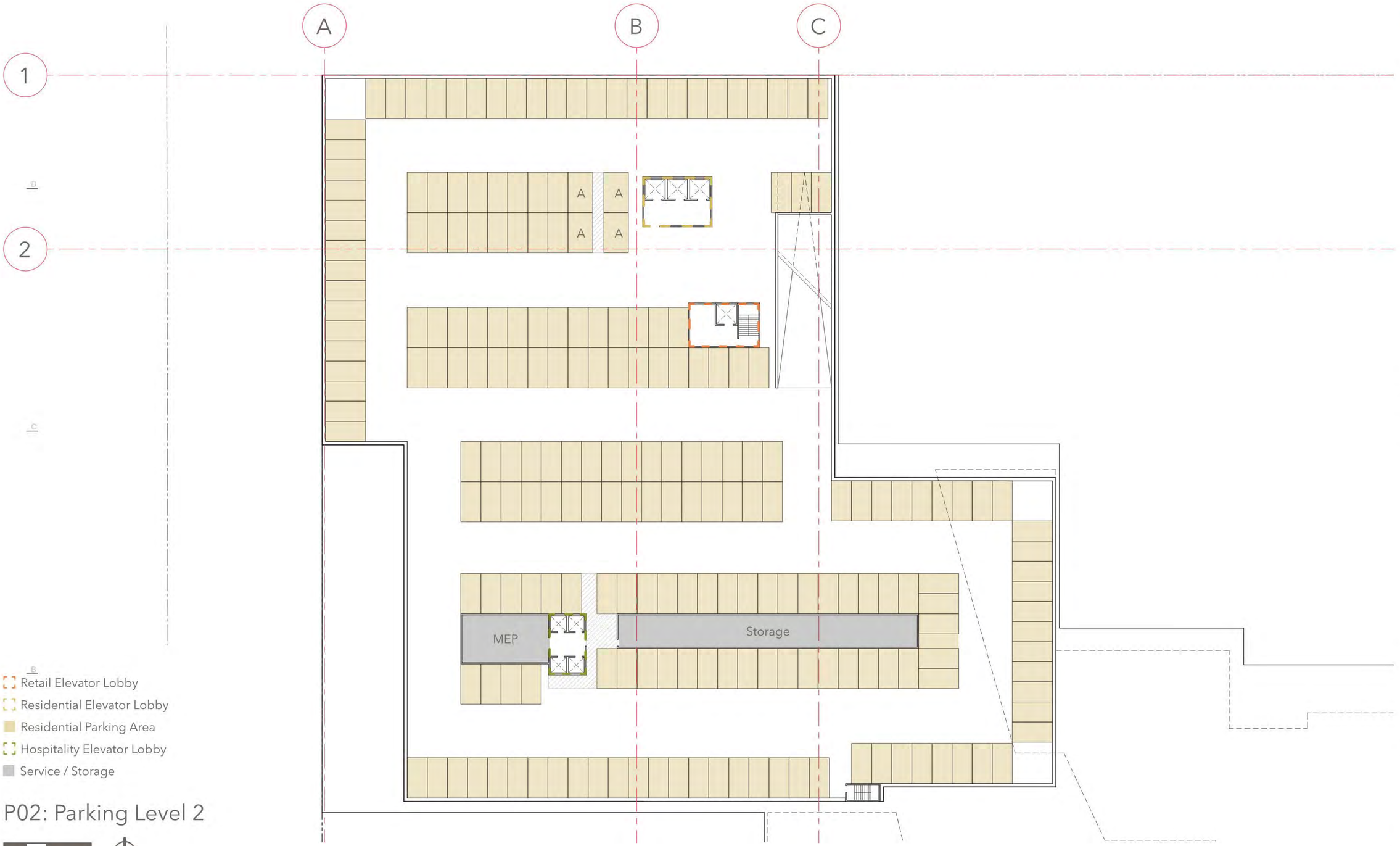

- Retail Elevator Lobby
- Residential Elevator Lobby
- Residential Parking Area
- Hospitality Elevator Lobby
- Service / Storage

P02: Parking Level 2

0′ 20′ 40′

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FLOOR PLAN P02: PARKING LEVEL 02

A020
REV. 9.18.2017

- Retail Parking Stalls
- Retail Elevator Lobby
- Residential Parking Stalls
- Residential Elevator Lobby
- Hospitality Parking Stalls
- Hospitality Elevator Lobby
- Service / Storage

P01: Parking Level 1

0′ 20′ 40′

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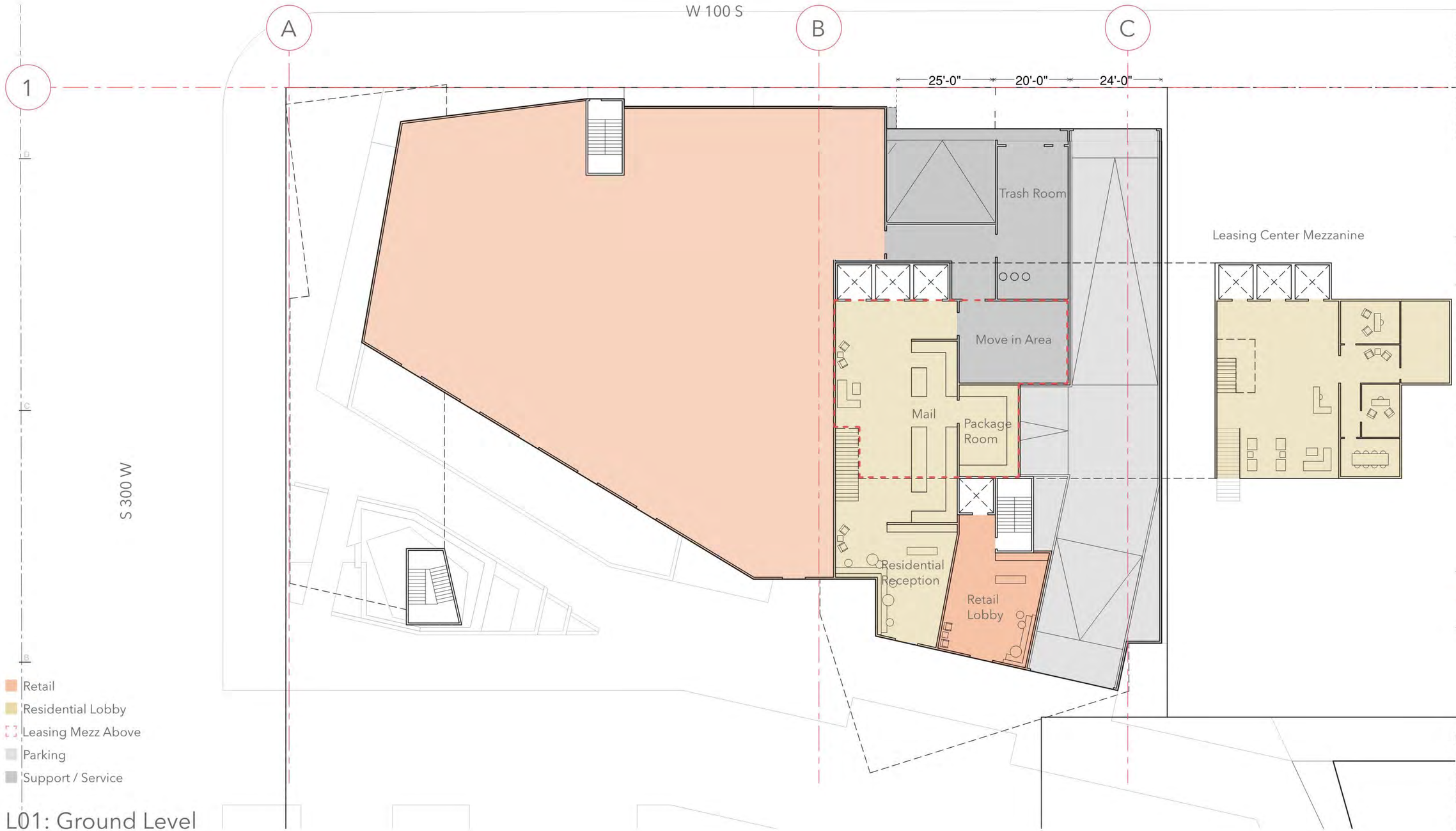
FLOOR PLAN P01: PARKING LEVEL 01

A021

REV. 9.18.2017



L01: Ground Level

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FLOOR PLAN L01: GROUND LEVEL 01

A022
REV. 9.18.2017

- Efficiency Studio
- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Clubhouse Amenity
- Exterior Amenity Space
- Service

L02: Residential & Amenity

0′ 12′ 24′

Precedent Images

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FLOOR PLAN L02: RESIDENTIAL AND FITNESS LEVEL 02

A023

REV. 9.18.2017

- Efficiency Studio
- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Service

L03-L05: Residential

0′ 12′ 24′

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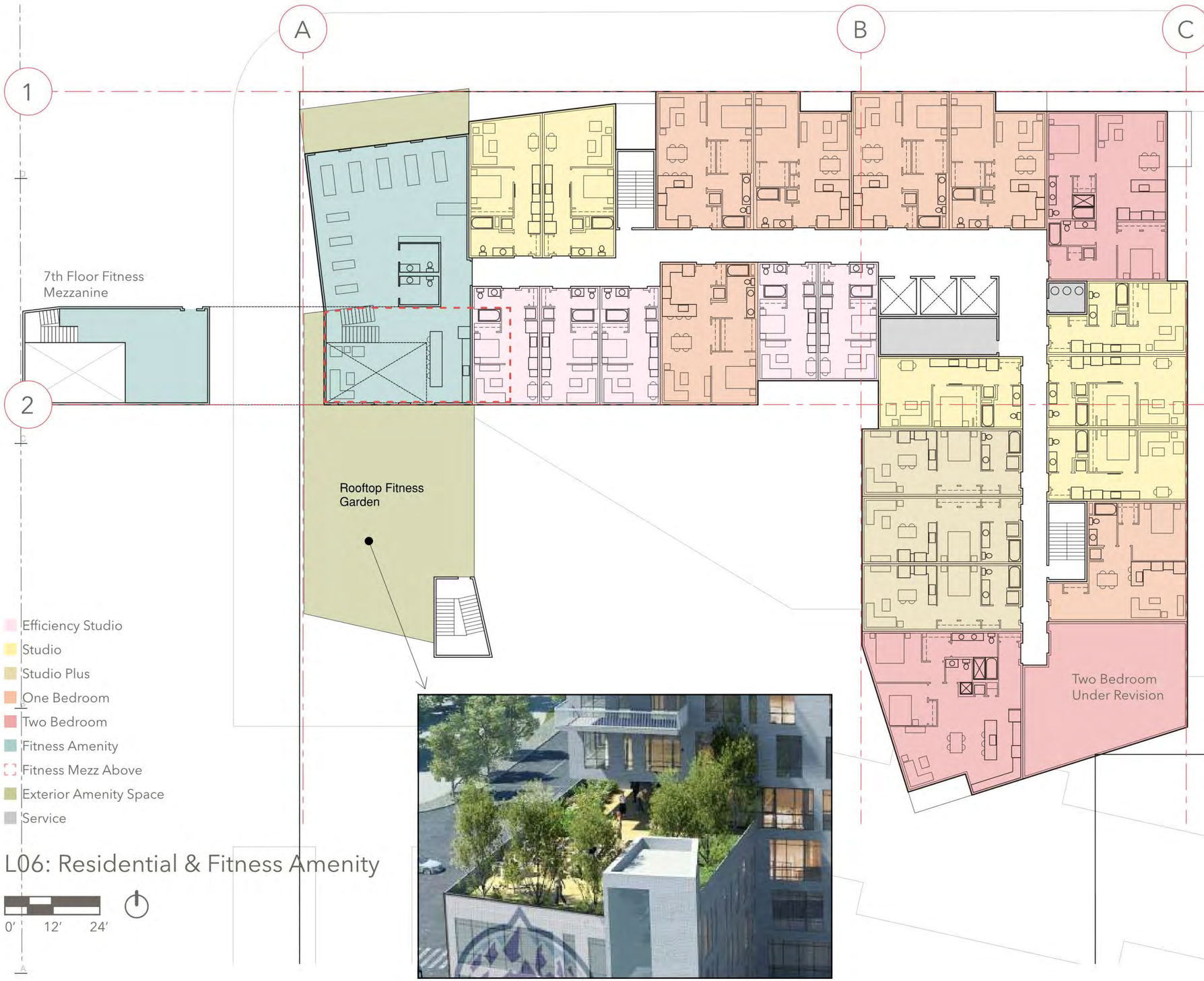
FLOOR PLAN L03-L05: RESIDENTIAL LEVELS 03-05

A024

REV. 9.18.2017



Efficiency Studio
Studio
Studio Plus
One Bedroom
Two Bedroom
Fitness Amenity
Fitness Mezz Above
Exterior Amenity Space
Service

L06: Residential & Fitness Amenity

0′ 12′ 24′

Precedent Images

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FLOOR PLAN L06: RESIDENTIAL & FITNESS AMENITY LEVEL 06

A025

REV. 9.18.2017

- Efficiency Studio
- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Fitness Mezz on Level 07
- Service

L07 - L09: Residential

0′ 12′ 24′

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FLOOR PLAN L07 - L09: RESIDENTIAL LEVEL 07 - 09

A026

REV. 9.18.2017

- Efficiency Studio
- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Penthouse
- Service

L10: Residential & Penthouse

0′ 12′ 24′

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FLOOR PLAN L10: RESIDENTIAL & PENTHOUSE LEVEL 10

A027

REV. 9.18.2017

- Efficiency Studio
- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Penthouse
- Rooftop Amenity
- Exterior Amenity Space
- Service

L11: Residential, Penthouse & Rooftop Amenity

0′ 12′ 24′

Precedent Images

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FLOOR PLAN L11: RESIDENTIAL, PENTHOUSE & ROOFTOP LVL 11

A028

REV. 9.18.2017

North Elevation

0′ 12′ 24′

Overall Ground Level Transparency
Total elevation area: 3,447sf
Transparent glass area: 1,463 sf
% transparency: 42.4%

3'-8' ONLY
Total elevation area: 954 sf
Transparent glass area: 500 sf
% transparency: 52.4%

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NORTH ELEVATION

A030
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South Elevation

0′ 12′ 24′

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SOUTH ELEVATION

A031
REV. 9.18.2017

West Elevation

0′ 12′ 24′

Overall Ground Level Transparency
Total elevation area: 3,447sf
Transparent glass area: 1,083sf
% transparency: 31.4%

3'-8' ONLY
Total elevation area: 676 sf
Transparent glass area: 396 sf
% transparency: 58.6%

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WEST ELEVATION

A032
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East Elevation

0′ 12′ 24′

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EAST ELEVATION

A033
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Project Data: Phase I - Block A

	Parking			Retail		Residential											
	Parking	Stalls	Support	Retail	Loading	Lobby/Leasing	Amenity	Exterior Amenity	Gross Residential	Net Residential	Efficiency Studio	Studio	Open 1 Bedroom	One Bedroom	Two Bedroom	Penthouse	Support
L20																	
L19																	
L18																	
L17																	
L16																	
L15																	
L14																	
L13																	
L12																	
L11							1,247	2,165	16,057	13,020	3	1	0	2	1	6	1,083
L10									20,954	16,322	3	4	3	3	3	4	2,505
L9									22,239	19,029	3	6	3	7	5		1,083
L8									22,239	19,029	3	6	3	7	5		1,083
L7							640		21,108	17,898	3	6	3	7	4		1,083
L6							2,479	2,813	20,270	16,873	5	6	3	6	3		1,323
L5									24,955	20,979	5	8	3	8	4		1,323
L4									24,955	20,979	5	8	3	8	4		1,323
L3									24,955	20,979	5	8	3	8	4		1,323
L2							1,377	3,390	17,613	13,930	5	4	0	8	2		1,323
L1	4,297			12,533	3,488	5,615			945								1,323
P1	74,551	193		410		897											
P2	74,551	212	877			897											
Total	**153,399**	**405**	**877**	**12,943**	**3,488**	**7,409**	**5,743**	**8,368**	**216,290**	**179,038**	**40**	**57**	**24**	**64**	**35**	**10**	**14,775**

Area Summary:

Gross Building Area	**408,517**	**sf**
Gross Heated Space	242,385	sf
Gross Retail	**16,431**	**sf**
Net Leasable Retail	12,943	sf
Gross Residential Area	**237,810**	**sf**
Net Rentable Residential	179,038	sf
Efficiency Ratio	83%	
Number of Units	230	sf
Average Unit Size	755	sf
Enclosed Amenity sf/Unit	25	sf
Gross Parking Area	**154,276**	**sf**
Total Number of Stalls (Shared)	405	stalls
Stalls per Residential Unit	0.96	220
Stalls per Key (Block B)	0.50	135
Stalls per 1,000 sf of Retail (Shared)	3.86	50
Average Stall Size	381	sf

Unit Summary:

Number of Units	230 units
Average Unit Size	755 sf
Number of Efficiency Studios	**40 units**
Average Eff. Studio Size	445 sf
Percent Eff. Studios	17.4%
Number of Studios	**57 units**
Average Studio Size	624 sf
Percent Studios	24.8%
Number of Open One Bedrooms	**24 units**
Average Open One Size	670 sf
Percent Open One Bedrooms	10.4%
Number of One Bedrooms	**64 units**
Average One Bedroom Size	818 sf
Percent One Bedrooms	27.8%
Number of Two Bedrooms	**35 units**
Average Two Bedroom Size	1,267 sf
Percent Two Bedrooms	15.2%
Number of Penthouses	**10 units**
Average Penthouse Size	1,291 sf
Percent Penthouses	4.4%

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PFOJECT DATA: PHASE I / BLOCK A

A040
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Aerial view looking Northeast towards downtown

BLOCK B

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BLOCK B - PERSPECTIVE VIEW

A050
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Perspective View looking Southeast over Block B

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BLOCK B - PERSPECTIVE VIEW

A051
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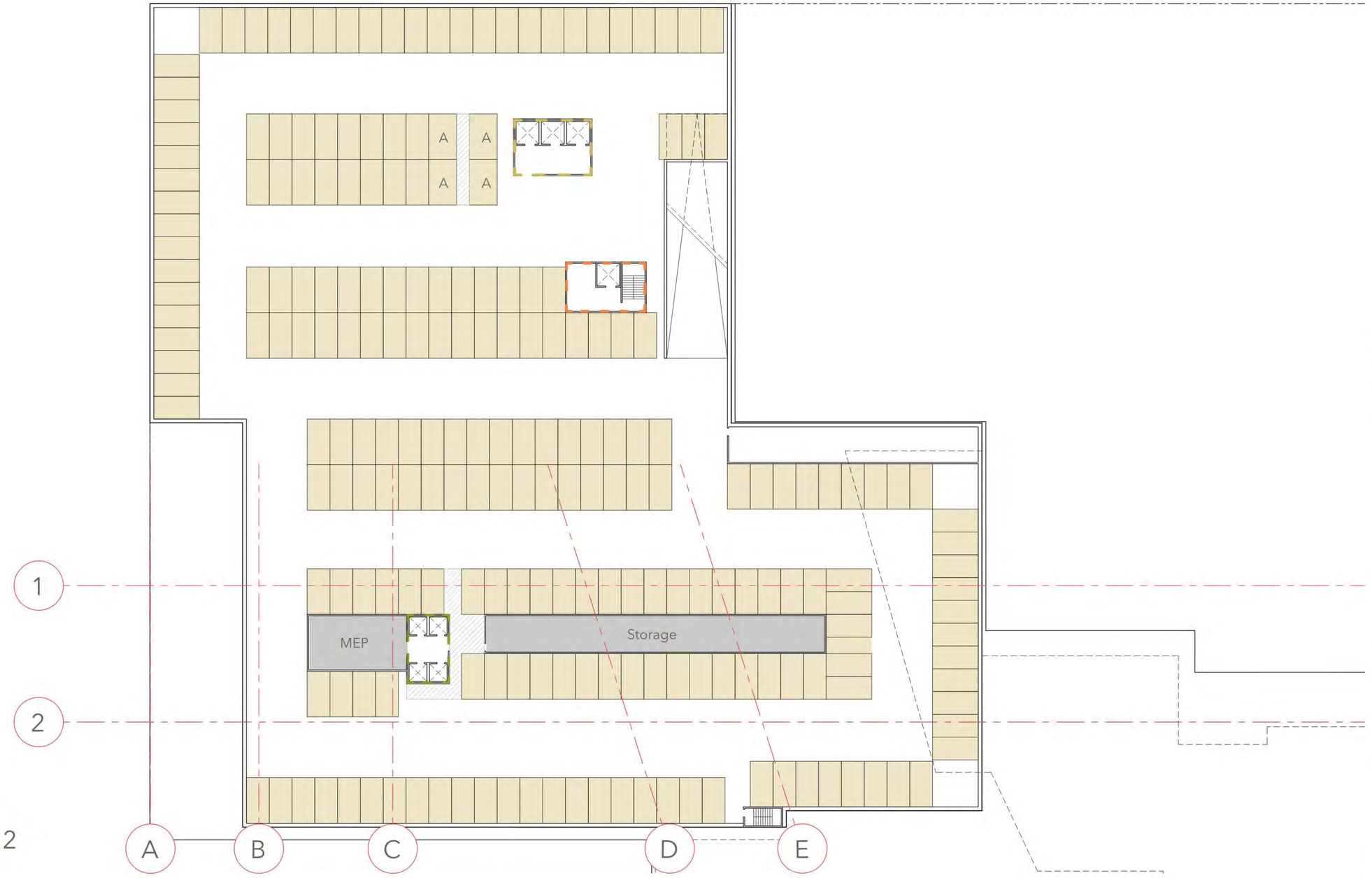

- Retail Elevator Lobby
- Residential Elevator Lobby
- Residential Parking Area
- Hospitality Elevator Lobby
- Service / Storage

P02: Parking Level 2

0′ 20′ 40′

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FLOOR PLAN P02: PARKING LEVEL 02

A060

REV. 9.18.2017

- Retail Parking Stalls
- Retail Elevator Lobby
- Residential Parking Stalls
- Residential Elevator Lobby
- Hospitality Parking Stalls
- Hospitality Elevator Lobby
- Service / Storage

P01: Parking Level 1

0′ 20′ 40′

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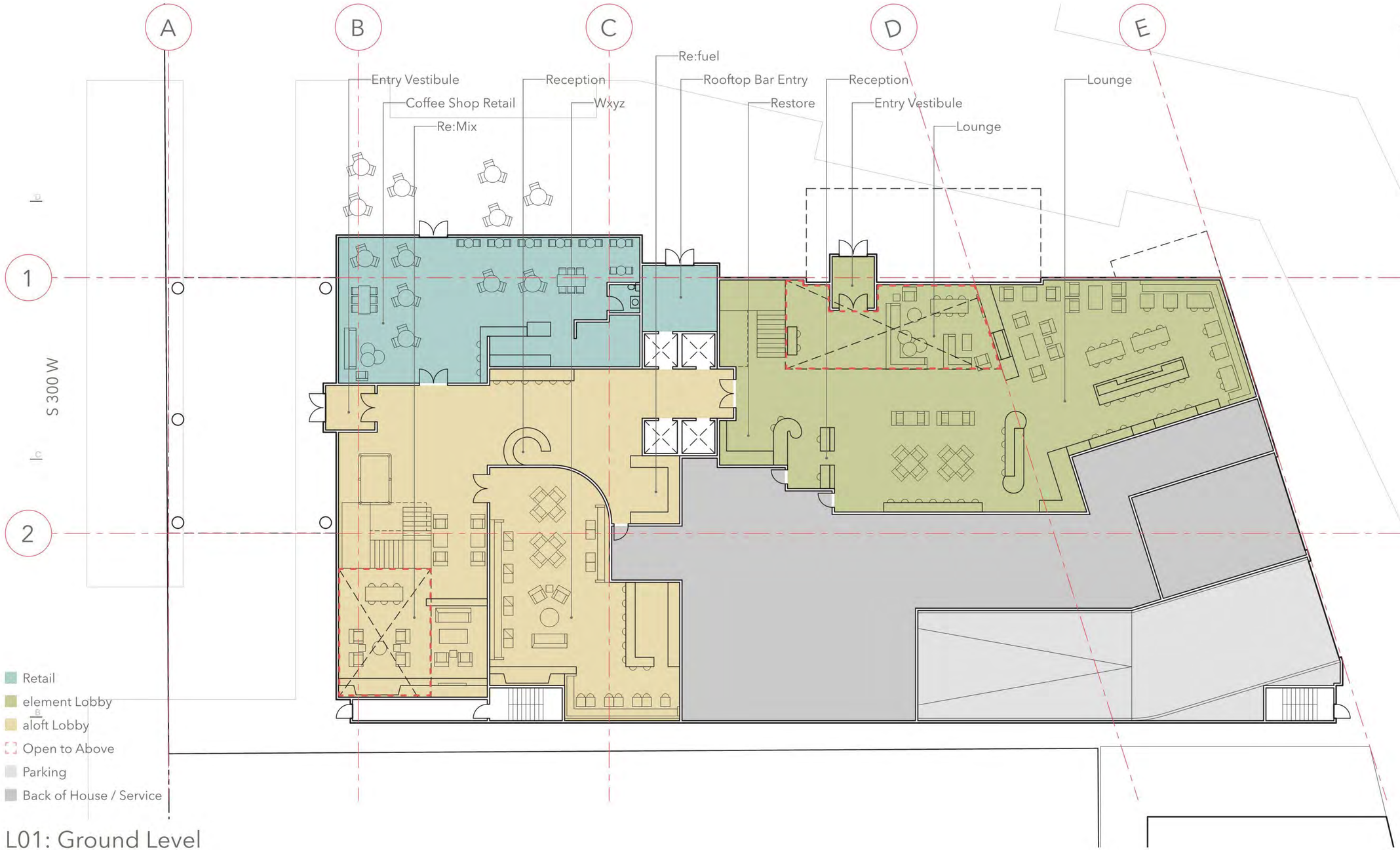
FLOOR PLAN P01: PARKING LEVEL 01

A061

REV. 9.18.2017



L01: Ground Level

0' 10' 20'

A

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GGLO DESIGN

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

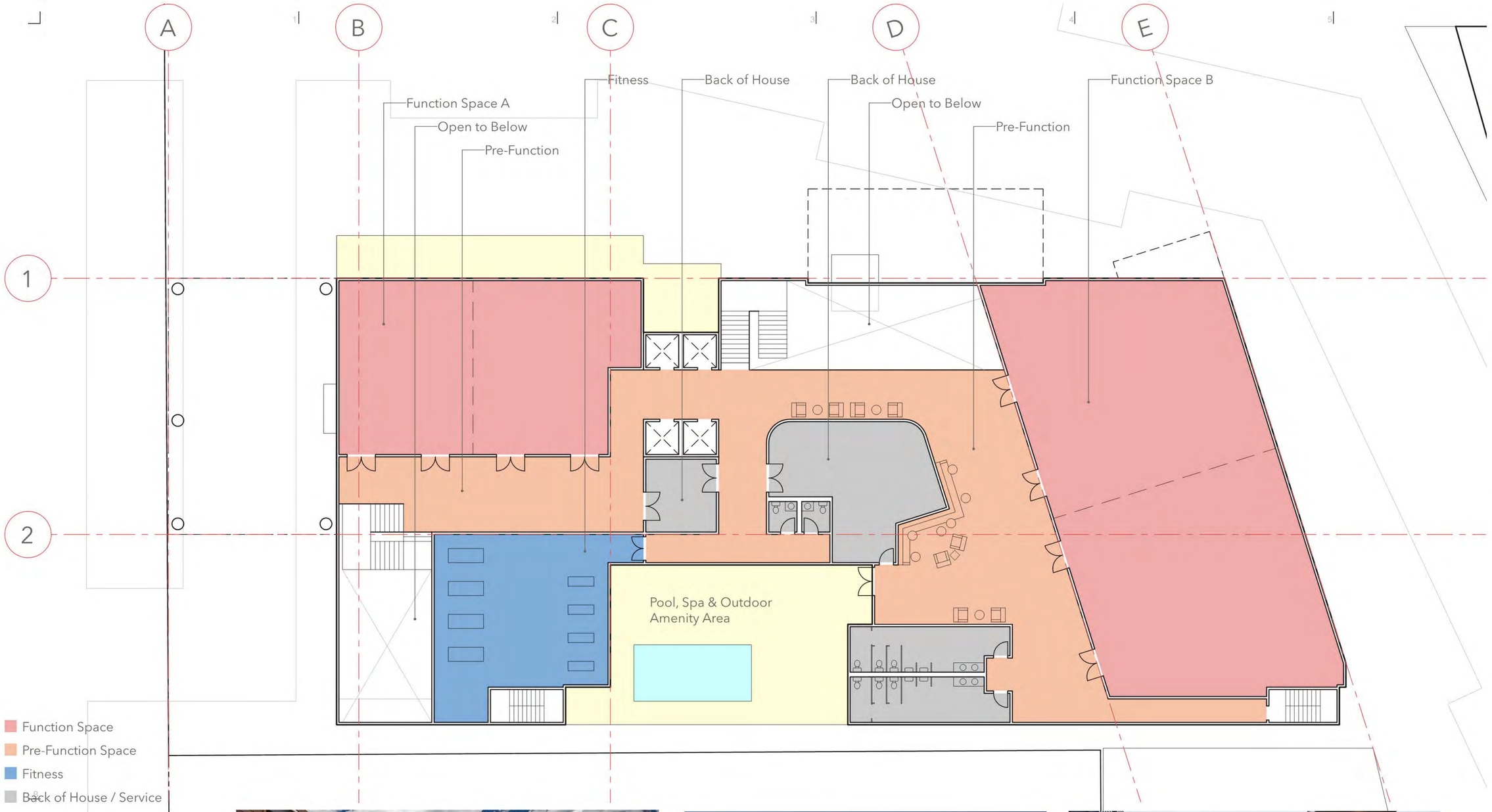
#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 29 MAY 2017

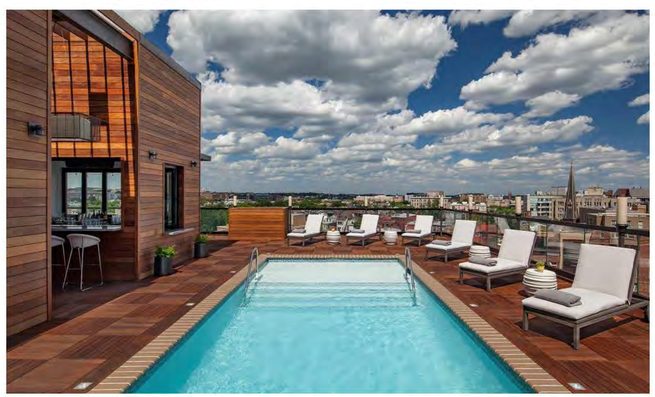
FLOOR PLANS: HOTEL LEVEL 1

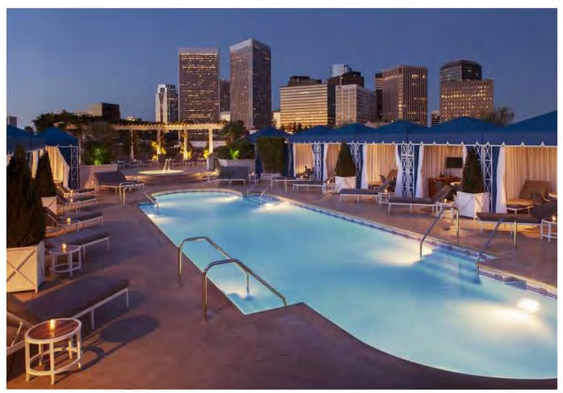
A062
REV. 9.18.2017

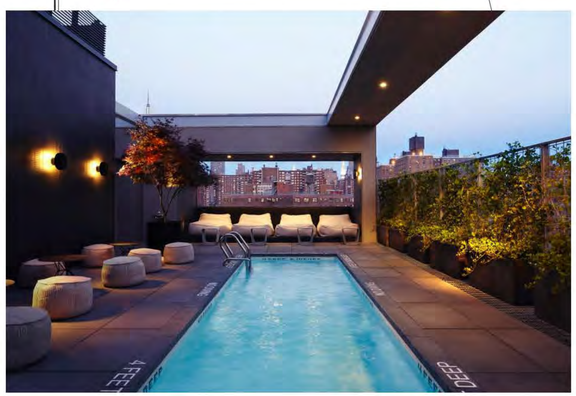


L02: Amenity Level

0′ 10′ 20′







Precedent Images

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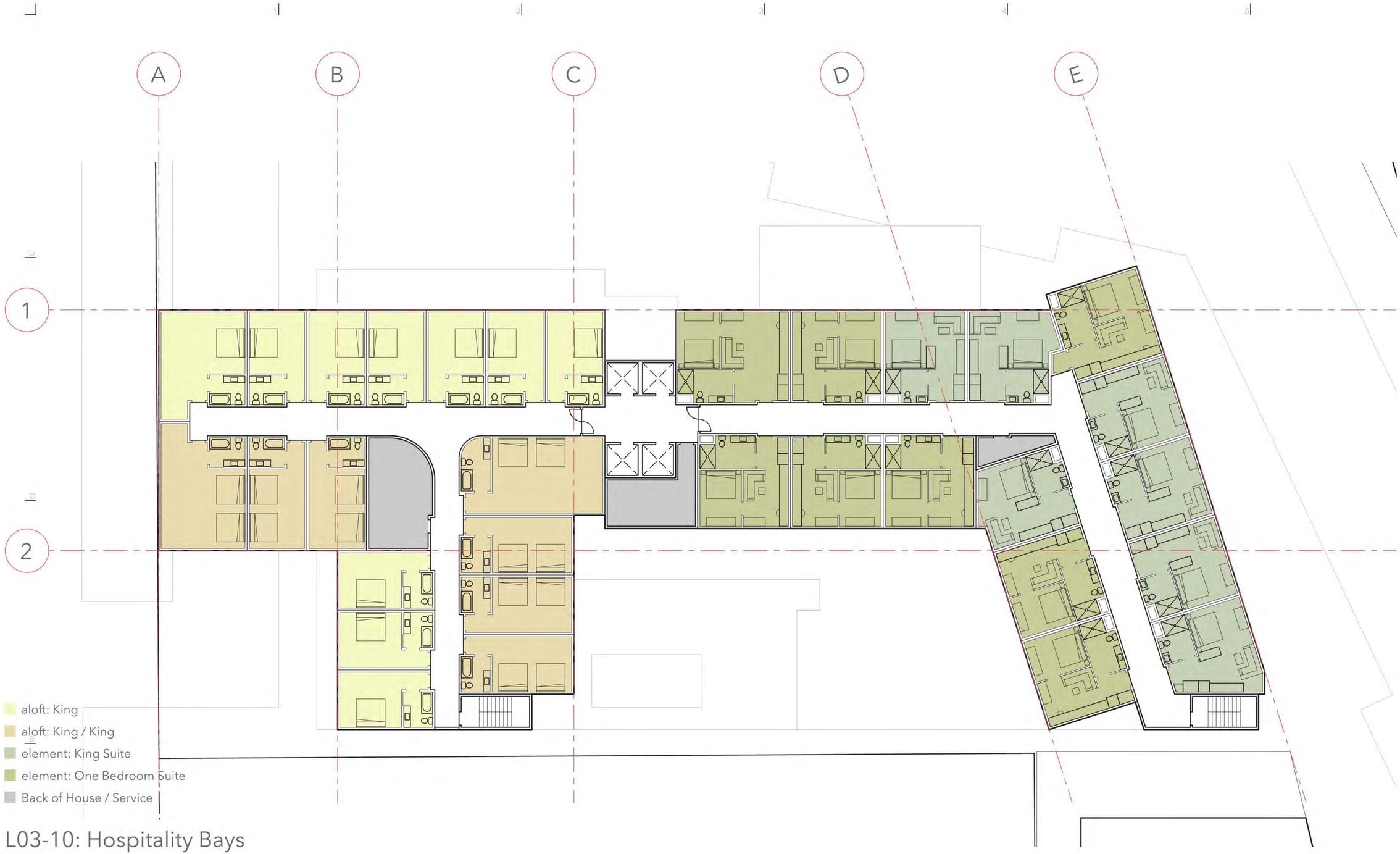
FLOOR PLANS: HOTEL LEVEL 2

A063
REV. 9.18.2017



L03-10: Hospitality Bays

0′ 10′ 20′

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FLOOR PLANS: HOTEL LEVEL 3-10

A064
REV. 9.18.2017

Outdoor Restaurant Space

Rooftop Bar

Outdoor Restaurant Space

Back of House

Rooftop Bar

Outdoor Restaurant Space

element: King Suite

element: One Bedroom Suite

Back of House / Service

L02: Amenity Level

0′ 10′ 20′

Precedent Images

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FLOOR PLANS: HOTEL LEVEL 11

A065

REV. 9.18.2017

North Elevation

0′ 10′ 20′

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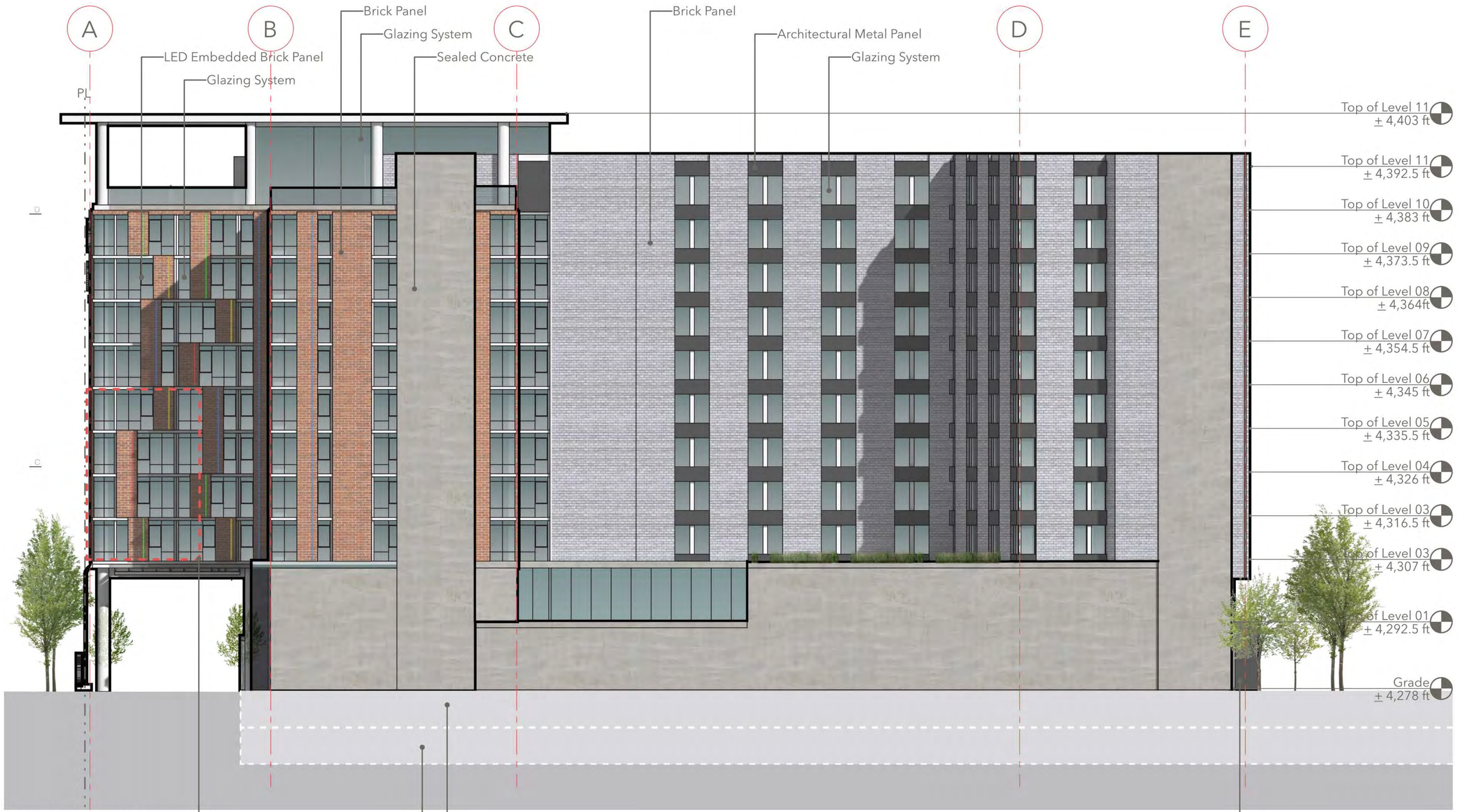
NORTH ELEVATION

A070
REV. 9.18.2017



South Elevation

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SOUTH ELEVATION

A071
REV. 9.18.2017

East Elevation

0′ 10′ 20′

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CITY REVIEW

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DATE: 29 MAY 2017

EAST ELEVATION

A072
REV. 9.18.2017

Overall Ground Level Transparency
Total elevation area: 1,488 sf
Transparent glass area: 827 sf
% transparency: 55.6%

3'-8' ONLY
Total elevation area: 529 sf
Transparent glass area: 292 sf
% transparency: 55%

West Elevation

0′ 10′ 20′

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WEST ELEVATION

A073
REV. 9.18.2017

Project Data: Phase I - Block B

	Shared Areas								
	Retail	Rooftop Bar	Fitness	Pre-Func	Func Space	Pool/ Outdoor	Back of House	Service	Parking
L20									
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11		5,124					1,106	731	
L10							282	1,239	
L9							282	1,239	
L8							282	1,239	
L7							282	1,239	
L6							282	1,239	
L5							282	1,239	
L4							282	1,239	
L3							282	1,239	
L2			1,443	2,867	6,992	2,599	1,121	3,312	
L1	1,956	184					4,239	1,164	2,304
P1									
P2									
Total	1,956	5,308	1,443	2,867	6,992	2,599	8,722	15,119	2,304

Area Summary:

Gross Building Area	**183,188**	**sf**
Gross Hotel Area	**173,620**	**sf**
Gross Retail Area	**7,264**	**sf**
Aloft: Net Bay Area	**48,232**	**sf**
Aloft: Number of Bays	136	Bays
Aloft: Number of King Bays	80	Bays
Aloft: Number of King/King Bays	56	Bays
Element: Net Key Area	**59,463**	**sf**
Element: Number of Bays	135	Bays
Element: Number of King Suites	63	Bays
Element: Number of 1 Bd Suites	72	Bays

aloft Areas:

	Aloft							
	Reception	Re:mix	Re:fuel	W xyz	King Bays	King/King Bays	Corridor	Guest Room
L20								
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10					10	7	1,051	6,029
L9					10	7	1,051	6,029
L8					10	7	1,051	6,029
L7					10	7	1,051	6,029
L6					10	7	1,051	6,029
L5					10	7	1,051	6,029
L4					10	7	1,051	6,029
L3					10	7	1,051	6,029
L2								
L1	1,443	1,560	225	1,751				
Total	1,443	1,560	225	1,751	80	56	8,408	48,232

element Areas:

	Element							
	Reception	Restore	Mod. Kitchen	Lounge	King Suite Bays	1 Bd Suite Bays	Corridor	Guest Room
L20								
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11					7	8	1,114	6,607
L10					7	8	1,114	6,607
L9					7	8	1,114	6,607
L8					7	8	1,114	6,607
L7					7	8	1,114	6,607
L6					7	8	1,114	6,607
L5					7	8	1,114	6,607
L4					7	8	1,114	6,607
L3					7	8	1,114	6,607
L2								
L1	1,412	157	868	2,333				
Total	1,412	157	868	2,333	63	72	10,026	59,463

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DATE: 29 MAY 2017

PROJECT DATA: PHASE I - BLOCK B

A080
REV. 9.18.2017

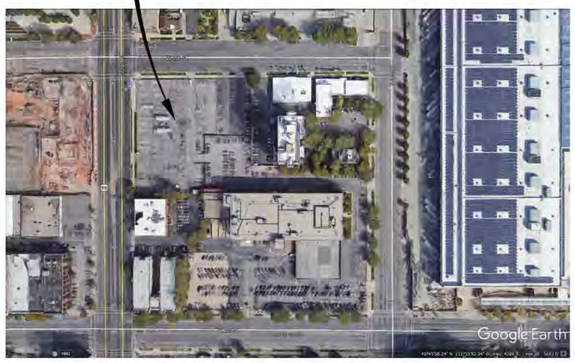
THE RITCHIE GROUP / BLOCK 67

Salt Lake City, Utah

Vicinity Maps

SITE AND TECHNICAL DRAWINGS

PROJECT SITE



UDOT NOTES – ALL WORK IN 300 WEST UDOT RIGHT OF WAY SHALL COMPLY WITH THE FOLLOWING UDOT REQUIREMENTS: 1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 -9:00 AM AND 3:30 -6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.

REFERENCES
1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT) FOR A COMPLETE VERSION OF THE DEPARTMENT'S STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.UTAH.GOV/GO/ACCESSMANAGEMENT.
2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG.
3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG.
4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD), WWW.UDOT.UTAH.GOV
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

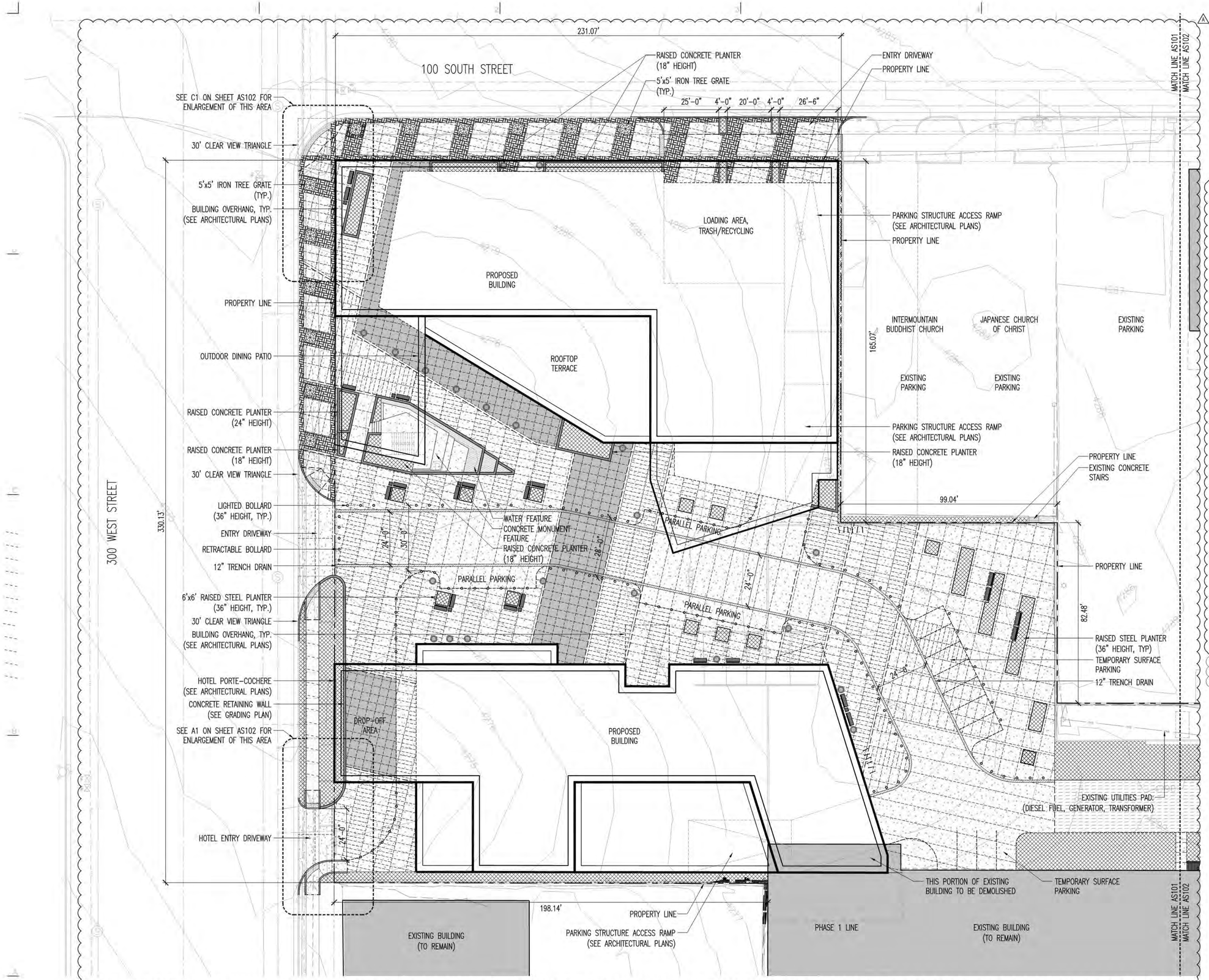
1. STANDARD NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND TO APPLICABLE UTILITY DISTRICT STANDARDS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR RECORDED IN EASEMENTS.
8. CONTRACTOR TO FOLLOW SALT LAKE CITY NOISE ORDINANCE STANDARDS
9. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
10. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS AT THE SALT LAKE COUNTY SURVEYORS OFFICE.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. APPLICATION FOR INSPECTION BY THE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
20. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
21. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
22. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION
23. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
24. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTORS ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
25. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY. POWER POLES ARE TO BE RELOCATED AND BURIED.
26. MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNER'S UTILITY STANDARDS AND SPECIFICATIONS
27. PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO SALT LAKE COUNTY STANDARDS.
28. ALL STATIONING IS REFERENCED TO CENTERLINE

1.4 GRADING NOTES
1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON PLANS.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE CITY WATER DEPARTMENT.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

SEWER DISTRICT NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

SALT LAKE CITY NOTES:
1. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS AND SPECIFICATIONS.
2- THE CURB AND GUTTER SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.
3- ALL UTILITY TRENCH WORK IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 255.
4- ALL SIDEWALK WORK DONE IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 231.
5- THE DRIVE APPROACH SHALL BE CONSTRUCTED AS PER APWA 225.
6- PRIOR TO OCCUPANCY PERMIT BEING ISSUED, ALL TRIP HAZARDS ON THE PUBLIC SIDEWALK MUST BE REMOVED.
7- PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE SLC ENGINEERING PERMITS OFFICE, AND MAY ALSO NEED A TRAFFIC CONTROL PERMIT FROM SLC TRANSPORTATION.

