



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - [david.gellner@slc.gov](mailto:david.gellner@slc.gov)

Date: December 2, 2020

Re: Greenprint Gateway Apartments - PLNPCM2020-00493 & PLNPCM2020-00749 –  
Planned Development & Design Review

## Planned Development & Design Review

**PROPERTY ADDRESSES:** 592 W 200 S, 568 W 200 S and 161 S 600 W  
**PARCELS:** 15-01-108-009, 15-01-108-010 and 15-01-108-008-0000  
**MASTER PLAN:** Downtown Plan (2016)  
**ZONING DISTRICT:** GMU – Gateway Mixed Use Zoning District

**REQUEST:** Mark Eddy of OZ7 Opportunity Fund, has requested Planned Development and Design Review approval for the Greenprint Gateway Apartments project to be located on three (3) contiguous parcels located at 592 W 200 S, 568 W 200 S and 161 S 600 W respectively. The proposal is for a 150-unit apartment building on a 0.59 acre (26,000 square feet) consolidated parcel. The proposed building will be six stories in height and will be approximately 67-feet tall to the top of the building's parapet with an elevator over-run that tops out below 75 feet. The apartments will be a mix of micro and studio apartment units. The properties are located in the G-MU – Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. The Planned Development process may be used to modify some of the required landscaping elements. In addition, Design Review approval has been requested to address some design aspects of the building including material choices and the maximum length of blank wall space on the west façade of the building.

### STAFF RECOMMENDATION:

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable Design Review and Planned Development standards and therefore, recommends the Planning Commission approve both the Planned Development and Design Review requests. In order to comply with the applicable standards, the following conditions of approval shall apply:

1. *Final approval of the details for site signage, development and site lighting, off-street loading, street lighting, streetscape details, sidewalk paving and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Plan.*
2. *Public art must be incorporated into the west street-facing elevation to help break up the blank wall space.*
3. *Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.*