REV. 9.18.2017



SITE PLAN GENERAL NOTES:

A. SEE ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. COORDINATE IRRIGATION PRESSURE SUPPLY LINES AND LATERAL LINES WITH MECHANICAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
C. SEE ARCHITECTURAL DRAWINGS FOR ON-SITE PARKING CALCULATIONS.
D. OFF-STREET PARKING IS TO COMPLY WITH SALT LAKE CITY ORDINANCE (21A.44.020) INCLUDING, BUT NOT LIMITED TO, SECTIONS (21A.44.020.F.7) AND (21A.44.060.)

SITE PLAN MATERIALS LEGEND:

- FIBER REINFORCED CONCRETE W/SAWCUT JOINTS (43,052 SQ.FT.)
- DECORATIVE PAVING, PAVER UNITS (5,536 SQ.FT.)
- RIGHT-OF-WAY PAVING, PAVER UNITS (3,179 SQ.FT.)
- ASPHALT PAVING (2,640 SQ.FT.)
- IRRIGATED, WATER-WISE LANDSCAPE (9,462 SQ.FT.)
- 6' BENCH SEATING (WITH BACK)
- TRASH/RECYCLING RECEPTACLE
- 36" DIA. DECORATIVE FLOWER POT
- BICYCLE RACKS
- CONCRETE PAVING CONTROL JOINT (SAW CUT)
- CONCRETE PAVING EXPANSION JOINT
- CONCRETE PAVING EXPANSION JOINT WITH DOWEL (CONNECTION TO EXISTING CONCRETE PAVING)

SITE TABULATIONS:

- TOTAL SITE AREA*: 111,252.0 SF (100.0%)
- TURF AREA: 0.0 SF (0.0%)
- IRRIGATED LANDSCAPE AREA: 8,625.0 (7.8%)
- HARDSCAPE PAVING AREA:* 54,550.0 (49.0%)

*INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY

- STREET FRONTAGE: 100 SOUTH=231.07' LIN.FT.
- TREES REQUIRED (1/30 FT.): 7
- TREES PROVIDED:* 6
- STREET FRONTAGE: 300 WEST=274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)
- TREES REQUIRED (1/30 FT.): 11
- TREES PROVIDED: 11

ADDITIONAL PLANTING AREAS HAVE BEEN ADDED ALONG 100 SOUTH WITH ORNAMENTAL SPECIES. THE CURRENT TREE SPACING MATCHES THE ORDINACE AND THE CITY STANDARD PAVING PATTERN

ARCH | NEXUS
Architectural NEXUS, Inc.
2505 East Parleys Way
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T 801.924.5000
http://www.archnexus.com

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision
1	09.15.2017	AKC
	CITY COMMENTS 1	

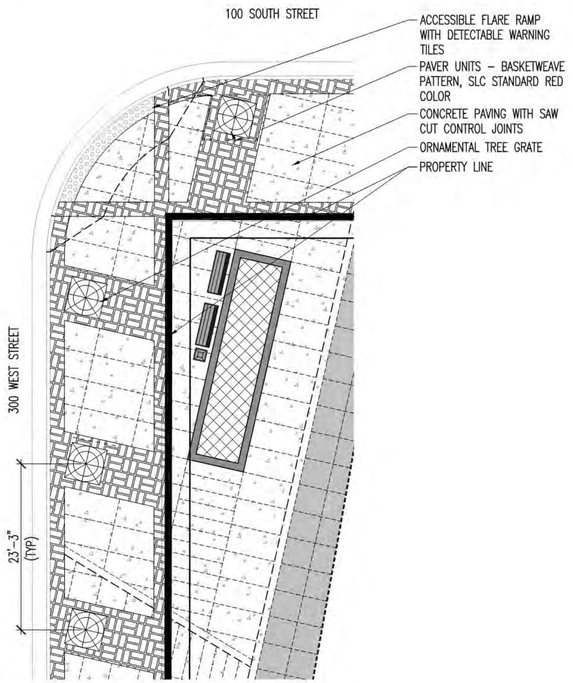
CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 01 JUNE 2017

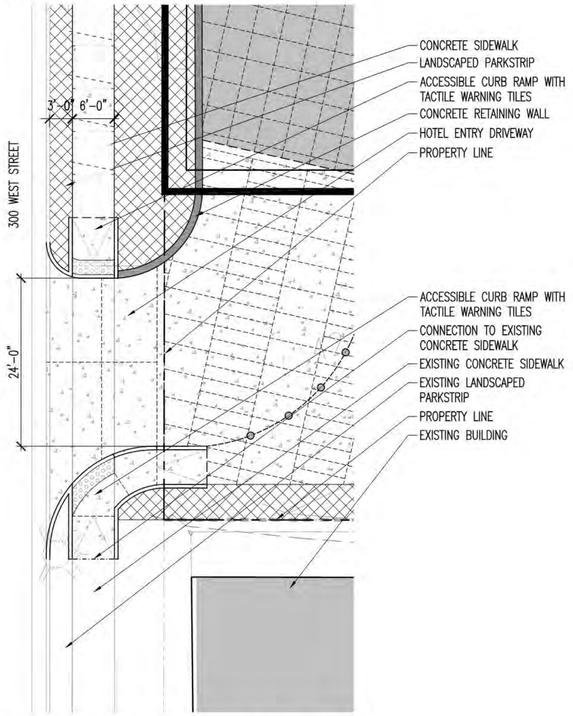
ARCHITECTURAL SITE PLAN

N
0 5 10 20 40
1"=20'

AS101
REV. 10.31.2017



C1 AS102 R.O.W. CORNER ENLARGEMENT
SCALE: 1" = 10'-0"



A1 AS102 300 WEST ENTRY ENLARGEMENT
SCALE: 1" = 10'-0"

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SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision
1	09.15.2017	AKC
	CITY COMMENTS 1	

CITY REVIEW

NEXUS PROJECT #: 16063
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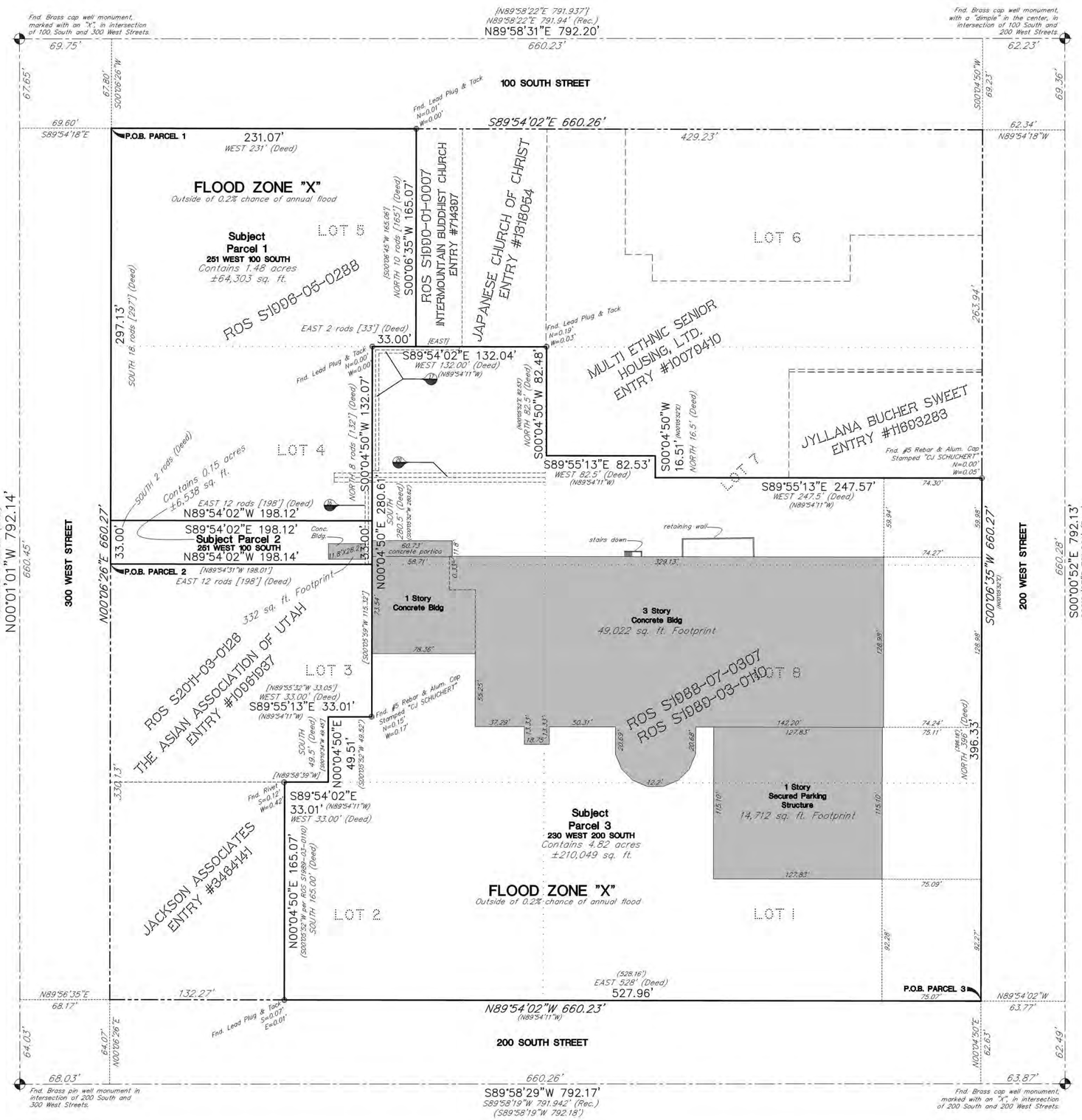
ARCHITECTURAL SITE PLAN

N
0 5 10 20 40
1"=20'

AS102
REV. 10.31.2017



LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = RIGHT OF WAY LINES / BLOCK LINES
- = RECORD OF SURVEY LINES
- = ADJOINING PARCELS DEED LINES
- = ROOT PARCEL LINES
- = DIMENSION LINES

[S00°01'01" 111.11'] = DIMENSIONS PER ROS S1990-01-0007
(S00°01'01" 111.11') = DIMENSIONS PER ROS S1998-03-0110
[S00°01'01" 111.11'] = DIMENSIONS PER ROS S2011-03-0126

= BUILDINGS

ZONE: D-4 District General Regulations:

1. Minimum Lot Size: No minimum lot area or lot width is required.
2. Yard Requirements:
a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such designs shall be subject to the requirements of chapter 21A.59 of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process subject to the requirements of chapter 21A.59 of this title.
b. Interior Side And Rear Yards: None required.
3. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-4 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
a. Within block corner areas, structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.
b. Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54 of this title. Parking structures shall meet the following:
(1) Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.
(2) Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
(3) Mid block surface parking lots shall have a fifteen foot (15') landscaped setback.
c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the planning commission pursuant to the provisions of chapter 21A.54 of this title.
d. No special restrictions shall apply to belowground parking facilities.
e. At grade (surface) parking facilities shall be set back behind the principal building and shall be set back at least seventy five feet (75') from front and corner side lot lines and landscaped in a way that minimizes visual impacts.
4. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the D-4 secondary central business district, shall be at least forty percent (40%) glass surfaces. All first floor glass shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. The planning director may approve a modification to this requirement, if the planning director finds:
a. The requirement would negatively impact the historic character of the building; or
b. The requirement would negatively impact the structural stability of the building.
c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).
Appeal of administrative decision is to the planning commission.
5. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 secondary central business district.
6. 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. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the zoning administrator shall be required.
7. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-4 secondary central business district as contained in chapter 21A.48 of this title.
8. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title.
9. Mid Block Walkways: As a part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed after the effective date hereof within the D-4 downtown district shall conform to this plan for mid block walkways.
10. 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. (Ord. 66–13, 2013: Ord. 62–13, 2013: Ord. 15–13, 2013)

SURVEYORS CERTIFICATE:

TO: The Ritchie Group, L.C., their successors and assigns, Royal Woods Associates, a Utah Limited Partnership, their successors and assigns and First American Title Insurance Company, its successors and assigns. This is to certify that this map and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes Items 2 thru 5, 6(b), 7(a&b),8, 9, 11, 13, 14, 16 thru 18, and 20(a) from Table A thereof.
The field work was completed on April 09, 2016.

David E. Hawkes — 05/03/16

David E. Hawkes PLS #356548 — DATE

This ALTA/ACSM Land Title Survey was prepared using that certain Commitment For Title Insurance issued by First American Title Insurance Company, Order Number NCS–759023–SLC1, 4th Amendment, with an effective date of February 08, 2016 at 7:30 a.m.

NARRATIVE:

Boundary Consultants was retained by Twin Peaks, P.C., agent for The Ritchie Group, L.C., to perform an ALTA Survey of the subject parcels. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4222.959 feet and no vertical calibration. Basis of Bearing for this survey is North 00°01'01" West 792.14 feet between the Salt Lake City Well Monuments Monumentalizing the Intersections of 300 West Street, 100 South and 200 South Streets. Which is a rotation of 00°00'16.963" to the right from Geodetic North as determined by GPS.

SCHEDULE B–SECTION 2, Amendment No. 2:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. **NON SURVEY MATTER.**
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
3. Easements, claims of easements or encumbrances which are not shown by the public records. **POSSIBLE UTILITY EASEMENTS AS EVIDENCED ON SURVEY.**
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **NON SURVEY MATTER.**
7. Defects, liens, encumbrances, adverse claims or other matters; if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment. **NON SURVEY MATTER.**
8. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of $22,127.91. Tax Parcel No. 15–01–201–001–0000. **NON SURVEY MATTER.**
9. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of $1,973.50 Tax Parcel No, 15–01–201–002–0000. **NON SURVEY MATTER.**
10. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of $140,465.25. Tax Parcel No. 15–01–201–026–0000. **NON SURVEY MATTER.**
11. Any charge upon the land by reason of its inclusion in Salt Lake City. **NON SURVEY MATTER.**
12. The effects of that certain instrument entitled "Notice of Adoption of Redevelopment Plan entitled 'C.B.D. Neighborhood Development Plan' and dated May 1, 1982" recorded November 28, 1984 as Entry No. 4020604 in Book 5609 at Page 1953 of Official Records. **AFFECTS ALL PARCELS.**
13. This item has been intentionally deleted.
14. Salt Lake City Ordinance No. 70 of 2005 adopting the Central Community Master Plan, Pursuant to Petition No. 400–01–36 and the terms, conditions and limitations contained therein, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records. **AFFECTS ALL PARCELS.**
15. This item has been intentionally deleted.
16. Right of Way Easement and conditions contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded June 20, 1980 as Entry No. 3445535 in Book 5114 at Page 90 of Official Records. **AFFECTS PARCELS 1 AND 2.**
17. Right of Way Easement and conditions contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded January 19, 1981 as Entry No. 3525021 in Book 5202 at Page 1155 of Official Records. **AFFECTS PARCEL 3.**
18. This item has been intentionally deleted.
19. This item has been intentionally deleted.
20. Right of Way Easement and conditions contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded July 5, 1985 as Entry No. 4106556 in Book 5668 at Page 2537 of Official Records. **AFFECTS PARCEL 3.**
21. This item has been intentionally deleted.
22. A Mortgage dated October 31, 1996 by and between Royal Wood Associates, a Utah Limited Partnership as Mortgagor and First Interstate Bank of Montana, N.A. as Mortgage given to No. NCS–759023–SLC1 secure an original principal indebtedness of $4,900,000.00 and any other amounts or obligations secured thereby, recorded November 12, 1996 as Entry No. 6503327 in Book 7532 at Page 2560 of Official Records.
Modification of Mortgage and the terms, conditions and limitations contained therein, recorded June 4, 2008 as Entry No. 10444236 in Book 9613 at Page 6843 of Official Records. **NON SURVEY MATTER.**
23. A Mortgage dated February 19, 2003 by and between Royal Wood Associates, a Utah Limited Partnership as Mortgagor and First Interstate Bank as Mortgage given to secure an original principal indebtedness of $1,328,939.99 and any other amounts or obligations secured thereby, recorded February 24, 2003 as Entry No. 8541246 in Book 8743 at Page 2260 of Official Records.
Modification of Mortgage and the terms, conditions and limitations contained therein, recorded July 16, 2012 as Entry No. 11430140 in Book 10035 at Page 8310 of Official Records. **NON SURVEY MATTER.**
24. This item has been intentionally deleted.
25. Lease and the terms, conditions and limitations contained therein, dated May 1, 2006 between Royal Wood Associates as Lessor and The United States Postal Service, as Lessee, disclosed by that certain instrument recorded July 22, 2005 as Entry No. 9440564 in Book 9163 at Page 1353 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein–above mentioned lease and any other matters affecting said lease are not shown herein. **NON SURVEY MATTER.**
26. This item has been intentionally deleted.
27. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. **NON SURVEY MATTER.**
28. The State Construction Registry discloses the following Preliminary Notice(s): (None found within the last 12 months). **NON SURVEY MATTER.**

DESCRIPTIONS:

PARCEL 1:

Commencing at the Northwest Corner of Lot 5, Block 67, Plat "A", Salt Lake City Survey; Thence SOUTH 18 rods; Thence EAST 12 rods; Thence NORTH 8 rods; Thence EAST 2 rods; Thence NORTH 10 rods; Thence WEST 231 feet to the point of beginning,

PARCEL 2:

Beginning at the Southwest Corner of Lot 4, Block 67, Plat "A", Salt Lake City Survey; Thence EAST 12 rods; Thence NORTH 2 rods; Thence WEST 12 rods; Thence SOUTH 2 rods to beginning.

PARCEL 3:

A tract of land situate in Lots 1,2,3,4,7 and 8, Block 67, of Plat "A", Salt Lake City Survey, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, and running thence NORTH 396.00 feet; Thence WEST 247.5 feet; Thence NORTH 16.5 feet; Thence WEST 82.5 feet; Thence NORTH 82.5 feet; Thence WEST 132.00 feet; Thence SOUTH 280.5 feet; Thence WEST 33.00 feet; Thence SOUTH 49.5 feet; Thence WEST 33.00 feet; Thence SOUTH 165.00 feet; Thence EAST 528.00 feet to the point of beginning.

ALTA/ACSM LAND TITLE SURVEY OF TAX PARCELS 15–01–207–001, –002, –026

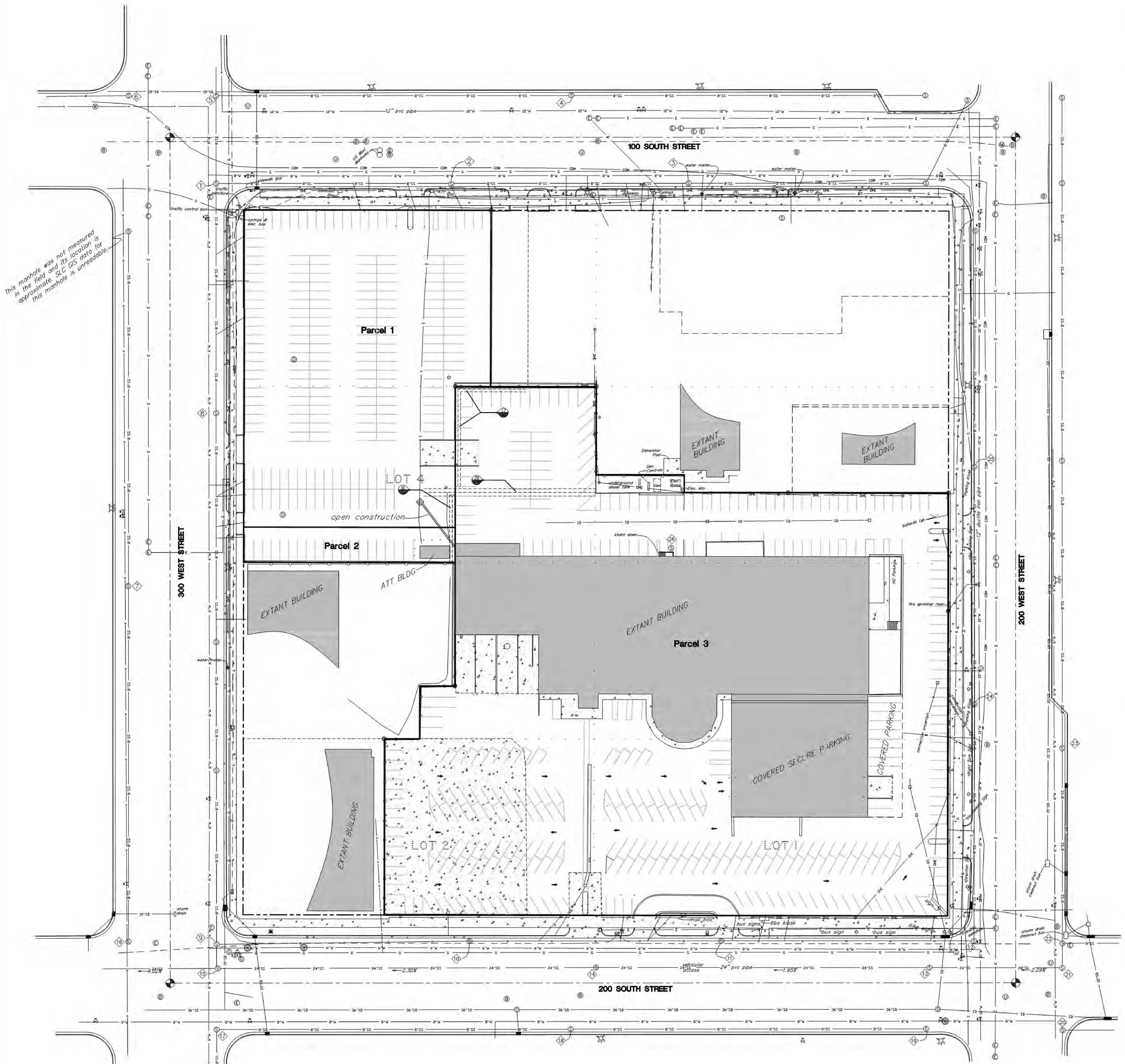
BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE/PLOT DATE: 05–03–16
SCALE: 1"=40'
PROJECT NUMBER: 1606001

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801–792–1569 801–690–7158 FAX

DESIGNED: DEH
DRAFTED: DEH
CHECKED: DEH

SHEET 1 of 3



50 0 50 100

SCALE OF FEET

LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = RIGHT OF WAY LINES / BLOCK LINES
- = RECORD OF SURVEY LINES
- = ADJOINING PARCELS DEED LINES
- = ROOT PARCEL LINES
- = WALLS
- = SANITARY SEWER
- = 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED
- = STORM DRAIN
- = 36" STORM DRAIN, OR SIZE AS NOTED
- = 8" WATER, OR SIZE AS AND TYPE AS NOTED
- = SYRINGA
- = CENTURY LINK
- = US WEST
- = ELECTRIC
- = OVERHEAD ELECTRIC
- = MCI
- = STRIPING
- = GAS
- = SEWER MANHOLE NUMBER
- = UNKNOWN MANHOLE
- = ELECTRIC MANHOLE
- = STORM DRAIN MANHOLE
- = SANITARY SEWER MANHOLE
- = BELL TELEPHONE MANHOLE
- = GAS MANHOLE
- = UTILITY BOX AS LABELED
- = PROPERTY CORNER AS NOTED ON SHT. 1 OF 3
- = GUY POLE
- = WATER MANHOLE
- GV = GAS VALVE
- = FIRE HYDRANT
- WV = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- = ELECTRIC BOX
- 14 NOTE = TITLE REPORT EXCEPTION
- = BUILDINGS
- = CONCRETE

SURVEYOR'S NOTES

1. According to FEMA Map #49035C1044H:
Community: Salt Lake City, City of
Number: 49015
Panel: 144
Suffix: H
The subject parcels lie in Flood Zone "X"; "outside of 0.2% chance of annual flood."

2. The subject Parcels contain 525 parking stalls, in the following break down:
PARCEL 1: 195 regular stalls
2 ADA Stalls
TOTAL 197 stalls

PARCEL 2: 19 stalls total no ADA stalls.

PARCEL 3: 295 regular stalls
14 ADA stalls
TOTAL 309 stalls

3. Utility locations are from surface indications, manholes, valves, blue stakes, Salt Lake City GIS, ect., and may vary from their true locations. A number of manholes both storm drain and sanitary sewer are sealed or covered with asphalt so that we cannot access them at this time.

4. See Sheet 3 of 3 for storm drain grate elevations and inverts.

5. There is an open trench under construction on Subject Parcel 1, as shown hereon, and a Geo Tech firm has recently been doing core drilling on subject Parcels 1, 2 & 3.

SEWER NOTES

MANHOLE NUMBER	RIM ELEVATION	INVERT ELEVATION
1	4278.8	4265.0
2	4282.4	4271.6
3	4287.3	4276.5
4	4286.0	4277.8
5	4279.6	4269.6
6	4278.5	4267.6
7	4271.0	4260.8
8	4275.4	4262.4
9	4268.3	4256.3
10	4272.6	4261.7
11	4277.0	4267.0
12	4282.2	4271.4
13	4281.6	4214.5
14	4275.3	4260.8
15	4268.1	4256.1
16	4266.9	4255.8
17	4267.3	UNKNOWN
18	4272.9	4278.8
19	4280.0	4261.6
20	4281.6	4270.9
21	4283.1	UNKNOWN
22	4283.0	4271.5
23	4284.9	4274.9
24	4284.8	4273.3
25	4289.5	4278.8
26	4290.2	UNKNOWN

PROFESSIONAL LAND SURVEYOR No. 358548 DAVID E. HAWKES STATE OF UTAH
David E. Hawkes 05/03/16

DATE: PLOT DATE: 05-03-16

SCALE 1"=50'

PROJECT NUMBER 1606001

ALTA/ACSM LAND TITLE SURVEY OF TAX PARCELS 15-01-207-001, -002, -026

BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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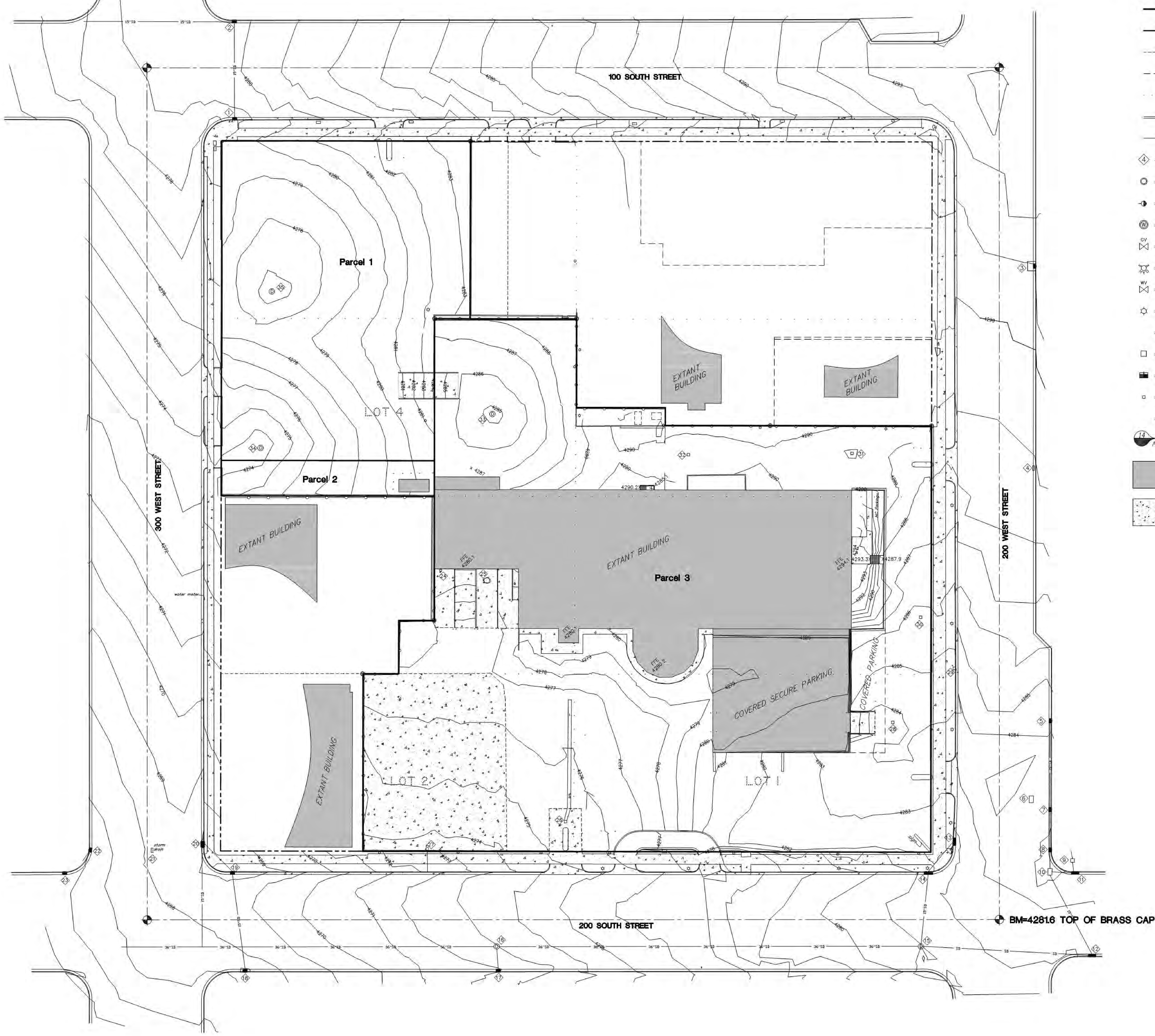
DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 2 OF 3



50 0 50 100
SCALE OF FEET

LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = RIGHT OF WAY LINES / BLOCK LINES
- = RECORD OF SURVEY LINES
- = ADJOINING PARCELS DEED LINES
- = ROOT PARCEL LINES
- = WALLS
- = STORM DRAIN
- = STORM DRAIN NUMBER
- = PROPERTY CORNER AS NOTED ON SHT. 1 OF 3
- = GUY POLE
- = WATER MANHOLE
- = GAS VALVE
- = FIRE HYDRANT
- = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- = ELECTRIC BOX
- NOTE = TITLE REPORT EXCEPTION
- = BUILDINGS
- = CONCRETE

SURVEYOR'S NOTES

1. The majority of the utility lines and parking lot striping have been turned off so as to not create confusion with the contour lines. See sheet 2 of 3 for utilities and striping.

2. Utility locations are from surface indications, manholes, valves, blue stakes, Salt Lake City GIS, ect., and may vary from their true locations. A number of manholes both storm drain and sanitary sewer are sealed or covered with asphalt so that we cannot access them at this time.

STORM DRAIN NOTES

STORM DRAIN	GRATE/LID/RIM ELEVATION	INVERT ELEVATION
1	4278.2	4276.1
2	4282.4	4271.6
3	4291.8	
4	4286.0	4277.8
5	4284.2	4280.6
6	4283.7	
7	4282.9	4280.9
8	4282.5	
9	4283.3	
10	4282.8	
11	4277.0	
12	4281.9	
13	4281.5	4279.3
14	4281.4	4278.7
15	4281.0	
16	4273.0	
17	4271.8	
18	4266.8	4261.3
19	4267.1	4264.0
20	4267.8	4265.1
21	4268.2	
22	4265.8	
23	4264.8	
24	4275.6	
25	4275.8	4270.8
26	4275.2	4273.4
27	4273.5	
28	4283.6	4281.6
29	4284.1	4281.9
30	4285.6	4283.6
31	4288.8	4287.1
32	4289.0	4286.8
33	4284.6	4273.9
34	4273.7	
35	4276.4	

PROFESSIONAL LAND SURVEYOR No. 356548 DAVID E. HAWKES STATE OF UTAH — LICENSED

DATE: PLOT DATE: 04-12-16
SCALE 1"=50'
PROJECT NUMBER 1606001

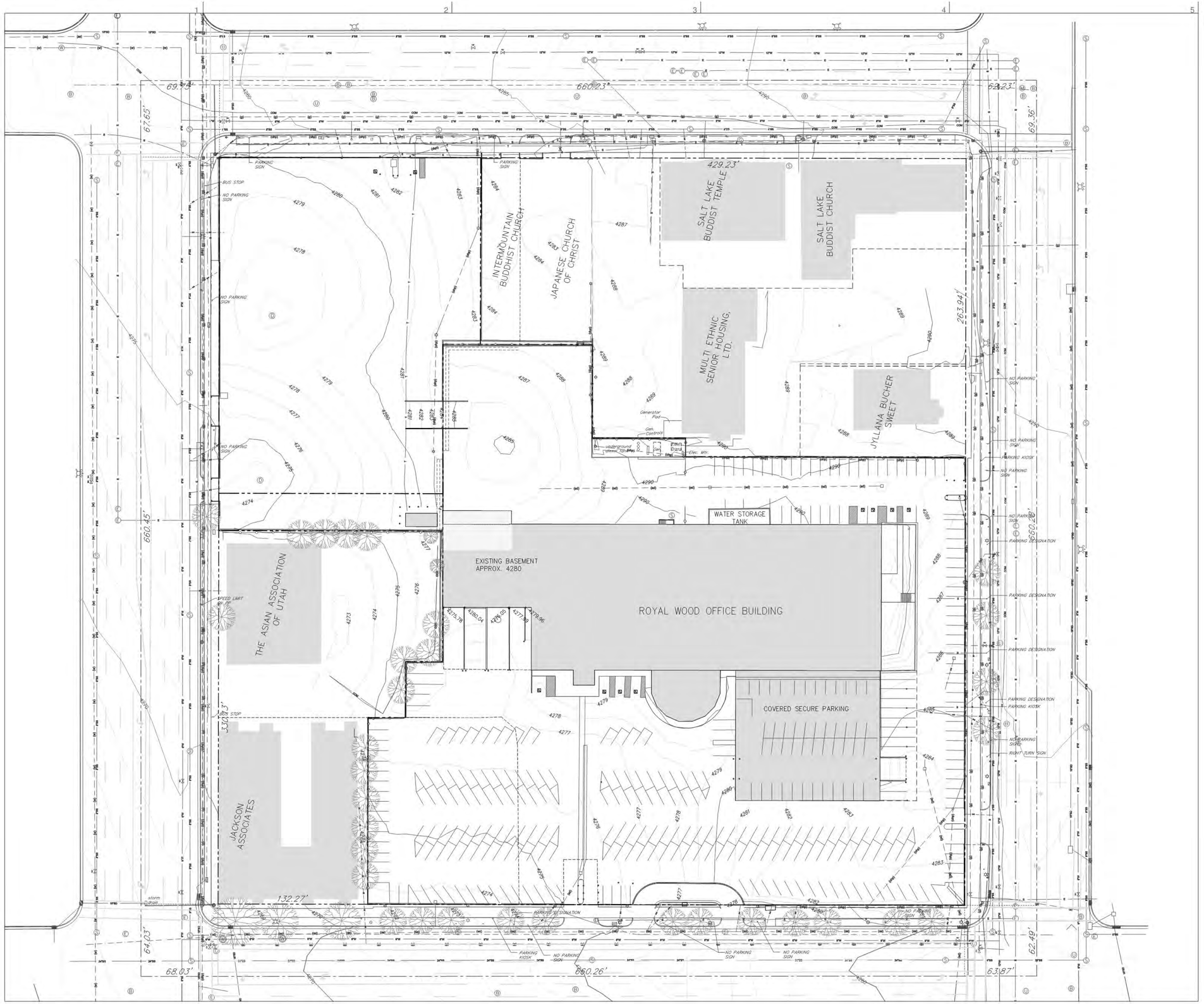
ALTA/ACSM LAND TITLE SURVEY OF
TAX PARCELS 15-01-207-001, -002, -026

BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 3 OF 3



SCALE OF FEET
FULL SIZE (24x36) 1"=40'

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GGLO DESIGN

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision

SHEET SET

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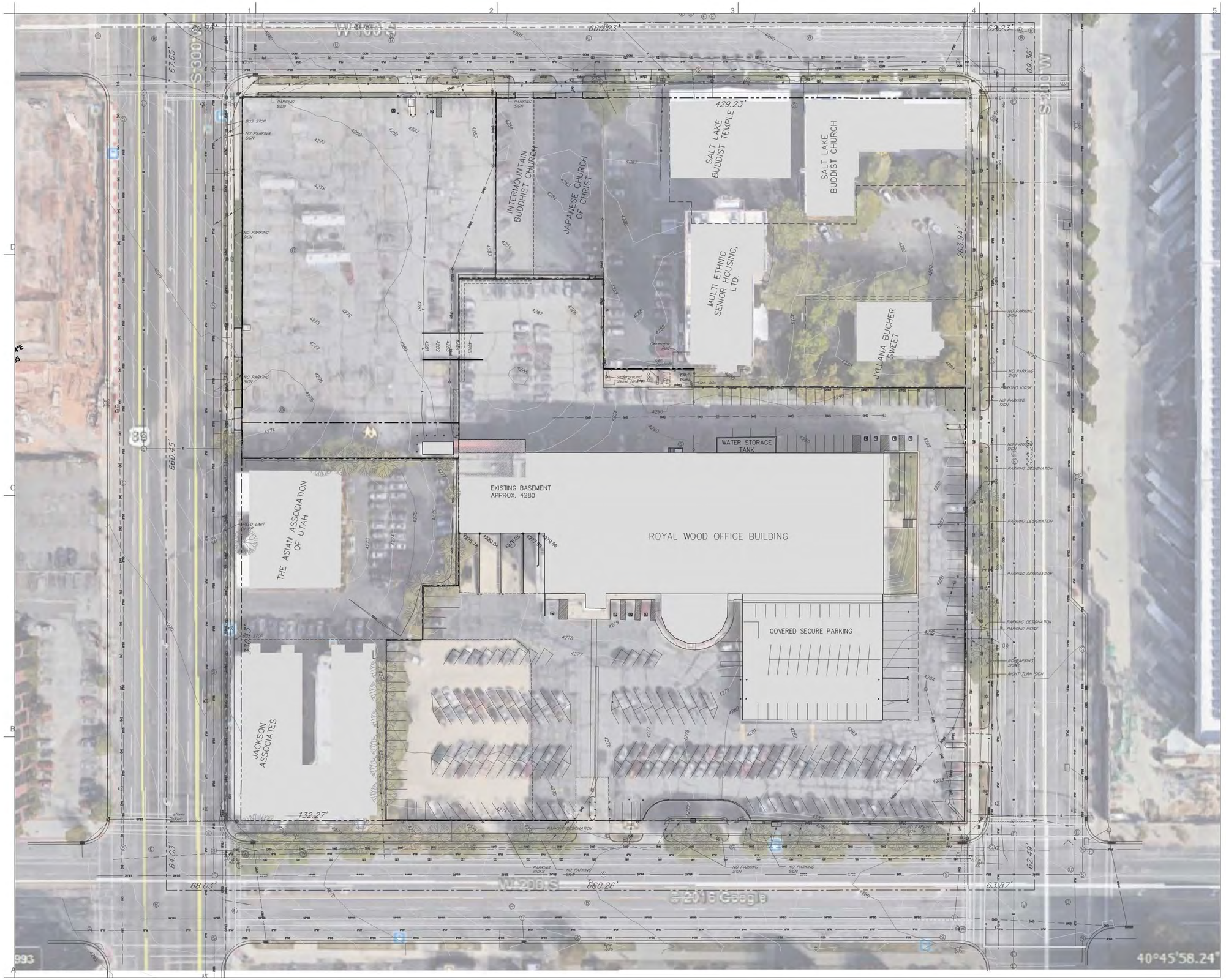
DRAWN BY: AH
DATE: 29 MAY 2017

EXISTING CONDITION PLAN

C1

REV. 09.18.2017



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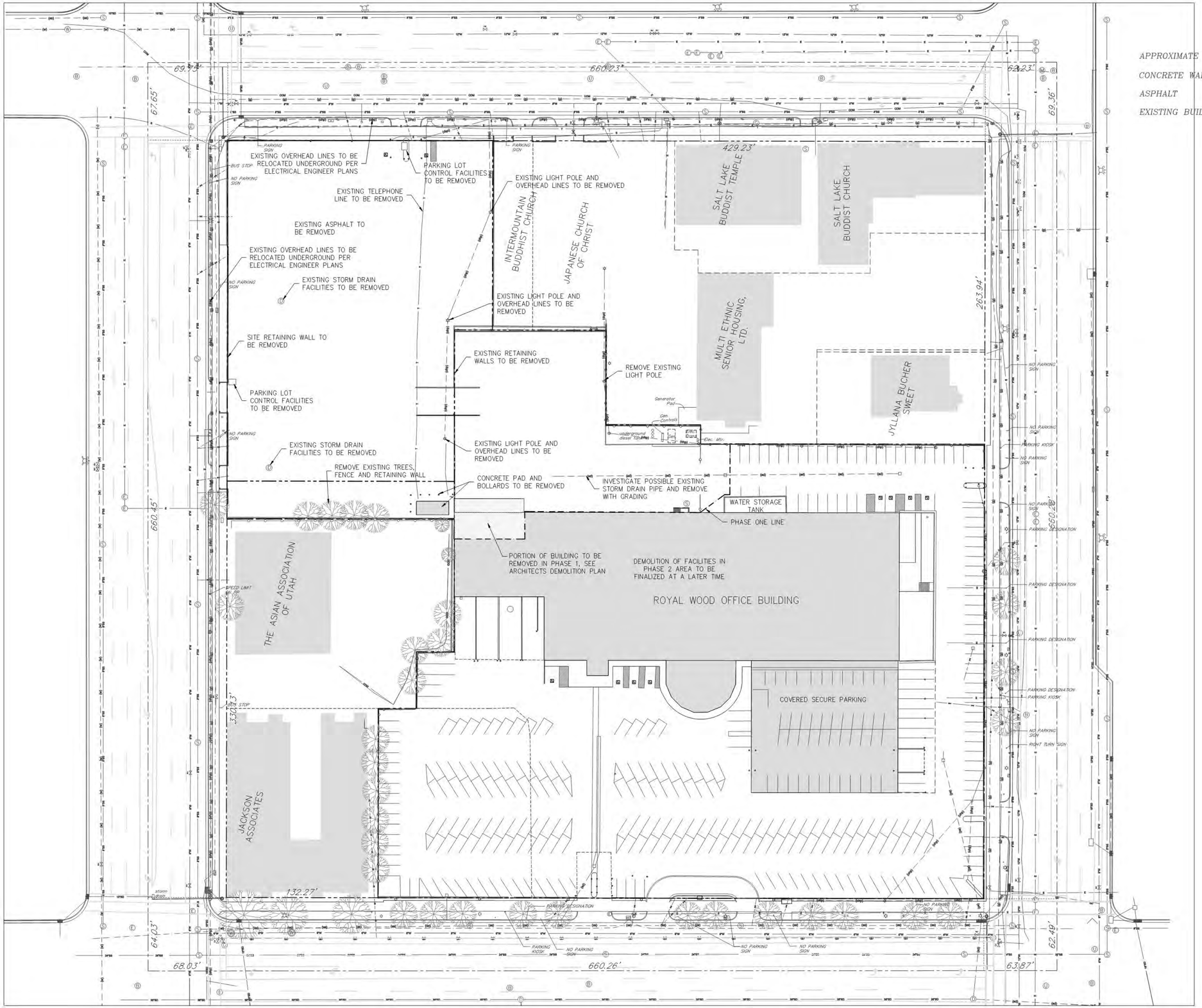
EXISTING CONDITION PLAN WITH AERIAL

C1a

REV. 09.18.2017



5 | 40 0 40 80

SCALE OF FEET
FULL SIZE (24x36) 1"=40'

APPROXIMATE SITE DEMO QUANITIES

CONCRETE WALLS	*1,250 LF (HEIGHT VARIES)*
ASPHALT	*95,800 SQ. FT.*
EXISTING BUILDING	*2,100 SQ. FT*

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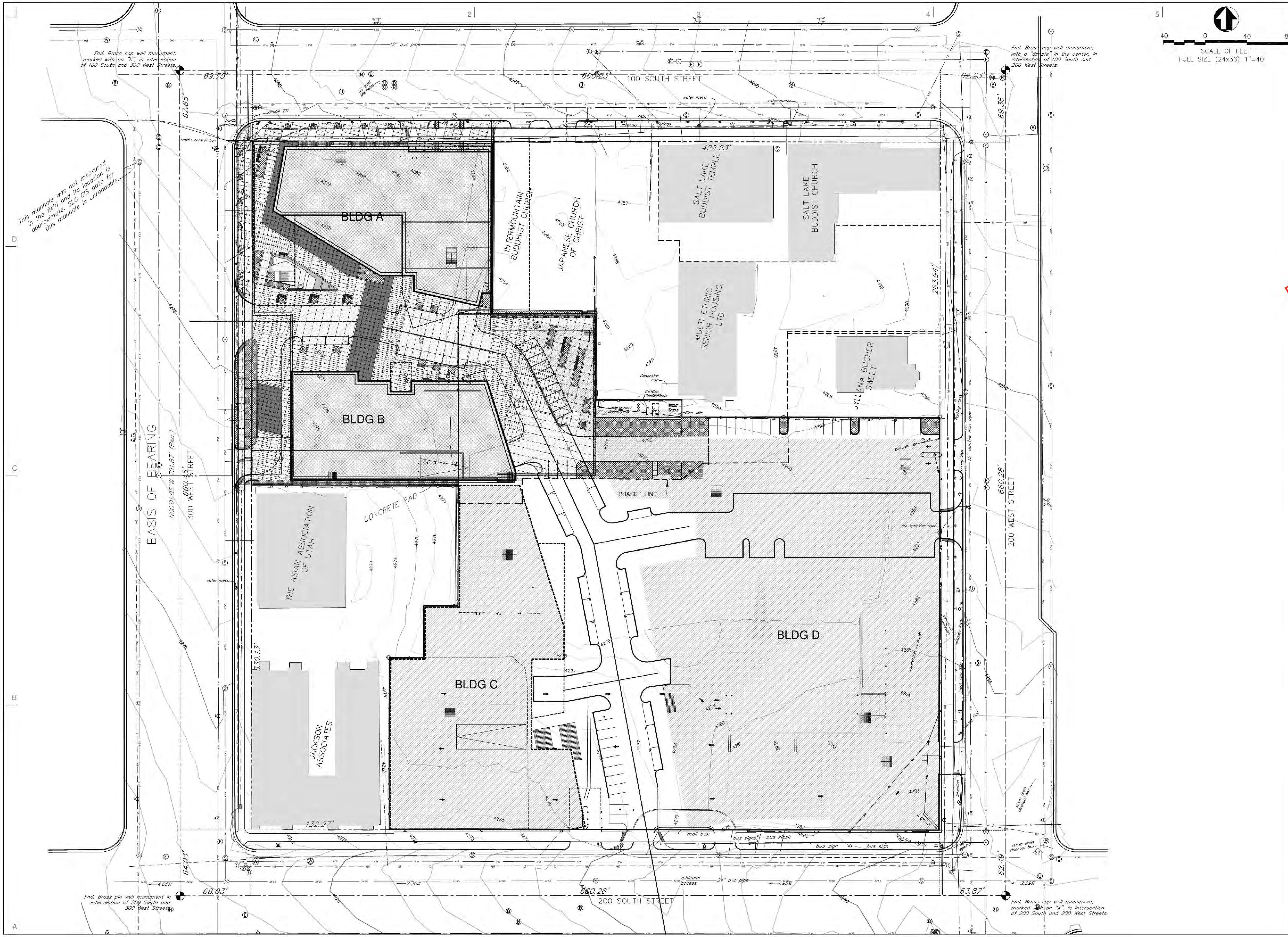
DEMOLITION PLAN PHASE 1