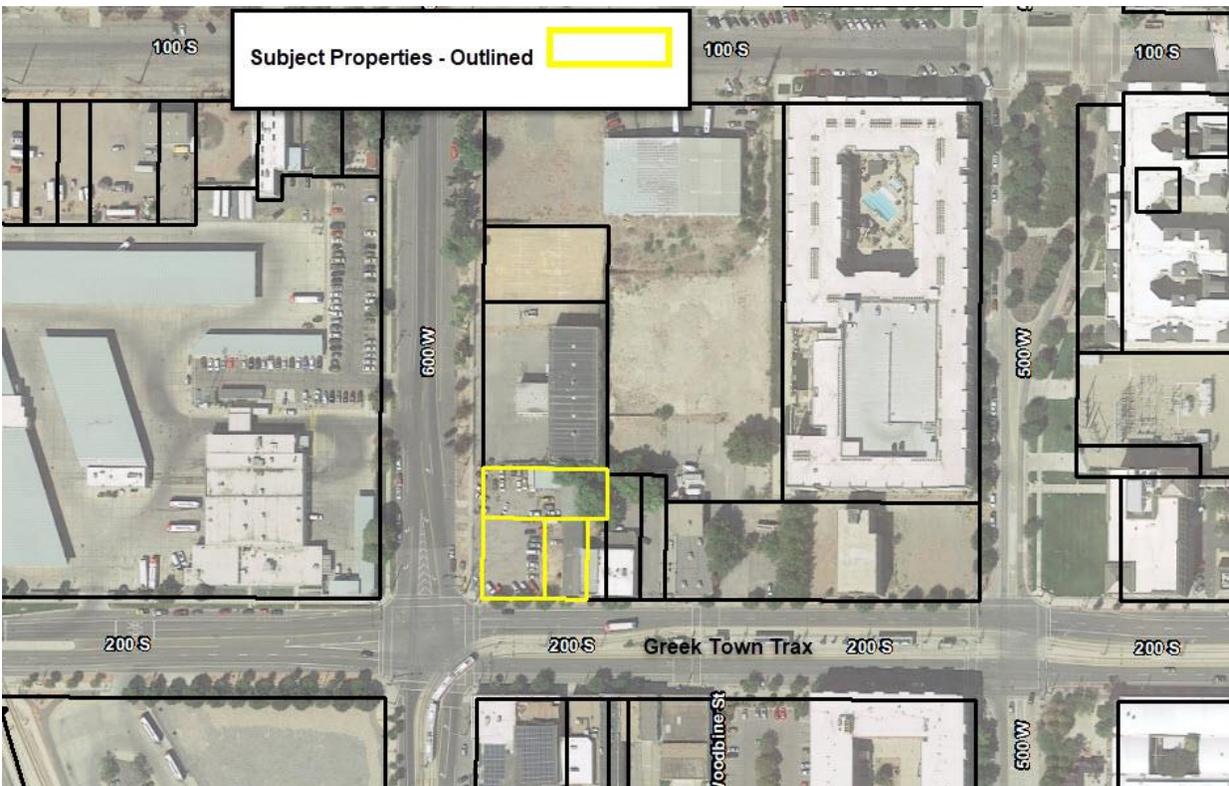
**ATTACHMENTS:**

- A. [Vicinity/Zoning Map](#)
- B. [Site Photographs & Existing Conditions](#)
- C. [Applicant's Narrative, Plans & Rendering](#)
- D. [Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

**PROJECT DESCRIPTION:**

**Overview**

The proposed project is for a market rate 150-unit apartment building on a combined 0.59 acre (26,000 square feet) parcel located at approximately 592 w 200 S in the G-MU – Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. The Planned Development process may be used to modify some aspects of the zoning requirements. In addition, Design Review approval has been requested in order to modify some design aspects of the building. This includes a modification to the amount of durable materials, and the maximum length of blank walls allowed on the 600 W façade. This is further detailed in the Key Considerations section of this report.





**Corner of 200 South and 600 West**

### **Site Configuration & General Project Details**

The project parcels are currently used as a surface parking lot associated with automotive repair. There are two small single-story industrial buildings on the site that have been used for these functions. The buildings will be removed to make way for the new development. The proposed building will be under 75-feet tall, which is the maximum height in the G-MU zoning district. The roof parapet will be approximately 67 feet tall while the roof access stairway tower will top off under 75 feet.

The building itself stands at the property line on the south façade. On the west-facing façade, the building is situated within 5-foot property line. Street trees are required along both 200 S and 600 W. There are existing street trees on 200 S but not on 600 W. These will need to be installed with approval from the City's Urban Forester. The applicant's renderings included in [Attachment C](#) illustrate the layout.

There will be a driveway entrance from 600 W near the north edge of the property that connects to surface parking and also the parking located within the first level of the building. A total of 38 parking stalls are being provided for the development. This includes nineteen (19) surface stalls and 19 stalls within the parking structure. This includes 2 ADA stalls and 2 electric vehicle stalls. The parking structure will have solid garage doors on the north side of the building that face the surface parking area that is access off of 600 W.

The GMU district has specific parking requirements per 21A.030.G.2 – which specify  $\frac{1}{2}$  space per unit in the district for new residential uses. With 150 apartments, 75 parking spaces would generally be required. However, a reduction of by 50% is allowed per 21A.44.040.B.7 for any new multi-family residential, commercial, office or industrial development within one-fourth ( $\frac{1}{4}$ ) mile of a fixed transit station. Since the property is within  $\frac{1}{4}$  mile of a fixed transit station, it would qualify for this exemption and would only need 38 spaces. The project also includes 2 commercial spaces. One will be approximately 2,442 square feet in size while the other will be 2,481 The total of those space is

approximately 4,900 square feet. In the G-MU district, no spaces are required for up to 10,000 square feet usable floor area for commercial uses. Over that 10,000 square feet threshold, 1 space per 1,000 usable square feet over 10,000 square feet would be required. The proposed parking of 38 stalls complies with the Zoning Ordinance requirements.

Per 21A.48.070.B - **Interior Parking Lot Landscaping standards**, all surface parking lots with 15 or more spaces require a minimum of 5% of the parking lot be devoted to landscaping. Landscaping areas located along the perimeter of a parking lot beyond the curb or edge of pavement cannot included toward satisfying this requirement. This project has a total surface parking area of approximately 4,600 SF so approximately 230 SF of interior parking lot landscaping is required. The submitted plans show approximately 306 square feet of interior parking lot landscaping.

The standards for each landscape area indicate that landscaped areas shall be dispersed throughout the parking lot, be a minimum size of 120 SF and 5 FT in width, and be planted primarily with shade trees according to applicable provisions of subsections 21A.48.050A and B of the Landscaping and Buffers chapter of the zoning ordinance. The proposed landscaping areas measure approximately 171 square feet (9.5 feet x 18 feet) and 135 square feet (7.5 feet x 18 feet) in size. The proposed areas meet the width and size requirements. The landscape plan shows these areas to be planted with shrubs. Overall, these areas meet the intent of the requirements.