C2

REV. 09.18.2017



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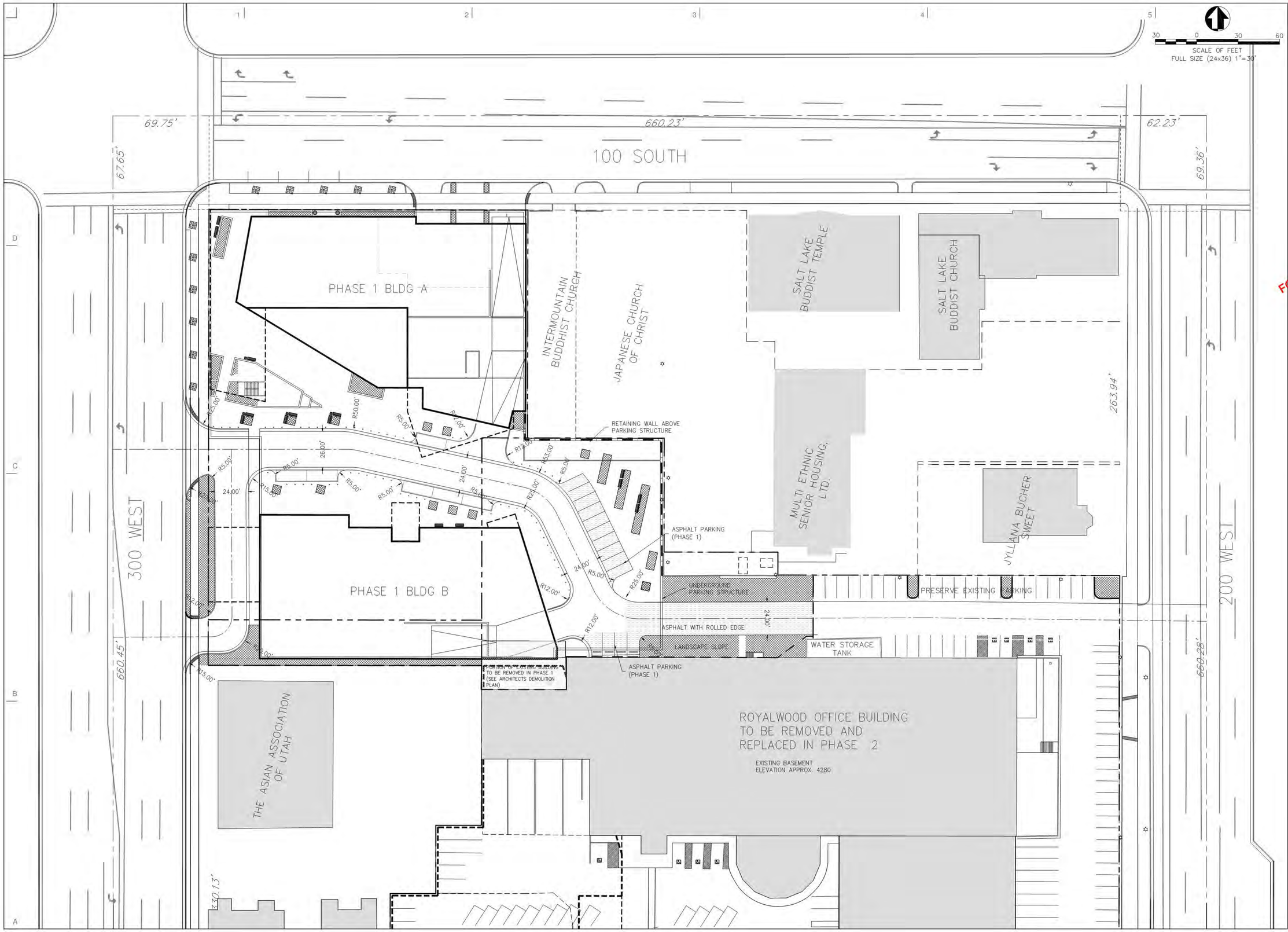
OVERALL SITE PLAN

C3

REV. 10.31.2017



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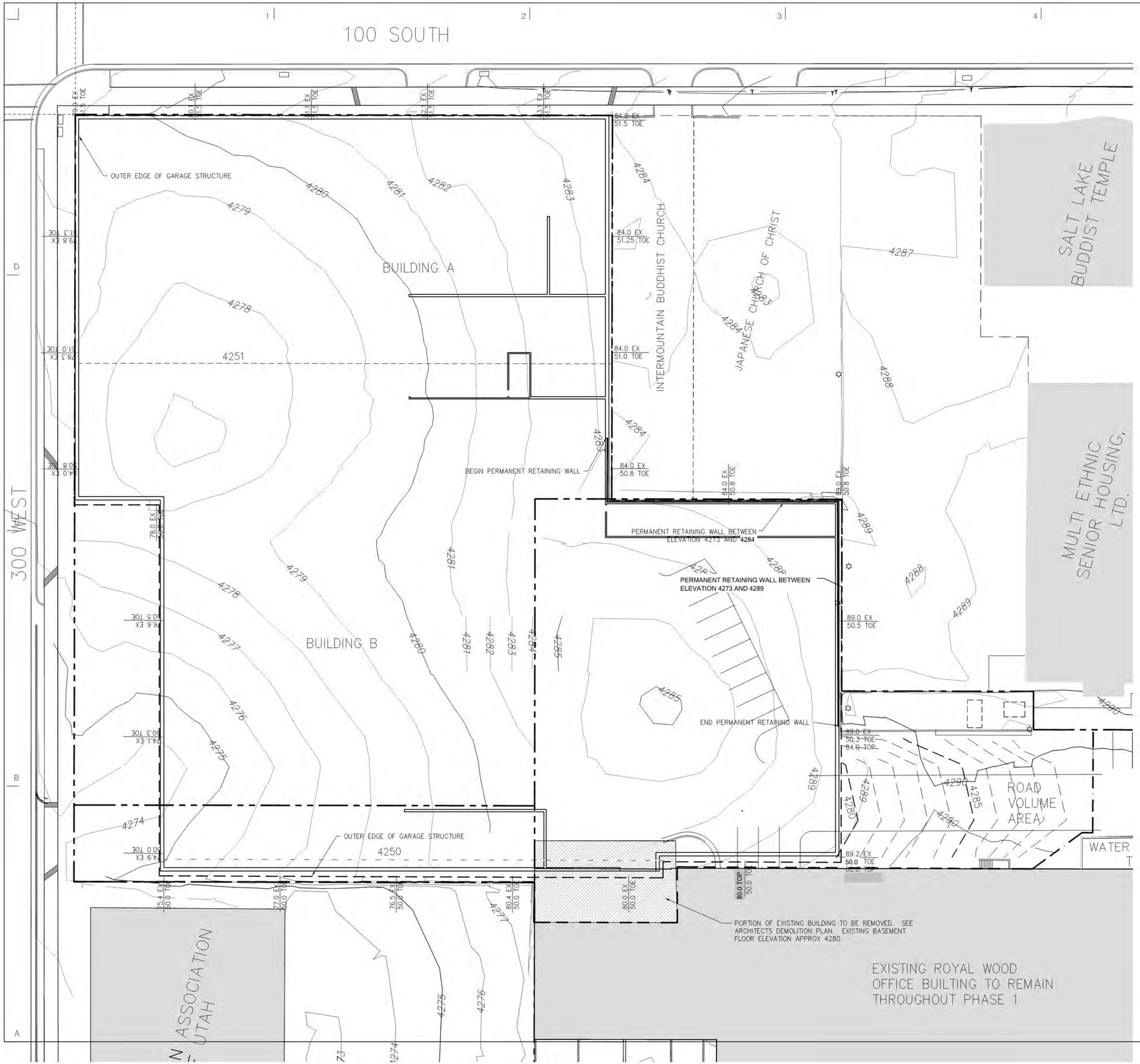
PHASE 1 BLOCK AB SITE PLAN

C4

REV. 10.31.2017



SCALE OF FEET
FULL SIZE (24x36) 1"=20'

Volume
Cut volume (adjusted) 100,500 Cu. Yd.
Fill volume (adjusted) 0 Cu. Yd.

ROAD Volume
Cut volume (adjusted) 1485 Cu. Yd.
Fill volume (adjusted) 0 Cu. Yd.

LEGEND

= EXISTING CONTOURS
= EXCAVATION CONTOURS
= OUTER GARAGE WALL
= TEMPORARY SHORING

NOTE:
1. SHORING PLAN TO BE PREPARED SEPARATELY. PERMIT REQUIRED BY SALT LAKE CITY.
2. ALL EXCAVATION AND SHORING TO BE DESIGNED AND COMPLETED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY GEOTECHNICAL ENGINEER

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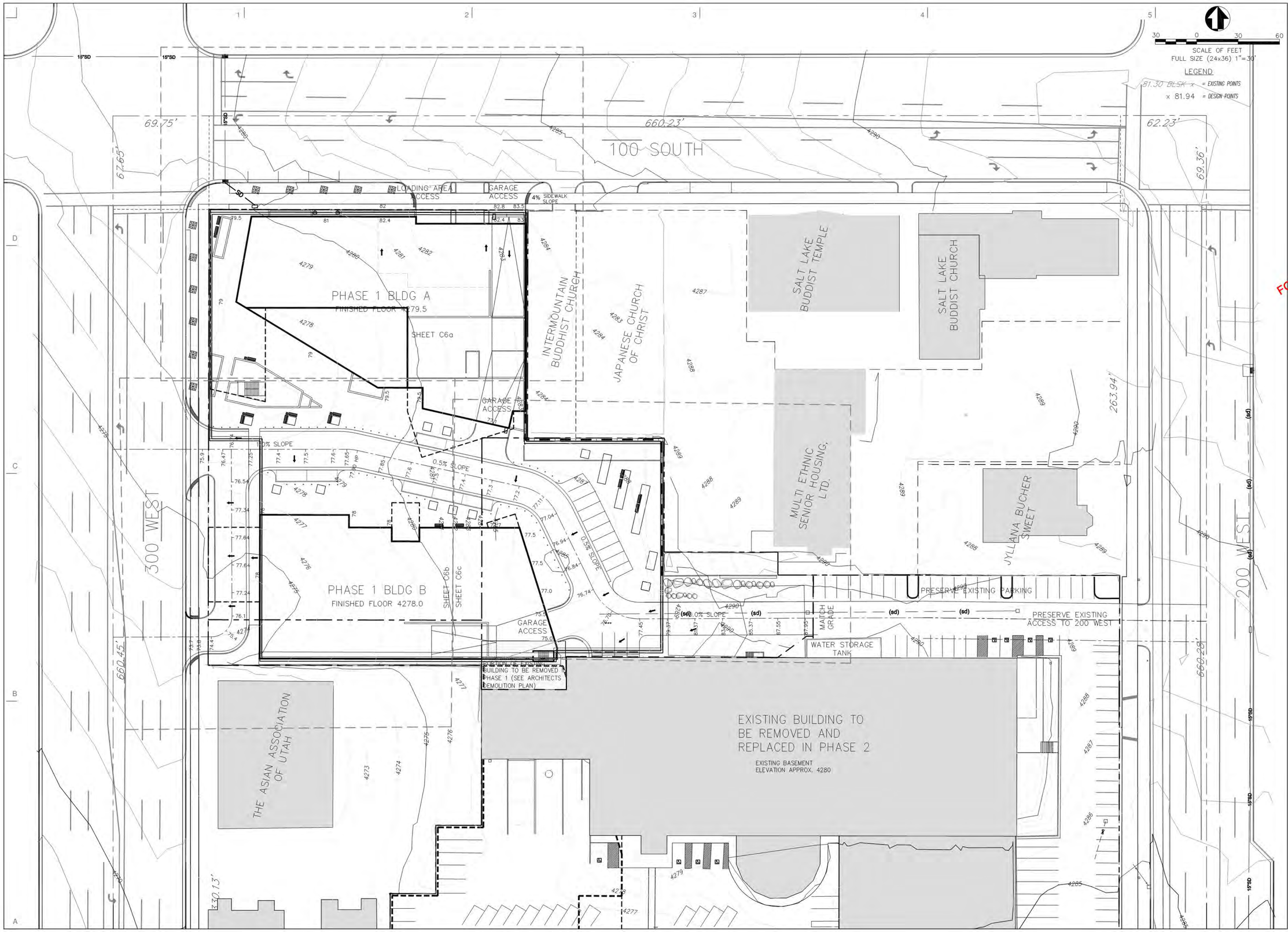
PHASE 1
BLOCK AB
GARAGE EXCAVATION

C5

REV. 10.31.2017



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PHASE 1 BLOCK AB GRADING PLAN

C6

REV. 10.31.2017

100 SOUTH

SCALE OF FEET
FULL SIZE (24x36) 1"=10'

LEGEND
81.30 BLSK x = EXISTING POINTS
81.94 = DESIGN POINTS
= EXISTING CONTOURS
= PROPOSED CONTOURS

EXISTING GRATE EL: 78.50
FLOW: 68.50

15" RCP

REMOVE EXISTING CURB/GUTTER AND INSTALL NEW DRIVE APPROACH PER CITY STANDARDS

NEW 4x2.5 STORM CATCH BASIN
GRATE EL: 79.5
FLOW EL: 70.0

TOP LANDSCAPE WALL 81.0

LANDSCAPE WALL 82.0

TOP LANDSCAPE WALL 81.0

LOADING AREA ACCESS

INSTALL 2x4 CATCH BASIN CONNECT INTO GARAGE DRAIN SYSTEM

GARAGE ACCESS

4% SIDEWALK SLOPE

MATCH EXISTING SIDEWALK ELEV.

REMOVE AND REPLACE EXISTING SIDEWALK PER CITY STANDARDS

BACKFILL 83.8

83.37 NG

83.46 TOE

BACKFILL 84.2

x 83.82 NG

83.40 TOE

x 83.46 NG

x BACKFILL 83.6

83.02 CB

83.29 TOE

84.60 CNTR WALL

x BACKFILL 84.6

79.0 PAVERS

PHASE 1 BLDG A
FINISH FLOOR 4279.5

79.0 PAVERS

MATCH LINE SEE SHEET C6b

MATCH LINE SEE SHEET C6c

TOP LANDSCAPE WALL 81.0

79.5

79.5

FOW

CH EXISTING

0.8%

0.5%

2.0%

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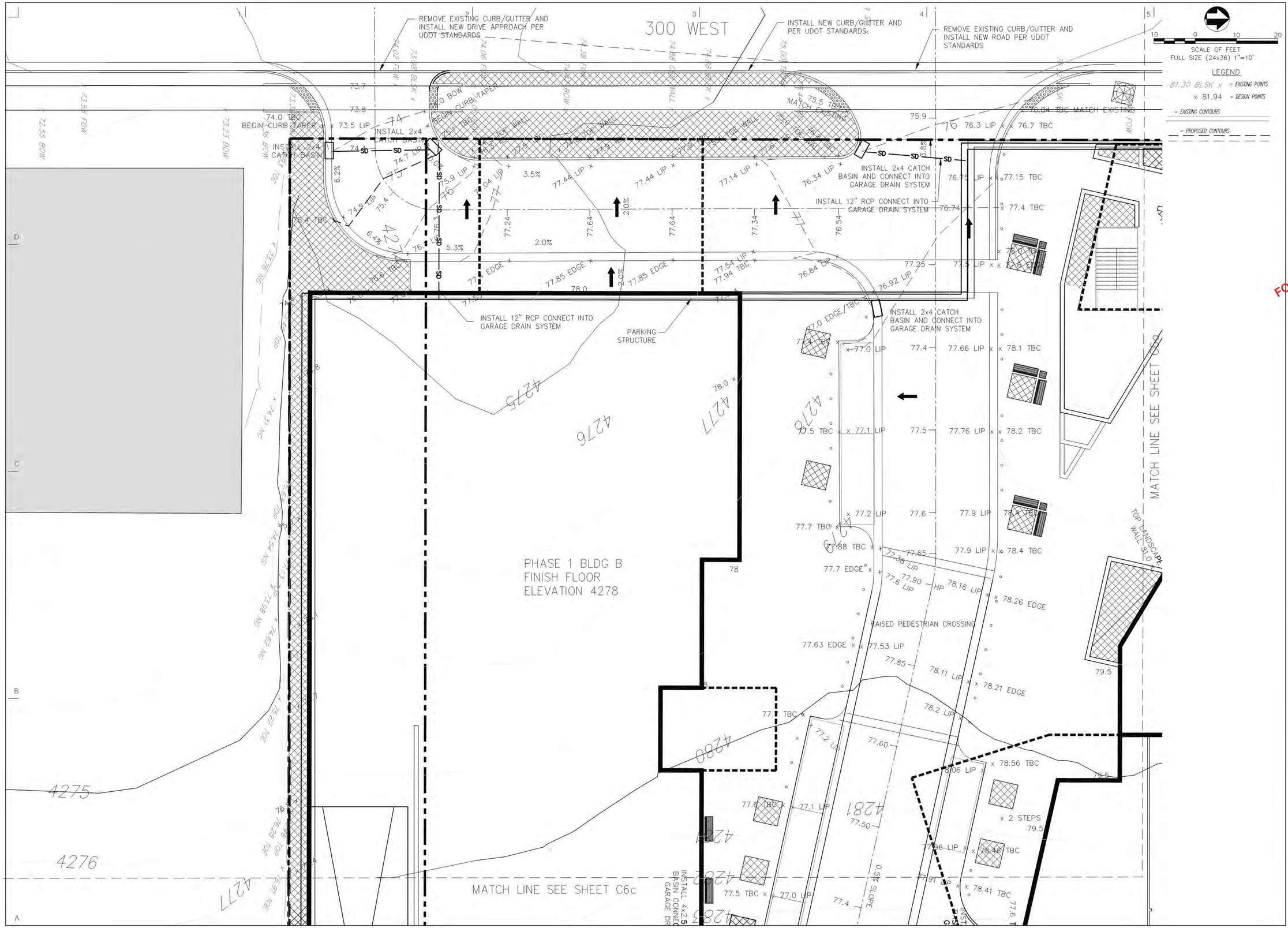
PHASE 1 BLOCK AB GRADING PLAN A

C6a

REV. 10.31.2017



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PHASE 1 BLOCK AB GRADING PLAN B

C6b

REV. 10.31.2017

INTERMOUNTAIN BUDDHIST CHURCH

JAPANESE CHURCH OF CHRIST

GARAGE ACCESS

PARKING GARAGE

MULTI ETHNIC SENIOR HOUSING, LTD.

PHASE 1 BLDG B
FINISH FLOOR 4278

ROYALWOOD OFFICE
BUILDING TO BE REMOVED
AND REPLACED IN PHASE 2

EXISTING BASEMENT
ELEVATION APPROX. 4280

EAST PLANTER WALL TO SERVE AS RETAINING WALL

BEGIN PERMANENT RETAINING WALL ABOVE TEMPORARY EXCAVATION SHORING

PERMANENT RETAINING WALL ABOVE TEMPORARY EXCAVATION SHORING

END PERMANENT RETAINING WALL ABOVE TEMPORARY EXCAVATION SHORING

INSTALL 4x2.5 CATCH BASIN CONNECT INTO GARAGE DRAINAGE SYSTEM

INSTALL 4x2.5 CATCH BASINS CONNECT INTO GARAGE DRAINAGE SYSTEM

MATCH LINE SEE SHEET C6b

SCALE OF FEET
FULL SIZE (24x36) 1"=10'

10 0 10 20

LEGEND

81.30 BLSK x = EXISTING POINTS

x 81.94 = DESIGN POINTS

= EXISTING CONTOURS

= PROPOSED CONTOURS

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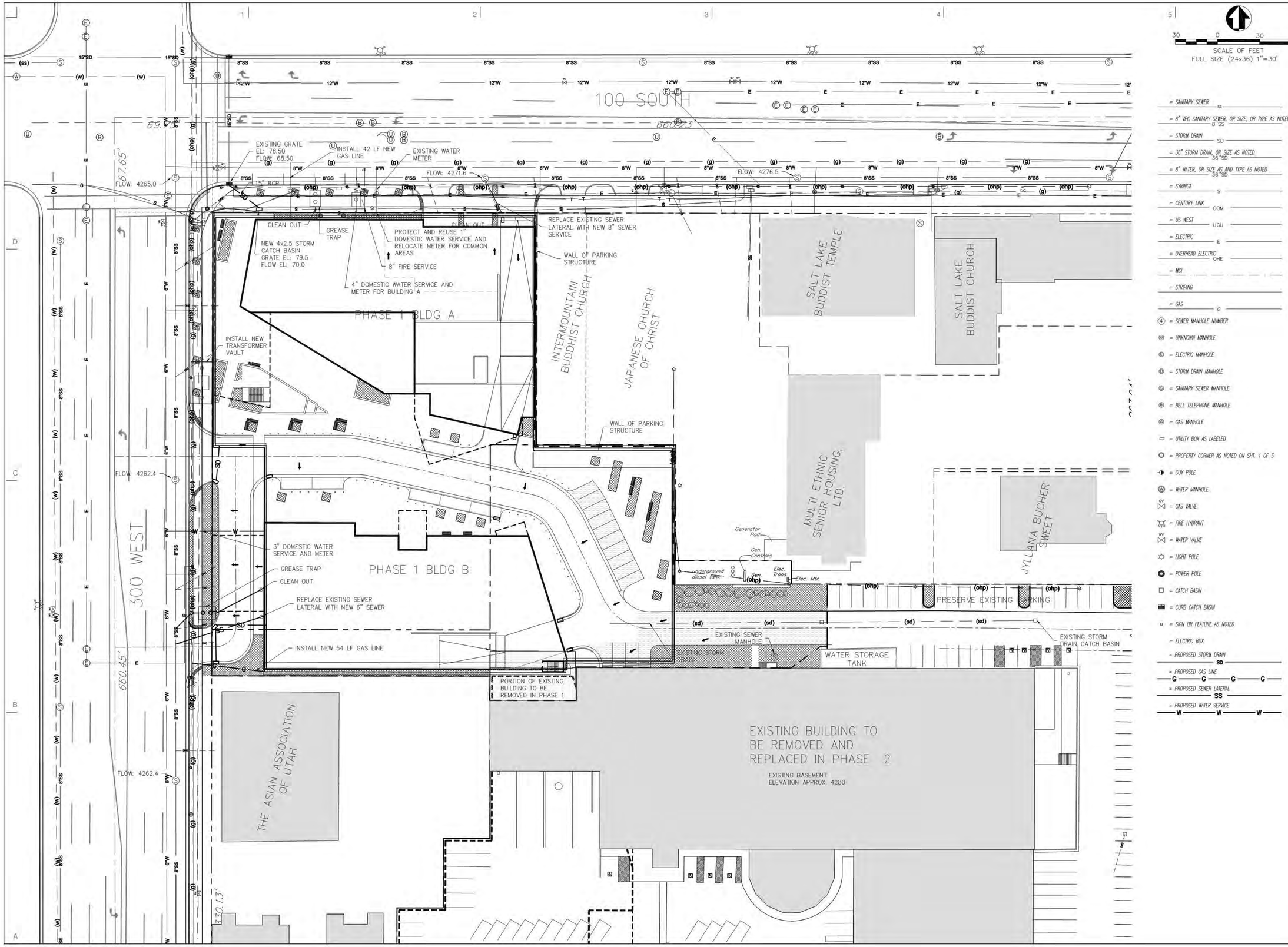
PHASE 1 BLOCK AB GRADING PLAN C

C6c

REV. 10.31.2017



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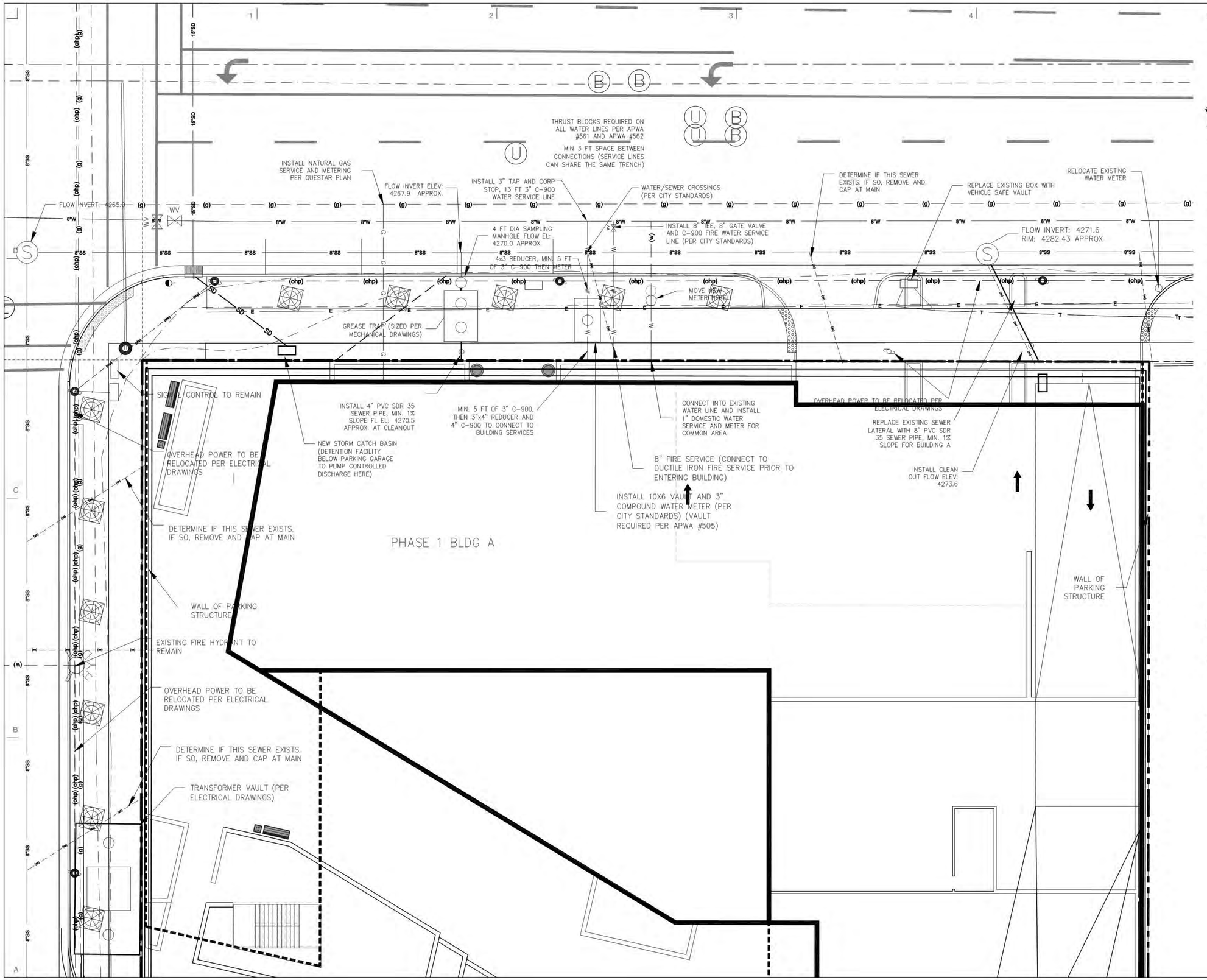
PHASE 1 BLOCK AB UTILITY PLAN

C7

REV. 10.31.2017



10 0 10 20

SCALE OF FEET
FULL SIZE (24x36) 1"=10'

LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = SANITARY SEWER — SS
- = 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED — 8"SS
- = STORM DRAIN — SD
- = 36" STORM DRAIN, OR SIZE AS NOTED — 36"SD
- = 8" WATER, OR SIZE AS AND TYPE AS NOTED — 36"SD
- = SYRINGA — S
- = CENTURY LINK — COM
- = US WEST — UGU
- = ELECTRIC — E
- = OVERHEAD ELECTRIC — OHE
- = MCI
- = STRIPING
- = GAS — G
- = SEWER MANHOLE NUMBER
- = UNKNOWN MANHOLE
- = ELECTRIC MANHOLE
- = STORM DRAIN MANHOLE
- = SANITARY SEWER MANHOLE
- = BELL TELEPHONE MANHOLE
- = GAS MANHOLE
- = UTILITY BOX AS LABELED
- = PROPERTY CORNER AS NOTED ON SHT. 1 OF 3
- = GUY POLE
- = WATER MANHOLE
- GV = GAS VALVE
- = FIRE HYDRANT
- WV = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- = ELECTRIC BOX
- = PROPOSED STORM DRAIN — SD
- = PROPOSED GAS LINE — G G G G
- = PROPOSED SEWER LATERAL — SS
- = PROPOSED WATER SERVICE — W W W

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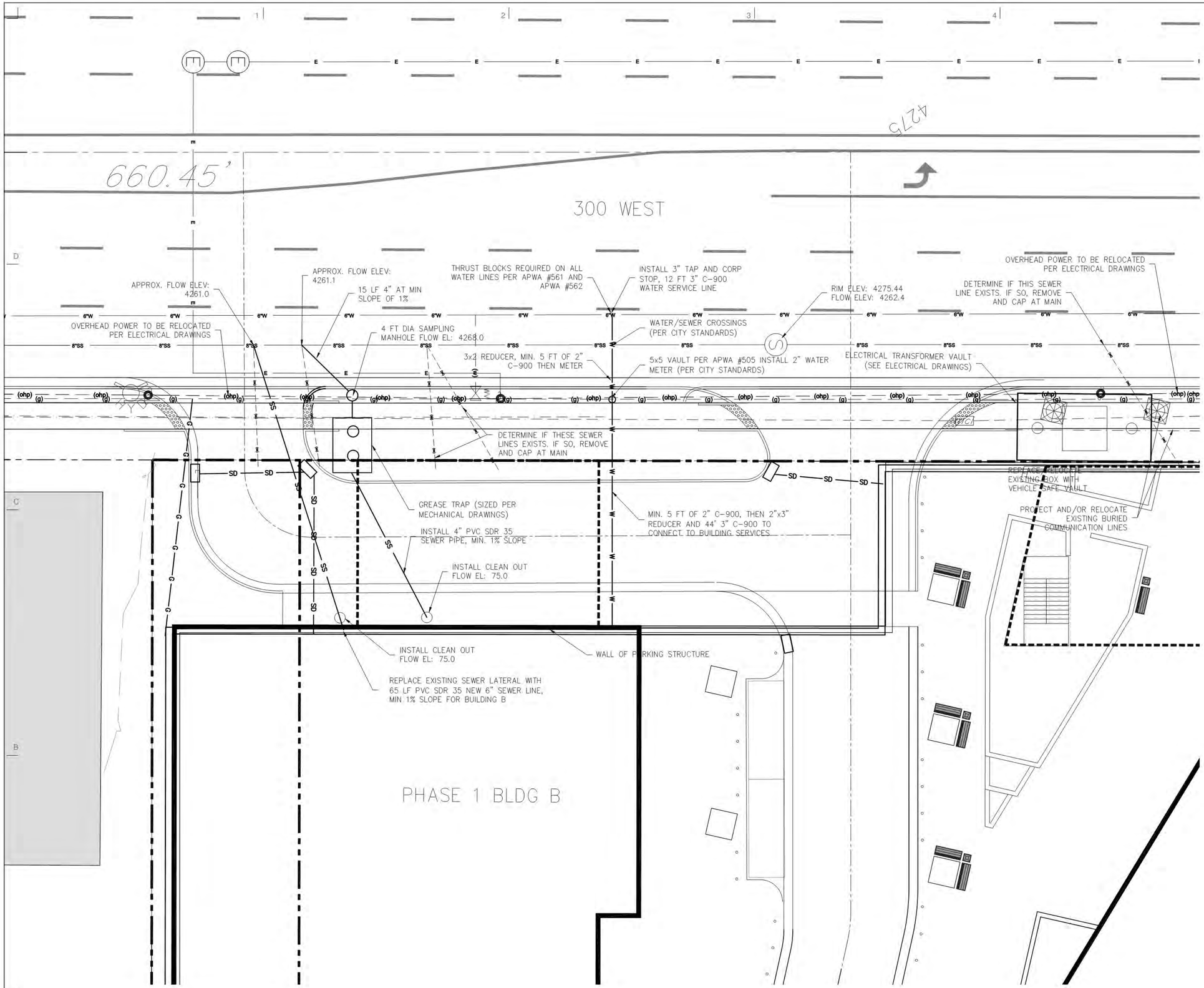
PHASE 1
BLOCK AB
UTILITY
PLAN 100 SO.

C7a

REV. 10.31.2017



10 0 10 20

SCALE OF FEET
FULL SIZE (24x36) 1"=10'

LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = SANITARY SEWER — SS
- = 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED — 8"SS
- = STORM DRAIN — SD
- = 36" STORM DRAIN, OR SIZE AS NOTED — 36"SD
- = 8" WATER, OR SIZE AS AND TYPE AS NOTED — 36"SD
- = SYRINGA — S
- = CENTURY LINK — COM
- = US WEST — UGU
- = ELECTRIC — E
- = OVERHEAD ELECTRIC — OHE
- = MCI
- = STRIPING
- = GAS — G
- = SEWER MANHOLE NUMBER
- = UNKNOWN MANHOLE
- = ELECTRIC MANHOLE
- = STORM DRAIN MANHOLE
- = SANITARY SEWER MANHOLE
- = BELL TELEPHONE MANHOLE
- = GAS MANHOLE
- = UTILITY BOX AS LABELED
- = PROPERTY CORNER AS NOTED ON SHT. 1 OF 3
- = GUY POLE
- = WATER MANHOLE
- = GAS VALVE
- = FIRE HYDRANT
- = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- = ELECTRIC BOX
- = PROPOSED STORM DRAIN — SD
- = PROPOSED GAS LINE — G
- = PROPOSED SEWER LATERAL — SS
- = PROPOSED WATER SERVICE — W

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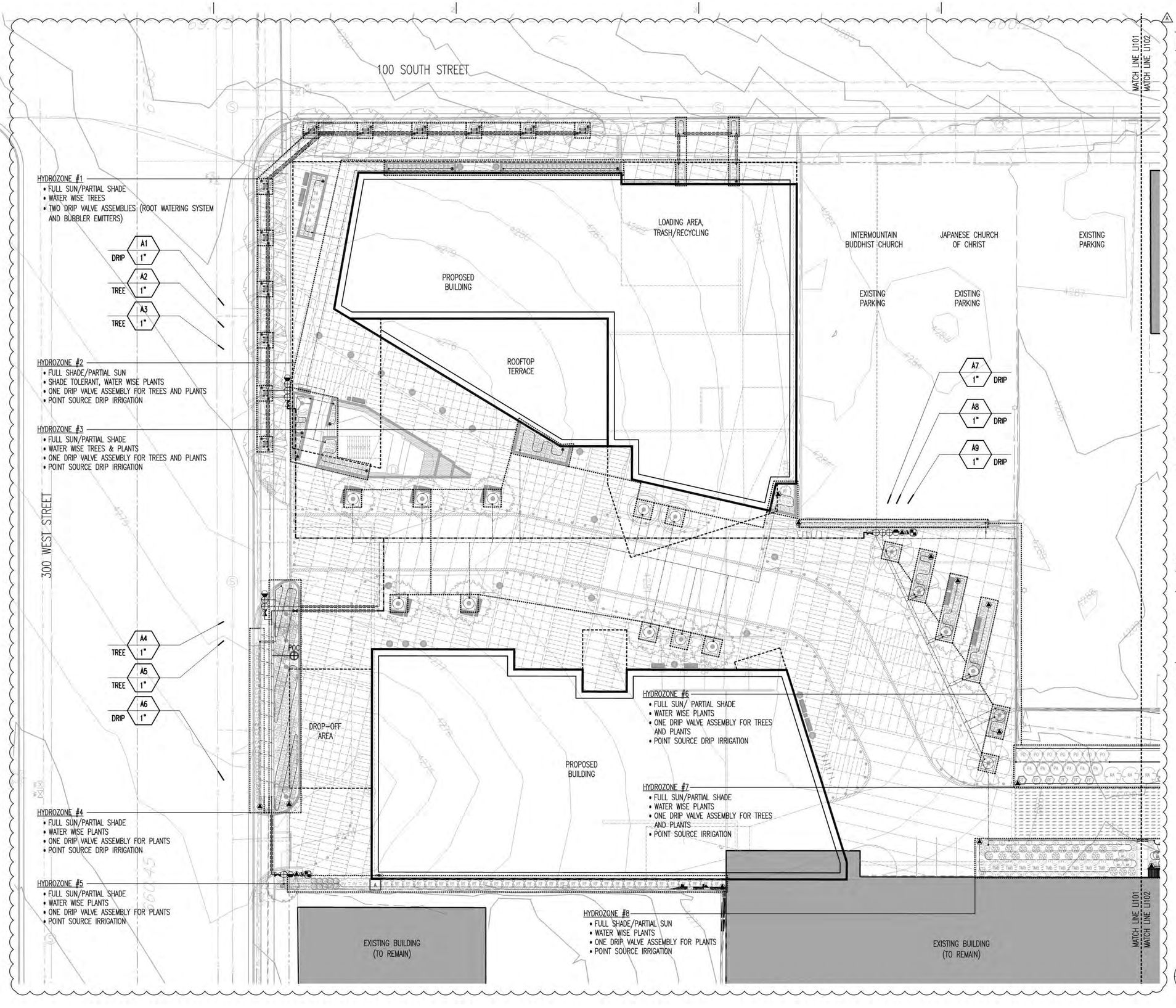
PHASE 1 BLOCK AB UTILITY PLAN 300 W.

C7b

REV. 10.31.2017



IRRIGATION GENERAL NOTES:

1. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A PEAK DEMAND OF XX GPM AND A STATIC WATER PRESSURE OF XX PSI.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE STATIC WATER PRESSURE AT THE POINT OF CONNECTION PRIOR TO BEGINNING WORK AND INFORMING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE STATED STATIC WATER PRESSURE AND ACTUAL STATIC WATER PRESSURE READINGS AT THE POINT OF CONNECTION. WATER PRESSURE DISCREPANCIES SHALL BE NOTED ON CONTRACTOR COMPANY LETTERHEAD AND SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. IN THE EVENT THE CONTRACTOR FAILS TO VERIFY AND CONFIRM STATED VERSUS ACTUAL STATIC WATER PRESSURE PRIOR TO BEGINNING WORK AND DISCREPANCIES DO IN FACT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF THE ELECTRICAL ROOM INSIDE THE BUILDING AND PROVIDING POWER TO THE CONTROLLER LOCATION. SHOULD THE CONTRACTOR FAIL TO PROVIDE POWER TO THE CONTROLLER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS NECESSARY TO PROVIDED POWER TO THE CONTROLLER AT NO ADDITIONAL COST TO THE OWNER.
4. POINT OF CONNECTION COMPONENTS SHALL BE CONNECTED TO THE AUTOMATIC CONTROLLER IN SEPARATE CONDUITS AND AS INSTRUCTED BY THE MANUFACTURER.
5. IRRIGATION CONTROL VALVES SHALL BE CONNECTED TO THE AUTOMATIC CONTROLLER WITH DIRECT BURIAL, CONVENTIONAL WIRING.
6. ALL PLANTER AREAS SHALL BE IRRIGATED WITH IN-LINE AND POINT SOURCE DRIP IRRIGATION.
7. IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:

STATION NUMBER — GPM
A-XX XX
1" DRIP
VALVE SIZE — VALVE TYPE

EMITTER SCHEDULE:

PLANT SIZE	EMITTER FLOW	QTY. PER PLANT
1 GAL	2 GPH	1
5 GAL	4 GPH	1
2" CAL.	6 GPH	2
TREES-STREET	.25 GPM-RWS	2
TREES-STREET	6 GPH-RISER	2
TREES-PLANTER	0.6 GPH	TREE RING

WHERE MORE THAN ONE EMITTER IS REQUIRED FOR PLANT, PLACE EMITTERS ON OPPOSITE SIDES OF PLANT ROOT BALL

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THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision
1	09.15.2017	AKC
	CITY COMMENTS 1	

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 01 JUNE 2017

IRRIGATION PLAN

LI101
REV. 10.31.2017

IRRIGATION GENERAL NOTES:

1. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A PEAK DEMAND OF XX GPM AND A STATIC WATER PRESSURE OF XX PSI.
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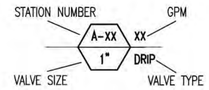
7. IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:



EMITTER SCHEDULE:

PLANT SIZE	EMITTER FLOW	QTY. PER PLANT
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5 GAL	4 GPH	1
2" CAL.	6 GPH	2
TREES-STREET	.25 GPM-RWS	2
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TREES-PLANTER	0.6 GPH	TREE RING

WHERE MORE THAN ONE EMITTER IS REQUIRED FOR PLANT, PLACE EMITTERS ON OPPOSITE SIDES OF PLANT ROOT BALL

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CITY REVIEW

NEXUS PROJECT #: 16063
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DATE: 01 JUNE 2017

IRRIGATION PLAN

N
0 5 10 20 40
1"=20'

LI102
REV. 9.18.2017

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	RADIUS	P.S.I.	G.P.M.	DETAIL #
	HUNTER	PLD-04-12	TREE RING FOR TREES PLANTERS - INLINE, PRESSURE COMPENSATING DRIP TUBING		25	NA	-
	HUNTER	RZWS-18-25-CV	ROOT ZONE WATERING SYSTEM		25	.25	-
POC			POINT OF CONNECTION				-
	MUELLER	MARK II ORISEAL H-10284	CURB VALVE (STOP AND WASTE)				-
	FEBCO	825YA	BACKFLOW PREVENTION DEVICE				-
	STRONGBOX	SBBC-22AL	ALUMINUM BACKFLOW ENCLOSURE				-
	STRONGBOX	PBB-15	POLAR BEARIER LOCKING INSULATED COVER				-
	GRISWOLD	2160-K	NORMALLY OPEN MASTER VALVE WITH SOLENOID (CONNECTION TO CONTROLLER WITH PAIGE SHIELDED WIRE IN SEPARATE CONDUIT)				-
	CST	FSI-T10-001	TEE TYPE PVC FLOW SENSOR				-
	HUNTER	HQ-44LRC	QUICK COUPLER VALVE				-
	NIBCO	T-580-A	BRASS BALL VALVE (MAIN LINE ISOLATION)				-
	NIBCO	T-FP-600A	BRASS BALL VALVE (VALVE MANIFOLDS)				-
	MUELLER	MARK II ORISEAL	3/4" MANUAL DRAIN BALL VALVE				-
A	HUNTER	ACC-1200-SS	12-42 STATION CONTROLLER WITH SENSOR CAPABILITY				-
	HUNTER	SOLAR-SYNC-SEN	ET SENSOR, RAIN AND FREEZE SHUTOFF SENSOR				
	HUNTER	ICZ-101-40	ELECTRIC CONTROL VALVE, DRIP ASSEMBLY (DRIP ZONES)				-
	CARSON	910	10" ROUND VALVE BOX (PULL BOX, SPARE WIRES)				-
	CARSON	910	10" ROUND VALVE BOX (CONTROLLER GROUND ROD)				-
	API/JAIN	APV1	AIR/VACUUM RELIEF VALVE				-
	HUNTER	PLD-BV	MANUAL SHUT OFF VALVE FLUSH ASSEMBLY				-
	NIBCO	4660-T	3/4" FLUSH VALVE ASSEMBLY				-
	SPEARS	PVC SCH 40	3/4" SLIP X SLIP COUPLER OR ELL				
	SPEARS	PVC SCH 40	3/4" SLIP X SLIP X SLIP TEE				
	SPEARS	PVC SCH 40	3/4" SLIP X FIPT ELL (FOR DRIP TUBING ADAPTER)				
	HUNTER	PLD-06	17mm BLANK DRIP TUBING FOR POINT SOURCE EMITTERS				-
	HUNTER	PLD-XXX	17MM DRIP TUBING FITTINGS				-
	HUNTER	HE-XX-B	BARBED POINT SOURCE EMITTERS (SEE EMITTER SCHEDULE)				
	RAINBIRD	XQ-100	1/4" DISTRIBUTION TUBING				-
	RAINBIRD	TS-025	UNIVERSAL 1/4" TUBING STAKE				-
	RAINBIRD	DBC-025	DIFFUSER BUG CAP				-
	HUNTER	IPS-050	1/2" FLEXIBLE PVC RISER FOR TREES IN GRATES				-
	HUNTER	IH-12-60-CV	FLEXIBLE PVC RISER WITH 6.0 GPH NOZZLE/CHECK VALVE				-
	SEE SPECS	PVC SCH40	NON-PRESSURE LATERAL LINE				-
	SEE SPECS	PVC SCH40	PRESSURE SUPPLY LINE				-
	SEE SPECS	TYPE L COPPER	NON-PRESSURE LATERAL LINE				-
	SEE SPECS	PVC SCH40	IRRIGATION SLEEVE (SEE SPECS FOR SIZE)				-
	SEE SPECS	PVC SCH40	GREY CONDUIT FOR WIRE (SEE SPECS FOR SIZE)				-

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THE RITCHIE GROUP

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CITY REVIEW

NEXUS PROJECT #: 16063
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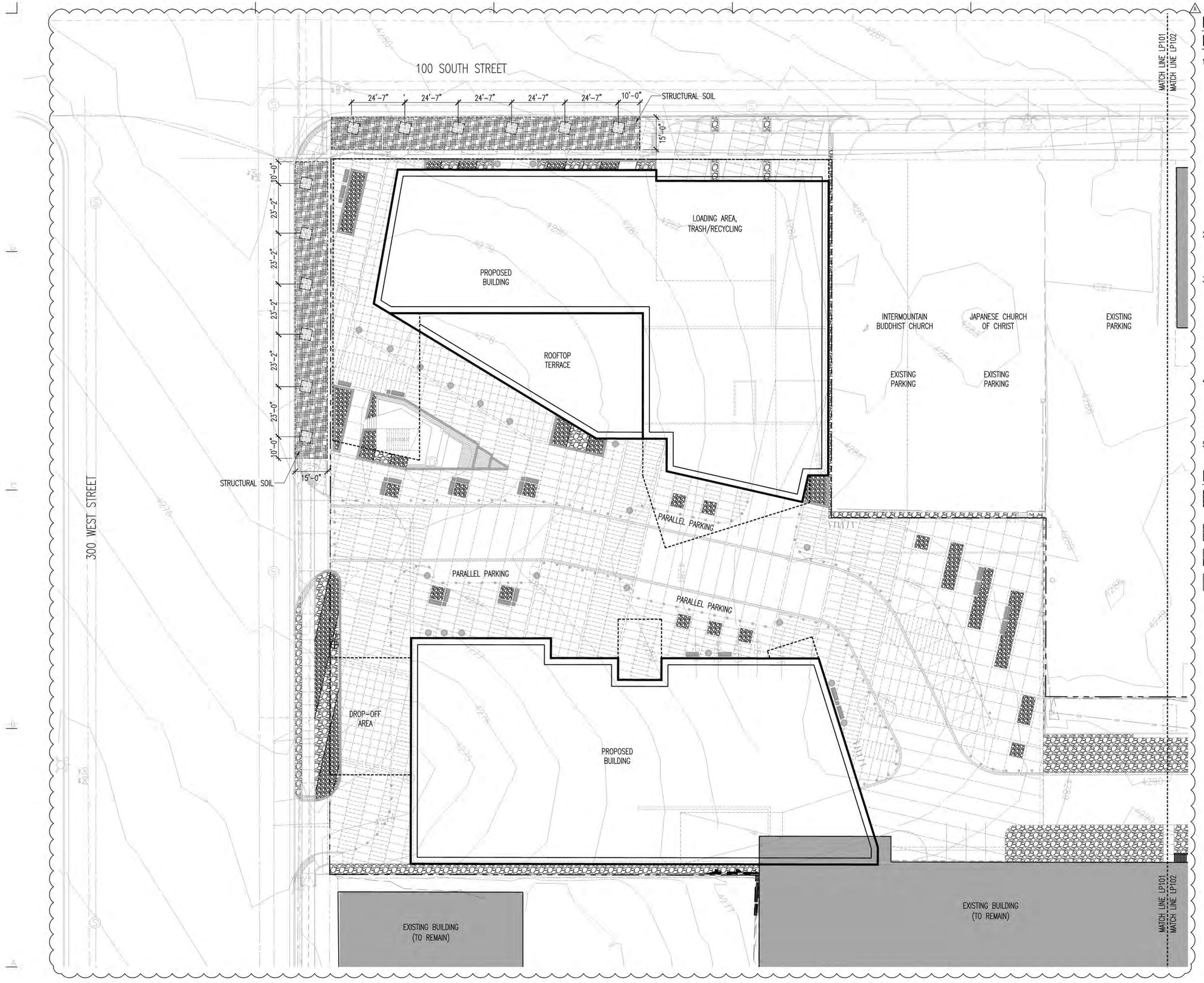
DRAWN BY: AKC
DATE: 01 JUNE 2017

IRRIGATION LEGEND

LI601
REV. 9.18.2017



PLANTING PLAN GROUND PLANE GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING AND NEW SITE CONDITIONS WITH THE GROUND PLANE PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE GROUND PLANE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING AND NEW SITE CONDITIONS WITH THE GROUND PLANE PLAN PRIOR TO BEGINNING WORK, AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE GROUND PLANE PLAN, INCLUDING ADDITIONAL MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
2. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING TOTAL QUANTITIES NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PLANS.
3. CONTRACTOR SHALL PLACE ROCK MULCH BY HAND IN ALL LANDSCAPED AREAS ADJACENT TO BUILDINGS IN ORDER TO PROTECT BUILDING SURFACES. DO NOT DUMP ROCK MULCH DIRECTLY AGAINST BUILDING SURFACES OR ON SITE IMPROVEMENTS (SIDEWALKS, DRIVEWAYS, PARKING AREAS, RETAINING WALLS) WITH MACHINES. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGE TO BUILDINGS OR SITE IMPROVEMENTS CAUSED BY MACHINE USE.
4. CONCRETE MOW CURB IS LOCATED AT THE SOUTH END OF THE LINCOLN STREET PARKSTRIP, AND SHALL SEPARATE NEW PARKSTRIP LANDSCAPE IMPROVEMENTS FROM EXISTING. ALL EFFORTS SHALL BE MADE TO FORM AND INSTALL A STRAIGHT MOW CURB AT THE INDICATED LOCATION.
5. REFER TO THE PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

LEGEND:

- DECORATIVE ROCK MULCH MOUNTAIN SHADOW PEBBLE (3" DEPTH)
- DECORATIVE ROCK MULCH FOREST CREEK (3" DEPTH)
- STRUCTURAL SOIL (36" DEPTH)
- ALUMINUM LANDSCAPE EDGING (4"x3/16")

N

0 5 10 20 40

1"=20'

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THE RITCHIE GROUP

#	Date	Revision
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CITY REVIEW

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PLANTING PLAN (GROUND PLANE)

LP101

REV. 10.31.2017

PLANTING PLAN GROUND PLANE GENERAL NOTES:

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5. REFER TO THE PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

LEGEND:

- DECORATIVE ROCK MULCH MOUNTAIN SHADOW PEBBLE (3" DEPTH)
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- STRUCTURAL SOIL (36" DEPTH)
- ALUMINUM LANDSCAPE EDGING (4"x3/16")

N

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CITY REVIEW

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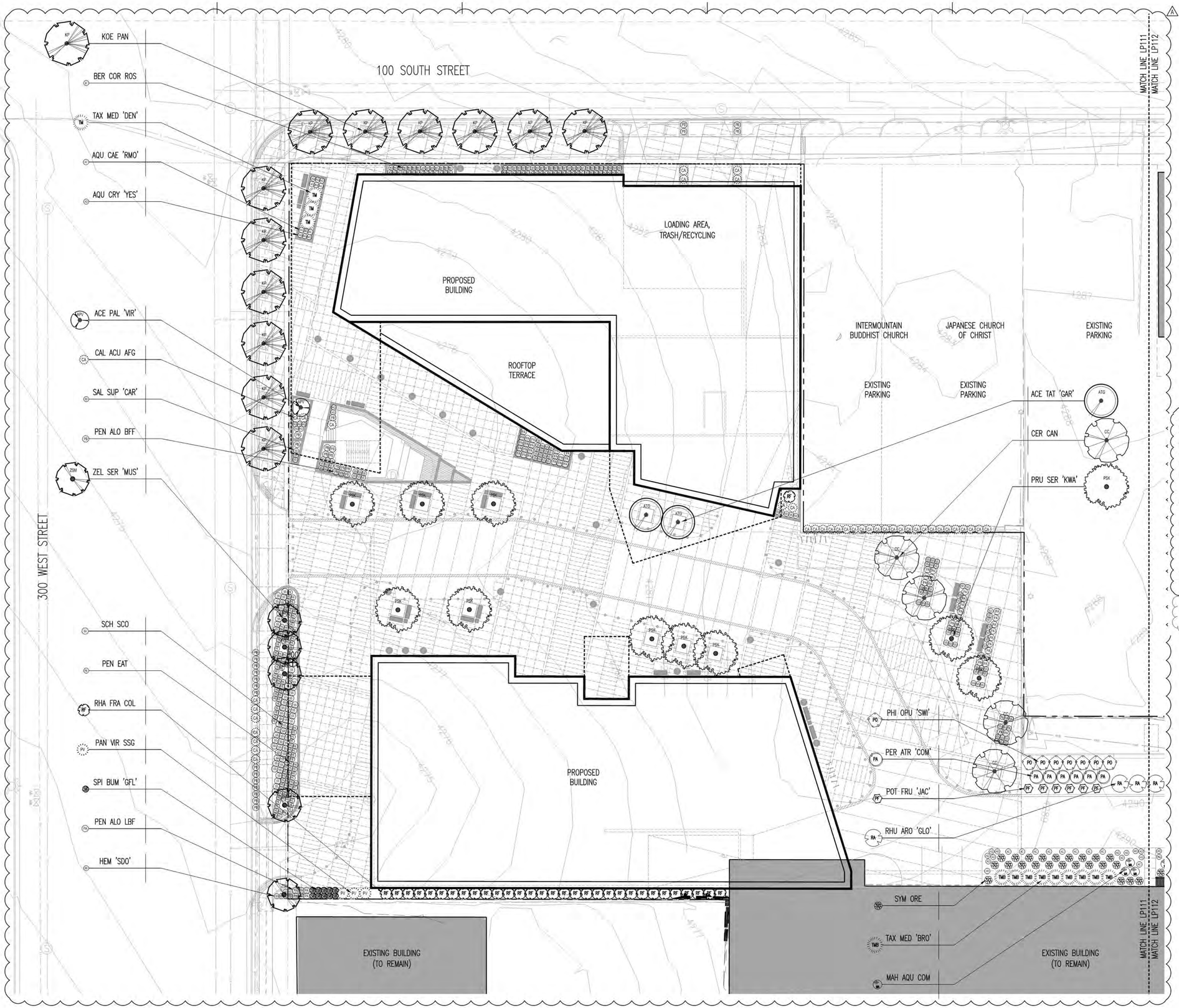
DATE: 01 JUNE 2017

PLANTING PLAN (GROUND PLANE)

LP102

REV. 9.18.2017



PLANTING PLAN GENERAL NOTES:

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2. THE CONTRACTOR SHALL COORDINATE PLANT PLACEMENT WITH NEW IRRIGATION SYSTEM.
3. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGES CAUSED BY CONSTRUCTION OPERATIONS ON OR OFF OF THE SITE WITH NO ADDITIONAL COSTS TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING THE TOTAL PLANT QUANTITIES NECESSARY TO MATCH THE SYMBOLS ON PLANS.
5. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PLANT SUBSTITUTIONS OR CHANGES TO PLANT SIZES SPECIFIED. THE LANDSCAPE ARCHITECT SHALL APPROVE SUBSTITUTIONS AND/OR SIZE CHANGES PRIOR TO PLANT INSTALLATION.
6. REFER TO PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

SITE TABULATIONS:

- TOTAL SITE AREA*: 111,252.0 SF (100.0%)
- TURF AREA: 0.0 SF (0.0%)
- IRRIGATED LANDSCAPE AREA: 8,625.0 (7.8%)
- HARDSCAPE PAVING AREA:* 54,550.0 (49.0%)

*INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY

- STREET FRONTAGE: 100 SOUTH=231.07' LIN.FT.
- TREES REQUIRED (1/30 FT.): 7
- TREES PROVIDED:* 6
- STREET FRONTAGE: 300 WEST=274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)
- TREES REQUIRED (1/30 FT.): 11
- TREES PROVIDED: 11

* ADDITIONAL PLANTING AREAS HAVE BEEN ADDED ALONG 100 SOUTH WITH ORNAMENTAL SPECIES. THE CURRENT TREE SPACING MATCHES THE ORDINACE AND THE CITY STANDARD PAVING PATTERN

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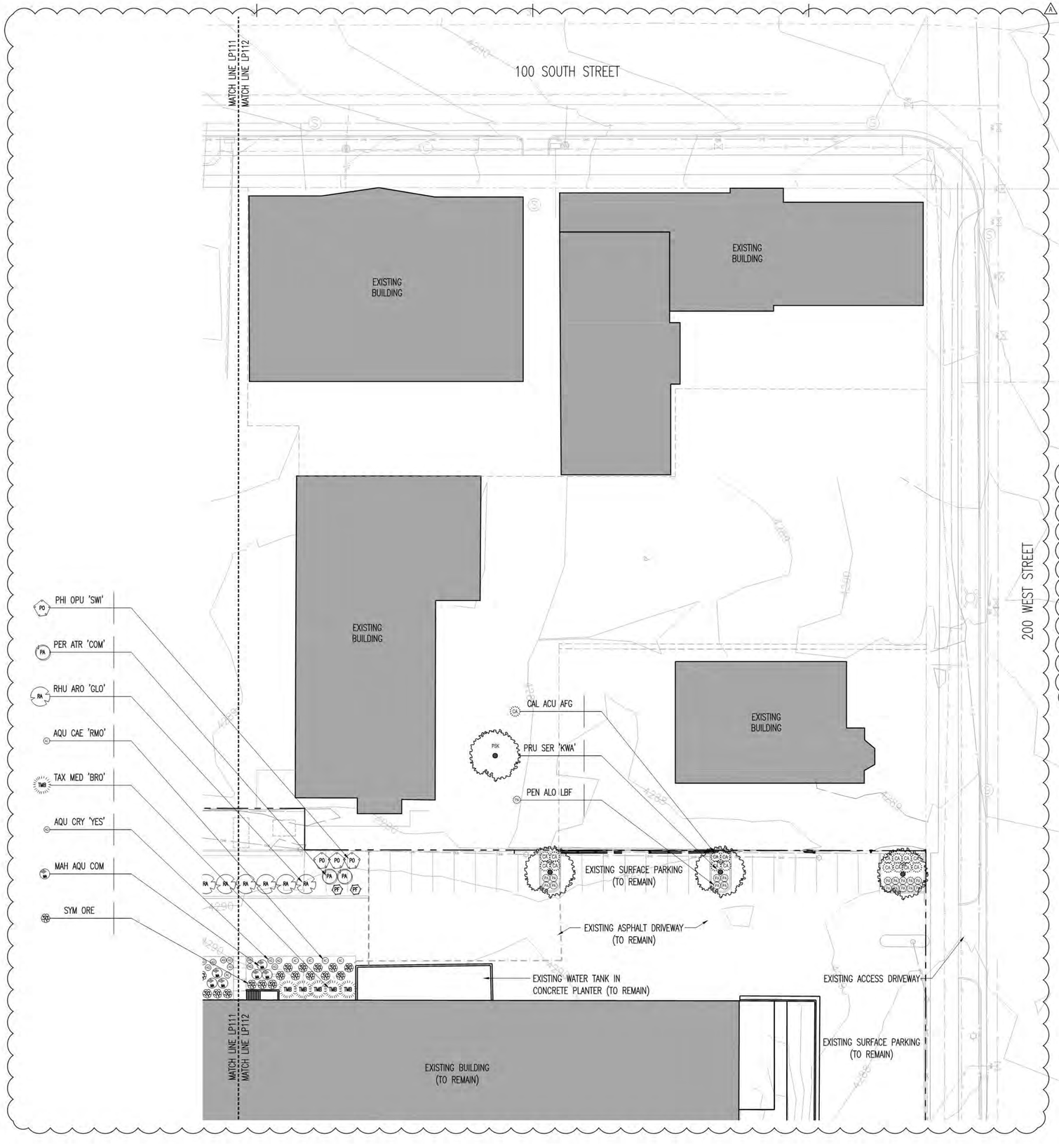
PLANTING PLAN

N
0 5 10 20 40
1"=20'

LP111
REV. 10.31.2017



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6. REFER TO PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

LANDSCAPE TABULATIONS:

- TOTAL SITE AREA*: 111,252.0 SF (100.0%)
- TURF AREA: 0.0 SF (0.0%)
- IRRIGATED LANDSCAPE AREA: 9,222.0 (8.3%)
- HARDSCAPE PAVING AREA:* 54,407.0 (48.9%)

*INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY

- STREET FRONTAGE: 100 SOUTH=151.57 LIN.FT. (231.07'-79.50' FOR DRIVEWAY)
- TREES REQUIRED (1/30 FT.): 5.1
- TREES PROVIDED: 5.0
- STREET FRONTAGE: 300 WEST 274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)
- TREES REQUIRED (1/30 FT.): 9.1
- TREES PROVIDED: 10.0
- THE TOTAL PERCENTAGE OF DROUGHT TOLERANT PLANTS EQUALS 98.0%. THE MINIMUM PERCENTAGE REQUIRED EQUALS 80.0%

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CITY REVIEW

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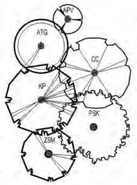
PLANTING PLAN

N
0 5 10 20 40
1"=20'

LP112
REV. 9.18.2017



DECIDUOUS TREES

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	TRUNK	MATURE SIZE HEIGHT X WIDTH	INSTALLED SIZE	QUANTITY	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
ACE PAL 'VIR'	Acer palmatum dissectum 'Virdis'	Virdis Laceleaf Maple	5	S	6'x8'	36"–48"	1	No	No	H	–
ACE TAT 'GAR'	Acer tatarica 'Garann'	Hot WingsTM Maple	3	S	20'x15'	2"	2	No	Yes	M	–
CER CAN	Cercis canadensis	Eastern Redbud	5	S	20'x20'	2"	4	No	Yes	M	–
KOE PAN	Koelreuteria paniculata	Goldenrain Tree	5	S	25'x20'	2"	12	No	Yes	L	–
PRU SER 'KWA'	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	5	S	25'x20'	2"	13	No	No	M	–
ZEL SER 'MUS'	Zelkova serrata 'Musashino'	Musashino Zelkova	5	S	45'x15'	2"	5	No	Yes	M	–

SHRUBS

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	TRUNK	MATURE SIZE HEIGHT X WIDTH	INSTALLED SIZE	QUANTITY	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
MAH AQU COM	Mahonia aquifolium compacta	Compact Oregon Grape	4	–	3'x4'	#5 gal.	6	No	Yes	L	–
PER ATR 'COM'	Perovskia atriplicifolia	Russian Sage	4	–	4'x4'	#5 gal.	8	No	Yes	VL	–
PHY OPU 'SWI'	Physocarpus opulus 'Summer Wine'	Summer Wine Ninebark	3	–	6'x6'	#5 gal.	10	No	Yes	L	–
POT FRU 'JAC'	Potentilla fruticosa 'Jackmanii'	Jackman Shrubby Cinquefoil	2	–	4'x4'	#5 gal.	8	No	Yes	L	–
RHA FRA COL	Rhamnus frangula columnaris	Tallhedge Buckthorn	3	–	15'x5'	#5 gal.	32	No	Yes	L	–
RHU ARO 'GLO'	Rhus aromatica 'Grow Low'	Grow Low Sumac	4	–	30"x8'	#5 gal.	6	No	Yes	L	–
SPI BUM 'GFL'	Spiraea bumalda 'Goldflame'	Goldflame Spirea	3	–	3'x4'	#5 gal.	10	No	Yes	M	–
SYM ORE	Symphoricarpos oreophilus	Mountain Snowberry	3	–	4'x4'	#5 gal.	36	Yes	Yes	L	–
TAX MED 'BRO'	Taxus media 'Brownii'	Brown Yew	5	–	8'x7'	48"–60"	14	No	Yes	M	–
TAX MED 'DEN'	Taxus media 'Densiformis'	Yew	4	–	4'x6'	#5 gal.	3	No	Yes	M	–

GRASSES

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	MATURE SIZE HEIGHT X WIDTH	SIZE	QTY.	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
CAL ACU AFG	Calamagrostis x acutiflora	Avalance Feather Reed Grass	4	–	–	4'x3'	#1 gal.	56	No	Yes	L	–
PAN VIR SSG	Panicum virgatum	Shenandoah Switch Grass	4	–	–	3'x4'	#1 gal.	3	No	Yes	L	–
PEN ALO LBF	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	5	–	–	12"x12"	#1 gal.	75	No	Yes	L	–
PEN ALO BBF	Pennisetum alopecuroides 'Burgundy Bunny'	Dwarf Fountain Grass	5	–	–	12"x18"	#1 gal.	31	No	Yes	L	–
SCH SCO	Schizachyrium scoparium	Little Bluestem	3	–	–	4'x3'	#1 gal.	61	No	Yes	L	–

PERENNIALS

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	HEIGHT	SIZE	QTY.	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
AQU CAE 'RMO'	Aquilegia caerulea	Rocky Mountain Columbine	3	Spr.	Blue and White	18–20"	#1 gal.	44	No	Yes	M	–
AQU CRY 'YES'	Aquilegia crysantha	Yellow Star Columbine	3	Late Spr.	Yellow	24–30"	#1 gal.	47	Yes	Yes	L	–
BER COR ROS	Bergenia cordifolia	Rose Saxifraga	4	Spr.	Pink	12"	#1 gal.	38	No	Yes	M	–
HEM 'SDO'	Hemerocallis sp.	Stella d' Oro Daylily	3	Everbloom	Golden Yellow	15"	#1 gal.	2	No	Yes	L	–
PEN EAT	Penstemon eatonii	Eaton's Beard Tongue	4	Spr.	Varies	24–36"	#1 gal.	122	Yes	Yes	L	–
SAL SUP 'CAR'	Salvia superbanemorosa	Caradonna Salvia	4	E. Sum	Deep Purple	24–30"	#1 gal.	85	No	Yes	L	–

MATERIALS

PRODUCT	MANUFACTURER/SUPPLIER	SIZE	COLOR	QTY.	DESCRIPTION	DETAIL NUMBER
DECORATIVE ROCK MULCH	STAKER PARSON LANDSCAPE SUPPLY	2"–3"	MOUNTAIN SHADOW PEPPLE	2,410 SQ.FT. 22 CU. YDS.	BLUISH–GRAY ROUNDED ROCK WITH VEINS OF WHITE TONES	–
DECORATIVE ROCK MULCH	WEDOROX	2"–5"	FOREST CREEK	7,082 SQ.FT. 66 CU. YDS.	COMBINATION OF CREAM, TAN, AND BROWN COBBLE WITH SHADES OF RUST AND DARK GRAY	–
STRUCTURAL SOIL	AS APPROVED			3,693 SQ.FT. 410 CU. YDS.	STRUCTURAL SOIL FOR TREES PLANTED IN TREE GRATES WITHIN HARDSCAPED AREAS	–
LANDSCAPE EDGING	PERMALOC	4"x3/16"	MILL	210 L.F.	4" ALUMINIUM "L" SHAPED PERMASTRIP LANDSCAPE EDGING	–
ROOT BARRIER FABRIC	TYPAR (800) 541–5519	24"x100'	YELLOW	FIELD VERIFY	BIOBARRIER ROOT CONTROL SYSTEM FOR ALL TREES PLANTED WITHIN 4' OF HARDSCAPES	
WEED BARRIER FABRIC	DeWITT (800) 541–5519	6'x250'	BLACK	9,222 SQ.FT.	5 OZ. WOVEN, NEEDLE–PUNCHED POLYPROPYLENE FABRIC	

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http://www.archnexus.com

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

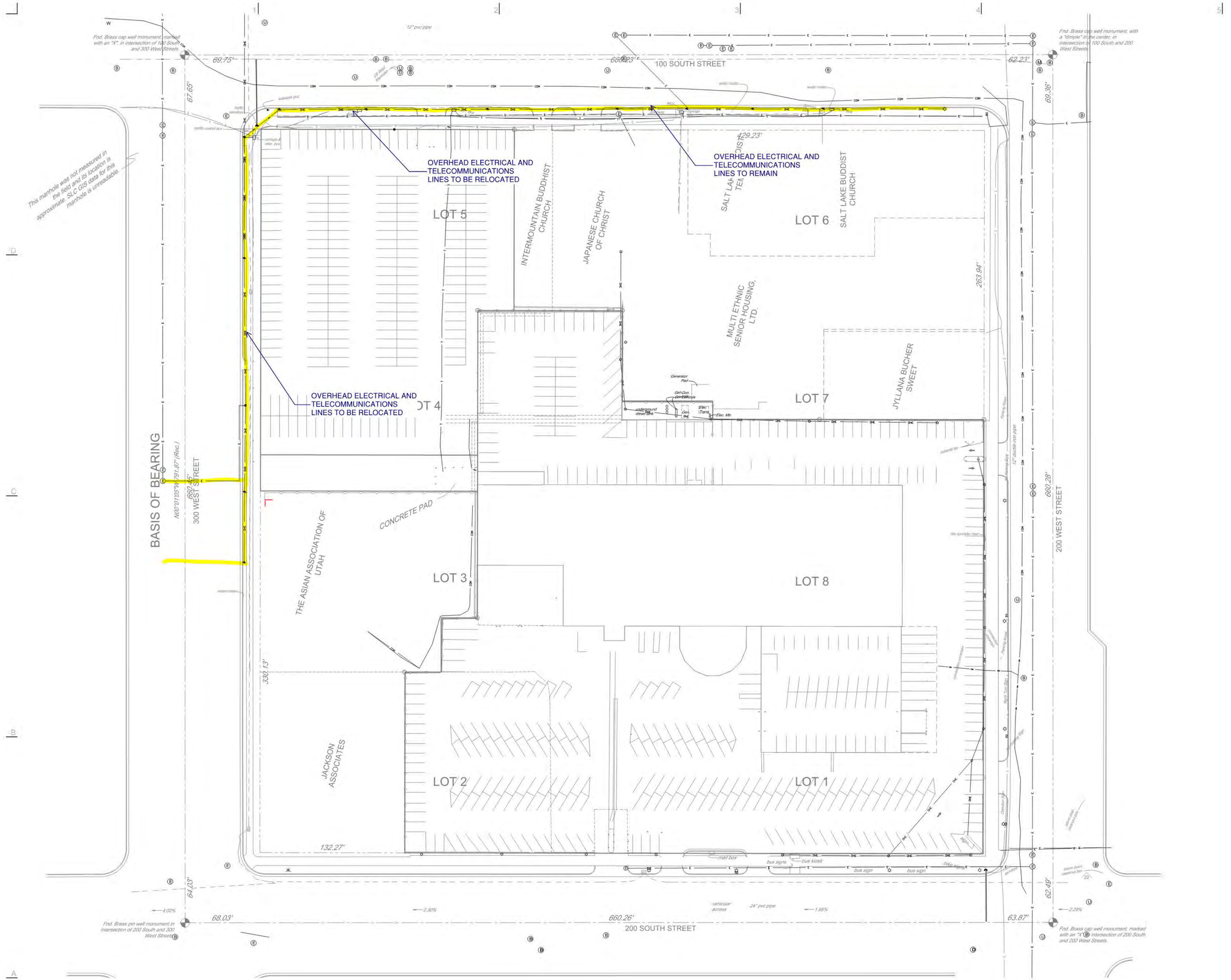
#	Date	Revision
1	09.15.2017	AKC
	CITY COMMENTS 1	

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 01 JUNE 2017

PLANTING LEGEND

LP601
REV. 10.31.2017



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GGLO DESIGN

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BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: --
DRAWN BY: --
DATE: 01 MAY 2017

SITE ELECTRICAL DEMOLITION PLAN

ES101

REV. 9.18.2017

SALT LAKE CITY
STANDARD CBD CACTUS
STYLE STREETLIGHT

PROPOSED ROCKY
MOUNTAIN POWER VAULT
LOCATION SHARED FOR
BLOCKS A & B

ELECTRICAL METERS TO BE
LOCATED ADJACENT (WITHIN 50')
OF ELECTRICAL VAULT

LIGHTED BOLLARDS, TYP.

SALT LAKE CITY
STANDARD CBD CACTUS
STYLE STREETLIGHT

CBD

PROPOSED PEDESTRIAN
LIGHTING LOCATIONS,
POLE MOUNTED FIXTURES,
APPROX. 14'-16' HIGH

CONCRETE PAD

100 SOUTH STREET

300 WEST STREET

200 WEST STREET

200 SOUTH STREET

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

INTERMOUNTAIN BUDDHIST CHURCH
JAPANESE CHURCH OF CHRIST
SALT LAKE BUDDIST TEMPLE
SALT LAKE BUDDIST CHURCH
MULTI ETHNIC SENIOR HOUSING, LTD.
JYLLANA BUCHER SWEET
THE ASIAN ASSOCIATION OF UTAH
JACKSON ASSOCIATES

BASIS OF BEARING
N00°10'05"W 2791.67' (Rec.)

Fnd. Brass cap well monument, marked with an "X", in intersection of 100 South and 300 West Streets

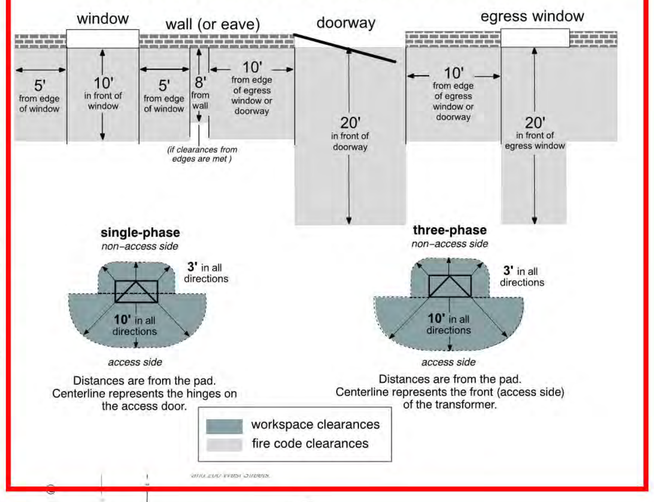
Fnd. Brass cap well monument, with a "dimple" in the center, in intersection of 100 South and 200 West Streets

Fnd. Brass pin well monument in intersection of 200 South and 300 West Streets

This manhole was not measured in the field and its location is approximate. SLC GIS data for manhole is unreliable

69.75'
67.65'
660.23'
62.23'
69.36'
129.23'
263.94'
660.28'
330.13'
132.27'
64.03'
68.03'
660.26'

Figure 5.5.2 – Clearances Between Equipment Pads and Buildings



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THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

THE RITCHIE GROUP

#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: --
DRAWN BY: --
DATE: 01 MAY 2017

SITE ELECTRICAL PLAN

ES102
REV. 10.31.2017

ATTACHMENT C: SIGNAGE PLAN

Block 67:
Sign Placement Plan
for
Buildings A+B

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

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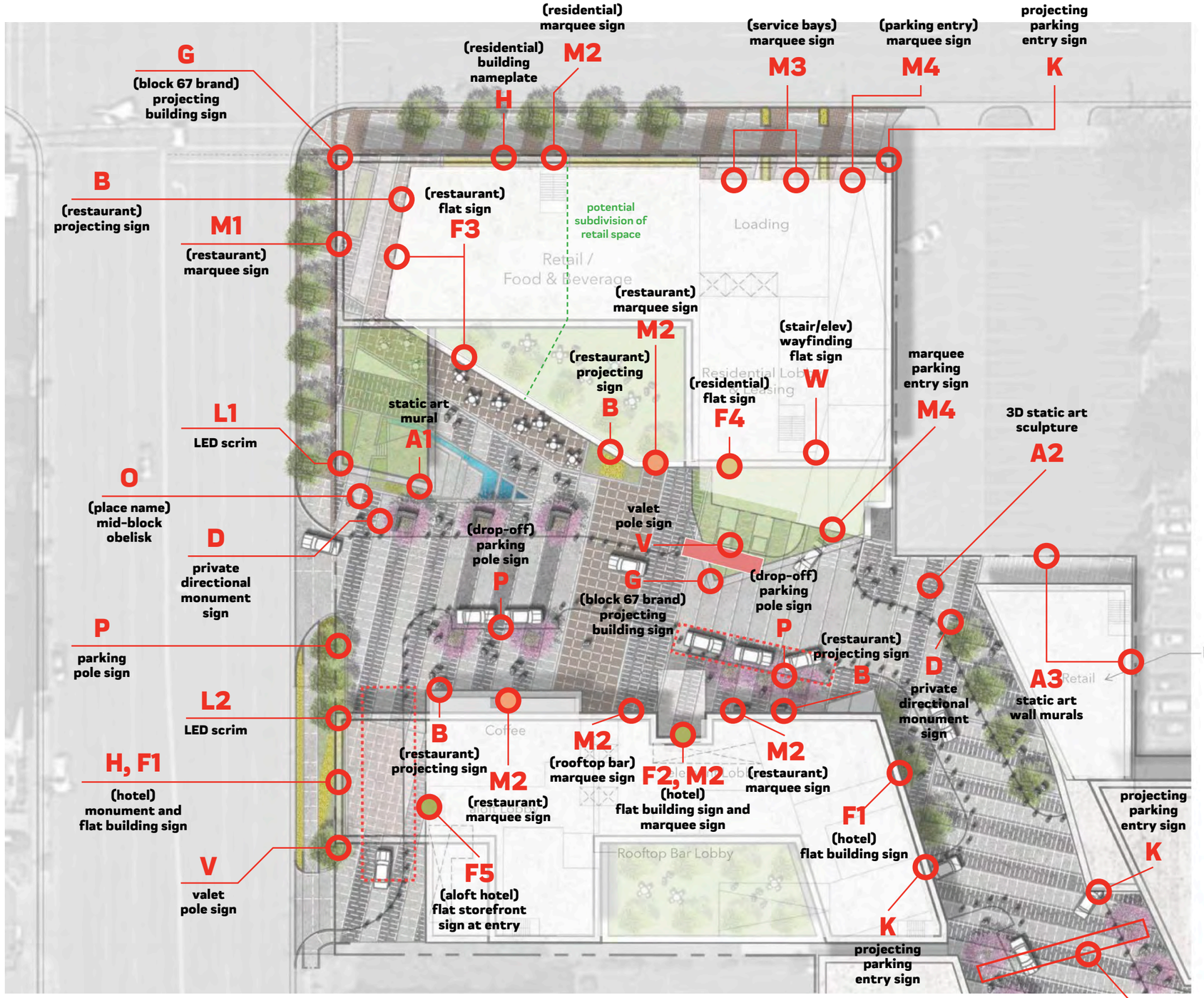
STRUCK

01 November 2017



Sign Plan: Site Map

- Hotel Loading / Unloading Zone
- Valet Kiosk & Drop Off
- Retail Entry
- Hotel Entry
- Residential Entry

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Block 67

251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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See page 26 for sign frontage allowance totals.

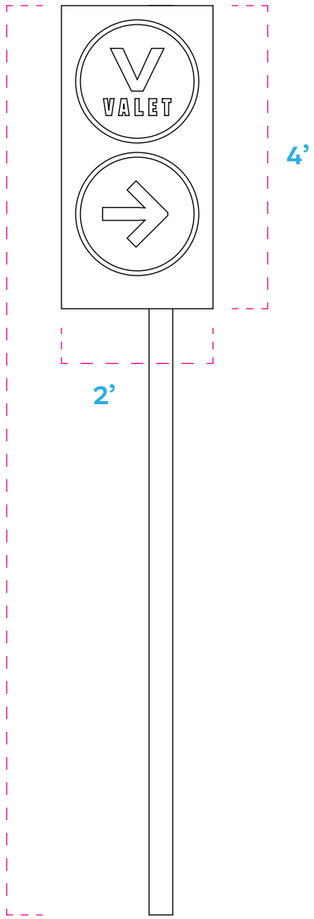
STRUCK

01 November 2017

V

valet
private directional sign
qty: 2

Images for Design Reference



Design Notes:
LED internal illumination, metal and acrylic fabrication.

Maximum dimensions indicated.

Zoning Issues:
Sign to be located on private property.

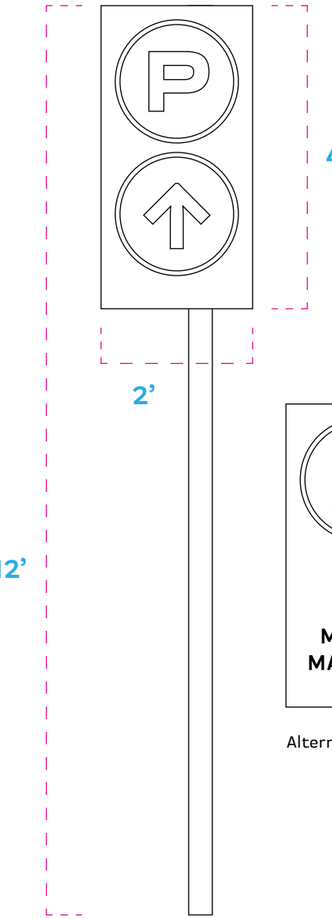
Meets size limit at 8 sq ft per sign face

Exceeds 4’ height limit.

P

parking
private directional sign
qty: 3

Images for Design Reference



Design Notes:
LED internal illumination, metal and acrylic fabrication.

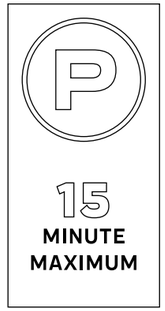
Alternate sign to indicate ‘drop-off’ or ‘15-minute max’

Maximum dimensions indicated.

Zoning Issues:
Sign to be located on private property.

Meets size limit at 8 sq ft per sign face

Exceeds 4’ height limit.



Alternate

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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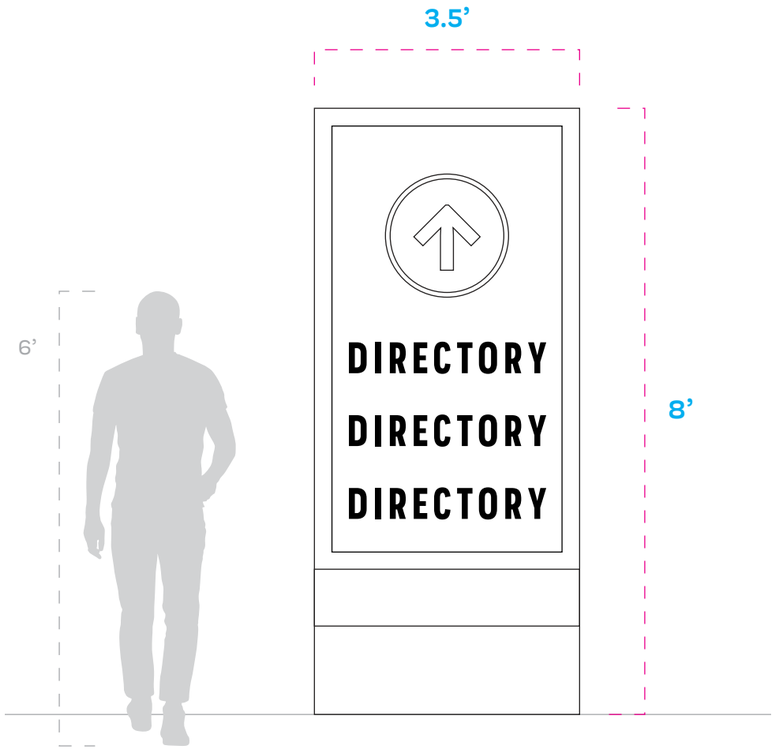
01 November 2017

D

directional monument
qty: 2

Images for Design Reference



Design Notes:
LED internal illumination, metal, acrylic, and/or wood fabrication.

Maximum dimensions indicated.

Zoning Issues:
Sign to be located on private property.

This sign measures 28 sq ft per side.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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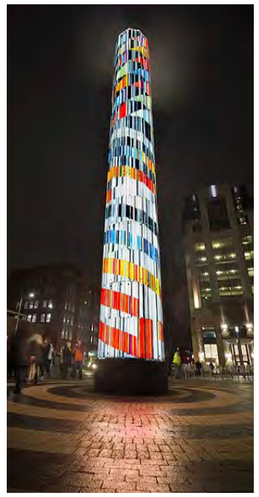
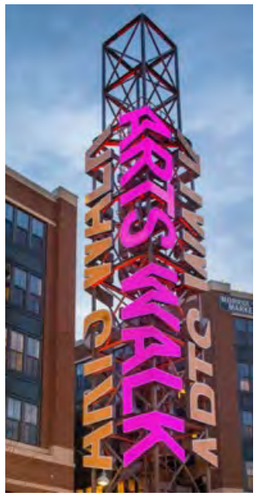
01 November 2017

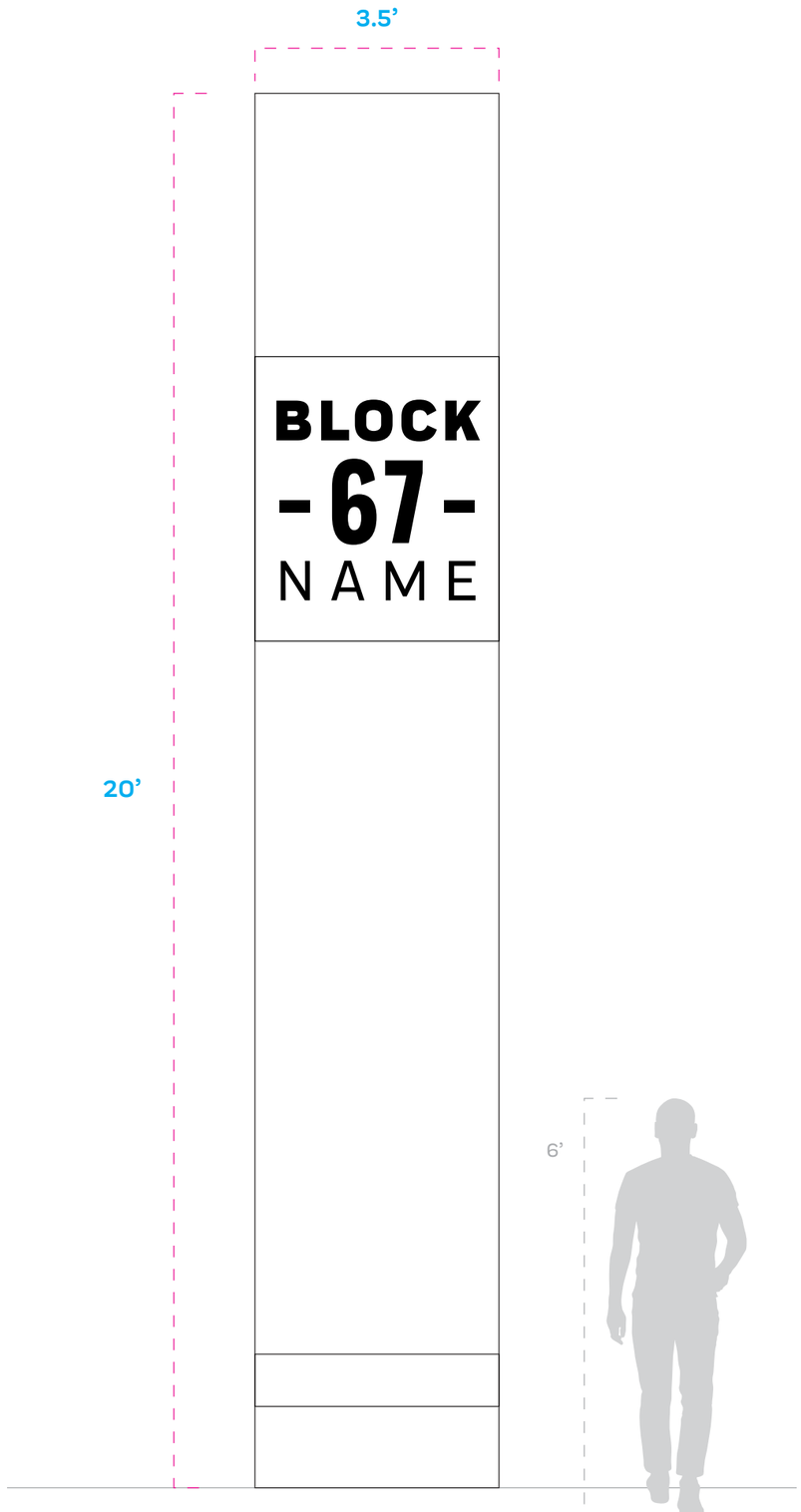
O

mid-block obelisk
/monument sign
qty: 1





Images for Design Reference



Design Notes:
Mark the entry of a new mid-block street by following the pattern established by City Creek Center and Regent Street.

LED internal illumination, metal, acrylic, and/or wood fabrication.

Maximum dimensions indicated.

Zoning Issues:
Obelisk to be located on private property.

Meets current parameters for Monument Sign.

Sign totals 70 sq ft.

Allowance is 284 sq ft.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan for
Buildings A + B

ARCH | NEXUS

STRUCK

01 November 2017

Sign Plan: Sign Specification/Reference

F1

hotel branding
flat building sign
qty: 2

WEST & EAST ELEVATION
SIGN PLAN

Overall Ground Level Transparency
Total elevation area: 1,488 sf
Transparent glass area: 827 sf
% transparency: 55.6%

3'-8' ONLY
Total elevation area: 529 sf
Transparent glass area: 292 sf
% transparency: 55%

27' wide x 25' tall
(675 sq ft)

F2

hotel branding
flat building sign
qty: 1

NORTH ELEVATION
SIGN PLAN

20' wide x 20' tall
(400 sq ft)

Design Notes:
Metal, acrylic with LED internal or halo illumination.

Hotel branding.

Maximum dimensions indicated.

Zoning Issues:
Meets current physical parameters for this sign type.

Individually, these signs meet their respective square footage requirements for Flat Building Signs.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

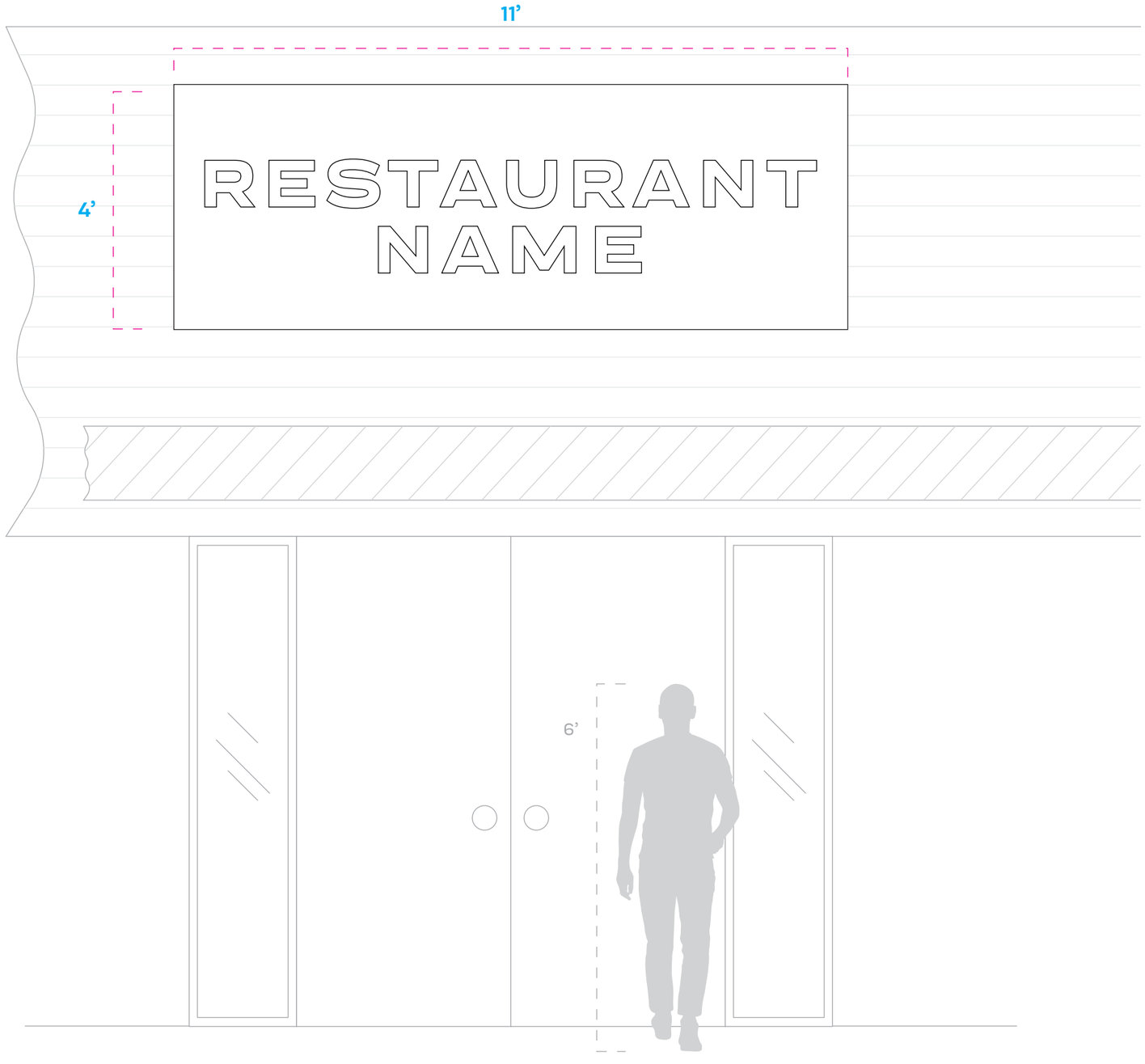
01 November 2017

Sign Plan: Sign Specification/Reference

F3

restaurant
storefront flat sign
qty: 2

Images for Design Reference



Design Notes:
Flat mounted above primary entrance.

Metal, acrylic, and/or wood fabrication with LED halo illumination.

No acrylic box or acrylic faced can letters permitted.

Maximum dimensions indicated.