In addition to landscaped areas throughout the parking lot, **Perimeter Parking Lot Landscaping** (21A.48.070.C) is required when a parking lot has 15 or more spaces and is located within 20 feet of a lot line. The requirement is 7 feet of perimeter parking lot landscaping along the corresponding edge of the parking lot as a buffer between uses. On the north edge of the surface parking lot the applicant is showing a fence in lieu of the required landscaping buffer. The Planning Commission has the discretion to eliminate or reduce this landscape buffer through the Planned Development process, although the applicant's narrative does not address this issue specifically nor specifically request that modification. The intent of the landscaping buffer is to provide for beautification for both residential and nonresidential uses, with a higher level of landscaping being provided for residential uses, primarily multi-family uses. The landscaping requirements are discussed in the Key Considerations below and in the table of standards for Planned Developments.

## **KEY CONSIDERATIONS:**

### **Consideration 1: Neighborhood Compatibility**

The proposed building will be located along 200 S in an area of other residential and commercial development. It will replace a surface parking lot and some single-story industrial buildings. The proposed building will be under the maximum height of 75-feet allowed in the G-MU zoning district. While the building will be taller than the existing buildings located directly to the east along 200 S, the height is in line with the anticipated building height limits in the zoning district in this area and with other projects currently being built or in the planning stage. This includes the recently approved but not yet built Central Station West Apartments across the street on the south-east corner of 200 S 600 W (height varies from 65-72 feet) and the Centro Civico Senior Apartments (75 feet tall) to the north on 600 W. The proposed building will be generally compatible with the surrounding neighborhood in terms of size and scale. The proposed building lies in a diagonal line to the Intermodal Hub – the most transit-rich area in the state of Utah.

## Consideration 2: Design Details & Public Realm Experience

The applicant is going through the Design Review process to modify some of the urban design standards of the G-MU zoning district, specifically the choice in materials and the maximum length of blank walls allowed. These modifications to materials and other elements are more fully described below. The intent of the Design Review process is to encourage design with an emphasis on human scale and to mitigate any negative impacts. The applicant's narrative articulates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall area. The specific modifications and how the overall building meet the human scale are discussed in more detail as follows:

### Material Choices

The G-MU zoning district requires the following in relation to building materials:

*All new buildings in the Gateway District shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only through the design review process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.*

The applicant is requesting a modification to the durable materials requirement of the G-MU zoning district through the Design Review process. The composition of the materials are described in more detail in the applicant's narrative and plans included in [Attachment C](#) but are summarized here:

- At the **pedestrian level the elevations** encompass considerable quantities of glass with architectural concrete making up the remainder. The finish details on the concrete have not been provided to staff. This is broken down as follows.
  - South Facing Ground floor façade:
    - Glass: 69.2%
    - Concrete: 30.8 %
  - West Facing Ground floor façade:
    - Glass: 55%
    - Concrete: 45%
- On the **south facing elevation** of the building the materials are broken down as follows:
  - Glass: 29.3%
  - Concrete: 2.7%
  - Brick: 35.7%
  - Cement/hardi siding: 32.3%
- On the **west facing elevation** of the building the materials are broken down as follows:
  - Glass: 16.8%
  - Concrete: 11.5%
  - Brick: 14.8%
  - Cement/hardi siding: 30%
  - Stucco: 26.9%
- On the **north facing elevation** of the building the materials are broken down as follows:
  - Glass: 18.8%
  - Concrete: 16.3%

- Garage doors: 2.4%
- Brick: 12.4%
- Cement/hardi siding: 24.6%
- Stucco: 25.5%
- On the **east facing elevation** of the building the materials are broken down as follows:
  - Glass: 14.9%
  - Concrete: 19.2%
  - Brick: 11.4%
  - Cement/hardi siding: 34.9
  - Stucco: 19.6

For the building as a whole, the durable materials on the exterior, excluding windows are broken down as follows:

- Brick: 20.6%
- Concrete: 17.5%
- Cement Board: 38%
- Stucco: 23.9

The applicant makes the argument that cementitious siding (cement board) is a durable material despite it not being listed so in the narrowly defined list in the GMU zoning district. Staff would agree that while this is a durable material it does come under the category of “other materials” in the definition so Design Review approval is needed in order for its use to be approved. The use of this material has been approved on other recent projects including “The Beverly” apartments at 45 S 600 W in the G-MU zoning. This project was approved by the Planning Commission in June 2019. The material is not uncommon elsewhere in the Depot or Gateway District and so the proposed use is appropriate in context. In addition, stucco or EIFS only comprises 23.9% of the building’s surface so the total percentage of more durable materials is significant.