Note: Final sign type for this storefront to be determined by final structure design and tenant.

Zoning Issues:
Meets current parameters for Flat Sign Storefront Orientation.

Sign totals 44 sq ft.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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STRUCK

01 November 2017

F4

residential
flat storefront sign
qty: 1

Images for Design Reference

Design Notes:
Flat mounted above primary entrance.

Metal, acrylic, and/or wood fabrication with LED halo illumination.

No acrylic box or acrylic faced can letters permitted.

Maximum dimensions indicated.

Zoning Issues:
Meets current parameters for Flat Sign Storefront Orientation.

Sign totals 25 sq ft.

Allowed is 568 sq ft.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan for
Buildings A + B

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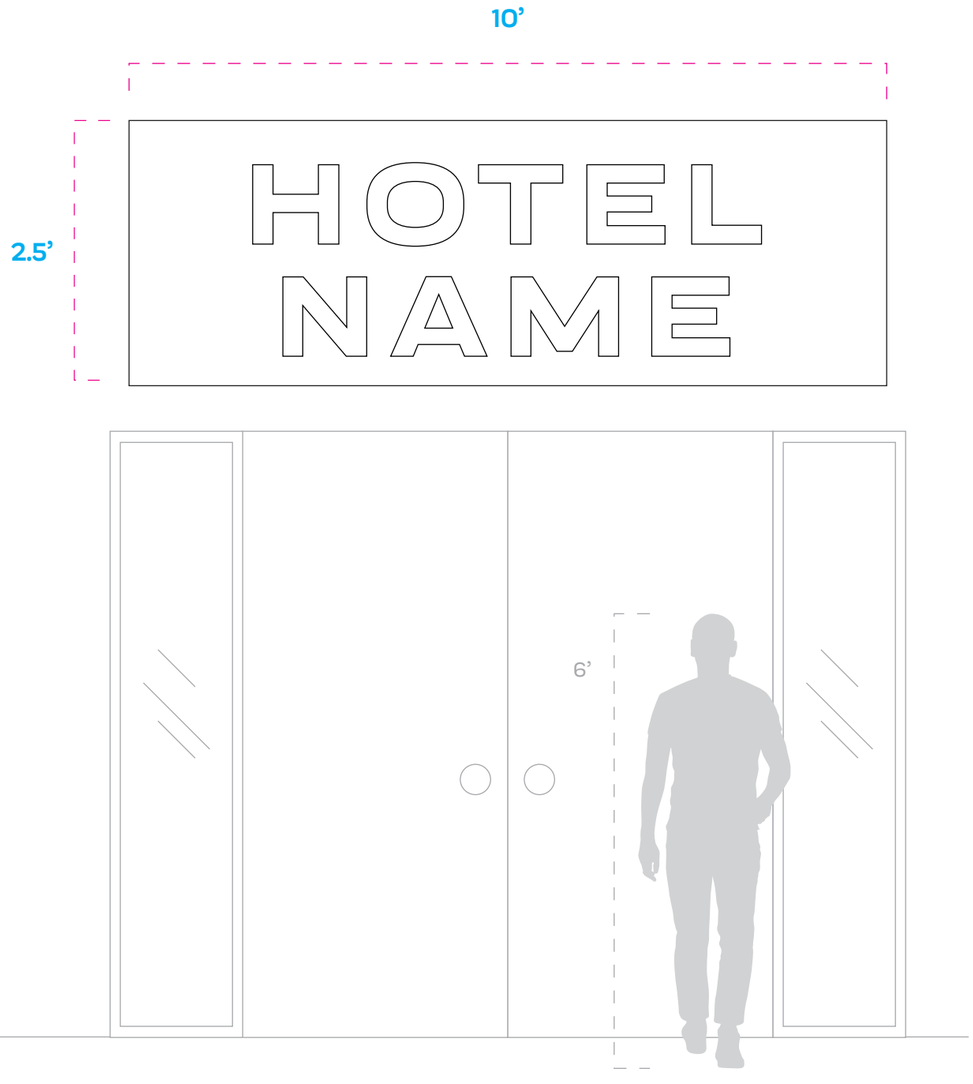
01 November 2017

F5

hotel
flat storefront sign
qty: 1

Images for Design Reference



Design Notes:
Flat mounted above primary entrance.

Metal, acrylic, and/or glass fabrication with potential LED illumination.

No acrylic box or acrylic faced can letters permitted.

Maximum dimensions indicated.

Zoning Issues:
Meets current parameters for Flat Sign Storefront Orientation.

Sign totals 25 sq ft.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan for
Buildings A + B

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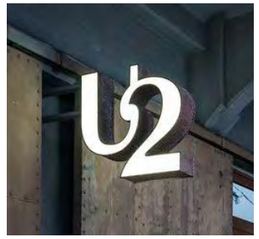
STRUCK

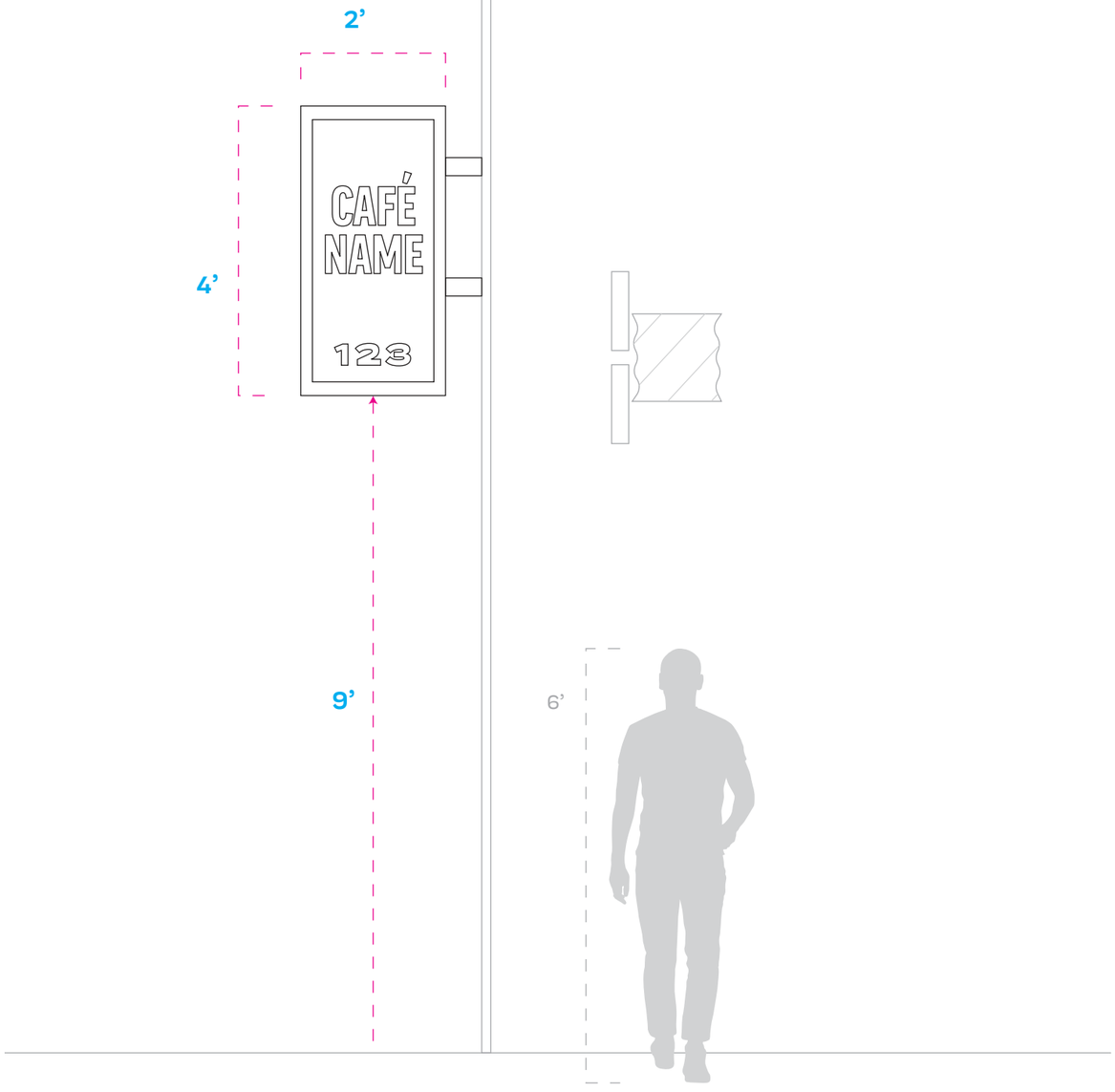
01 November 2017

B

projecting business
storefront sign
qty: 4



Images for Design Reference



Design Notes:
Mounted to primary storefront facade near primary entrance.

Metal, acrylic, and/or wood fabrication with LED and/or neon or neon-like illumination.

No acrylic box signs permitted.

Maximum dimensions indicated.

Zoning Issues:
Meets current parameters for Projecting Business Storefront Sign.

Sign totals 8 sq ft per sign face.

Allowance is 9 sq ft per sign face.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

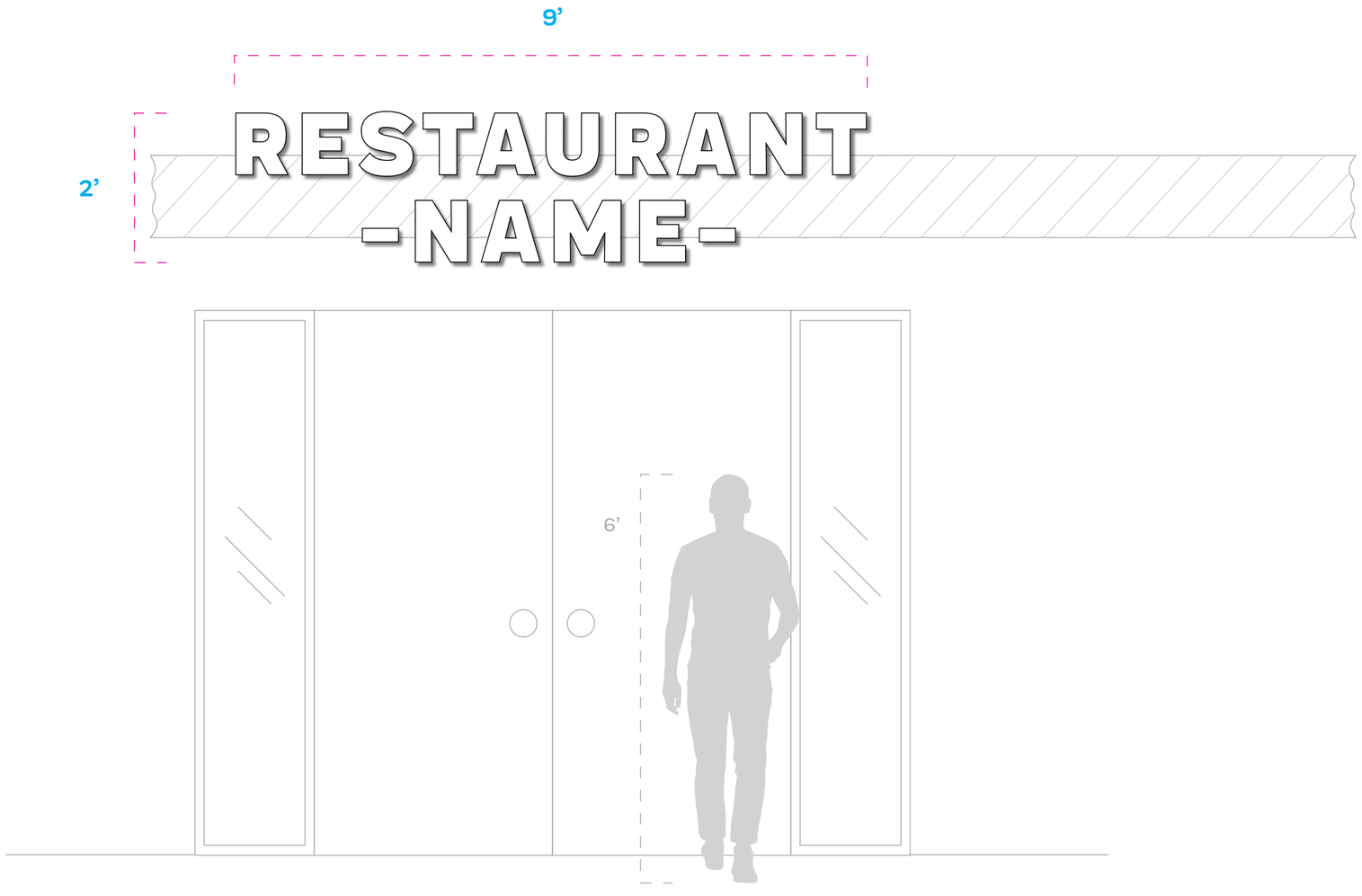
01 November 2017

Sign Plan: Sign Specification/Reference

M1

restaurant
marquee sign
qty: 1

Images for Design Reference



Design Notes:
Mounted to beam structure along primary building facade.

Metal, acrylic, and/or wood fabrication with LED halo illumination.

No acrylic box or acrylic faced can letters permitted.

Maximum dimensions indicated.

Note: Final sign type for this storefront to be determined by final structure design and tenant.

Zoning Issues:
Meets current parameters for Marquee Sign.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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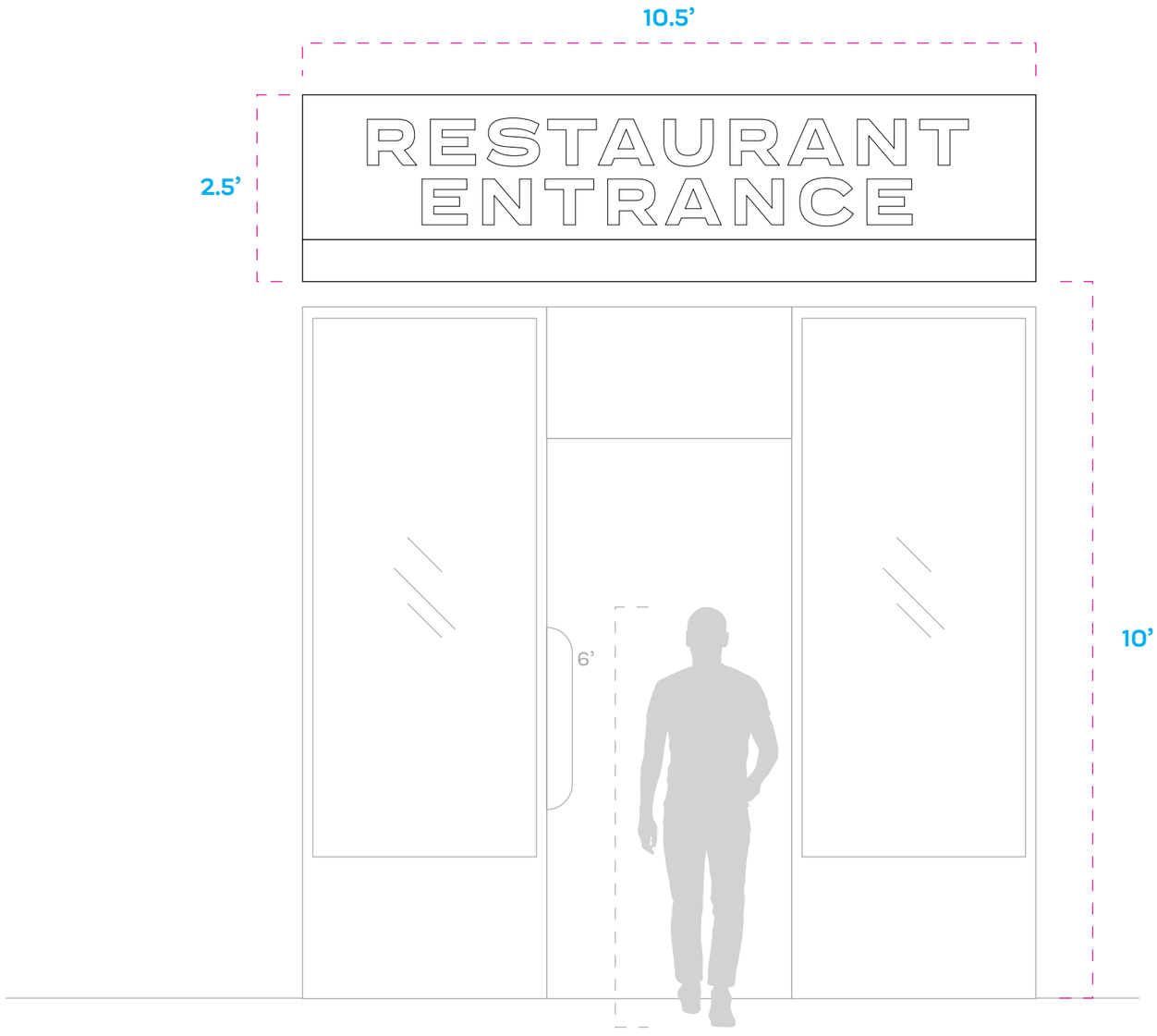
STRUCK

01 November 2017

M2

restaurant/bar/hotel/residential
entrance marquee sign
qty: 6

Images for Design Reference



Design Notes:
Mounted to marquee structure along primary building facade.

Metal, acrylic, and/or wood fabrication with LED halo illumination.

No acrylic box or acrylic faced can letters permitted.

Maximum dimensions indicated.

Zoning Issues:
Meets current parameters for Marquee Sign.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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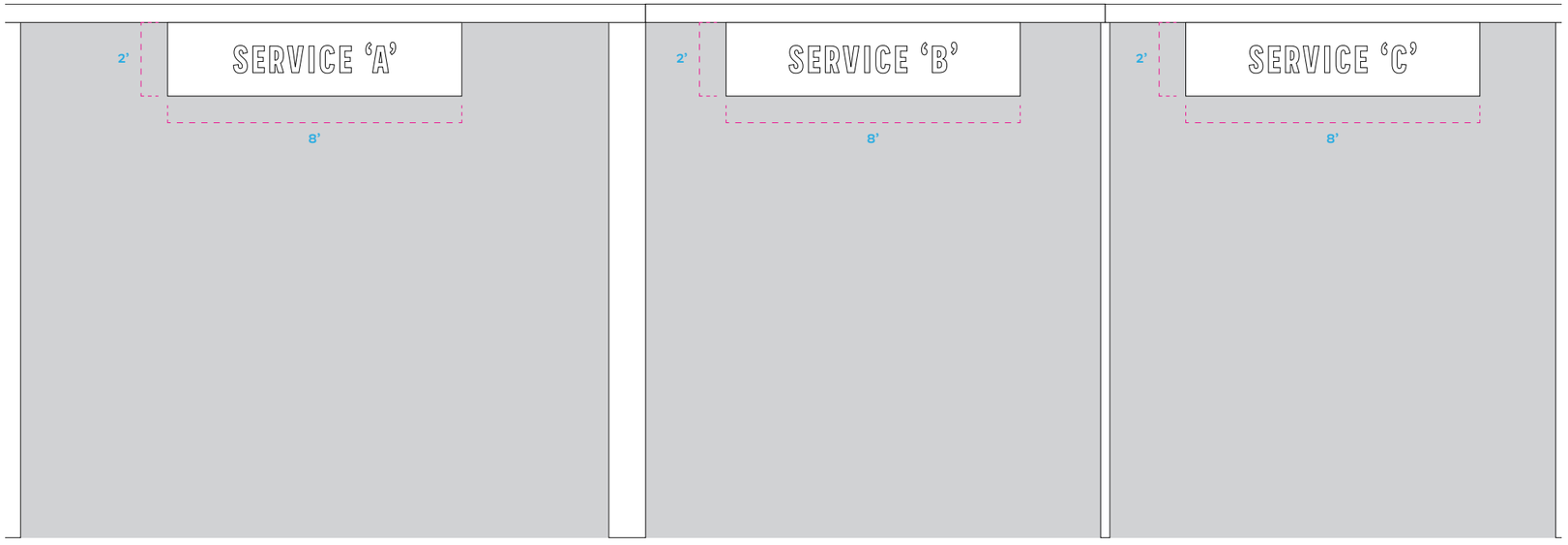
STRUCK

01 November 2017

M3

service entrance
marquee sign
qty: 3

Images for Design Reference



Design Notes:
Metal, acrylic, and/or wood fabrication with potential for LED halo illumination.

Maximum dimensions indicated.

Note: Final sign type for this location to be determined by final structure design.

Zoning Issues:
Meets current parameters for Marquee Sign.

Signs to be located on private property.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

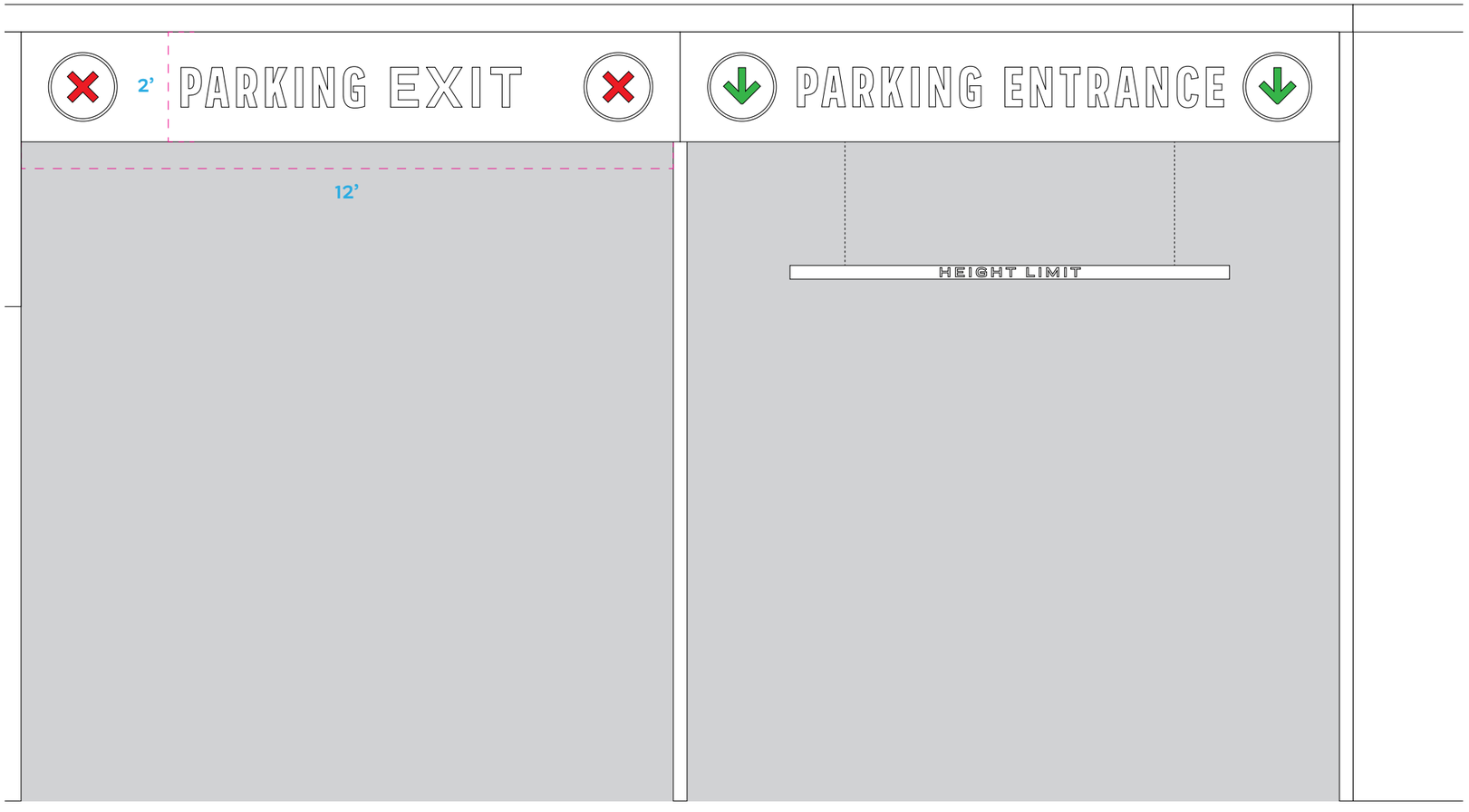
01 November 2017

Sign Plan: Sign Specification/Reference

M4

parking marquee sign
qty: 2

Images for Design Reference



Design Notes:
Metal, acrylic, and/or wood fabrication with potential for LED halo illumination.

Maximum dimensions indicated.

Note: Final sign type for this location to be determined by final structure design.

Zoning Issues:
Meets current parameters for Marquee Sign.

Signs to be located on private property.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

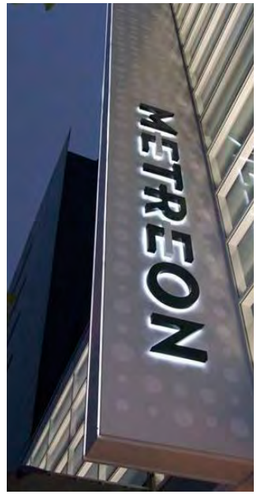
STRUCK

01 November 2017

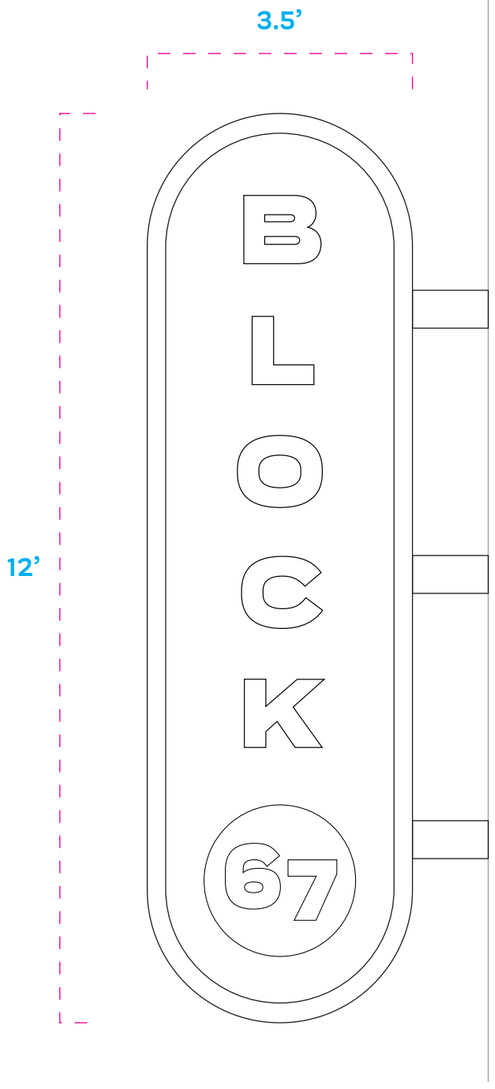
Sign Plan: Sign Specification/Reference

G

(option 01)
projecting building sign
qty: 2



Images for Design Reference



Design Notes:
An iconic marker of the Block 67 district.

Mounted to corner of residential facade near second floor.

Metal, acrylic, and/or wood fabrication with LED and/or neon or neon-like illumination.

Maximum dimensions indicated.

Note: Final sign placement to be determined by final structure design.

Zoning Issues:
Meets current physical parameters for Projecting Building Sign.

Sign totals 42 sq ft per sign face.

Allowance is 125 sq ft per sign face.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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STRUCK

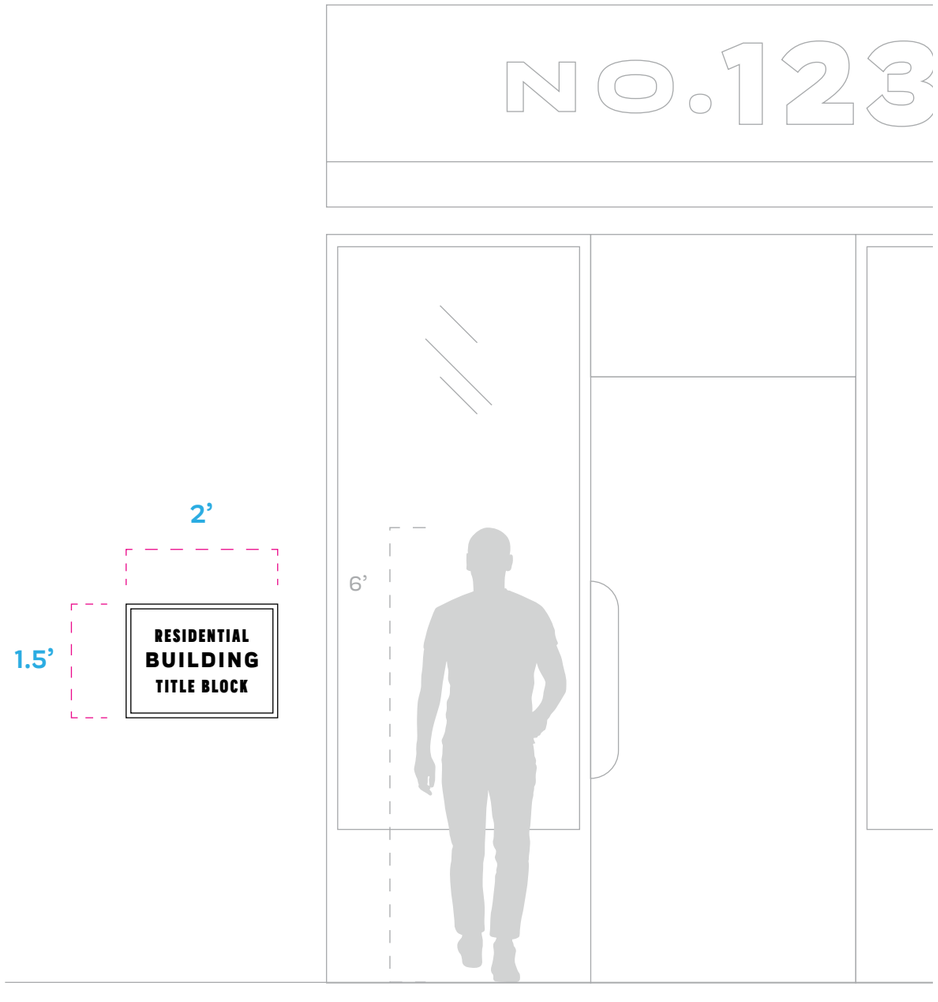
01 November 2017

Sign Plan: Sign Specification/Reference

H

building nameplate
qty: 1

Images for Design Reference



Design Notes:
Metal and/or wood fabrication.

Maximum dimensions indicated.

Zoning Issues:
Meets current physical parameters for this sign type.

Sign totals 3 sq ft.

Allowance is 3 sq ft.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

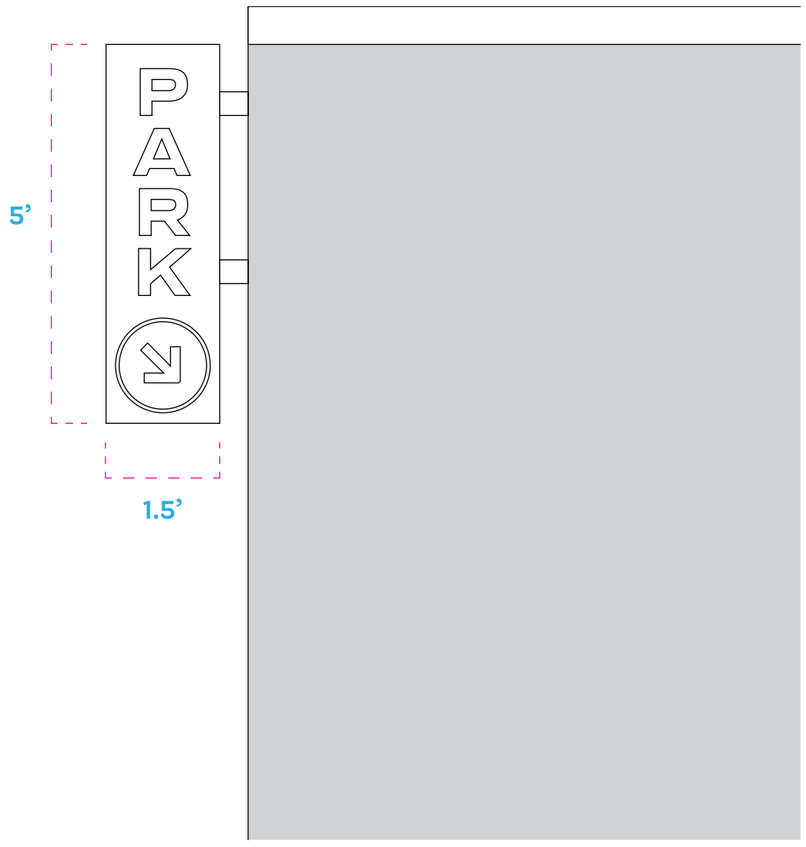
01 November 2017

Sign Plan: Sign Specification/Reference

K

projecting parking
entry sign
qty: 4

Images for Design Reference



Design Notes:
Metal, acrylic, and/ or wood fabrication with potential for LED internal or halo illumination.

Maximum dimensions indicated.

Zoning Issues:
Meets current physical parameters for this sign type.

One sign per parking entrance.

Sign totals 7.5 sq ft per sign face.

Allowance is 9 sq ft per sign face.

Sign exceeds 4’ height limit by 1’ – allowance requested.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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STRUCK

01 November 2017

Sign Plan: Sign Specification/Reference

L1

LED scrim
qty: 1

Images for Design Reference

BUILDING A—WEST ELEVATION (public frontage)

22’-6” wide x 33’-6” tall
(753’-9” sq ft)

BUILDING A—SOUTH ELEVATION (private frontage)

32’-6” wide x 33’-6” tall
(1088’-9” sq ft)

Design Notes:
Open LED scrim for art graphics, block 67 branding, and on-property retail messaging.

Maximum dimensions indicated.

Zoning Issues:
Flat Signs
General Building
Orientation =
4 sq ft per linear frontage,
1 per building face

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

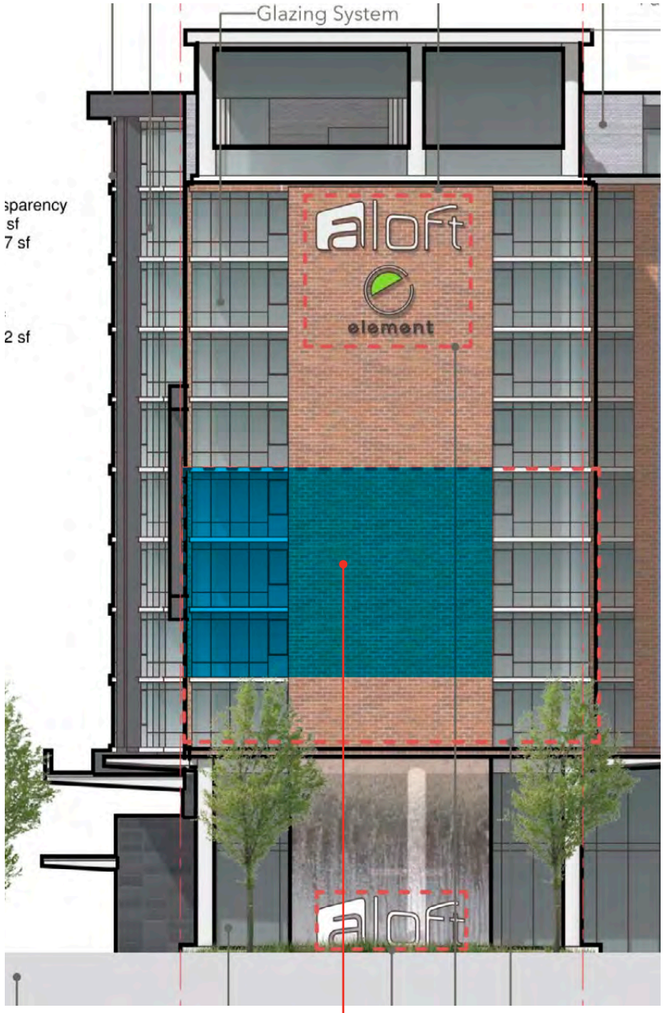
01 November 2017

L2

LED scrim
qty: 1

Images for Design Reference

BUILDING B—WEST ELEVATION (public frontage)



44’ wide x 28’-6” tall
(1254’ sq ft)

BUILDING B—NORTH ELEVATION (private frontage)

44’ wide x 28’-6” tall
(1254’ sq ft)

Design Notes:
Open LED scrim for art graphics, block 67 branding, and on-property retail messaging.

Maximum dimensions indicated.

Zoning Issues:
Flat Signs
General Building Orientation =
4 sq ft per linear frontage,
1 per building face

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan for Buildings A + B

ARCH | NEXUS

STRUCK

01 November 2017

Sign Plan: Sign Specification/Reference

T
hotel
monument sign
qty: 1

Images for Design Reference

BUILDING B—WEST ELEVATION (public frontage)

Design Notes:
Metal, acrylic, and/ or wood fabrication with potential for LED illumination.

Hotel branding.

Maximum dimensions indicated.

Zoning Issues:
Meets current physical parameters for this sign type.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

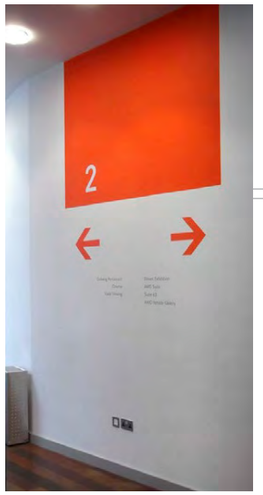
ARCH | NEXUS

STRUCK

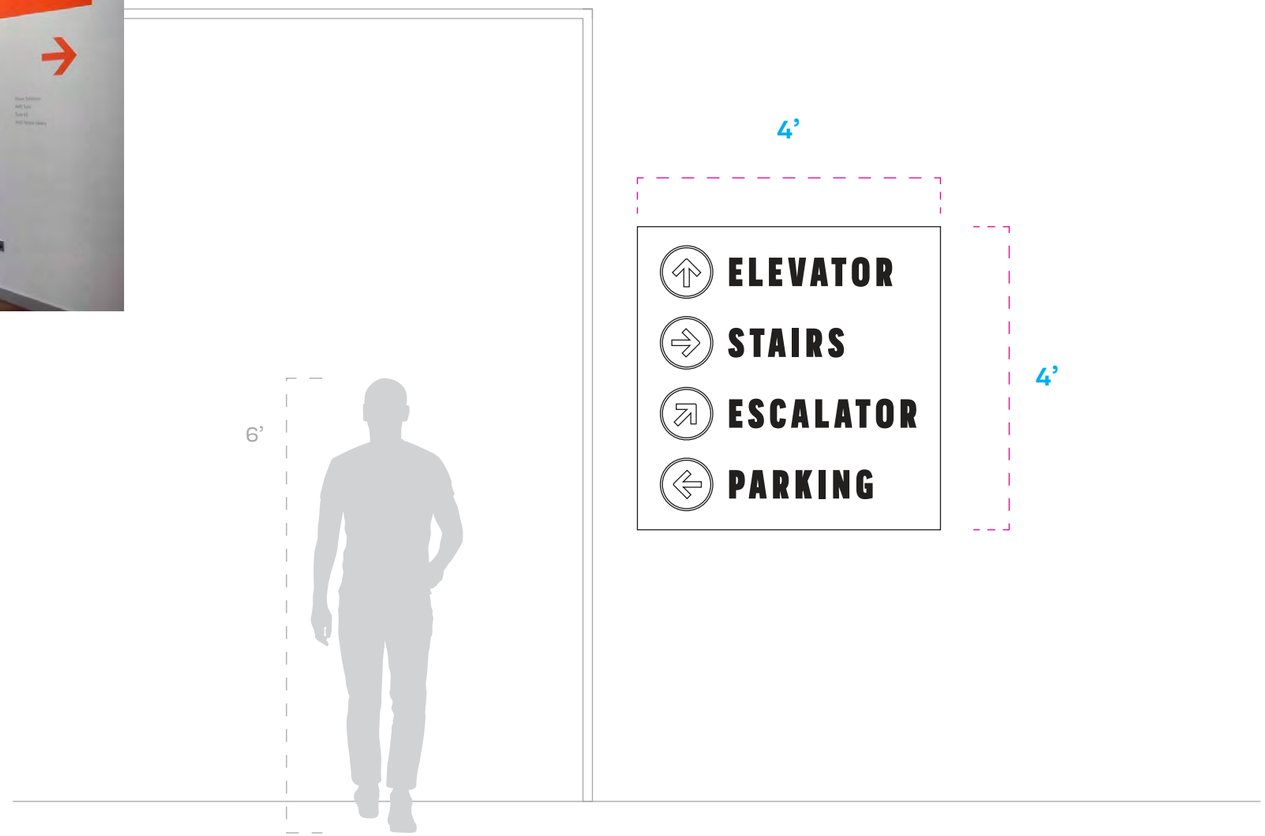
01 November 2017

Sign Plan: Sign Specification/Reference

W
wayfinding
flat sign
qty: 1



Images for Design Reference



Design Notes:
Metal, vinyl, paint,
and/or wood fabrication.

Wall-mounted
directional sign directing
pedestrian traffic to
stairs/elevators.

Maximum dimensions
indicated.

Zoning Issues:
Meets current
physical parameters
for this sign type.

Sign totals 16 sq ft.

See page 26 for
sign frontage
allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

01 November 2017

A1

static art
mural
qty: 1

Images for Design Reference

BUILDING A—SOUTH ELEVATION (private frontage)

Design Notes:
Flat or shallow relief
art installation.
Metal, vinyl, paint,
and/or wood fabrication.

Maximum dimensions
indicated.

Zoning Issues:
Mural to be located on
private property.

See page 26 for
sign frontage
allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

ARCH | NEXUS

STRUCK

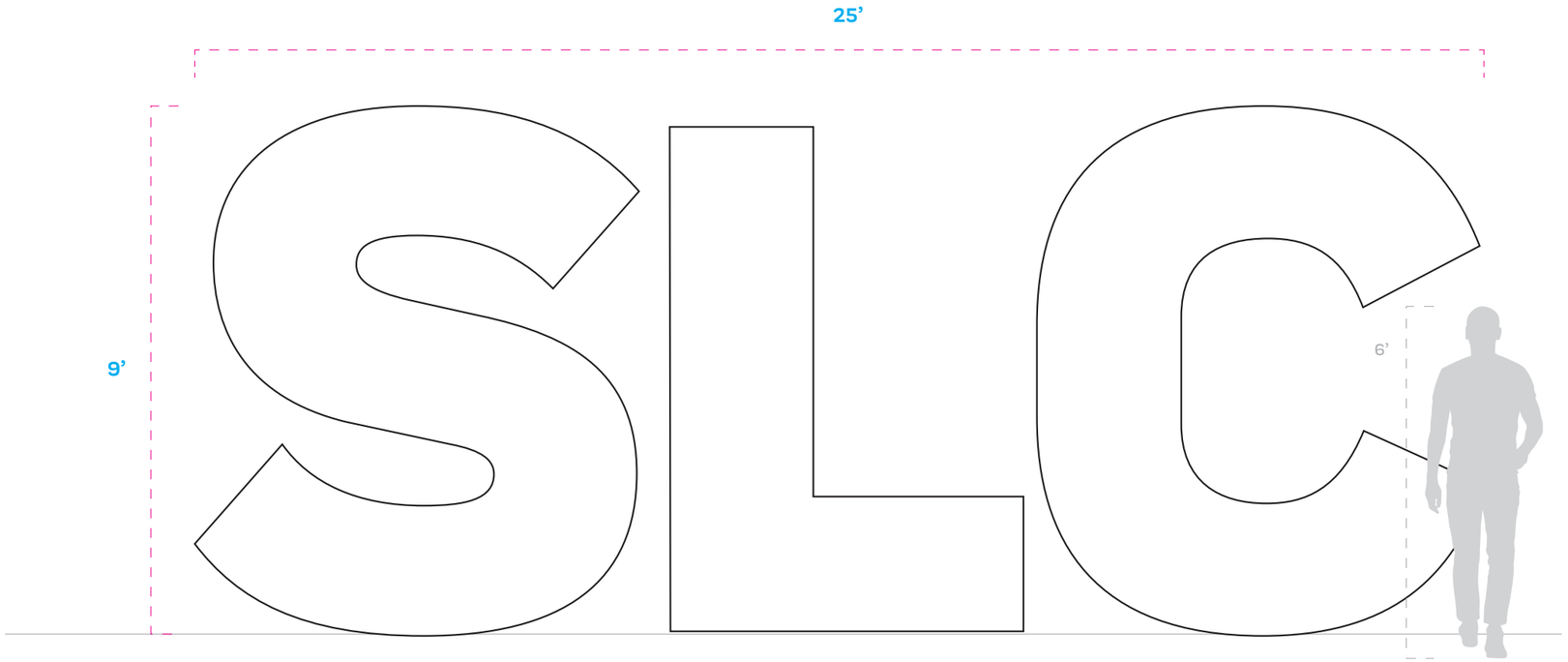
01 November 2017

Sign Plan: Sign Specification/Reference

A2

static art
sculpture
qty: 1

Images for Design Reference



Design Notes:
Three-dimensional over-scale art installation.
Metal, vinyl, paint, and/or wood fabrication.

Maximum dimensions indicated.

Zoning Issues:
Sculpture to be located on private property.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

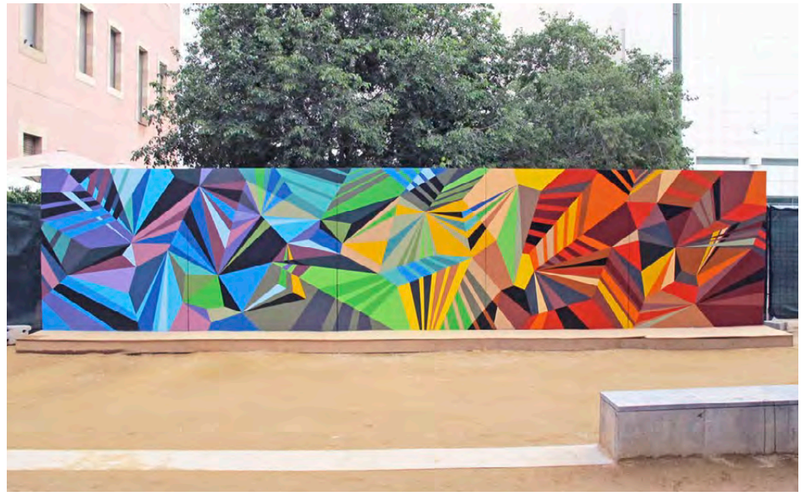
ARCH | NEXUS

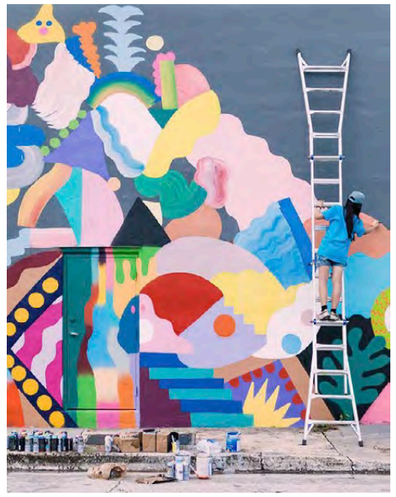
STRUCK

01 November 2017

A3

static art
mural
qty: 2





Images for Design Reference

Design Notes:
Medium-term temporary art installation – to act as a stand-in for construction fencing between construction phases.

Artwork may include illustrations/renderings of future project phases.

Metal, vinyl, paint, and/or wood fabrication.

Maximum dimensions to be determined.

Zoning Issues:
Murals to be located on private property.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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01 November 2017

Sign Plan: Sign Specification/Reference

X

block 67 brand
arch structure
qty: 1

Images for Design Reference

Design Notes:
An iconic marker of the Block 67 district.
Helps anchor Block 67 as a must-see destination.

Metal, vinyl, paint, and/or wood fabrication.

Maximum dimensions to be determined.

Zoning Issues:
Height restrictions to be determined. Fire/ Transportation issues to be determined.

See page 26 for sign frontage allowance totals.

THE RITCHIE GROUP

Block 67
251 West 100 South
Salt Lake City, Utah

Sign Placement Plan
for
Buildings A + B

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01 November 2017

Totals

	FRONTAGE **100 South** **(229 linear ft)**	FRONTAGE **300 West** **(236 linear ft)**	FRONTAGE **Interior Mid-Block North** **(284 linear ft)**	FRONTAGE **Interior Mid-Block South** **(353 linear ft)**
Flat Building Signs		**Flat Building Signs**	**Flat Building Signs**	**Flat Building Signs**
Flat Building Sign General Allowance = linear frontage x 4	No signs on this frontage have aggregate square footage allowance requirements.	Zoning Allowance = 944 sq ft Total Signage = 2683 sq ft Proposed Signs L1 = 754 sq ft L2 = 1254 sq ft F1 = 675 sq ft	Zoning Allowance = 1136 sq ft Total Signage = 1105 sq ft Total Overage = 0 Proposed Signs L1 = 1089 sq ft W = 16 sq ft	Zoning Allowance = 1412 sq ft Total Signage = 1929 sq ft Proposed Signs F1 = 675 sq ft L2 = 1254 sq ft
Flat Storefront Sign Allowance = linear frontage x 2		Flat Storefront Sign Zoning Allowance = 472 sq ft Total Signage = 69 sq ft Total Overage = 0 Proposed Signs F3 = 44 sq ft F5 = 25 sq ft Total Overage = 1336 sq ft	Flat Storefront Sign Zoning Allowance = 568 sq ft Total Signage = 69 sq ft Total Overage = 0 Proposed Signs F3 = 44 sq ft F4 = 25 sq ft	Flat Storefront Sign Zoning Allowance = 706 sq ft Total Signage = 400 sq ft Total Overage = 0 Proposed Signs F2 = 400 sq ft Total Overage = 211 sq ft
Monument Signs		**Monument Signs**	**Monument Signs**	
Monument Sign Allowance = linear frontage x 1		Zoning Allowance = 236 sq ft Total Signage = 234 sq ft Total Overage = 0 Proposed Signs T = 234 sq ft	Zoning Allowance = 284 sq ft Total Signage = 98 sq ft Total Overage = 0 Proposed Signs D = 28 sq ft O = 70 sq ft Note: Only 1 Monument Sign allowed per frontage, requesting 2.	

Sign Plan: Sign Specification/Reference

The Ritchie Group

Block 67
251 West 100 South
Salt Lake City, Utah

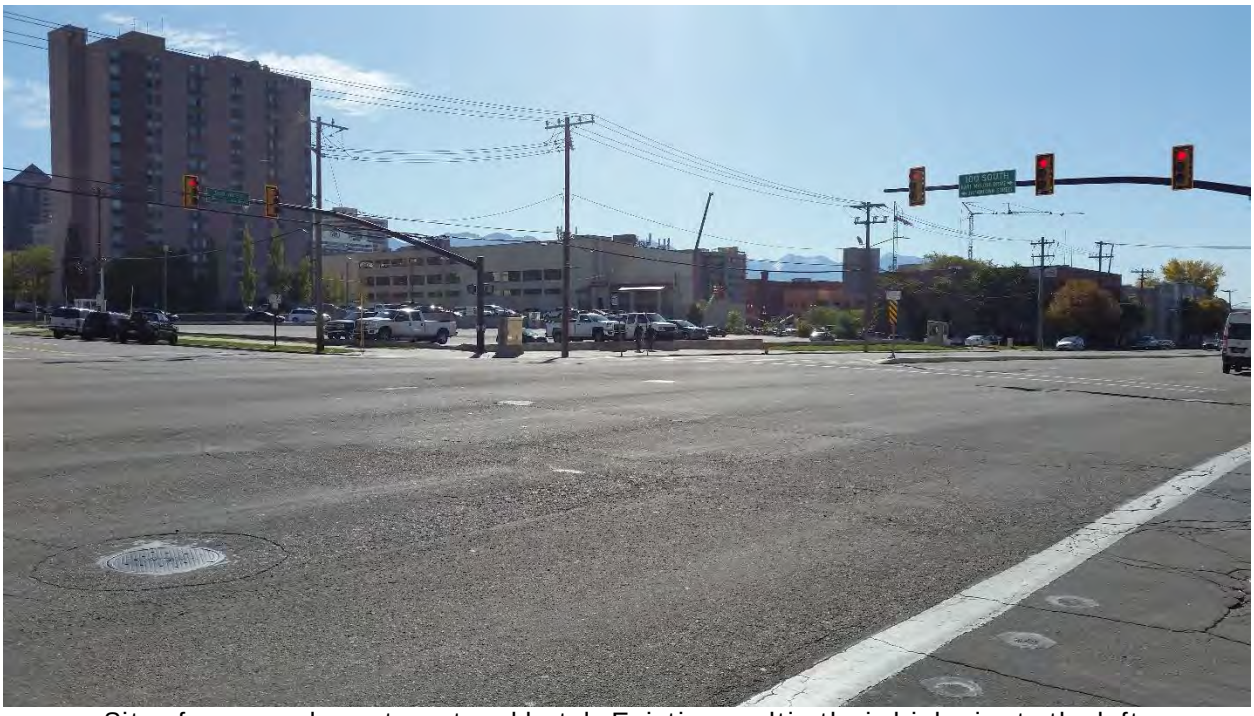
Sign Placement Plan
for
Buildings A + B

STRUCK

01 November 2017

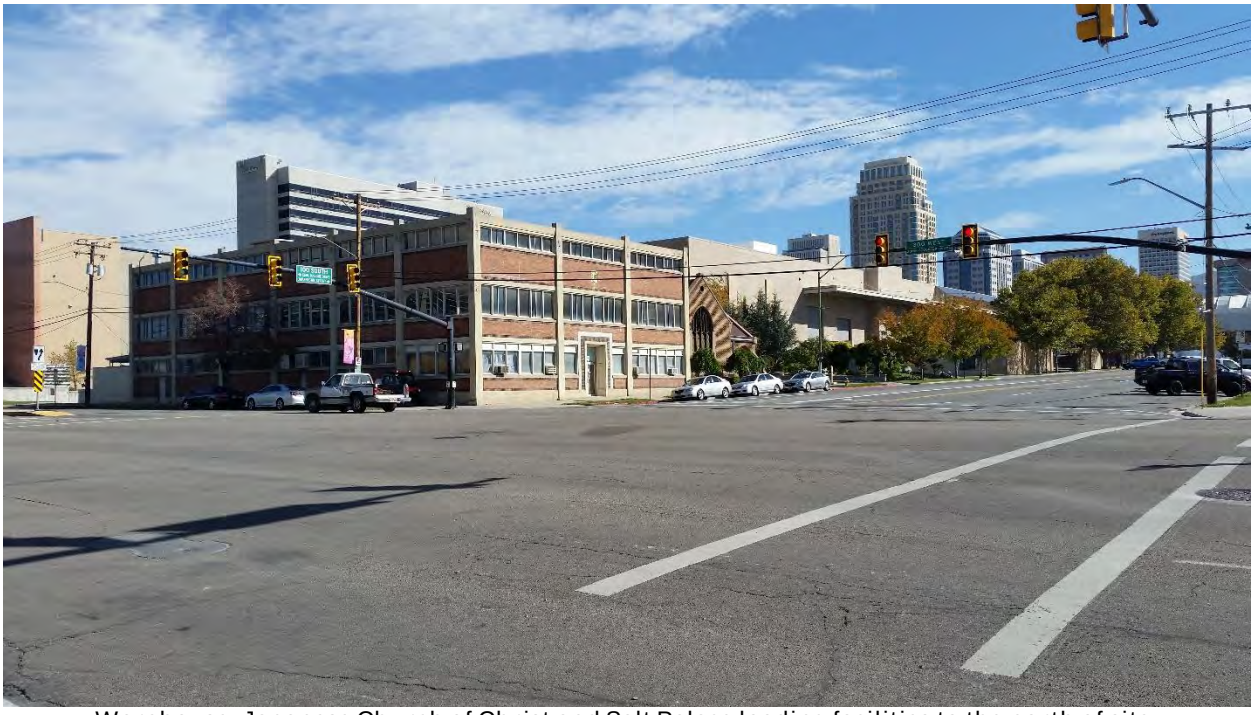
ATTACHMENT D: PHOTOGRAPHS OF THE SITE

Photos taken from the corner of 100 South 300 West

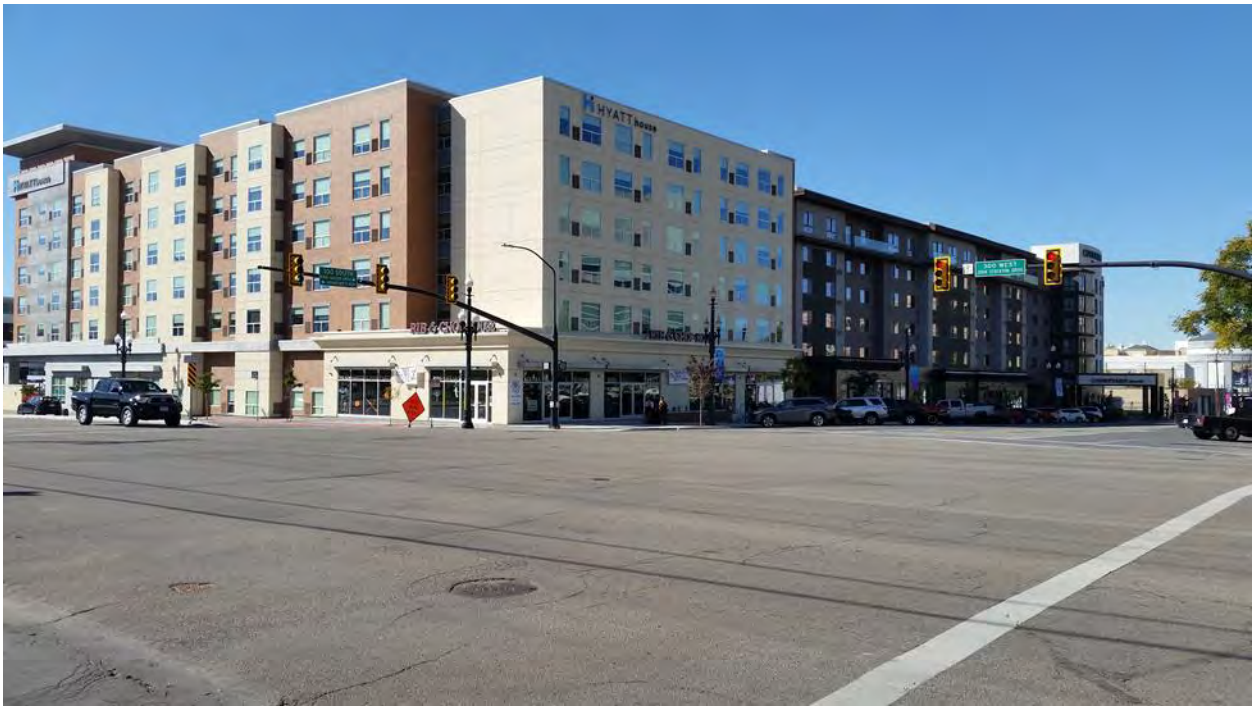


Site of proposed apartment and hotel. Existing multi-ethnic high-rise to the left.

Vivant Arena to the northwest of site



Warehouse, Japanese Church of Christ and Salt Palace loading facilities to the north of site.



New Hyatt and Marriott to the west of site

Photos taken from the corner of 200 South 200 West

Proposed site for second phase high-rise. Existing building to be demolished.
Multi-ethnic high-rise, in background, not part of this project.

Salt Palace to the east

Office building to southeast

New hotel and apartments being constructed to the south

ATTACHMENT E: ADDITIONAL APPLICANT INFORMATION

ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO
1990 Third Street, Suite 500
Sacramento, California 95811
T 916.443.5911

BLOCK 67

Architectural Narrative
10.31.2017

The BLOCK 67 project is located on a 6.45 acre site between 200 West and 300 West, 200 South and 100 South. The full masterplan contemplates approximately 7 to 8 buildings of residential, hospitality, retail and parking uses to support the residents/occupants and guests. This approach to development conforms to the Plan Salt Lake MasterPlan and the Downtown Salt Lake City Plan. This area is immediately adjacent to the Convention Center and diagonally southeast of the Vivint SmartHome Arena – it is an established and also burgeoning destination district. The urban planning and architectural expression for Block 67 are intriguingly intertwined and the design, landscape and architectural features are used to create a pleasing environment. The large blocks making up the downtown district of Salt Lake City present interesting challenges. The design team and owner see wisdom in breaking down this block into manageable and walkable "sub-blocks". Creating pleasant city streets (yes - complete streets defined with sidewalks, street trees, street parking, etc.) focused on pedestrian circulation, along with a linear park concept and developing key nodes and connections will effectively activate the space, offering amenities that are in the interest of the general public. The public spaces will be designed to create and maximize the opportunities for gathering for farmer's markets, movies in the plaza, 5k races start and end points and other festivals and events. The often cited Pearl District in Portland, Oregon is an inspirational model, but the vision entails a distinctly "Salt Lake presence"**.** Appreciating our unique climate and physical terrain we pause to ask: **Aren't our mountains marvelous and deserving of view and isn't it important to create outdoor spaces that are warmed by the southern sun in the winter?** The whole idea of creating street/plaza space as a continuance of the Vivint SmartHome Arena quad becomes an intuitive place-making solution. We feel this will become an extension of every event that becomes "a happening" at the arena. By providing programmed destinations in the form of hotels, apartments, restaurants and retail opportunities coupled with informal opportunities for passive rest and respite, Block 67 will thrive as a complementary force to bolster a growing district.

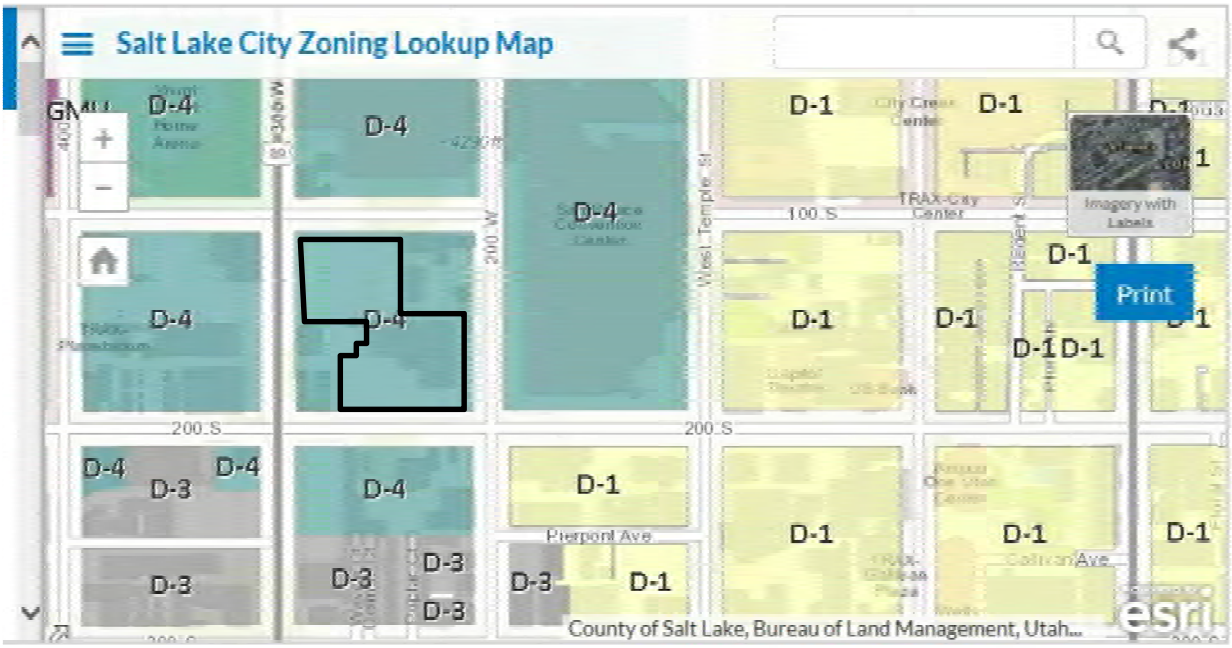
The "architectural vision" is contextual in expression with the surroundings. This is the historically "gritty part of town" that is becoming refined. We feel that the buildings that are designed for this site should be a composition of eclectic statements that could have evolved over time. We feel that the architecture at the street level should embrace the industrious past in terms of durable and sustainable materials - exposed steel structure and stone or brick and glass. The design will create an engaging combination of architectural styles, building forms, materials and relationships. The architecture will echo the past in material and feel and simultaneously present contemporary ideas and forms. **The architecture looks forward with roots embedded in the past.**

The project is broken down into 2 phases: Phase I including Blocks A & B, and Phase II including Blocks C & D. For the purposes of this narrative, phase I will be described, which includes a residential building, a dual flag hotel and parking components. The residential component is an eleven story residential building over subterranean structured parking. The hotel is comprised of two hotel brands that arrange around a shared elevator core. Both elements rise eleven stories over the same underground parking. The Design Review Application is for Phase I – Blocks A and B only. Blocks B and C will be submitted for Design Review at the appropriate time when they have been further developed.

Phase 1 includes approximately 610,000 GSF on 2.29 acres as follows:

Residential Multifamily	237,810 GSF	230 units, 10 stories
Retail	23,695 GSF	1 story
Hotel	173,620 GSF	271 Keys 11 stories
Parking	172,481 GSF	424 Stalls, 2 levels
Total Building Area	**607,606 GSF**	

Zoning



The zoning Classification for the site is D-4 DOWNTOWN SECONDARY CENTRAL BUSINESS DISTRICT. The purpose statement for the D-4 Zone emphasizes much of the intent that we believe to be part of the site:

> *"The purpose of the D-4 secondary central business district is to 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."

This project fits quite neatly into the goals and supportive roles outlined the D-4 purpose statement above.

Zone Specific Requirements 21A.30.045:

Setbacks

2. Yard Requirements:

a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such designs shall be subject to the requirements of chapter 21A.59 of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process subject to the requirements of chapter 21A.59 of this title.

b. Interior Side And Rear Yards: None required.

As stated in the above ordinance, this project will be pursuing authorization for an increased setback along 300 West, where this is required due to the hotel drop off area and general character of this and surrounding sites. As shown in the site plan, the hardscape area is inviting to pedestrians and meets the intent of a decreased setback design and an activated street edge.

Proposed setbacks are as follows:

	Setback	max	min	avg	
100 South Building A	**ground floor**	10'	5'	7 '	
	upper floors	6"	6"	6"	
300 West Building A	**ground floor**	30'	20'	25'	
	upper floors	12"	12"	12"	
300 West Building B	**ground floor**	37'	6"	18	ft
	upper floors	6"	6"	6"	

General Requirements:

8. Mid Block Walkways: As a part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed after the effective date hereof within the D-4 downtown district shall conform to this plan for mid block walkways.

9. 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. (Ord. 12-17, 2017)

Our mid-block street strongly reinforces the general requirements of this section and provides an inviting and pedestrian friendly strategy for the site.

Building Height

21A.30.045.C.8. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title.

Critical mass will be obtained by generating proper density and presence on the site. This project aims to utilize the conditional building and site design process to reach the 120', plus a planned development site design application to gain 5' additional. Finally, a 5' parapet will screen rooftop equipment and mechanical units. The zoning district boundaries are 400 West to West Temple and 200 South to South Temple (North Temple on the 400 West block.) Adjacent zones and overlays allow for building height that extends to 300' – this site is particularly suited for increased building height and presence.

Uses

The following uses proposed for the development are rightfully permitted per 21A.33:
Dwelling: Multifamily, Hotel, Mixed-Use Development, Reception Center, Restaurant, Retail Service Establishment, Retail Goods establishment, Dinning or Social club, Store (multiple types)

This project proposes conforming uses.

Signage

As shown in the project renderings and elevations, the development proposes extensive signage, including large LED scrims which are very much in alignment with a commercial and destination project such as this. The intent is to have these reviewed as part of the conditional use and planned development applications. The owner has engaged Struck, a signage design company with experience in Salt Lake City projects such as Regent Street, to propose an appropriate signage package for this program and location. A separate package is being submitted with the application to show the signage locations and intent.

Conditional Use Application

A conditional use application is being submitted in conjunction with this project to request the allowance of a parking garage, which is a conditional use in the D-4 zoning district. The parking garage is being requested for several reasons:

- The intent is to share parking with the Arena for events, which is currently extremely underserved and has little or no parking on site.
- The market driven need for parking associated with residential units is higher than the permitted allocations in this zone.
- The mixed use of retail, residential and hospitality, combined with the desire to develop the ground floor with pedestrian friendly amenities and program creates the need for an underground structured parking garage.

The parking garage use complies with the following Conditional Use Approval Standards (Per 21A.54.080.A)

1. The use complies with applicable provisions of this title;

The D-4 zone allows structured parking as a conditional use.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

As confirmed by the above allowance, the parking garage use is consistent with the surrounding commercial uses. The surrounding blocks include the existing Vivint Smarthome Arena, hospitality, religious establishments, commercial and multi family housing, all of which are compatible with parking.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

City parking policies encourage structured parking that is screened from view.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

The proposed parking is structured underground, with many ground level pedestrian amenities as described above. This minimizes the negative impact of open parking fields (i.e heat island effect) and minimizes any imposition of this use. Entries to the parking structure will be screened when on public streets. As shown in the updated drawing package, the utilitarian functions take on an aesthetic quality through the use of supergraphics.

Phase I Parking:

There are 405 parking spaces in the parking structure. There are 19 surface spaces in Phase I. All will be counted towards the total site parking for a total of 424 stalls.

PARKING CALCULATIONS	
MINIMUM	
RESIDENTIAL (0.5 spaces per dwelling unit)	115
HOSPITALITY (173,620 sf) AND NON-RESIDENTIAL LEASABLE (20,207sf)	169
1 space per 1,000 usable over 25,000 sf	
TOTAL MINIMUM	**284**
MAXIMUM - WITH TRANSPORTATION DEMAND MANAGEMENT	
RESIDENTIAL (1 stall per dwelling unit)	230
HOSPITALITY (2 stalls per 1,000 usable sf: 173,620 sf)	348
NON-RESIDENTIAL LEASABLE (retail/restaurants, 2 stalls per 1,000 sf)	42
for 20,207 SF of leasable space	
TOTAL MAXIMUM	**620**
PROVIDED	
PROVIDED - STRUCTURE	405
PROVIDED - SURFACE	19
TOTAL PROVIDED	**424**
STRUCTURED PARKING BREAKDOWN:	
FOR RESIDENTIAL UNITS (.81 stalls/unit)	186
FOR HOSPITALITY (1 space per 1,000 usable over 25,000 sf)	169
RETAIL	25
COMMERCIAL PARKING	25
Total	**405**

Conditional Building and Site Design Review

The conditional building and site design review will allow a building height increase from 75’ to 120’.

Planned Development Application

A planned development application is being submitted in conjunction with this project to confirm the allowance of two buildings on one site in a D-4 zoning district. The buildings share an underground parking garage plinth, but may be considered separate above ground. Also part of the PD and site design review is a 5’ building height increase from 120’ to 125’. The PD Application is for Phase I – Blocks A and B only. Blocks B and C will be submitted for review at the appropriate time when they have been further developed.

The project seeks to achieve the following Planned Development Objectives:

A. Combination and coordination of architectural styles, building forms, building materials, and building relationships:
The architectural styles reflect history and future of the site, and different materials used relate to that. While this part of town is historically somewhat industrial, recent trends towards refinement are taking place. The buildings are a composition of eclectic statements that could have evolved over time. The architecture at the street level consists of materials that are durable and sustainable - exposed steel structure, stone or brick and glass. The design will create an engaging combination of architectural styles, building forms, materials and relationships.

D. Use of design, landscape, or architectural features to create a pleasing environment:

The project aims to create pleasant city streets (complete streets defined with sidewalks, street trees, street parking, etc.) focused on pedestrian circulation. Along with a linear park concept and key nodes and connections this will effectively activate the space, offering amenities that are in the interest of the general public. The street functions primarily as a pedestrian space and plaza. The public spaces will be designed to create and maximize the opportunities for gathering for farmer's markets, movies in the plaza, 5k races start and end points and other festivals and events. Creating space as a continuance of the Vivint SmartHome Arena quad is an intuitive place-making solution. By providing programmed destinations in the form of hotels, apartments, restaurants and retail opportunities coupled with informal opportunities for passive rest and respite, Block 67 will thrive as a complementary force to bolster a growing district. Extensive hardscape and landscape treatments line the circulation paths and nodes as identified in the LP111 Landscape Plan, among others.

E. Inclusion of special development amenities that are in the interest of the general public:
Amenities such as outdoor seating, shading, pedestrian friendly mid block access, added public street and shared underground parking, food retail and good retail stores, are all identified as desired in the city and downtown master plans. In particular, special attention has been devoted to the linear park, which aims to provide a respectful reference to the Japan Town history of the area. Planting schemes and site lighting/furnishings will use this context as design inspiration.

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation:
Elimination of an underutilized surface parking lot and replacement with pedestrian friendly environment and desired amenities. The proposal maximizes development both above and below grade to create much needed density in this downtown district, in a highly efficient use of infrastructure and resources.

Site and Building Lighting
Please see attached package for design intent of site, building and accent lighting. Public street lighting will be provided by the city standard fixture, while interior site lighting will be provided through a combination of pedestrian poles and bollards.

Site Furnishings
Please see attached package for design intent of site furnishings. The intent is to provide durable furnishings that match the clean contemporary lines of the architecture and site design while softening the hardscape through warm materials and organic designs.

Description of Present uses

The present use of the Phase I project area is predominantly composed of surface parking with some additional structured parking. The development will replace this incompatible use and under-use. The remaining components of the block are two apartment complexes, state offices (Utah Development Disabilities office, a post office), a church and temple and some retail (antiques store).
Surrounding blocks house similar programs to the proposed including ground floor retail, two hotels, a church, the convention center and an arena.

The relationship of the proposed planned development with any adopted master plans of the city:

The proposed use is in alignment with the Salt Lake City Downtown Community Plan. The stated goals of this plan are to "increase residential population to 20,000 by 2040", to increase livability by "improving neighborhood and district level amenities […] and housing choices" and "making downtown a world-class destination with the best quality of life in the country". Emphatically, increasing housing options is the #1 goal of the plan. Through the addition of quality residential and hospitality components, together with beautifully designed plaza spaces and retail, the project strongly supports these goals. The design of the mid block walkway will follow the design guidelines. These will include: iconic paving patterns, street

furniture, pedestrian lighting and trees. Furthermore, the plan highlights the fact that "34% of all developable Downtown land is vacant or underutilized" and that "27% of all developable Downtown land is surface parking", and recommends a decrease in these numbers. This would be accomplished with this development. In contrast, the plan highlights that the #1 challenge or constraint to achieving its goals is "unrealized development potential (developments that do not take advantage of the full development rights of properties)". With two large structures at 11 stories each, this project positively addresses this trend.

Similarly, the Plan Salt Lake masterplan supports "diverse mixed uses" and "density and compact development" such as the proposed development plan for this site.

How is the proposed planned development compatible with the other properties in the neighborhood:

This neighborhood is defined by focal points and large destination buildings: the Salt Palace Convention Center surrounds the block on two sides, the Vivint SmartHome Arena is located diagonally across from the site and Abravenel Hall and Utah Museum of Contemporary Art are one block away. Given these destination projects, hospitality opportunities are becoming more available and will be bolstered by this project. For example, the newly constructed Courtyard by Marriott Salt Lake Downtown and the Hyatt House Salt Lake City are just across 300 West and the Radisson Hotel is on the other side of the convention center. As expected, retail is also common in this downtown location with the premiere shopping centers in Downtown Salt Lake, The Gateway and City Creek, both located just one block away. This project will provide some specialty retail opportunities to increase these existing offerings.

When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities.

This project will be an HOA, with common area administration and maintenance included within the HOA fee structure.

Community Involvement

To properly and respectfully acknowledge some of the previous roots on the block, ownership and the design team have been engaging in meetings with Kirk Huffaker of the Utah Heritage Foundation and members of the Japanese community. We have met with Senator Jani Iwamoto who is now coordinating those members from the Japanese community who should be heard. Additionally, the design team has been discussing some tangible ways to provide this acknowledgement. As shown in our updated drawing package, we have dedicated a linear park to respectfully reference a Japanese garden with plantings and layout that echo these themes. We have been working out some etched or bronzed pavers that would be produced using advertisements from the directories (yellow pages of the day.) These pavers would be intermittently introduced along the 100 South frontage and in the Japanese influenced linear park that stretches to 200 West. Finally, we have adjusted the plant species palette site-wide to accommodate a Japanese influenced motif. As an example, we are excited to see the flowing cherry tree species enliven the site in the springtime. Coordination with the community has been ongoing throughout the process. Through our dialogue, we believe that the Japanese community has a sense of ownership along 100 South. Their interest is to maintain that ownership as they celebrate milestones including Nihon Matsuri, the annual Japanese festival. In addition, we have met with the Downtown Community Council and received a letter of support. We have met with the Downtown Alliance who have also indicated their support of the project. We are passionate about remaking this underutilized asphalt parking lot into a community treasure for all to enjoy.

Residential and Retail:

Type of Construction:

Subterranean Parking:
Two Basement Levels Type IA Construction

Level 1 Residential and Commercial:
One Story ground floor level Type IA Construction

Level 2 thru 11 Residential:
Ten Stories Type IA

Building Configuration Includes:

Stacked Flat Units at Levels 2 thru 9
Penthouse Units at Level 10-11.
Multiple Amenity Spaces, including rooftop pool and garden

Building Area:

Level P2 – 84,989 gsf
Level P1 –85,399 gsf
Level 1 – 28,201 gsf
Level 2 – 37,633 gsf (including 3,390sf exterior amenity)
Level 3 – 33,327 gsf
Level 4 – 33,327 gsf
Level 5 – 33,327 gsf
Level 6 – 26,885 gsf (including 2,813sf exterior amenity)
Level 7 – 22,831 gsf
Level 8 – 23,322 gsf
Level 9 – 23,322 gsf
Level 10 – 23,459 gsf
Level 11 – 20,552 gsf (including 2,165 sf exterior amenity)

Exterior Finishes:

The building is intended to include durable finishes and clean lines. The Exterior elevations provide annotations regarding materials and finishes, while the additional material packet provides graphic examples of the range in materials proposed.

First Level:

The First Level is an architectural wood siding, sealed concrete and masonry combined with extensive storefront to create a warm and inviting atmosphere (per material palette indicated on elevations). The intent is that the Type IA structural frame will be expressed as the exterior of the building in some locations.

Levels 2 thru 9:

Levels 2 thru 9 are predominantly a masonry brick finish with the addition of large floor-to-ceiling glazing system, and other incidental materials per annotations on the elevations.

Levels 10 and 11:

Levels 10 and 11 are predominantly open storefront/curtainwall system providing a beacon of light and breathtaking views.

Roof:

The rooftop presents an opportunity for occupied amenity space. The project will take advantage of 360 views including the Wasatch Mountains and LDS Temple, as well as the developing Downtown area. Unoccupied roof areas will be enclosed with single ply roof membrane, while large portions of the roof will be occupied with activities including a pool area, plant material / roof garden and seating, creating an active and vibrant presence on the skyline. Lighting will help accentuate the geometric expression of the non-rectangular roof line. Lower roofs will also follow the pattern of activity and host fitness spaces for rooftop yoga and roof gardens. The roof edge will present with clean lines appropriate for a contemporary design that will be highlighted by soffit and roof lighting to further enhance the skyline presence.

Hospitality:

Type of Construction:

Level 1-2 Lobby and Retail, pre-function and function space:
Two Story Type IA Construction

Level 3 thru 11 Hospitality:
Nine Stories Type IA Construction

Building Configuration Includes:

Lobby, retail and amenity spaces at Levels 1-2
Stacked Flat Units at Levels 3 thru 11
Rooftop level amenities, includes restaurant and bar spaces.

Building Area:

Level 1 – 19,596 gsf
Level 2 – 18,334 gsf (includes 2,599 gsf exterior amenity)
Level 3 – 16,322 gsf
Level 4 – 16,322 gsf
Level 5 – 16,322 gsf
Level 6 – 16,322 gsf
Level 7 – 16,322 gsf
Level 8 – 16,322 gsf
Level 9 – 16,322 gsf
Level 10 – 16,322 gsf
Level 11 – 14,682 gsf

Exterior Finishes:

The building is intended include refined finishes with coordination to the hotel brand standards. The Exterior elevations provide annotations regarding materials and finishes, while the additional material packet provides graphic examples of the range in materials proposed.

Levels 1-2:

Levels 1-2 include stone cladding, extensive glazing system and a highlight of backlit marble panels to create a warm, contemporary and inviting atmosphere (per material palette indicated on elevations).

Levels 3 thru 11:

Levels 3 thru 11 are expressed as two volumes, supporting the dual flag nature of this hospitality layout. One is predominantly a brick panel finish with punched openings and larger glazing system areas, as well as LED embedded metal panel and architectural metal panel highlights. The second volume is a balanced combination of LED embedded brick panels and glazing system, with a large glazing beacon on the 11th floor.

Roof:

The rooftop presents an opportunity for occupied outdoor restaurant and amenity space. The project will take advantage of views including the Salt Lake Valley, Wasatch Mountains and LDS Temple, as well as the developing Downtown area. Unoccupied roof areas will be enclosed with single ply roof membrane. The rooftop restaurant will include seating and articulated guardrails along the edge. The roof projects past building front to provide shade and articulation. Colossal sized columns with special accent lighting, combined with playful soffit lighting arranged in a ribbon-like layout add to the diversity of the skyline. These elements will provide interest as viewed from below and from afar.

Civil Engineering Narrative

SUBDIVISION

This property consists of three existing parcels. Parcel lines with be adjusted to match the new development phasing and avoid buildings crossing lot lines. The first parcel will contain the phase I development, the second parcel will contain some of the ground level developments as well as future work, while the third parcel contains the existing Royalwood office building to remain for the time being. The attached Exhibit illustrates the tentative lot plan and the conceptual site plan.

GRADING & DRAINAGE

Most of Block A / B is occupied with parking garage and buildings. The project will be required to capture and manage the storm waters flowing off of roofs and the lid of the parking garage. Storm water collection within the parking garage is also required (drip from vehicles). No space is available on the site for surface detention so detention of storm waters will take place underneath the lowest floor of the garage. Given that the garage will be sloped and waters collected from various locations throughout the garage, certain of the pipes collecting these waters will be increased in size to function as detention as well as collection (i.e. install a 36” pipe instead of a 12” pipe). All roof drainage and garage lid drainage would be connected into the lower “detention pipe” and managed there. The site will be allowed to discharge to city storm drain at a rate of 0.2 cfs per acre. A pump vault would be installed at the lowest end of the detention pipe and oil / grease separation would occur there. The pump system would be sized to operate at the flow rate allowed by city requirements and would pump to an outside catch basin and flow to the city system. The only existing city storm drain box is located at the northwest corner of Block A. In order to avoid adding long storm drain pipes in the

existing UDOT road, the detention pipe will flow to the northwest and the pump be located at the northwest corner of the parking garage.

UTILITIES

Attached utility drawings show utility connections for Building A along the north building face with connections to the existing utilities in 100S Street. Fire service connection is also shown there. Utility connections for Building B are shown along the west building face with connections to the existing utilities in 300W Street. The civil engineer will coordinate with the mechanical engineer for actual demands and utility connection sizes at the appropriate time.

Landscape Narrative

The landscape improvements for Block 67 will generally include raised concrete planter beds adjacent to the Block A building, and ground plane planter beds along 300 West, on the south side of the Block B building, and on the north side of the existing Royal Wood building. Raised steel planters for deciduous trees will be located throughout the public plaza spaces, ranging in height from 18 inches to 36 inches. Plant materials will generally include water-wise trees, shrubs, ornamental grasses, and flowering perennials. A minimum of 80% of all proposed plant materials shall be selected from Salt Lake City's list of water-wise plant list.

The required number of trees is provided on 300 West. Along 100 South, due to the multiple curb cuts, the required number of trees cannot be provided due to interference with the view triangles of the drives. Instead, lower grass plantings are provided to offset the slights (1.7 trees) reduction in number of trees.

Also, in order to preserve alignment with the sidewalk to the south a 36" only planting strip is proposed along 300W at Building B. Because of this, together with the restrictions on the UDOT view triangle at the mid block exit, the trees at this location have been relocated to the property side of the sidewalk. Given that the tree existing alignment varies along this block face, this seemed an acceptable compromise.

Raised planter bed areas shall include amended top soil for planting at a depth equal to the planter height, weed barrier fabric over the top of planting soil, and finished with a minimum of three inches of decorative rock mulch. Structural soil shall be installed for trees planted along streetscapes, per Salt Lake City's standard.

The decorative rock mulch shall include two different types; the first shall range in size from two to three inches and shall range be a mix of blue and gray, the second shall range in size from two to five inches and shall be a mix of tan, gray, cream, and maroon colors.

All deciduous trees shall be at least two-inch caliper, balled and burlapped nursery stock. All shrubs shall be #5-gallon container nursery-grown stock. All ornamental grasses and flowering perennials shall be #1-gallon container nursery-grown stock. The landscape designer confirmed that the Golden Raintree selection is appropriate for the pedestrian use and sign visibility, and these are also on the city approved list.

Irrigation Narrative

It is anticipated that there will be one point of connection for Block A and B irrigation. The point of connection components shall include a city-approved water meter, a stop and waste valve, a backflow preventer with a thermal blanket secured in a locking enclosure, manual drain valves on both sides of the backflow preventer, a normally open master valve, a flow sensor, and a quick coupler valve.

The irrigation control valves shall be wired to a smart controller, which shall be capable of receiving real-time weather data and compatible with a rain sensor device and soil moisture devices. The irrigation control valves shall be wired to the controller by a 2-wire path, with decoders located at each valve manifold. Each valve manifold shall include an isolation ball valve and a quick coupler valve.

Irrigation for the raised and ground plane planter beds shall include sub-surface, point-source drip irrigation and surface in-line drip irrigation. Drip irrigation components shall include drip valve assemblies (in-line filter and pressure reducer), flexible PVC laterals, in-line drip tubing, bubbler emitters on pre-assembled risers, check valves where necessary, and flush valve assemblies. Irrigation for trees planted in tree grates along the streetscapes shall include Root Watering Systems and bubbler emitters for each tree, per Salt Lake City's standard.

Structural Narrative

Codes and Standards

The minimum codes and standards that apply to the design of new buildings include current editions of the following:

* International Building Code (2015 Edition)
* American Institute of Steel Construction (AISC) with Commentary
* ACI 318 Building Code Requirements for Reinforced Concrete
* American Iron and Steel Institute (AISI) specifications for the Design of Cold Formed Steel Structural Members
* American Welding Society ANSI/AWS D1.1 Structural Welding codes
* Steel Joist Institute (SJI) for Joists and Girders
* Steel Deck Institute (SDI)
* ANSI A190.1, USDOC PS1, PS2, PS20

Site Specific Requirements

The structural systems in the facility shall also be designed to meet specific site driven requirements. These requirements vary from location to location. Some of these requirements include:

* Soil bearing pressure characteristics based on a site specific Geotechnical Investigation for the referenced site.
* Water table.
* Wind velocity 90 MPH, Exposure B
* Roof snow loads 30 PSF roof snow load. Also implementing snowdrift requirements.
* Soil profile characteristics, ground acceleration - used for design.
* Seismic criteria, with soil profile as directed in the Soils Report.

Basic Design

The structure is a mixed use facility incorporating housing, parking, hospitality and retail occupancies in each horizontal plane. The materials listed below are based on our successful experience for similar project type construction. It is critical that the local jurisdiction, including the fire marshal, is in agreement with job specific details.

A below grade parking structure (2-levels) will extend beyond the footprint of the housing and hotel structures. This extension will frame a plaza level that will be for pedestrian and vehicular use. An 11-story structure to the North will house the retail component on the ground floor and the housing component above while an 11 story structure to the South will house the hospitality component.

Mechanical/Plumbing Narrative

Code & Standards

The mechanical systems will be designed in accordance with:

2015 IBC
2015 IMC
2015 IPC
2015 IFC
2015 IFGC
ANSI/ASHRAE Standard 90.1-2010 (As adopted by the 2012 IECC)
ANSI/ASHRAE Standard 55-2010
ANSI/ASHRAE Standard 62.1-2010
ASHRAE Standard 52.2-1999

ELECTRICAL (DRY UTILITIES) SYSTEMS NARRATIVE

Electrical Utility Relocation:

There are overhead existing electrical lines along both 100 South and 300 West that will need to be relocated to accommodate new property-edge buildings. In addition to the medium-voltage electrical lines, there are substantial communications lines on the poles along both streets that will need to be relocated.

100 South:

Rocky Mountain Power has an existing ductbank in 100 South that may be used for the electrical line relocation. However, the electrical contractor will need to provide conduits across 100 South at the intersection with 300 West and conduits within the utility easement for the relocated communication lines. A minimum of (4) 6” conduits will be required along the entire length of the property frontage along 100 South. RMP has indicated that a new switch will likely be required at the northeast corner of the site as there is an existing pole mounted switch that feeds electrical loads on the north side of the street. This switch may be located above-ground or in a station/vault.

300 West:

New conduits will be required for the relocation of the overhead power and communication lines along 300 West. Provide (2) 6” conduits for power and (4) 6” conduits for communication lines. RMP has indicated that a new switch will likely be required at the southwest corner of the site on 300 West as there is an existing pole mounted switch that feeds electrical loads on the west side of the street. This switch may be located above-ground or in a station/vault.

New Electrical Service and Estimated Electrical Loads:

New RMP transformers and switches will be required to provide electrical service to the new buildings on block A & B. This equipment may be located in an electrical station/vault that is located underground along the street and accessible only to RMP personnel. Based on the proximity of the block A & B buildings to each other, we propose to use a single, larger station for both buildings.

RMP will provide the specifications and requirements of the stations to the design team once an agreement has been signed by the owner to initiate a system impact study. This study is required to be completed for all projects with connected loads larger than 1 MW. Typical transformer and switchgear clearances must still be maintained, which are generally 10' to the front and sides of a transformer and 10' to the front and back of double-access switchgear. Additionally there are ventilation requirements (3 ft^3/minute per kVA) and dewatering requirements that must be met.

Electrical service will be provided by RMP from two downtown substations with an automatic switch between the two services. The details of this design will be determined by RMP once an estimator has begun design, which cannot commence until the system impact study has been completed.

Electrical meters must be located within 50' of the utility transformers. RMP has typically allowed these meters to be located adjacent to the underground station in other downtown areas and we anticipate this will be acceptable on this project as well.

We have preliminarily estimated the electrical loads as follows:

<u>Block A Residential:</u>
Residential: 230 Apartments @ 7 kVA each = 1,610 kVA
Retail: 12,943 ft^2 @ 20VA/ft^2 = 259 kVA

Total: 1,869 kVA. Propose TWO 3,000A, 120/208V services

<u>Block B Hospitality:</u>
Hotel: 159,795 ft^2 @ 10VA/ft^2 = 1,598 kVA
Retail: 5,998 ft^2 @ 20VA/ft^2 =120 kVA

Total: 3,000A, 120/208V services

Lighting in the Public Way:

Per the Salt Lake City Street Lighting Master Plan and Policy, fixtures along the public right of way on 300W and 100S will follow the city standard cactus pole with Washington (CBD) fixture and spacing. These are shown on the ES102 sheet.

Emergency Electrical Generation:

On-site emergency power generation will be required for code required life-safety and standby loads including elevators, fire alarm and emergency lighting. The generators may be located below-grade in the parking garage as long as adequate ventilation is provided both for the supply and exhaust and accommodations for refueling the generators have been provided. The generators may be shared between multiple buildings, or dedicated to a single building or tenant. On-site diesel fuel storage will be required for life-safety use and may be stored in a belly tank of the generator itself or in a separate fuel storage tank that serves multiple generators.

Emergency Lighting:

Emergency lighting will be required throughout the building and at all emergency egress exits. Emergency lighting will be connected to the life-safety transfer switch of the backup generation system. Emergency lighting may be required on-site to allow for safe passage of people exiting to the public way. These exact requirements will need to be coordinated with the city and design of the egress paths.

Fire Alarm:

All buildings and enclosed parking garages will require a fire alarm system. While the systems may be separate and stand-alone for each building, they will need to be tied together as the buildings are all interconnected. It is suggested to use a fire alarm system from a single manufacturer to minimize potential faults and conflicts in integrating the systems throughout the site. All high-rise buildings will require a fire command center to be located near the main entrance in a location approved by the fire marshal.

Refer to the attached electrical site drawings for additional information and details of the electrical infrastructure described above.

CONCLUSION:

The BLOCK 67 project proposes a diverse and appropriately dense mixed use development in the heart of a burgeoning destination district, downtown Salt Lake City. The plan supports and conforms with both the Plan Salt Lake MasterPlan and the Downtown Salt Lake City Plan. The urban planning and architectural expression for Block 67 are both fitting for the existing conditions and the future goals of these city plans.

This development will provide higher and better use for the area, replacing existing surface parking with desirable hospitality, retail and housing options. Creating pleasant complete city streets, along with a linear park concept and key connection nodes will effectively activate the space and provide wonderful urban conditions. The development is extremely pedestrian friendly, with deep sidewalks, plaza spaces and mid-block connections.

The project strongly connects with the convention center and arena both programmatically and physically by continuing the Vivint SmartHome Arena quad in the open space and street scape. Together with these physical street connections, the project will also visually connect to the neighborhood and region by taking advantage of views to the breathtaking Wasatch mountain range, the world famous LDS Temple and the expanding beautiful downtown district.

Through a contextual architectural response, programmed destinations in the form of hotels, apartments, restaurants and retail opportunities and informal opportunities for passive rest and respite, Block 67 will thrive as a complementary force to bolster a growing district.

ARCHITECTURAL NEXUS, Inc
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SACRAMENTO
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Zoning Adjustment Narrative

A zone amendment for parcel record #15012070260000, is being requested to change from D4 to D1. This city block of which the requested zone amendment is a part, is referenced as Block 67. The precise area is defined by the property description provided below and in the additional package included with the submission. The approximate area is illustrated below:

This area is adjacent to the Salt Palace Convention Center and proximate to the Vivint SmartHome Arena. While the convention center block is also D-4, there is ordinance language that allows for building height up to 375'. As the areas around this parcel infill and develop, there is a necessity for more urban density and building height.