### **Commercial and Active Spaces on the Ground Floor**

The building design includes two (2) commercial spaces that face 200 S. One of the proposed spaces is approximately 2,442 square feet in size while the other will be 2,481 square feet. The height details of the commercial spaces have not been provided. The smaller space will have windows and a presence on both 200 S and 600 W and will provided street activation on both facades. Both commercial spaces will have two (2) entrances each oriented toward 200 S. The main building entrance is also located on 200 S. The entrance leads to a lobby space. No other active ground floor uses are proposed such as a fitness center or sitting room. The commercial spaces are however sizeable, and the applicant has indicated that they anticipate leasing to a coffee shop, bakery or retail type tenant and possibly some small office uses. These uses will help create interaction between the pedestrian realm and the building. The building also incorporates large street-facing windows in these spaces to help to provide eyes on the street and enhance the downtown neighborhood experience providing a pleasant interface between the public and private realm.

### **Maximum Length of Blank Walls & Public Artwork Requirements**

The G-MU zoning district specifies that the maximum length of blank walls uninterrupted by windows, doors, art or architectural detailing at the first-floor level cannot exceed fifteen feet (15'). Projects in the G-MU zoning district also require art that is accessible or directly viewable to the general public be included in all projects using the Design Review process to modify design standard.

The west façade of the building includes a wall approximately 27 feet in length that will not be interrupted by doors or windows. The applicant is proposing to include a public art piece into this space in order to break up the wall expanse and satisfy the public artwork requirements. Details in relation to the proposed artwork have not been provided to staff as of the date of this report. Review and approval of the artwork will be included as a condition of approval.

### **Orientation of Building Entrances**

The front entrance of the project is oriented toward 200 S and is set back from the walkway about 5-feet under an overhang which will provide protection from weather elements and prevent door swings into the public sidewalk. If a project in the G-MU district faces multiple streets and does not meet the 40% glass requirement, an entrance must be provided on both streets. In this case, that glass is requirement is being met and although a second entrance is not required one is being provided along the 600 W façade to provide an additional access point to the parking structure from the street level.

### **Landscaping, Lighting and Signage**

Final details on lighting and landscaping have not been provided to staff but will be a condition of approval. This includes the site lighting and any street lighting as well as parking lot landscaping. City street lighting is already in place on 200 S. If any fixtures need to be moved or are damaged through construction activities, the developer is responsible for moving and/or replacing. Street lighting in conformance with City standards will be included as a Condition of Approval to be verified at the Building Permit stage. Any proposed or replaced street trees will need to be approved by the Salt Lake City Urban Forester. This is discussed in the analysis for the Planned Development and Design Review applications and will be included as a Condition of Approval to ensure compliance.

The issue of parking lot perimeter landscaping and lack of a required landscaping on the north edge of the surface parking lot and how this will impact neighboring properties is an issue for the Planning Commission to consider. While the Planning Commission has the discretion to eliminate or reduce this landscape buffer through the Planned Development process, consideration must be given to the impact of this modification as well as the relationship between the proposed modifications to the zoning regulations and the purpose of the planned development.

### **Consideration 3: Design Standards Not Being Met or Undetermined**

There are a number of standards included in the G-MU Urban Design Guidelines and Design Review guidelines that the proposed design does not appear to meet, or that staff is not able to verify based on the details provided. These are outlined in the appropriate tables in [Attachment D](#) and [Attachment E](#) of this report. These include the following:

#### **GMU Urban Design Standards – Windows and Fenestration**

In the GMU district, buildings with smooth surfaces are prohibited. As such, all windows (except bay, projecting or balcony) must be recessed from exterior wall by 3 inches and the glass reflectivity must be less than 18%. How the windows and fenestration meet the recess requirements from the exterior walls have not been provided to staff. As such, staff is not able to determine if this standard has been met.