This zone amendment will promote additional activation by providing rooftops, hospitality, residential and office space to an area that suffers from being at the "back" of the convention center layout. The convention center loading area and back of house programmatic functions are facing these parcels and

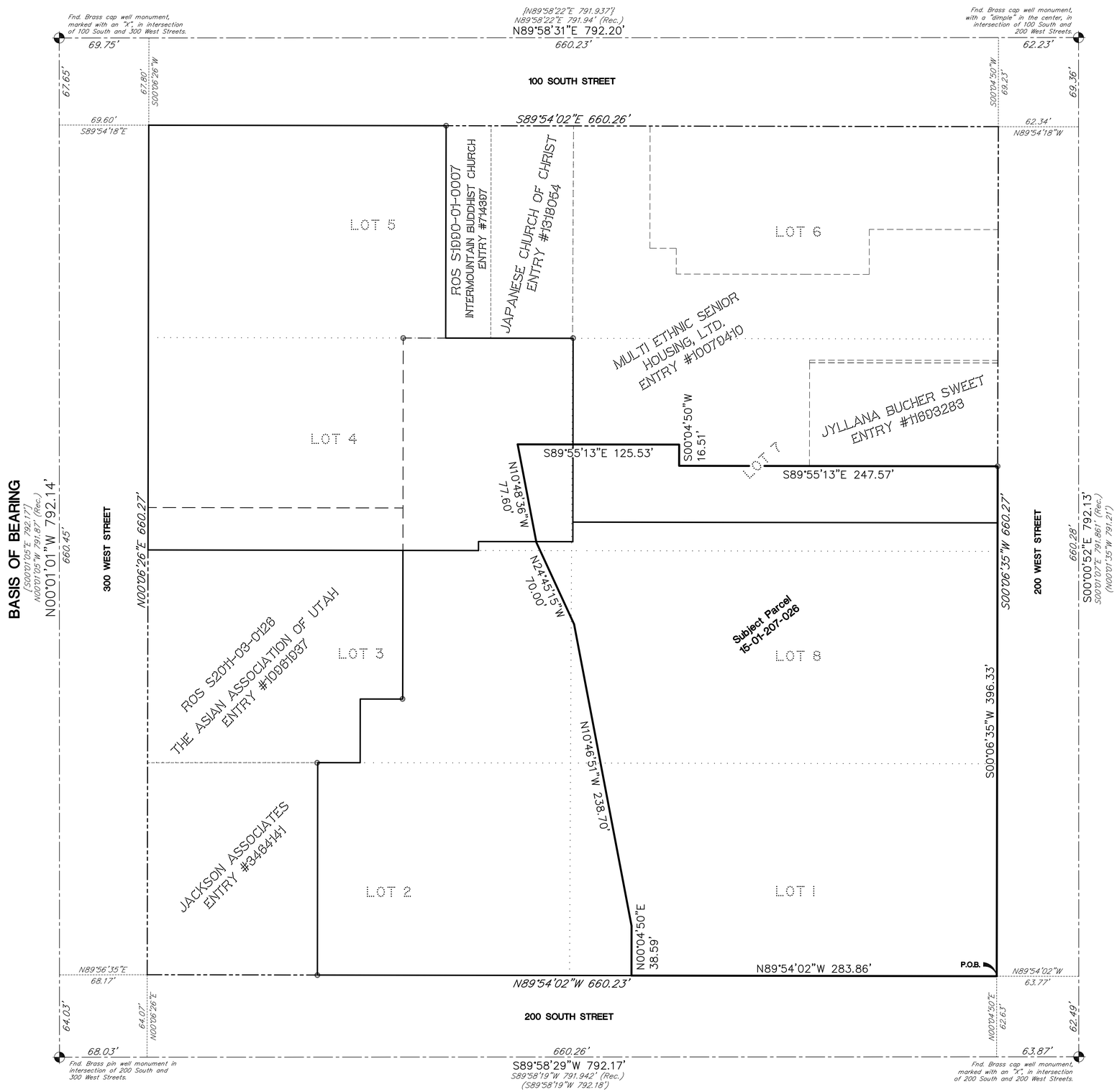
wrap the entire block on 2 sides, creating a physical and visual barrier between Block 67 and other points downtown. The additional building height and density for the area requested will allow this block to overcome this constraint and to serve a transition piece to the rest of downtown. This block has the potential to create synergy with the arena, the gateway and a bridge to downtown.

Legal Description for current recorded lot configuration:

BEG SE COR LOT 1, BLK 67, PLAT A, SLC, SUR; N 396 FT; W 247.5 FT; N 16.5 FT; W 82.5 FT; N 82.5 FT; W 132 FT; S 280.5FT; W 33 FT; S 49.5 FT; W 33 FT; S 165 FT; E 528 FT TO BEG. 5445-2461 5649-2887 6101-2053

Legal description for proposed lot line adjustment:

Beginning at the Southeast Corner of Block 67, Plat “A”, Salt Lake City Survey, thence North 89°54’02” West 283.86 feet coincident with the south line of said Block 67; Thence North 00°04’50” East 38.59 feet; Thence North 10°46’51” West 238.70 feet; Thence North 24°45’15” West 70.00 feet; Thence North 10°48’36” West 77.60 feet; Thence South 89°55’13” East 125.53 feet; Thence South 00°04’50” West 16.51 feet; Thence South 89°55’13” East 247.57 feet to a point on the east line of said Block 67; Thence South 00°06’35” West 396.33 feet coincident with said east line to the point of beginning.



DESCRIPTION:

Beginning at the Southeast Corner of Block 67, Plat "A", Salt Lake City Survey, thence North 89°54'02" West 283.86 feet coincident with the south line of said Block 67; Thence North 00°04'50" East 38.59 feet; Thence North 10°46'51" West 238.70 feet; Thence North 24°45'15" West 70.00 feet; Thence North 10°48'36" West 77.60 feet; Thence South 89°55'13" East 125.53 feet; Thence South 00°04'50" West 16.51 feet; Thence South 89°55'13" East 247.57 feet to a point on the east line of said Block 67; Thence South 00°06'35" West 396.33 feet coincident with said east line to the point of beginning.

40 0 40 80
SCALE OF FEET

LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = RIGHT OF WAY LINES / BLOCK LINES
- = RECORD OF SURVEY LINES
- = ADJOINING PARCELS DEED LINES
- = ROOT PARCEL LINES
- = DIMENSION LINES

PROFESSIONAL LAND SURVEYOR — No. 356548 — DAVID E. HAWKES — STATE OF UTAH

DATE PLOT DATE: 07-09-17
SCALE 1"=40'
PROJECT NUMBER 1606001

ZONING CHANGE EXHIBIT OF BLOCK 67
TAX PARCELS 15-01-207-001, -002, -026

BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1
OF 1

Material Selections, Site Furnishings, and Lighting

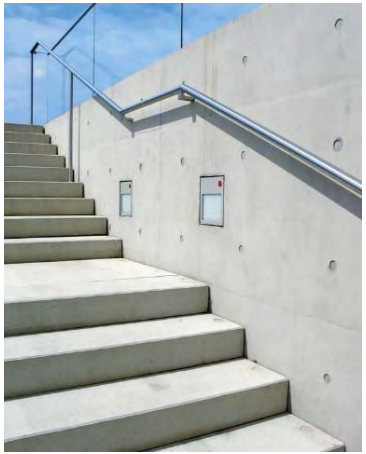
Block 67

September 2017

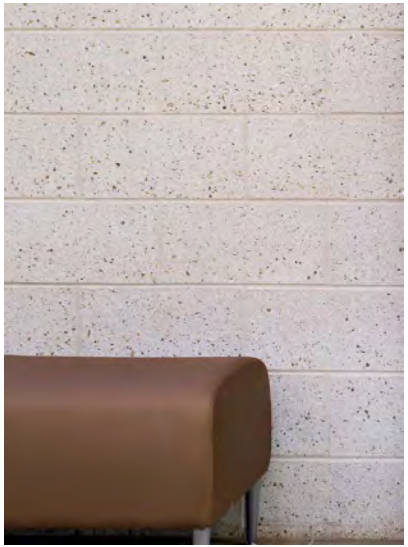
THE RITCHIE GROUP ARCH NEXUS

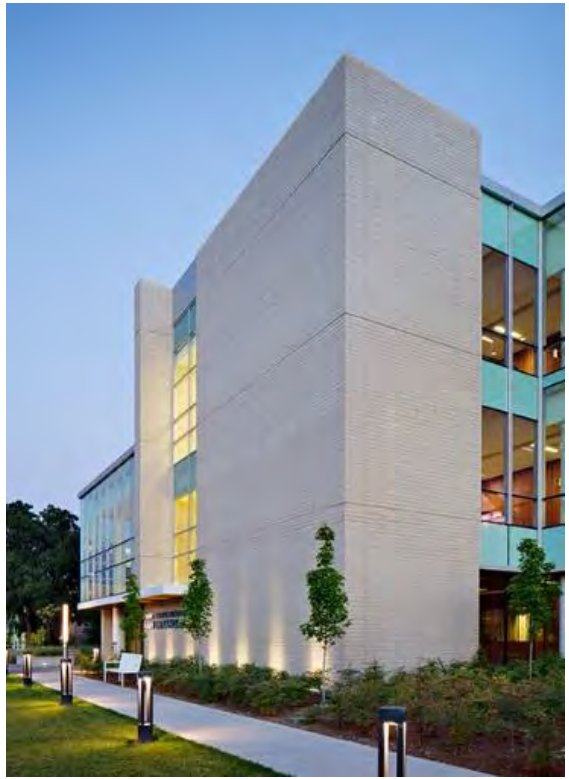
WOOD CLADDING

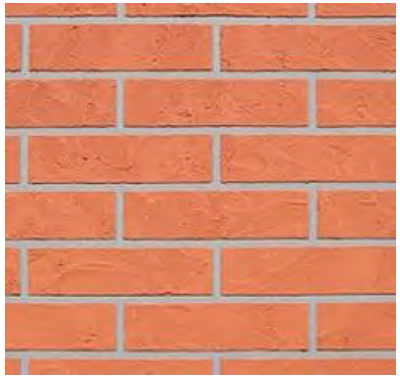
PRE-CAST OPTION



SEALED CONCRETE





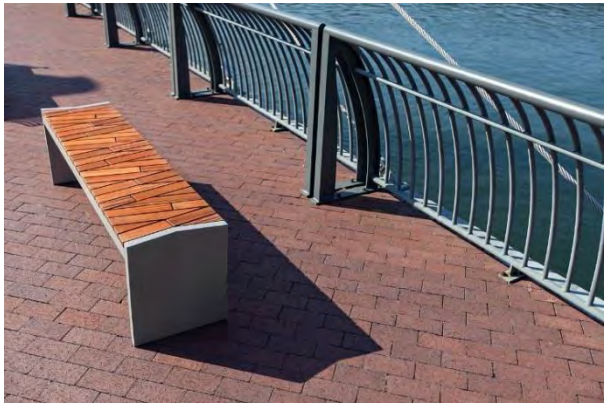


BRICK PANEL

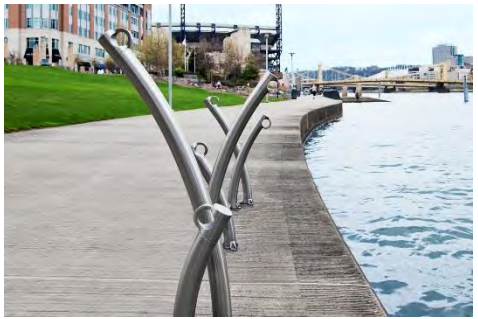
GLAZING SYSTEMS

GLAZING SYSTEMS

SUPERGRAPHICS

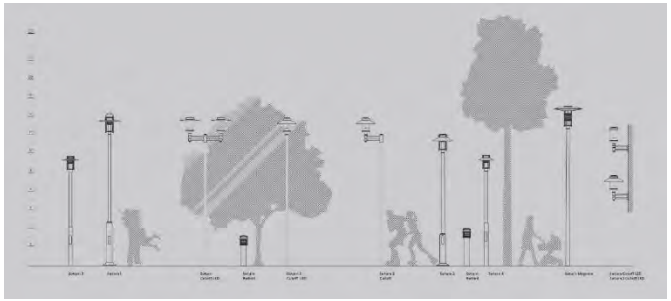


SITE FURNISHINGS

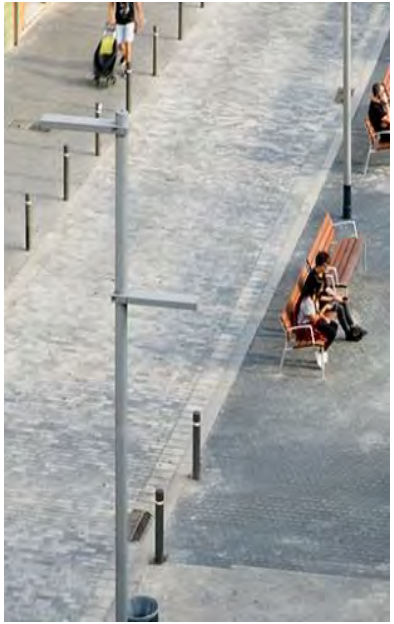


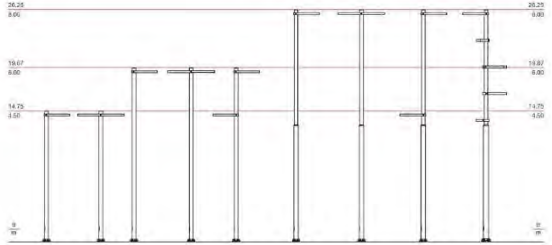
SITE FURNISHINGS

INTERNAL SITE LIGHTING



INTERNAL SITE LIGHTING





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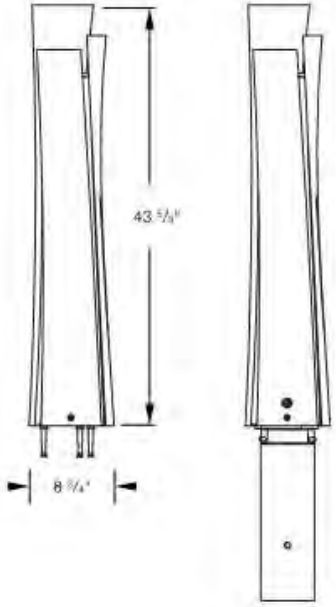

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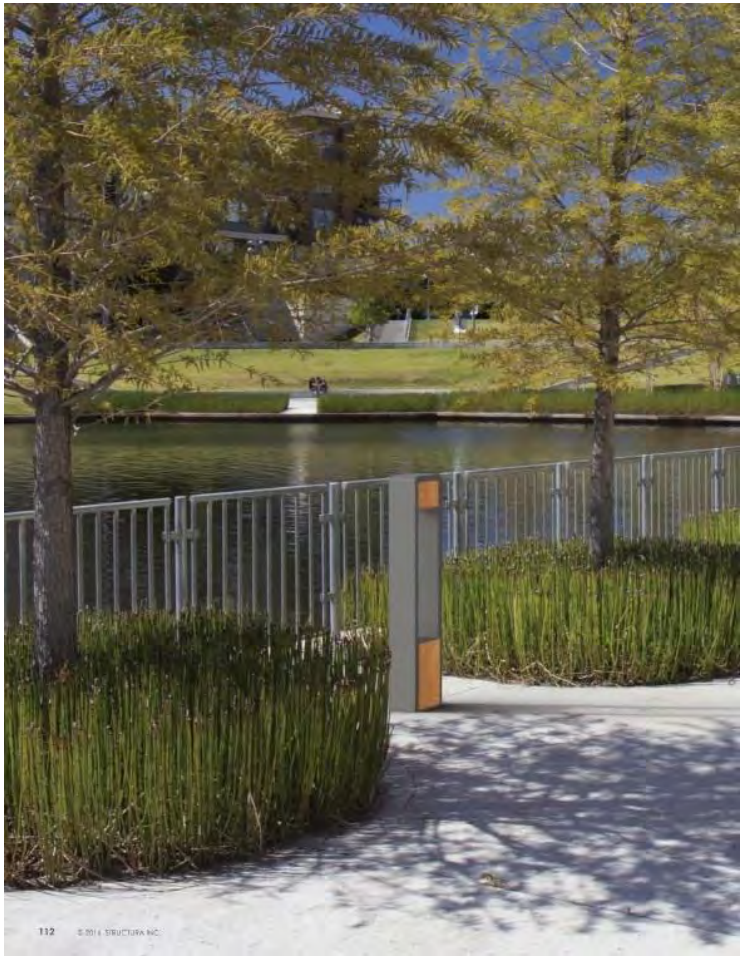
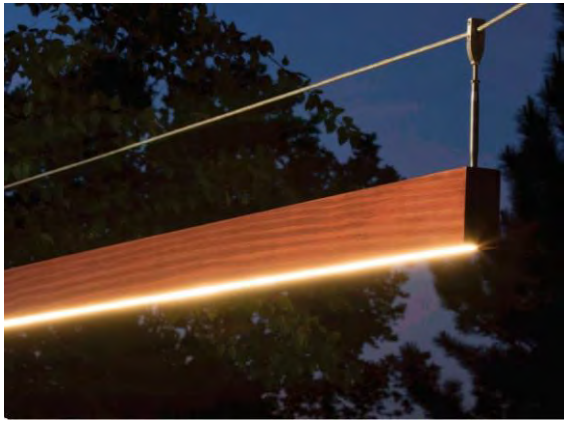


SITE LIGHTING BOLLARD

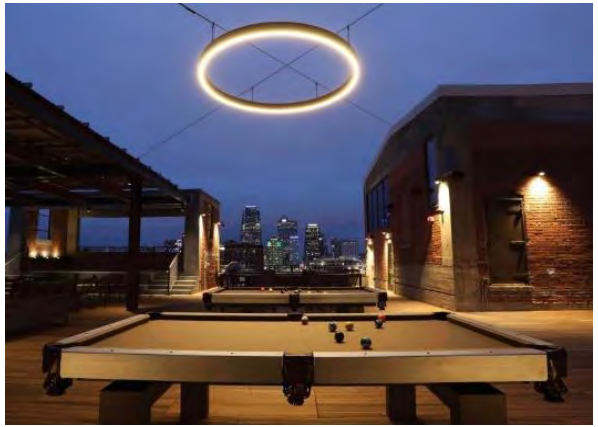
EXTERIOR CABLE LIGHTING

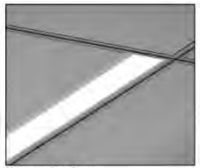
ILLUMINATED WOODEN SQUARE PENDANT



ILLUMINATED WOODEN LINEAR PENDANT

ILLUMINATED WOODEN RING PENDANT

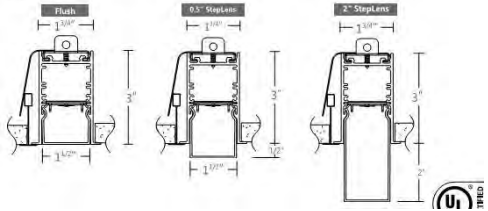




Linear version shown

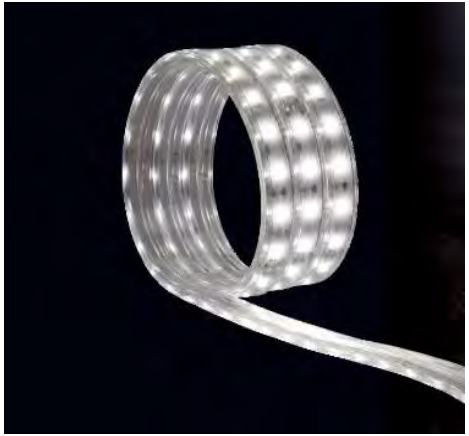
2'x6' ceiling kit shown

4'x4' ceiling kit shown

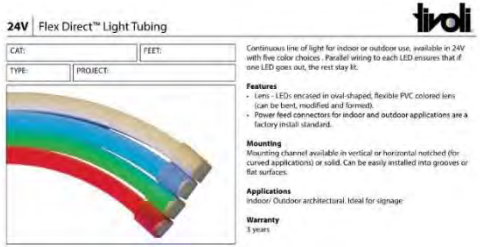


RECESSED MOUNT

RECESSED LINEAR

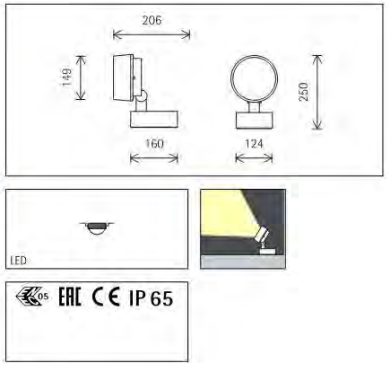


PILLAR LIGHTING

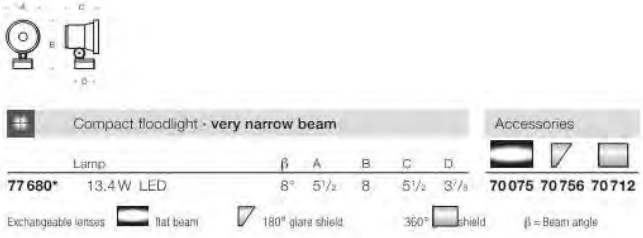


ROOF EDGE LIGHTING

ROOF EDGE LIGHTING



EXTERIOR CANOPY SPOT



LANDSCAPE LIGHTING

EXTERIOR COLLANDER UP-DOWN LIGHT

Surface

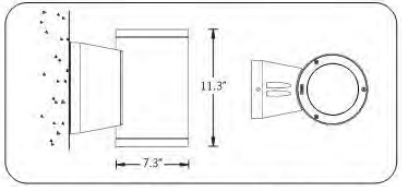
UTA-31881

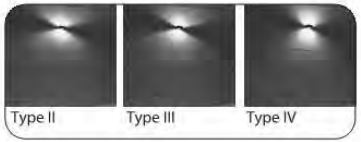
Tango 31 Up/Down Light

Physical Data

Length • 7.3"
Height • 11.3"
Weight • 14.1 lbs

IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)





Surface

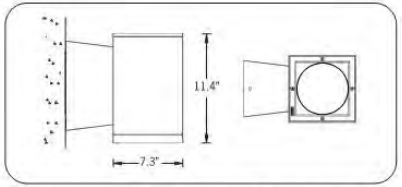
UTA-31891

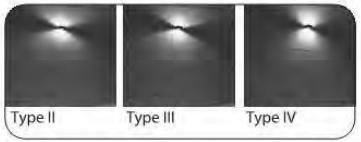
Tango 32 Up/Down Light

Physical Data

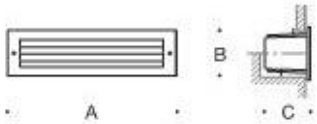
Length • 7.3"
Height • 11.4"
Weight • 18.5 lbs

IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)





		Lamp	A	B	C
22382	ADA	5.6W LED	6⅝	2¾	3¼



		Lamps	A	B	C
22196	ADA	6.7 W LED	9½	2½	4¼

STEP LIGHTING

The project strongly connects with the convention center and arena both programmatically and physically by continuing the Vivint SmartHome Arena quad in the open space and street scape. Through the use of lighting, site furnishings, and landscaping, the site defines its own identity while connecting to it's surroundings. The site features and developments aim to create a walkable pedestrian environment with true downtown character.

ATTACHMENT F: EXISTING CONDITIONS

SITE CONDITIONS:

The site consists of three parcels:

- The largest parcel is occupied by the existing Royal Wood Office building (United States Post Office) located at 200 West and 200 South.
- Parcels 2 and 3 are vacant (parking lots) and located on the corner of 300 West and 100 South.

The site is approximately 6.4 Acres

ADJACENT LAND USE:

The adjacent uses include:

- North (across 100 South): Japanese Church of Christ, (former) Struves warehouse, Salt Palace loading docks.
- Northeast (same block): Buddhist Church, Multi–ethnic housing, historic home/antiques dealer
- East (across 200 West): Salt Palace loading docks.
- South: New hotel, apartments
- West: Hyatt House hotel
- Southwest (same block): Office, apartments.

BASE ZONING:

D-4 Downtown Secondary Central Business District

APPLICABLE MASTER PLANS:

Downtown Master Plan (adopted 2005)
Urban Design Element (adopted 1990)

ATTACHMENT G: ANALYSIS OF STANDARDS

Zoning Amendment

21A.50.050 Standards for General Amendments: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Standard	Finding	Rationale
Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	**Complies**	**Downtown Master Plan:** Calls for "the primary density to be in the Main and State street corridors, but otherwise encourages development to the south and west of the existing central core, away from historic low density residential and mixed use neighborhoods **Urban Design Element:** Calls for height to be concentrated on the Main/State corridor with buildings stepped down to the east and west and taller buildings to have a unique impact on the skyline.
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	**Complies**	The decision to amend the zoning map/text will allow increased density in the west downtown area, while potentially creating a visually interesting skyline.
The extent to which a proposed map amendment will affect adjacent properties;	**Complies**	Including the 200 South 200 West corner into the D-1 zoning district or the D-4 additional height area will allow extra height on the west side of downtown, but D-4 height area would also require design review above 75 feet to insure that height is visually interesting on the skyline. The increased density is consist with adjacent land uses.
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	**Complies**	The site is not within a historic district. The map/text amendment to D-1 zoning would increase the allowable height from 125 feet to 375 feet, or even higher with design review. Or; if the site is rezoned to be included in the D-4 height area, building heights of 75 to 375 feet would be allowed with design review.
The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.	**Complies**	The proposal was routed to applicable City Departments/Divisions for comment. There were no comments received that would indicate the adequacy of public facilities cannot be made to accommodate this level of development.

Planned Development

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
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: **A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;** **B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;** **C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;** **D. Use of design, landscape, or architectural features to create a pleasing environment;** **E. Inclusion of special development amenities that are in the interest of the general public;** **F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;** **G. Inclusion of affordable housing with market rate housing; or** **H. Utilization of "green" building techniques in development.**	**Complies**	A. Applicant claims that the "architectural styles reflect history and future of the site" though no evidence was provided to support that statement. D. The project vision is to create an entertainment district that is pedestrian oriented with opportunities to host community events. The mid-block street effectively functions as both a pedestrian and vehicular space that can be temporarily closed for gatherings and events. Proposed public art, plantings, site furniture, and lighting suggest a lively atmosphere. E. The project includes outdoor seating, shade, mid-block walkway, commercial parking, restaurants, and event space all of which are desired in the *Downtown Plan.* F. Elimination of an underutilized surface parking lot and replacement with downtown-oriented development. The proposal maximizes development both above and below grade to create much needed density in this downtown district, in a highly efficient use of infrastructure and resources.
B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be: **1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and** **2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.**	**Complies**	1. Project provides a mid-block street (walkway), which fulfills Downtown Community Plan goals. 2. The uses are allowed.
C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and	**Complies**	

existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider: **1. Whether the street or other adjacent street/access/means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any**		1. Transportation has provided detailed review to insure the means of access are adequate.
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: **a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;** **b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;** **c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.**		2. Transportation has provided review, including redlines for the project, to insure it meets the standards
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;		3. Transportation has reviewed the project and did not raise issues that would require mitigation. (review attached)
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;		4. Public Utilities and Public Services have indicated the project may be accommodated.
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		5. Concerns about LED signage were raised regarding the visual impacts on neighboring properties. Otherwise loading, trash receptacles, etc. have been generally screened from public view.
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.		6. Massing and scale addressed through PLNPCM2017-00448 Conditional Building and Site Design Review application.
If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development,		

the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.		
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;	**Complies**	No existing landscaping. The new project will install right-of-way trees and other landscaping.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	**Complies**	No historic or other features exist on the property. The site and adjacent properties were part of historic Japantown of which only the Buddhist Temple and Japanese Church of Christ remain. Applicant proposes plantings, art, markers, and other site elements that reference and recognize the site's Japantown history and culture.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	**Complies**	See other linked applications.

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.	**Partial/Follow-up**	Project is oriented towards a new mid-block street, which connects to 300 W at one end and 200 S at the other. Near 300 W, the street is flanked by plazas and the Block A Residential building is angled to open the mid-block street to 300 W. The mid-block street is the primary organizing element of the site plan. The plaza spaces are activated with seating and outdoor dining. Block A Residential building is sited at or near the corner of 300 W and 100 S. Parking access and loading is accessed from 100 S, which do not contribute positively to the streetscape. Additional parking access is located off the mid-block street. A single pedestrian entrance to upper level residential use is provided. Block B Hotel valet entry and guest loading area is off 300 W. The building is setback from the 300 W property line to accommodate this activity. A portion of the upper story massing creates a covered port cochere condition, extending the building to the front property line. Other retail and hotel entries are off the private mid-block street. Overall, project balances main street orientation with orientation to the mid-block street. 100 S would benefit from greater activation (through active ground floor uses, storefront entrances) and visual interest at the ground level.
B. Primary access shall be oriented to the pedestrian and mass transit.	**Partial/Follow-up**	Block A Residential building provides one entrance to the upper story residential along the 100 S frontage; one restaurant entry is located near 300 W; another restaurant entry is located off the mid-block street/plaza along with the main residential entry. Outdoor dining is proposed along mid-block street/plaza, which is oriented southwest towards the mid-block street and 300 W. Block B Hotel provides the only door directly fronting 300 W in approximately 300 ft of street frontage; the door is the valet area to the hotel and auto-oriented. Mid-block street is oriented to the pedestrian. A covered arcade condition provides weather protection and some landscape provides visual interest along 300 W. A bus stop is located near the corner of 100 S and 300 W on 300 W. The project is one block from the TRAX Arena station. Overall, project pedestrian access is constrained by the applicant's desire for an alcohol-serving establishment and the state law prohibiting restaurants from locating within 300 feet measured by ordinary pedestrian travel or 200 feet measured in a straight line to a defined

		community location (in this case, the Japanese Church of Christ and the Salt Lake Buddhist Temple), which prevents a restaurant or other alcohol establishment entrance on or near 100 S. Other uses, such as a café, tea house, ramen shop, convenience/small market, or other dry establishment could be conceived for the 300 W and 100 S frontages, which would further the pedestrian access and orientation of the project.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	**Complies**	The ground level of Block A Residential along 300 W is predominately clear glass, looking into the large restaurant space, which facilitates pedestrian interest and interaction. 300 W transparency is 59% between 3 and 8 feet from sidewalk. The percentage of glass proposed for 100 S is approximately 52% and active ground floor uses occupy more than 50% of the 100 S streetfront. Restaurant interior is not specified and it is unclear where back-of-house activities will be located. Block B Hotel along 300 W is predominately floor-to-ceiling glazing for the length of the building with 55% transparency between 3 and 8 feet from sidewalk. Overall, the project facilitates pedestrian interest and interaction due to sufficient quantities of glass, but tenant improvements to the interior of the Block A restaurant space could limit transparency.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	**Partial/Follow-up**	Wood cladding, sealed concrete, exposed steel, and masonry is proposed for ground-level architectural detailing. Block A Residential 100 S frontage is unvaried with continuous floor-to-ceiling glazing for the length of the building until the loading bays and service access. Use or reinterpretation of storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions is preferred. Block B Hotel includes a water feature wall that screens part of the valet area from the public sidewalk, which provides some visual interest. Upper levels of the hotel are expressed as two volumes (as seen from the mid-block street) to identify the two separate hotel brands that will occupy the building. Along 300 W, the façade is a combination of LED embedded brick panels and glazing system, with a large glazing beacon on the 11th floor. Overall, the project includes sufficient architectural detailing to emphasize the pedestrian level of the building on 300 W. The 100 S frontage would benefit from additional detail as noted above.
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**	No parking lots proposed.
F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.	**Partial/Follow-up**	Transportation review identified that the curb cut proposed for the service/loading and parking access on 100 S exceeds the maximum curb cut width of 30'. Updated plans show three "lanes" separated by small planters; all are less than 24' in width.

		Block B Hotel valet/loading area on 300 W is problematic: potential for vehicle stacking and blocking pedestrian travel is high; and vehicle access and hotel advertising is emphasized at the expense of a quality, wide downtown sidewalk. Delineation between public sidewalk and loading area is resolved. Public sidewalk should follow downtown sidewalk paving standards. A mid-block crossing for 300 W from the Utah Paperbox site to Block 67 is planned to connect the pedestrian network. The southern edge of the property (by the proposed hotel) is a logical location for this crossing, however, potential conflicts with hotel access would prevent this connection. Given that 300 W is a UDOT managed roadway, the city will negotiate design and implementation of a mid-block crossing at or near the applicant's proposed mid-block street. A location immediately south of the mid-block street would serve a dual purpose of providing an ideal pedestrian connection to the mid-block street proposed on the Utah Paperbox site on the west side of 300 W and slowing vehicles turning into the Block 67 mid-block street from 300 W. The mid-block street is designed to function primarily as a pedestrian space and plaza. The roadway provides 26' clear between decorative bollards. A trench drain system with grate lines both sides of the roadway inside the bollards, creating a curbless street similar to Regent Street. In general, the proposed mid-block street fulfills the city's intent to improve the pedestrian experience downtown and grow the mid-block walkways network. Continued review by Transportation and Planning staff is recommended.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	**Complies/Follow-up**	Garage and loading access are recessed 6' from the primary building wall along 100 S. Other service areas are located on the mid-block street away from view of the main streets. Screening of the service/loading area on 100 S is comprised of overhead doors with supergraphics. Supergraphics are defined as "large-scale painted or applied decorative art in bold colors and typically in geometric or typographic designs, used over walls and sometimes floors and ceilings to create an illusion of expanded or altered space" (Random House Dictionary 2017). The supergraphics will not include branded elements and are not considered signage. More information is needed to satisfy design review.
H. Signage shall emphasize the pedestrian/mass transit orientation.	**Incomplete**	Sign package warrants additional time for staff review. Recommend consideration of signage elements by the Planning Commission at a later date.
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**	Salt Lake City standard CBD cactus-style streetlights are proposed on 300 W and 100 S in the public right-of-way. Internal site lighting consists of a suite of pedestrian-scaled light fixtures, including bollards, pole-mounted luminaires of varying styles and heights, and spot canopy lighting. Building lighting includes exterior cable lighting (illuminated wooden pendants), recessed linear lighting, pillar lighting of architectural features, and roof edge lighting. Outdoor lighting

		should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. The project proposes use of lighting to accentuate significant building features, integrate lighting with proposed signage for improved readability, and to incorporate lighting into pedestrian walkways to and around the buildings to improve pedestrian comfort and safety.
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.**	**1. Partial/Follow-up**	1. 100 S frontage requires approximately 7 trees; only 6 shown. 300 W frontage meets the 10 tree requirement, however, 5 of the trees are planted between the sidewalk and the hotel instead of between the sidewalk and the curb per UDOT direction. Trees planted between the sidewalk and curb are preferred for improved pedestrian safety. No existing trees on either 100 S or 300 W.
2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.	**2. Complies**	2. Urban condition where hardscape may be more appropriate. Irrigated landscape area is 8% of total site area. Hardscape comprises 49% of total site area, which includes proposed site improvements for public rights-of-way and the mid-block street.
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.	**3. Partial/Follow-up**	3. Hardscape material includes SLC standard red pavers in a basketweave pattern lining sidewalk edges and tree grates of public sidewalks; concrete paving with sawcut control joints completes the public sidewalk condition. The public sidewalk condition in front of Block B Hotel does not match downtown sidewalk paving standards. Interior to the site paving patterns continue in scored concrete on the bias but without the brick edging detail. Raised concrete planters, raised steel planters, and a concrete monument feature with water are included in the site plan.
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.	**4. Complies**	4. Loading area interior to buildings. Screening method unknown. Door? Garage/loading access should be setback/recessed from the primary building wall. More information needed.
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.	**5. Complies**	5. Narrative indicates that plant materials include water-wise trees, shrubs, ornamental grasses, and flowering perennials of which a minimum of 80% of all proposed plant materials shall be selected from Salt Lake City's list of water-wise plant list. Plants must also be grouped according to irrigation zones based on water needs.
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.**	**a. Complies/Follow-up**	a. Building massing of the phase 1 residential and hotel buildings, is broken down into smaller masses, effectively using material changes, modulation of facades, and step-backs at upper levels. The project includes a mid-block connection that improves pedestrian connectivity in the area and reduces building scale, mass, and footprint over all. The residential building includes sheltering roofs (arcade along 300 W) and a step-back for an upper level roof deck along the mid-block street; both treatments relate the building to human scale. The 100 S elevation is less successful, as the modulation is not very deep and the ground level has little articulation. The visual width of the building is long with only the break for the service bays interrupting the repetition. The hotel building is blocky in mass with a much larger setback south of the port cochere entrance. This results in a narrow street frontage with vertical emphasis. Street lighting is pedestrian-oriented; architectural lighting, particularly building washes, is used to highlight the structure, rhythm, massing and architectural banding of the composition.
b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').	**b. Complies**	b. Buildings do not exceed a contiguous building length of 300 ft.
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.**	**Complies/ Not Applicable**	a. Plaza and mid-block street provide sufficient public space for this urban setting. (1) Benches, tables and chairs are proposed for the plaza spaces. (2) Kwanzan cherry trees (Prunus serrulata 'Kwanzan'), native to Japan, are proposed for the mid-block street. Block A Residential Building includes sheltering roofs on the 300 W and mid-block street sides. (3) Additional trees should be planted to provide the maximum amount of tree shade for interest, energy reduction, and to minimize urban heat island effect. (4) Water features included. More information needed. (5) Outdoor dining included in Block A Residential Building; café dining only for Block B Hotel.

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.	**Complies**	The project complies with the intent of the D-4 zoning district, Urban Design Element (1990), and Mid-block Walkway Design Guidelines. Ground level setback exceeds the 5 ft but upper levels of the buildings are built at or near front/side property lines.

(Ord. 15-13, 2013)

21a.59.065: Standards for Design Review for Height: In addition to standards provided in 21A.59.060 (above), the following standards shall be applied to all applications to all applications for conditional building and site design review regarding height:

Standard	Finding	Rationale
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.	**Complies/Follow-up**	Both buildings are flat top buildings of modern design and detailed ornate cornices would not inherently consistent with the architectural style proposed. Portions of the proposed Block A Residential building have active green roof spaces, otherwise the roofline does not make an architectural statement. The west portion of Block B Hotel includes a rooftop bar and restaurant that provides visual interest at the roofline, primarily at night.
B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.	**Complies**	The Block B Hotel roof edge is proposed with a clean line aesthetic appropriate for a contemporary design and highlighted by soffit and roof lighting to further enhance the skyline presence. Additionally, its location on the west side of downtown will have a notable effect on the skyline when viewed from the west. The lighting and openness of the hotel rooftop will be distinctive.
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.	**Complies**	Architectural lighting, particularly recessed linear, rope lighting and roof edge lighting, is used to accentuate the geometric expression of the non-rectangular roof line.

Conditional Use (Commercial Parking)

21A.54.080 Standards for Conditional Use

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

1. The use complies with applicable provisions of this title;
   Finding: A commercial parking lot is listed as a conditional use in the D-4 zoning district.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
   Finding: A commercial parking lot is compatible, and desired, to fulfill shared parking with the Vivant Area.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
   Finding: A commercial parking lot is compatible and desired to fulfill shared parking with the Vivant Area.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions. (Refer to Detrimental Impacts Chart for details)
   Finding: the proposed parking is within a structure, which is an improvement over the existing surface parking. Access to the garage is achieved off 100 S in two locations from the mid-block street for temporary closure of 100 S for street festivals.

21a.54.080B: Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	**Complies**	Commercial parking is a conditional use in the D-4 zone
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	**Complies**	The use is located in an area zoned and designed by the associated master plan as to accommodate high density development and to encourage shared parking with the Vivant Arena
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	**Complies**	The proposed parking is within a structure, which is an improvement over existing surface parking
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	**Complies**	The proposed structures are being evaluated separately and the proposed commercial parking is contained within.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	**Complies**	The proposal is being evaluated as part of an overall planned development, will share parking entries and structure with required parking
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	**Complies**	Internal circulation has been designed to accommodate proposed use.
7. The site is designed to enable access and circulation for pedestrian and bicycles	**Complies**	The site is integrated with required parking that meets zoning requirements.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	**Complies**	Transportation did not indicate any issues with street level service.
9. The location and design of off-street parking complies with applicable standards of this code	**Complies**	Parking will comply with the code
10. Utility capacity is sufficient to support the use at normal service levels	**Complies**	Utility capacity is adequate
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	**Complies**	The use will be mixed with required parking and will be properly screened as part of the overall planned development.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	**Complies**	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13. The hours of operation and delivery of the use are compatible with surrounding uses	**Complies**	The commercial parking will share hours with required parking.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	**Complies**	Signs and lighting will meet all applicable Zoning Ordinance Requirements
15. The proposed use does not undermine preservation of historic resources and structures	**Complies**	There are no historic sites or features on property.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

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

NOTICE OF APPLICATION:
A notice of application was issued to the Downtown Community Council and the Downtown Alliance.
The DCC discussed the application at their meeting on June 21, 2017.
The Downtown Alliance June 21, 2017

Open House
July 20, 2017

Planning Commission briefing:
August 23 2017

Notice of the public hearing for the proposal included:
Public hearing notice mailed on October 26, 2017.
Public hearing notice posted on October 26, 2017.
Public notice posted on City and State websites and Planning Division list serve: October 26, 2017.

Public Comments

The Downtown Community Council, Preservation Utah, Downtown Alliance and Japanese Community submitted letters; attached.

Public comments relevant to the project have largely been positive. Specific detailed concerns for the public have focused on the 100 South interface with the existing development and recognition of Salt Lake City's Japantown of which 100 South was the center of Japanese-American life.

An open house was held at the City & County Building on July 20th. Some comments heard from the public at the open house, in phone calls, and other meetings included:

- Appreciation for the overall architectural style of the proposed development.
- Concerns about building height being too tall and not stepping down appropriately from the Central Business District.
- Impacts of building height on low-rise historic structures on adjacent properties.
- Impacts of vehicular traffic and access on 100 S on the Japanese-American community's ability to host semi-annual events for which closing the roadway to traffic is requested.
- Concerns about cultural context, site history, and sensitivity to the remaining examples of historic Japantown.
- Questions about potential traffic impacts.
- Questions about proximity of an alcohol establishment to a church given the new state law.

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

August 18, 2017

Salt Lake City Planning Commission
PO Box 145480
Salt Lake City, UT 84114-5480

Dear Commissioners,

This letter is in reference to planning applications PLNSUB2017-0000418, PLNPCM2017-00419 and PLNPC2017-00420 which will herein be referred to collectively as Block 67.

We, the undersigned and representatives of the most directly affected neighboring properties wish to express our concerns regarding the proposed project.

Let us first say that a project that will increase the residential units in the area is a much needed improvement. However, there are serious concerns with how the development will negatively impact our churches and community. These concerns are real and they are disturbing, especially since our community has not been included in this project (once again) which will obviously impact our adjacent properties and the life of our churches which have both been here for 100 years – the Salt Lake Buddhist Temple (SLBT) celebrated its 100 year anniversary last year and the Japanese Church of Christ (JCC) will be celebrating its 100 year anniversary next year.

For background, 1967 was a tragically historic year for the Japanese community of Salt Lake and Utah, The construction of the Salt Palace Convention Center (Salt Palace) destroyed a community, with the destruction of businesses, residences, and the social and culture of the heart of our community. When the Salt Palace was built, no consideration was given to our community who lived upon which it was built. We have included a graphic which describes the businesses that were destroyed when this happened.

The more recent expansion of the Salt Palace in and around 2004, again occurring adjacent to our properties, began and continued to progress without notice to our churches – a zoning notice for three conditional uses for the Salt Palace site was received by mail the day of that meeting. Through great effort, we were able to forge an understanding and work toward efforts together including: Salt Palace expansion alteration of building heights and setbacks; acknowledgement of our community through Japanese style designs and artwork; lampposts; garden (as a buffer zone) with plaque honoring Issei and Nisei pioneers; commitment to parking for day-to-day needs and events for our community; joint resolution executed by SL County and SLC mayors and councils which included supporting the revitalization of our Japantown; state legislation which includes

provisions regarding negative impacts to adjacent properties; including a Japanese community member to sit permanently on the Salt Palace Convention and Facilities board; inclusion of the idea of a cultural district in the Downtown Rising vision; a Memorandum of Understanding with SL County, SLC, JCC and SLBT to help with congestion, staging and safety on Japantown Street (which was also renamed in this effort and includes 100 South between 200 West and 300 West). We have included a white paper from that 2004 effort.

This present effort by the Richie Group and others will most certainly impact our churches, and our community. The JCC and SLBT have been good neighbors. Once again, we have not been included in this project. The JCC and SLBT are the last two vestiges of what was once Japantown. Worshippers come from other locations in the state – Ogden, Bountiful, Draper, etc. Our churches are more than once-a-day occurrences - it is alive most days of the week with classes, cooking, practicing, funerals, weddings, celebrations, etc. The JCC also allows for the Polynesian and Vietnamese community so that they have a place to worship and congregate. Japantown Street is also the place where we stage community events, including Nihonmatsuri, Obon, Aki Matsuri, etc.

The first item of concern that we wish to raise is in reference to the conditional use parking structure on the corner of 300 West and Japantown Street (Block A). According to the plans we have reviewed, there is access to the parking garage on Japantown Street. We believe that this access is wholly incompatible with the existing uses on the street. There are daily uses and cultural, religious and community events that take place on this street in which the street is blocked. We believe that this will create a direct conflict with the residents of the buildings. Again, conflicts with normal church operations would be affected by this high utilization. In time, the conflicts between hundreds of residents with the operation of two religious institutions would present an untenable situation for the City. We strongly oppose the placement of the residential/ retail parking garage entrance on Japantown Street (100 South). We further recommend that the Planning Commission require the developer provide a traffic study for the eventual placement of the parking garage entrance to determine the actual traffic counts and direction of travel.

The second item of concern is the rezone from D4 to D1 on the Block D portion of the plan. The D1 zone and its extreme height allowances present the potential for severe incompatibility to the area. The high density of office workers combined with over 200 residences may overwhelm the very limited space with which the churches operate. The existing D4 zone is more compatible with the operation of a religious institution.

In summary, we have endured decades of "transitions" in this area which has negatively impacted our churches, as well as our community. We are hopeful that the addition of new residents in large numbers will result in increased interest in the Japanese community and its cultural events but we cannot help but be cautious and conservative in our approach to the plans that you are reviewing. We have had a history of working with Salt Lake City, Salt Lake County and the state of Utah. However, the lack of notice and inclusion, as well as empathy has not been historically respected. We wish to avoid future conflicts and would like to work towards an approach that does not negatively impact our churches and our community, but work towards an inclusive approach which would be relocate access to the Block A parking structure and maintaining the existing zoning designation (D4) on Block D.

We would like an opportunity to address your commission before a decision is made. We have done so in the past but it has been a long time and many members were not present at that time. Japantown Street is sacred land to our churches and community. We appreciate your consideration and look forward to working together with you as this project progresses.

Sincerely yours,

Al Kubota

Japanese Church of Christ

Stan Endo

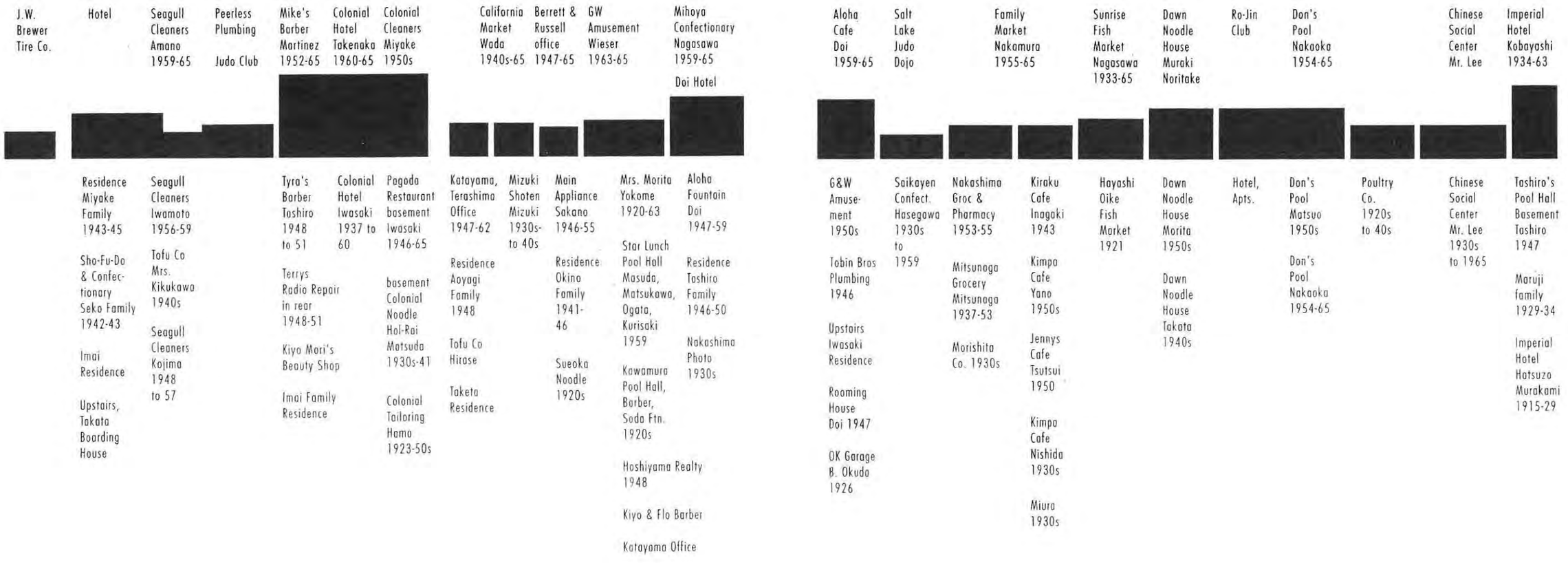
Salt Lake Buddhist Temple

Jani Iwamoto

Japanese Community Preservation Committee

JAPANESE TOWN

Salt Lake's Japanese-owned businesses on 100 South between West Temple and 100 West.
Top row: Existing businesses at time of demolition for Salt Palace, 1965.
Below buildings: Previous businesses. *Lower:* South side businesses.



South side of 100 South

1916 Rocky Mtn. Times
225 W. 100 S.
Cloverleaf Dairy
LDS 14th Ward
Zellerbach Paper Co
Uyeda Tofu
Kikushima Laundry Cleaning
National JACL Credit Union
Salt Lake Judo Club
Maruman Co. Photography Store
Delux Hotel
Redwing Hotel

Compiled by
Miyuki Hasegawa, Iwao Nagasawa
Mary Doi, Grace Tasaka, Ted Nagata

A Framework for Working Together to Preserve the Japanese Community's Cultural Heritage in Salt Lake City

Position Statement and Proposal by the Japanese Community Preservation Committee, Inc. ("JCPC")

November 12, 2004

A Framework for Working Together to Preserve the Japanese Community's Cultural Heritage in Salt Lake City

What Is the JCPC?

The Japanese Community has formed the Japanese Community Preservation Committee, Inc. ("JCPC"), which will serve as representatives of the Japanese Community regarding our opposition to the Salt Palace Expansion Project and address the concerns that continue to haunt our Community as the Project proceeds. The JCPC consists of the Japanese Church of Christ ("JCC") and the Salt Lake Buddhist Temple ("Temple"), the last two vestiges of what was once "Japan Town", as well as the Japanese community at large.

Historical Background: Loss of Heritage and Making of a Legacy

1967 was a tragically historic year for the Japanese Community of Salt Lake and Utah. With the construction of the Salt Palace Convention Center (Salt Palace), not only was Japan Town, historically known as "J Town," wiped off the map, so were the businesses, the social structure, culture and heart of the Japanese Community. The effects of the Salt Palace and its ongoing expansions have a different meaning to the Issei (first generation Japanese) who have lived it; the Nisei (second generation) who lost it; and the Sansei (third generation) who will restore it. For the members of the JCC, the Temple and the Japanese Community at large, the implications ring clear as we hear the echo of the past, the thunder of the present with the challenges of today, which move us toward the clarion call for the future.

When the Salt Palace was built, no consideration was given to the Community who lived on the grounds upon which it was built. The loss of a variety of successful businesses, residences, social, commercial and other community activities came to a complete halt except for the JCC and the Temple. Although different in religious beliefs, the churches are held together by shared experiences, blood relations, culture and location. Both date their beginnings to well over 80 years ago, the lone vestiges of what was once a thriving Japan Town. Both endured great financial and personal sacrifices in order to realize their dreams in building their respective churches. In the intervening years, the churches have grown and become indispensable for the survival of the cultural and spiritual well-being of Utah's Japanese Community. For the Japanese Community, this has become sacred ground comparable to Martin's Cove in Wyoming for the Latter-day Saint community, and grounded on comparable historic significance.

As the Salt Palace grew and developed, the JCC and Temple discovered they had become the backyard for a very busy enterprise. Both churches were faced with large and small trucks, semi-tractor trailers, vehicles, animals and people accessing the loading docks, loading areas, surrounding streets for their conventions, conferences, trade shows and gatherings. The congestion made it difficult for the two churches to carry on their activities, not only during the weekends, but throughout the week and at all times of the day. Faced with the further expansion of the Salt Palace, the two churches continue to be threatened by economic and political forces that will directly and negatively affect their well-being.

Many of our own Japanese traditions have impacted the Japanese Community in the past. One such tradition is "shikataganai" or realistic resignation, no opposition, no objection, no sign of displeasure—just stoic acceptance. Another is "gaman" or endure at all costs all that comes your way.

The newer Nikkei or Japanese American generations are not so easily taken by these traditions of our past. Unlike the generation that appeared to passively "accept" the mass evacuations from the West Coast during World War II, the younger Nikkei will take a strong and aggressive stance to prevent any unjust encroachment on our Community. One cannot put a price on the loss of our heritage, our culture and now the loss of a safe and quiet spiritual gathering place. The Japanese Community will relentlessly seek fairness under the law.

A precedent setting land swap protecting LDS Church members from unwanted speech and protection of the sacred nature of their church has recently occurred. The Japanese Community similarly seeks protection from fumes, noise, and the increased risks to health and safety for its members. These risks are more than annoyances and will be a constant and continuing threat to their community. The Japanese Community does not ask for preferential treatment, only for equal treatment under the law.

The Current Situation

The multi-million dollar gun that the Outdoor Retailers Association held to the head of Salt Lake City and Salt Lake County governments caused the two entities to move forward with this, the fifth, expansion of the Salt Palace very quickly. The fifth expansion of the Salt Palace (roughly 220,000 square feet) is due in part to the contract with Salt Lake County/Salt Palace with the conventioneer, The Outdoor Retailers. The plans moved forward so quickly, in fact, that no meaningful notice was given to the Japanese Community, the JCC or the Temple regarding a large construction project that would have impact on the area of 100 South and 300 West. This area is the last remaining neighborhood of this group and is critical and sacred to their history.

The project was planned with a feasibility study that was presented at an "open" house at the City and County Building in early October 2004. Notice for this meeting, according to City officials, was given to the area's Community Council. However, the Community Council for the area has recently been changed. To date, the Salt Palace expansion plans have not been presented to either the People's Freeway Community Council or Rio Grande Community Council.

Due to miscommunication and/or lack of communication on the City's part, attendance was very low with little public participation. The Salt Palace staff, their construction manager, Mr. Ken Ament, and two Salt Lake City planners (Mr. Joel Patterson and Mr. Doug Dansie) were contacted by JCPC representatives after receiving in the mail (the day of the meeting) a zoning notice for three conditional uses for the Salt Palace site. The group met that afternoon where the Salt Palace presented their plans. That evening, the Japanese Community, representatives of the JCC and Temple spoke in opposition to the plan and the general disregard of their community input.

Impacts

Perhaps more than any previous expansion of the Salt Palace, the current effort is sure to have a devastating impact on the Japanese Community. The negative impacts include, but are not limited to:

- **Traffic and congestion**

Visiting the JCC or the Temple has already been made very difficult by the traffic and congestion created by the existing Salt Palace. This expansion will make the problems exponentially worse by bringing the Salt Palace right up to the walls of the JCC, adding even more loading docks, and bringing even more automobiles and trucks to the area. During any major conference or convention the area is already packed with large semi-trucks loading, unloading, backing in, and idling while they wait.

- **Access and parking**

During busy weekends, parking near the two places of worship is already exhausted by convention goers and Salt Palace exhibitors. Access to each of the houses of worships' driveways and turning lanes are sometimes blocked. These problems will only be exacerbated by the expansion, making visiting the area and attending religious services and day-to-day functions even more frustrating.

- **Air pollution**

Trucks routinely idle for extended periods on the streets adjoining the Salt Palace. The air pollution created by the trucks can make visitors ill and makes worshiping or enjoying meetings at the JCC or Temple extremely difficult. The planned addition of 403 parking stalls and increased traffic by the granting of conditional uses (i.e. restaurants, etc.) will add even more vehicular pollution.

- **Safety**

Many families visit the JCC or the Temple on a regular basis, for normally scheduled meetings, community gatherings, musical and dance practices, weddings, funerals and the like. The increased traffic and congestion will make pedestrian safety a major concern. Likewise, the large structure to be built next to the JCC will cast a dark shadow over the area that will likely make neighboring sidewalks and parking lots dangerously icy throughout the winter. The planned access ways to the new Salt Palace expansion are near to the JCC's main entry on 100 South and exit on 300 West. The dangers to the JCC's congregation, including the elderly and children, as well as visitors will be an obvious concern and liability.

- **Noise**

The amount of noise created by the Salt Palace's current operations is difficult to describe. Semi-trucks in the street, convention goers gathered on the sidewalks, continuous noisy

construction during set up and take down, and many other noise sources make worshiping at the Church of Christ or Buddhist Temple nearly impossible now. The impact of the construction and resultant expansion, with its increased noise pollution, will only exacerbate the situation.

- **Trash and Cargo**

Because of their proximity to the rear of the Salt Palace, 100 South and 200 West are frequently filled with clutter and trash from post convention clean-up. Also, cargo and storage crates are often stacked on the sidewalks or even in the middle of the street for long periods of time.

- **Sightline/aesthetics**

The massive new structure will be built 25 feet north and on the property of the JCC. The height of this structure will block off virtually all sunlight during most of the day. This will affect the entire congregation, but in particular the children who spend much time in the education building with its southern "wall" of glass, and in the outside courtyard. They will now lose a big part of their enjoyment and fellowship due to the lack of light, and warmth in the winter months, not to mention the increased risk in the winter from ice accumulation, etc. It should also be noted that during the summer season the JCC will endure increased reflection from the sun which will affect sight as well as heat. All of the negative impacts by the latest Salt Palace expansion will have an obvious negative impact on the property's valuation as well.

Restoring Our Heritage

There is no way to calculate the enormous loss to the Japanese Community and its history in Salt Lake City caused by the construction of the Salt Palace and its successive expansions. However, by working toward a collaborative solution to the current problems, we can begin the healing process that will go a long way toward righting past wrongs.

The JCPC proposes several phased action steps to solve the current problems and prevent future disputes.

- **Phase I: Relocation**

The only real, long-term solution to the past and current problems is to relocate both the JCC and Temple. The current construction will come within feet of the JCC and future plans call for taking over the land on which the Temple sits. Relocation is the only meaningful way to allow for an economically productive Salt Palace while allowing the two places of worship to survive and flourish (See Attachments 1 and 2).

The most logical ways to mitigate the adverse impacts of the current expansion is to relocate the JCC's chapel by building a new chapel where the dilapidated Struve building now sits. This relocation could be accomplished by a government aided property swap. The JCC owns a parking lot of equivalent acreage to the Struve building across 100 South (see Attachment 3).

The logical relocation of the Temple would be a move west to the corner of 300 West and 100 South. The currently unoccupied property is owned by Mr. Robbins of Royal Wood Associates. As the Salt Palace has plans to expand west anyway, the City/County could buy the property owned by the Temple and assist in the purchase of the Robbins property (see Attachment 3).

Both of these relocations will take time, funding and negotiation. However, they provide the best mechanism for decreasing impact on the Japanese Community, creating a cultural corridor along 300 West, and allowing for the appropriate growth of the Salt Palace. As a great deal of capital will have to be raised at the Legislature or elsewhere to complete the expansion, funding for the relatively small cost—compared to the estimated 56 million dollar Salt Palace expansion—of relocating these two entities should be immediately included in future plans.

The Outdoor Retailers convention brings an estimated $32 million a year to Salt Lake City and Salt Lake County. A five year contract for this convention alone nets over $160 million to our area. The Japanese Community feels this is important to the City and supports both the County and the City in their actions but not at the sacrifice of critical cultural heritage and their safety. The community feels a win-win situation can occur only if the funding vehicle is in place to secure their sacred precinct and proper operation of the Salt Palace.

- **Phase II: Creation of a Ethnic/Cultural Corridor along 300 West**

Much diversity and culture have been lost in the area surrounding the Salt Palace. In order to preserve and enhance what remains of "J" Town as a spiritual and cultural asset of this community, establishing the JCC and the Temple firmly on the west end of 100 South intersecting with 300 West will not only unite and invigorate the total Japanese Community, it will send a message to this community and others that Salt Lake City and County not only believe in diversity and cultural preservation, they also work hard to achieve it.

The JCPC would conscientiously work with the City and County, as well as other ethnic and cultural groups, to create a rich and thriving ethnic corridor along 300 West. This corridor would include current efforts with the Italian Community near Pioneer Park and the Greek Community north of the park (see Attachment 4).

Creating a Win-Win Situation

Right now, the Salt Palace expansion is a win-lose proposition. Economic development is being accomplished at the expense of the Japanese Community, and the loss of religious freedom and culture. However, by working together, and by making a relatively minor investment, this could be a win-win situation. Not only would the Japanese Community be spared all the negative side effects of the expansion, but the City could have a thriving new cultural district that would add to economic development efforts. Likewise, relocation of the JCC and the Temple would allow the Salt Palace to expand as needed in the future, with even the possibility of closing 100 South.

If we plan and work together in an open community process, we can avoid the loss of a valuable cultural community asset, solve problems and enhance diversity in our community. This document is our invitation to work hand-in-hand toward this goal.

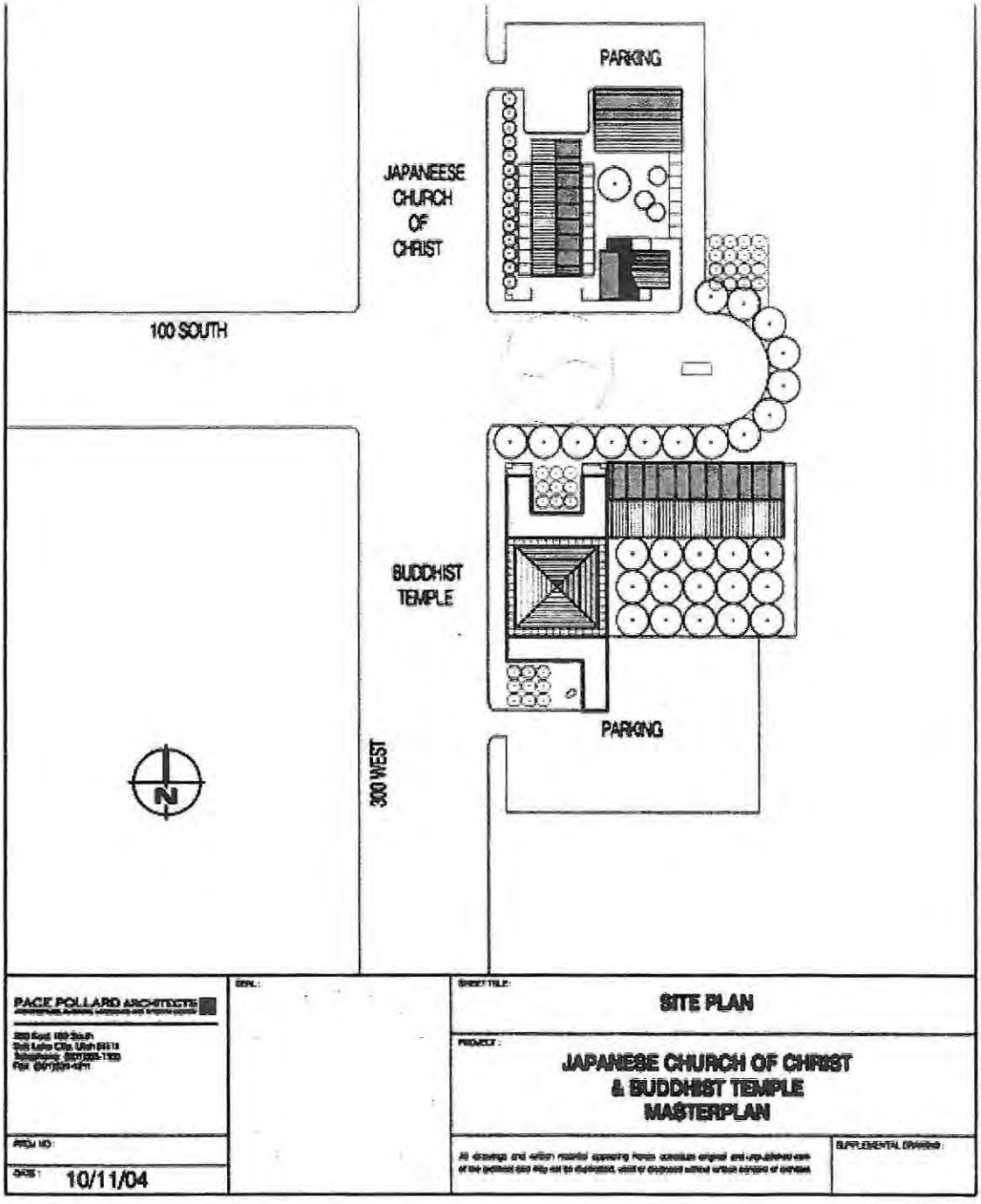
Sincerely,

Raymond S. Uno – Chair – JCPC

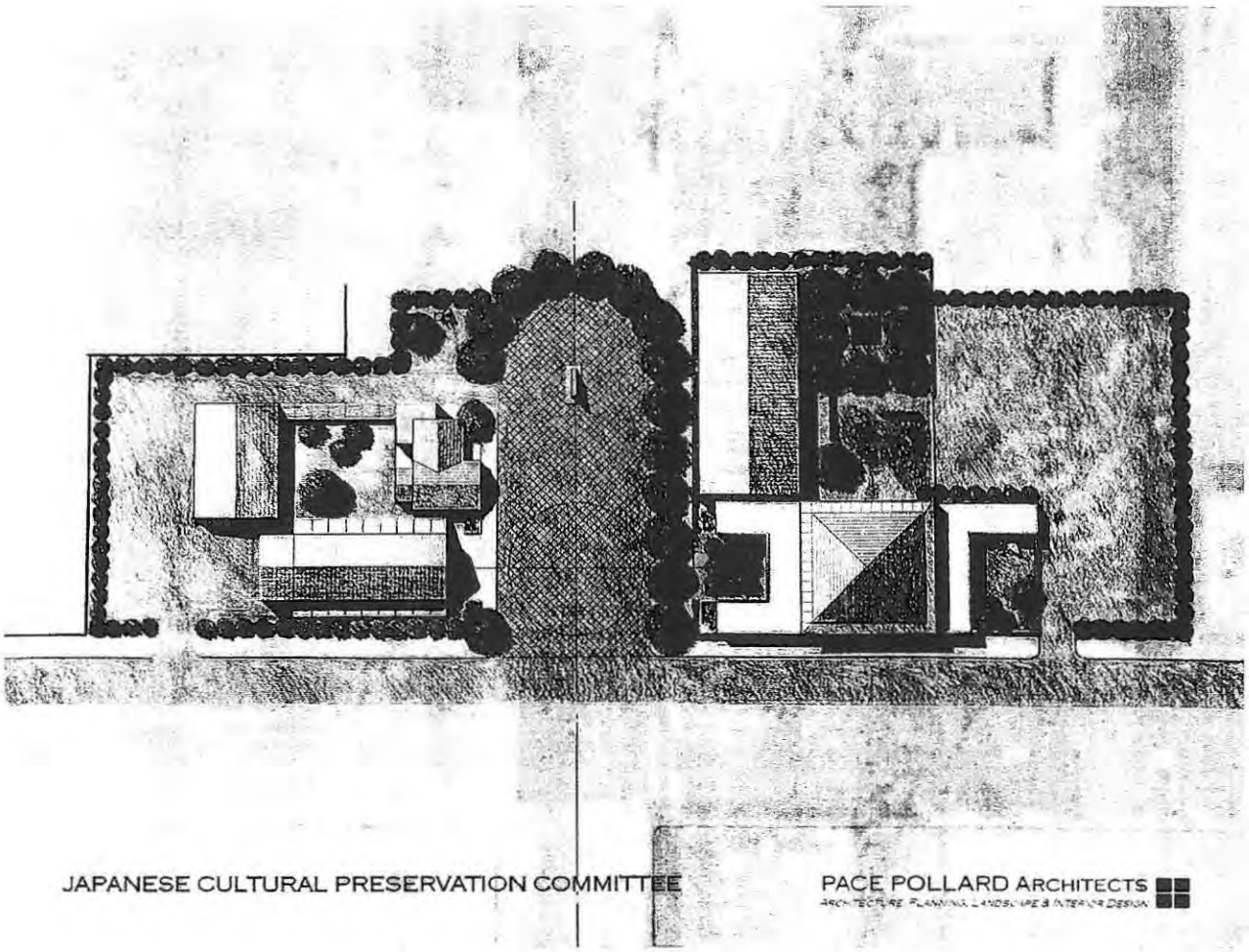
JCPC Members

Reverend Pat Alexander	Jani Iwamoto	Karie Minaga-Miya
Diane Akiyama	Brenda Koga	Floyd Mori
Steven Fukumitsu	Al Kubota	Jerry Mori
Sherri Hayashi	Kazuo Matsubayashi	Paul Terashima

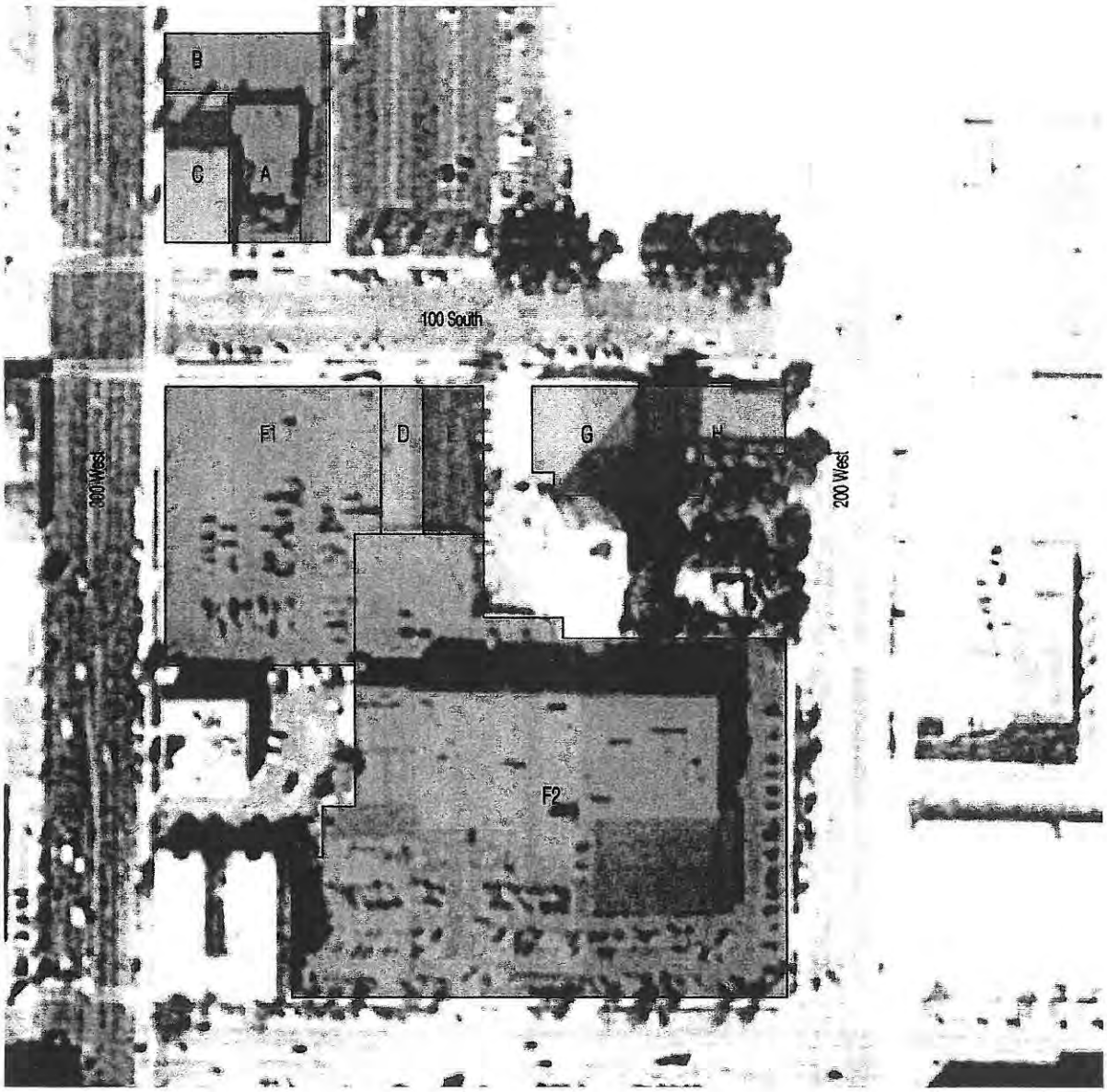
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



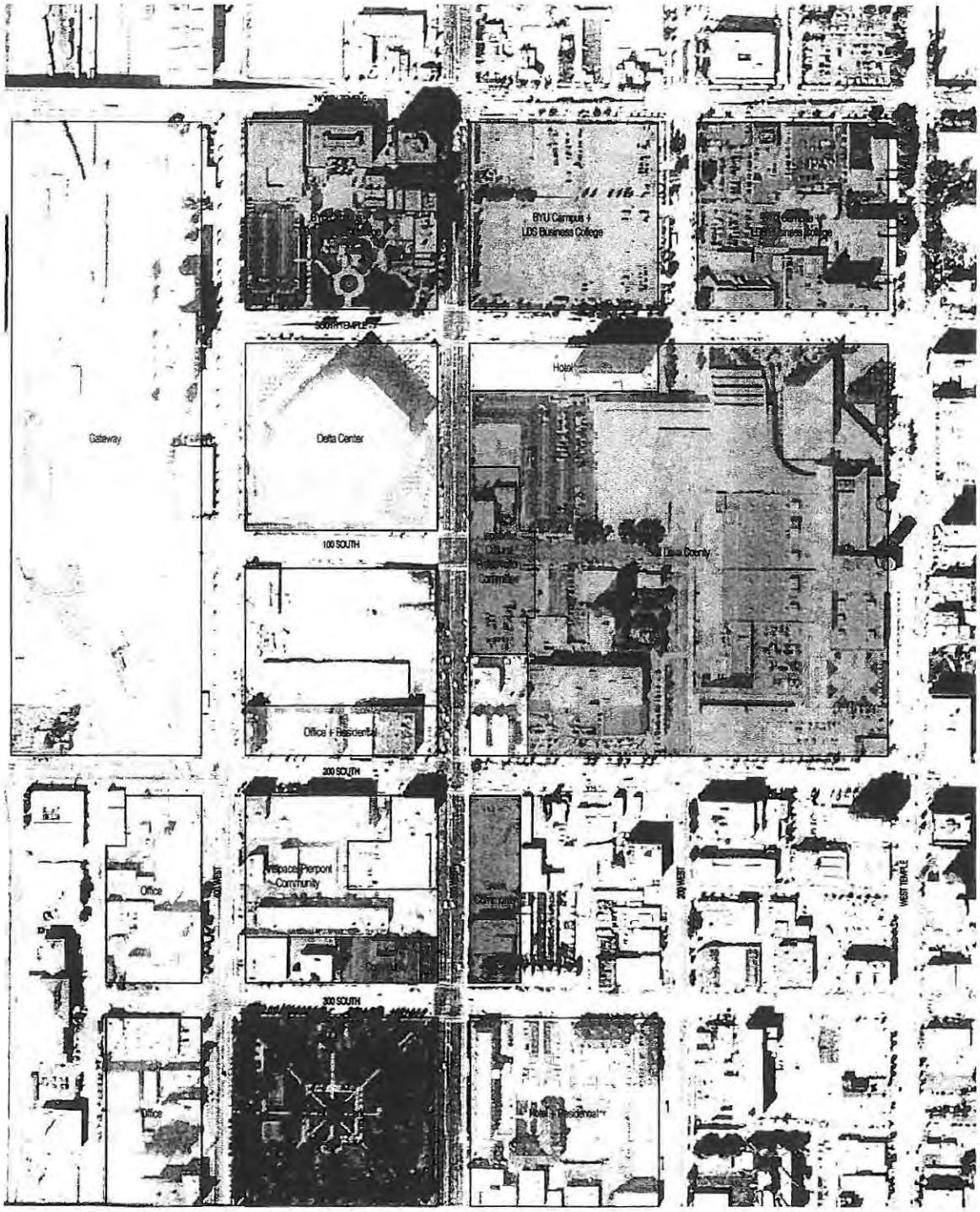
	Present Owner	Lot SF	Acres	Action
A	Japanese Church of Christ	12,263 sf	0.28 acres	Retains
B	Japanese Church of Christ	16,256 sf	0.37 acres	Retains
C	Struve	10,870 sf	0.25 acres	Swap for E
D	Buddhist Temple	6,970 sf	0.16 acres	Swap for F1
E	Japanese Church of Christ	10,168 sf	0.23 acres	Swap for C
F1	Expo Mart Parking	64,915 sf	1.49 acres	Swap for D, G, H
F2	Expo Mart	207,515 sf	4.76 acres	County Retains
G	Buddhist Temple	14,840 sf	0.34 acres	Swap for F1
H	Buddhist Temple	12,573 sf	0.29 acres	Swap for F1

Japanese Church of Christ &
Buddhist Temple Master Plan

Present Configuration

PACE POLLARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE & INTERIOR DESIGN

ATTACHMENT 4



PACE POLLARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE & INTERIOR DESIGN

Western Downtown Districts + 300 West Ethnic Corridor

Preservation Utah

August 23, 2017

Memo.

RE: Block 67 Work Session

TO: Salt Lake City Planning Commission; Molly Robinson; Doug Dansie; The Ritchie Group
FROM: Kirk Huffaker, Executive Director

In the consideration of the Block 67 project, we strongly encourage the Planning Commission and The Ritchie Group, as the developer, to consider the important adjacency to Japantown Street, the historic location of the most substantial early Japanese community in the state. The following is a brief summary of our concerns:

1) We directly have concerns about the current design of Phase I and its non-relationship with Japantown Street. The historic Japanese Church of Christ will be directly across from a proposed eleven-story building, this includes a ground floor with no open through-access to the center of the development, a masonry wall, and access points to the parking garage, loading areas, and trash disposal. All of these deter walkability. We believe it is highly unfortunate that this historic and active church will not be a focal point or have greater consideration in the design for the north façade of north building (along 100 South) of Phase I.

2) We believe there is a missed opportunity to highlight and recognize the historic Japanese community that thrived in this neighborhood and continues to worship and celebrate here. As currently designed, we believe that the current design for the Block 67 development places Japantown squarely in a canyon of large scale buildings with 'back of house' uses. We believe Salt Lake City must take advantage of this opportunity to creatively consider how to unify and celebrate this

heritage. A possible way to build community through culture, a goal throughout downtown Salt Lake City, would be to consider elements of art and heritage expression similar to how they were executed on Regent Street.

3) We question how the Block 67 phased development plan considers the overall goal to provide mid-block pedestrian access. It appears from the detailed plans for Phase I that the development will not be pedestrian friendly as it is closed off on the north and east sides, possibly through erecting large walls, and thus barriers to mid-block access. Again, we believe this is a greater opportunity for conversation with the greater community about creative development options to unify numerous aspects of the neighborhood with the Block 67 development with better walkability access and possible linkages to Japantown Street.

Thank you for your consideration of our comments. Please contact me at kirk@preservationutah.org or (801) 533-0858 ext. 105 if you have questions.

Our comments reflect those of Preservation Utah, a nonprofit historic preservation organization, and express our opinions about the proposed buildings, site, and their relationship to each other and the surrounding neighborhood. We urge The Ritchie Group to further engage the Japanese community and neighborhood in discussion about how to creatively integrate the new development with and in recognition of the Japanese history in Salt Lake City and Utah.

DOWNTOWN
COMMUNITY COUNCIL

September 20, 2017

To: Matt Lyon
Salt Lake City Planning Chair
cc: Molly Robinson, Doug Dansie

As Downtown continues to reinvent itself, the emphasis on *quality* infill projects becomes increasingly important as the availability of quality parcels becomes more scarce. Which is why we're pleased to forward our enthusiastic endorsement of the Block 67 Project. As you know, this project converts a parking lot—adjacent to both Vivant Smart Home Arena and the Salt Palace—into a revenue-positive, pedestrian-centered, community building project which *complements* and *augments* the energy of these established venues.

The Block 67 project provides additional and more consistent activation through the programmed uses of its restaurant, retail, residential, and hospitality tenants. Moreover, the Project promises to physically bridge the current gap between the Vivint/Gateway and the West Pierpont/South Salt Palace entertainment districts—which, in turn, reach south and east to Broadway and Main Street. Beyond being a corridor of interest for Downtown visitors, the inclusion of quality housing options and dual flag hospitality offerings within the project means Block 67 will also contribute to critical mass for neighborhood retailers and restaurants while addressing the City's on-going housing and hotel room deficits.

Key to this project's attractiveness to the Council is its mid-block connections, which serve to transform a monolithic 10-acre block into smaller, human-scaled modules*, providing generous plaza and paseo space with the vast majority of vehicular parking tucked away, below grade.

In the end, Downtown Community Council is convinced that providing both municipal and community support to these quality projects—which are funded by private money—will further support and enhance the efforts of the City and her many partners, over the last decade, to reinvent Downtown.

Warmest regards,

D Christian Harrison
Downtown Community Council

** If we had one wish, it would be that the connection from 200 West be upgraded from what appears to be a driveway to something more along the lines of what we see on the west side paseo connecting 300 West to 200 South.*

September 21, 2017

Matt Lyon
Salt Lake City Planning Commission Chair
PO Box 145480
Salt Lake City, UT 84114

Dear Matt,

Infill development is one of the most important indicators of success in building a dynamic and diverse downtown. New buildings that replace empty lots or abandoned structures help to raise land values, eliminate urban blight, increase tax revenue and bring new clientele to local business.

The Downtown Alliance is very supportive of The Ritchie Group's mixed-use "Block 67" Planned Development (PLNPCM2017-00419) southeast of the Vivint Smart Home Arena bounded by the Salt Palace Convention Center. The Ritchie Group's plans represent a significant opportunity for downtown's emerging sports and entertainment district.

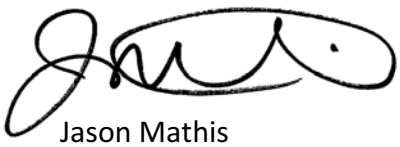
This project, coupled with significant new investment in the Vivint Smart Home Arena and The Gateway, is consistent with the sports and entertainment district objectives outlined in the 2017 Downtown Rising Action Plan. The Block 67 Planned Development will expand regional audiences, increase spending on retail, food and beverages, encourage greater use of transportation systems, increase sales tax revenue and offer more opportunities for original programming downtown. We applaud the forward thinking plan that incorporates a mixed-used, pedestrian-centric site design. It is a win for everyone and we encourage you to support this development.

We understand that The Ritchie Group's second phase office tower and Zoning Map Amendment (LNPCM2017-00420) application will be considered in the future and separately from the Planned Development (PLNPCM2017-00419) package. We see this as an important future downtown development, consistent with The Ritchie Group's phased approach. As the Amendment moves forward we encourage The Ritchie Group to work with other downtown property owners to determine the best outcome related to a potential zoning amendment.

The Downtown Alliance does not currently support a wholesale change to the D-4 Zone, but recognizes that over time, a change to the D4 Zone, or targeted overlays may make sense. We hope to work with you, The Ritchie Group and other downtown property owners on this element of the project in the future.

The ongoing transformation of our downtown would not be possible without the creativity and energy of private investors and developers. We appreciate The Ritchie Group for helping to build a more dynamic and diverse community that is the regional center for culture, commerce and entertainment. This project deserves your support.

Sincerely,



Jason Mathis
Executive Director

Cc: Salt Lake City Council
Nick Norris, Salt Lake City Planning Director
Salt Lake City Planning Commission

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

ZONING (Alan Michelsen):

D-4 Zone – Mixed use project with urban plaza involving 230 W 200 S/115-119-131 S 300 W (15-01-207-026, 15-01-207-001 and 15-01-207-002) and includes consolidation and subdivision of lots. Uses include hotel (approx. 162 keys), Commercial, Multi Family Residential (approx. 208 units), 2 levels underground parking (approx. 422 stalls), surface stalls (approx. 51). The subdivision process is to be initiated with the Planning Desk in the Building Permits Office. A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. This proposal will need to be discussed with the building and fire code personnel in Room #215. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. This proposal will need to comply with the appropriate provisions of 21A.30.010 &.045 - the provisions of 21A.33 for permitted and conditional uses– any appropriate provisions of 21A.36 and including a permanent recycling collection station and a waste management plan. This proposal will need to comply with any appropriate provisions of 21A.40 and including ground mounted utility boxes – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off- street loading required/provided and any method of reducing or increasing the parking requirement - the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818) - the provisions of 21A.55 and 21A.58. To download the construction waste management plan handout, see http://www.slcgov.com/slcgreen/constructiondemo). Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com and the approval documentation included in the new construction permit package.
Questions regarding the waste management plans may be directed to 801-535-6984.

TRANSPORTATION (Michael Barry):

1. Parking calculations will need further detail provided in tabular form including the number of residential dwelling units and the square footage of non-residential uses; in conformance with 21A.44.030
2. Parking lot dimensions and details, including stall dimensions, aisle widths, location of electric vehicle stalls, location of ADA stalls, ramp slopes, etc., will need to be provided.
3. The location of bicycle parking will need to be provided along with further detail.
4. The curb cut on 100 S greatly exceeds the maximum curb cut allowance of 30 feet (width). The curb cut shown on the site plan is 108'6" in width.
5. Any roadway striping/pavement markings/signage on the interior block roads should be provided.
6. See uploaded document, "Traffic Study Comments" for comments on Traffic Impact Study.
7. See uploaded document, "Block 67 Transportation Red-Lines" for red-lines on drawings

ENGINEERING (Scott Weiler):

No objections to the proposed planned development.
Please design drive approaches per APWA Std. Plan 225, giving pedestrians an even plane (no pedestrian ramps) to cross the driveways.
It is recommended that any uneven sidewalk joints or broken sidewalk panels be replaced to remove tripping hazards along the project's frontage of 300 West, 100 South and 200 South.

PUBLIC UTILITIES (Jason Draper):

Utilities cannot cross property lines without appropriate easements and agreements. Parcels must be consolidated prior to permitting.

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

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

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

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

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

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

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.

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

FIRE (Ted Itchon)

One of the issues for structures is the height of the structure. If the structure is 30 foot or greater in height then the fire department access is required to be two roads that is 26 foot clear width and one of there must be without utility lines obstructing the aerial equipment operation and be no closer than 15 ft. nor further than 30 ft. measured for the structure. Also fire department access must be within 150 feet from a fire department access road.

Attachment D: Minutes from November 8, 2017

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, November 8, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:40:12 PM. Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Cheri Coffey, Assistant Planning Director; Doug Dansie, Senior Planner; Daniel Echeverria, Senior Planner; Michael Maloy, Senior Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip
No field trip was held for this meeting.

Mixed Use Development at approximately 100 S, 200 W, 200 S, and 300 W, known as Block 67 - The Richie Group, applicant is seeking to develop 6.45 acres in downtown for a mixed-use project that includes 656 apartments in multiple buildings, a 271-key hotel, and an office tower. The site is located southeast of the Vivint Smart Home Arena and southwest of the Salt Palace on the block bounded by 100 S, 200 W, 200 S, and 300 W, known as Block 67. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District. (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.)

a. **Planned Development for multiple buildings on a single property and 5' additional feet in height. Case number PLNSUB2017-00418**
b. **Zoning Map Amendment (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office). Case number: PLNPCM2017-00419**
c. **Design Review for building heights exceeding the 75' threshold and other design standard modifications.**
d. **Conditional Use for a commercial parking structure at 131 S 300 W. Case number: PLNPCM2017-00448**

Mr. Doug Dansie, Senior Planner, and Ms. Molly Robinson, Urban Designer, reviewed the petition as outlined in the Staff Report (located in the case file). They stated Staff recommended approval of the Conditional Use, Planned Development, and Conditional Building and Site Design Review and that the Planning Commission forward a favorable recommendation to the City Council regarding the Zoning Amendment petition.

Mr. Dave Abraham, architect, reviewed the proposal, layout, use and design of the buildings.

The Commission and Applicant discussed the following:

- The orientation of the building to the street.
- If the proposed linear park went through the entire site.
- The width of the street and if it had been reviewed by Transportation.
- The differences in the current proposal and the previous proposal.
- If there was a rendering of the linear park.
- The size of the opening/entrance to the park.
- The phasing of the construction.
- When the current parking lot would be developed.

Staff reviewed the proposal as outlined in the Staff Report.

The Commission and Staff discussed the following:

- The vertical appearance of the building.
- The proposed ground level uses for the building.
- If a Master Plan amendment was part of the proposal.
- The height of the surrounding structures compared to the proposal.
- The date when other properties were zoned D1.
- Why the proposal was being addressed in whole and not piece by piece.
- The overlay zone boundaries.
- The way the signs and art would be reviewed and the standards for reviewing them.
- If the green roof space was to achieve LEED standards.

PUBLIC HEARING 7:16:48 PM
Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Mr. Raymond Uno, Senator Jani Iwamoto, Mr. Rolen Yoshinaga and Ms. Jennifer Hasty.

The following comments were made:

- The development would negatively impact the Japanese community regardless of what was put on the property.
- The issues Japantown had in the past with the expansion of the Salt Palace and development in the area.
- Needed to ensure the street festivals held on 100 S and other activities could still be held at the Churches.
- The parking and traffic would greatly impact the existing churches.
- Reviewed the history of the area and the need to protect the heritage.
- The number one issue was the egress and ingress to the development.
- The D 4 Zoning best fit the area as the D 1 zone was too intense for the area.
- The east west connection looked narrow and could be inviting for homeless persons to use the alley.
- The existing churches would be placed on the service side of the development and the Salt Palace.

- Signage was a concern.
- Adding paid parking to the site would impact the community.

Chairperson Clark read the following cards:

- Mr. Al Kubota – I represent the Japanese Church of Christ and the Japanese committee (JCPC). We are very concerned in specific how the development will affect the community specifically 100 South Street. We were granted to have access to 100 South Street for all our street festivals. 100 South Street is "Japanese Town" street.
- Ms. Suzan Yoshimura – The development will severely impede the ability of the Salt lake Buddhist Temple to conduct its religious mission and impact its existence. The Temple was established in 1912.
- Mr. Brent Koga – Concerned about negative impacts for Japanese Church of Christ and Salt Lake Buddhist Temple located on 100 South. The two churches are religious, cultured and social gathering places for the community, The Salt Lake Buddhist Temple has had a presence on 100 South for over 100 years. It appears as very little consideration has been placed on the impacts to the existing residents of the surrounding residents. Very concerned with parking access to 100 South signage (big) on 100 South with no impact from local existing residents.
- Ms. Karen Okawa – (SLC Buddhist Temple and Japanese Church of Christ). The two churches on that block of First South are being buried by new high rise developments. The increased traffic ad walking traffic has increased crime in the area (both churches have had recent break-ins). The two religious organizations are all that remain of the old Japan Town. We cannot afford to relocate.
- Ms. Allyn Nakashima – As a member of the Japanese Church of Christ, I am concerned about impact on the church property, traffic, business of the area, parking, etc.
- Mr. Stan Endo – The development will severely impede the ability of the Salt Lake Buddhist Temple (established 1912) to conduct our religious mission and impact our existence.
- Ms. Julee Mori – We do not believe this development should have its egress access on to 100 South. Also I do not agree with allowing the building heights to exceed current zoning. This would essentially close natural lighting even more than we currently experience.
- Ms. Sharlene Kirkham – I have been a member of the Japanese Church of Christ. The church is an important spiritual, historical, community, cultural center for our community (two churches). The proposal egress and ingress would impact out churches. Please consider rezoning the egress and ingress to the new development so that the extra traffic will not impact the smaller churches located on 100 South,

The Commission and Senator Iwamoto discussed the following:

- If the Japanese community had discussed the proposal with the developer.

Chairperson Clark closed the Public Hearing.

The Applicants stated they met with the Japanese community regarding the proposal, they reviewed the parking for the proposal they understood the issues with the history of the people in the area and want to help ensure the activities become part of the development. They stated

they were willing to work with the community to address any concerns and help to improve the area. The Applicants reviewed the access to the property and how they were trying to accommodate the community.

The Commission, Applicant and Staff discussed the following:

- If the community has been willing to work with the developer or offer solutions to their concerns.
- How to protect the churches and ensure they are protected in the future.
- If the development would affect the festivals on 100 South.
- The surrounding buildings were taller than what was being proposed.
- The parking entrances and access during festivals.
- The flexibility of the parking and options for public parking.
- The phases of the development and the number of parking spaces in each phase.
- The traffic patterns and times during the day traffic would be at its highest.
- The possible added support of the festivals from the residents or visitors to the development.
- The Planning Commissions purview over parking requirements in the neighborhood.
- What could be developed by right and what was gained by going through a planned development?
- The petitions under review and what was included in each petition.
- If the height needed to be approved now or could be reviewed at a Work Session.
- The time frame for the signage, phase two and other aspects of the development.

The Commission discussed and stated the following:

- The need to encourage the developer to work with the community regarding the future designs on the site.
- The rezone should be considered separate from the proposal.

MOTION 8:19:39 PM
Commissioner Drown stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve the Planned Development PLNPCM2017-00419, which includes the allowance of multiple buildings on a single site and increased height as illustrated in the attached plans. With the conditions A through C as listed in the Staff Report. Commissioner Scheer seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Ruttinger, Scheer and Urquhart voted "aye". Commissioner Paredes voted "nay" The motion passed 7-1.

MOTION 8:22:16 PM
Commissioner Scheer stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve the Planning Commission approve the Conditional Building and Site Design review PLNPCM2017-00448, which includes modifications to height, massing and other design features as shown on the attached plans. With conditions A, C, D and E and not B as listed in the Staff Report. Commissioner Bachman seconded the motion.

The Commission discussed the following:

- The conditions of approval.
- The materials for the building and how it would be viewed from the pedestrian level.

Commissioners Bachman, Drown, Garcia, Lyon, Ruttinger, Paredes, Scheer and Urquhart voted "aye". The motion passed unanimously.

MOTION 8:26:37 PM
Commissioner Bachman stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve The Planning Commission approves the Conditional Use for a commercial parking lot PLNSUB2017-00418 as reflected in the drawings presented. Commissioner Garcia seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Ruttinger, Paredes, Scheer and Urquhart voted "aye". The motion passed unanimously.

The Commission discussed the following

- Why it would be beneficial to review the zoning separately.
- If the item should be tabled and what the time frame would be to bring it back to the Planning Commission.

MOTION 8:32:41 PM
Commissioner Lyon moved that the Planning Commission table PLNPCM2017-00420, regarding the Zoning Map/Text Amendment upon request that the Staff and Planning Commission could have a discussion that was exclusive to the rezone and subject property about its appropriateness absent of the discussion of the development and also that the Staff presents to the Planning Commission some of the policy discussion and rationale that was presented to this body during the West Temple convention hotel and detailed background on the surrounding zoning.

SUBSTITUTE MOTION 8:34:10 PM
Commissioner Scheer moved that the Planning Commission forward a negative recommendation to the City Council regarding PLNPCM2017-00420, for the Zoning Map/Text Amendment upon the basis that the applicant should pursue a more sufficient public input to the prospect of the height of the proposed building and that the Planning Commission needs to be educated or informed from the Staff about the history of this particular site and decisions that went into the D4 zone.

The Commission discussed the following:

- If the motion was to table or deny.
- What happened if a negative recommendation is forwarded to the City Council for the petition?

Commissioner Ruttinger seconded the motion.

The Commission discussed the following:

- To table the petition, forward a negative recommendation or a positive recommendation to the City Council.
- If the Commission would want to review the zoning prior to the City Council's review.

SUBSTITUTE MOTION 8:40:10 PM
Commissioner Lyon moved that the Planning Commission table PLNPCM2017-00420, regarding the Zoning Map/Text Amendment until Staff can come back and present to the Planning Commission detailed review of the policy decisions that guided the convention center block and the policy decisions that have led to this type of parcel to be zoned to D4. Commissioner Garcia seconded the motion.

The Commission discussed the following

- How tabling the petition would affect the developer's time frame.

The Commission acknowledged the public comments and stated they understood the unfair treatment of the Japanese Community. The Commissioner stated they apologized for that treatment and wanted the community to feel heard.

Commissioners Bachman, Drown, Garcia, Lyon and Paredes voted "aye". Commissioners Scheer, Ruttinger and Urquhart voted "nay" The motion passed 5-3.

The meeting adjourned at 8:45:59 PM