#### **Design Review Standards – Human Scale – Top-Middle-Base and Roofline Elements and Cornices**

The Design Review standard specify that for buildings more than three (3) stories in height, the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. The building includes a base and middle but not a distinct top. The proposed building does not include roofline elements such as cornices that provide a more finished look to the overall building. The top floor is not differentiated, there is no cornice, and it lacks

any architectural detail at or near the roofline. The Planning Commission may want to consider the proposed building design and how it meets the Design Review and GMU Standards.

#### **Consideration 4: Master Plan Compliance**

##### **Downtown Plan (2016)**

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

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

The following principles found in the *Downtown Plan* support that vision:

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

Each of the above-noted principles from the Downtown Plan has corresponding goals and initiatives to achieve them across the downtown area.

The *Downtown Plan* also contains elements that directly pertain to the districts within the plan area. The Districts map specifies that the subject property is located within the Depot District. The Depot District lies on the western edge of the downtown area and is relatively large. It is bounded by The Granary District to the south, Temple Square to the north, and the Salt Palace, Broadway, and Grand Boulevards Districts to the east.

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

*...a dense urban neighborhood that provides a full range of housing options and is served by all modes of transit...Celebrated in the Depot District is a mix of historic and new buildings. The historic buildings establish the district’s character and represent the past industrial use of the areas. New construction complements the historic buildings, respecting street and site patterns, building placement, site access, and building form and scale.*

The following principles, with corresponding initiatives, are from the Depot District section of the plan and are applicable to the proposed Greenprint Gateway development that is being proposed:

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

*Walkable: Address barriers to walking routes...*

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

Mid-block walkways are an important element included in the Downtown Plan. There is not a proposed mid-block walkway shown through the location of this property near to the corner of 200 S and 600 W. To the north and running west to east, a proposed walkway is shown between the location of the Centro Civico senior housing project and the larger Centro Civico site to the south. The location of this walkway through the Centro Civico property was discussed with the approval of the senior housing project and would generally be located through the property when it is redeveloped. To the east of the subject property, a mid-block walkway is shown toward the center of the block between 500 W and 600 W. This proposal would not impact the location of the north-south walkway.

Planning Staff is of the opinion that the proposed Greenprint Gateway Apartments meets both the visioning and principles of the overall Downtown Plan as well as the more specific initiatives outlined for the Depot District within that plan. It is also in compliance with other City policies and plans, both general and specific to the area as articulated separately in the following sections. The project will provide more housing choices with a commercial space to provide an opportunity for small business. It will be vibrant and active with excellent public transit access.

### **Plan Salt Lake (2015)**

Plan Salt Lake was adopted in 2015 as the citywide vision for Salt Lake City for the next 25 years. The Plan contains Guiding Principles as well as Initiatives in the various chapters that relate to the proposed use including the following:

- *Maintain neighborhood stability and character.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*
- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*
- *Ensure access to affordable housing citywide (including rental and very low income)*
- *Encourage housing options that accommodate aging in place.*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*
- *Promote high density residential in areas served by transit.*
- *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
  - *Having a public transit stop within ¼ mile of all residents.*
- *Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking, and transit.*
- *Reduce automobile dependency and single occupancy trips.*
- *Encourage transit-oriented development (TOD).*

- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.*
- *Promote increased connectivity through mid-block connections.*

The proposed project supports the initiatives listed above. It would help maintain neighborhood stability, character, and diversity by providing more housing into an area that already exists as a dynamic mix of commercial and residential uses. People moving into the area would help to support existing businesses in the area and help to increase the downtown population.

### **Growing SLC: A Five-Year Housing Plan – 2018-2022 (2017)**

Growing SLC: A Five-Year Housing Plan – 2018-2022 (aka – the Salt Lake City Housing Plan) was adopted in late 2017 as the City’s first housing plan since 2000. The Housing Plan is intended to advance the vision that Salt Lake City is a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities. The overall intent of the plan is to increase housing opportunities within the City and the various goals and initiatives support that vision.

The Plan puts a particular emphasis on the development and preservation of affordable housing as a pressing issue that the City is facing. This project will include 52 units of low-income housing and 13 market rate units.

The proposed use will add to the City’s existing housing stock in the downtown area which is envisioned as a center for urban living. The use is in concert with the principles and strategies identified in the Salt Lake City Housing Plan.

### **DISCUSSION:**

The applicant is proposing a use that is allowed in the zoning district and that is in concert with the established nature of the area. The applicant’s narrative is included in [Attachment C](#) of this report. Staff recommends that both the Planned Development and Design Review applications be approved by the Planning Commission.

### **NEXT STEPS:**

#### **Planned Development and Design Review Approval**

If the Planned Development and Design Review applications 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.

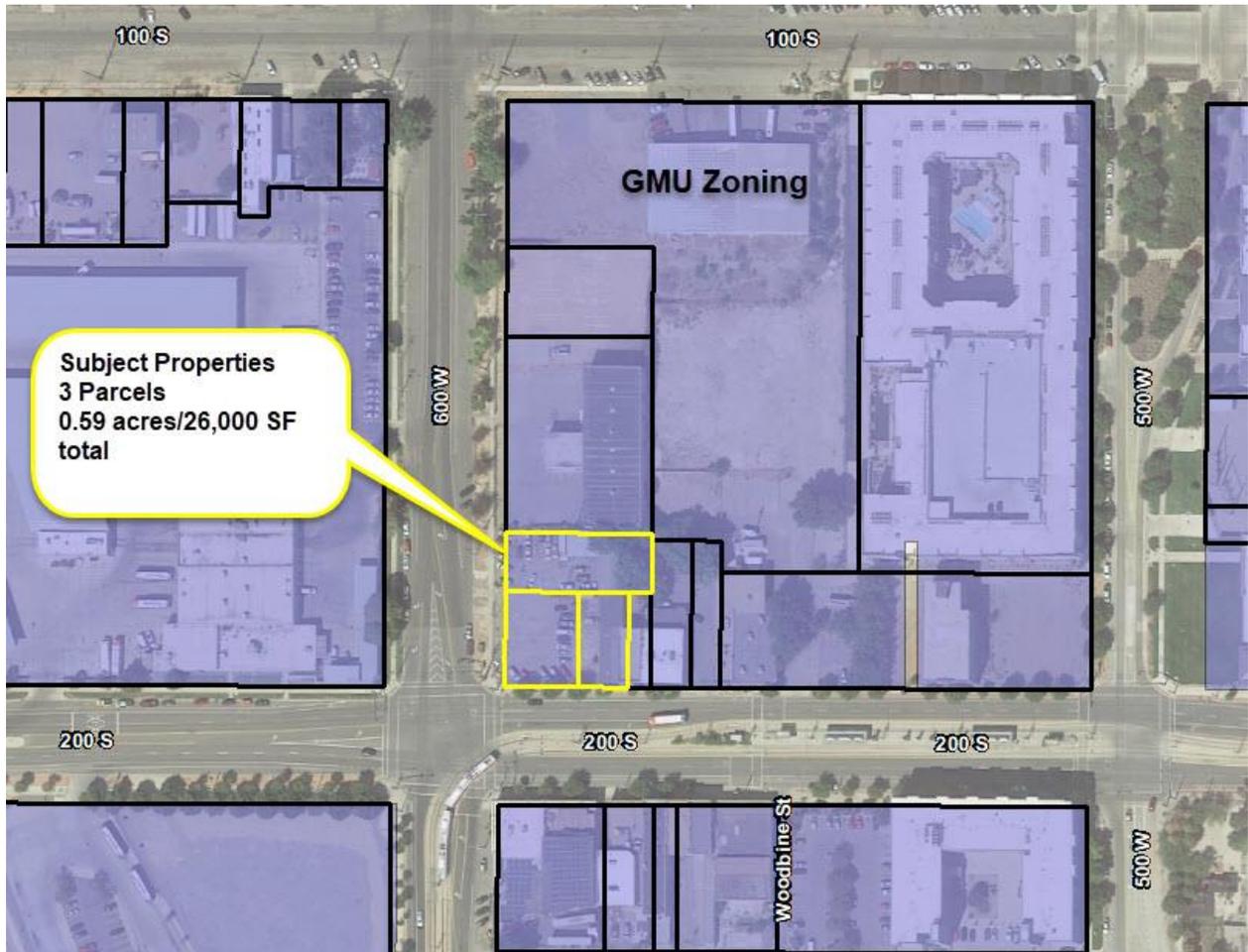
#### **Planned Development and Design Review Tabled/Continued**

If the Planned Development and Design Review applications are tabled by the Planning Commission, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the applications.

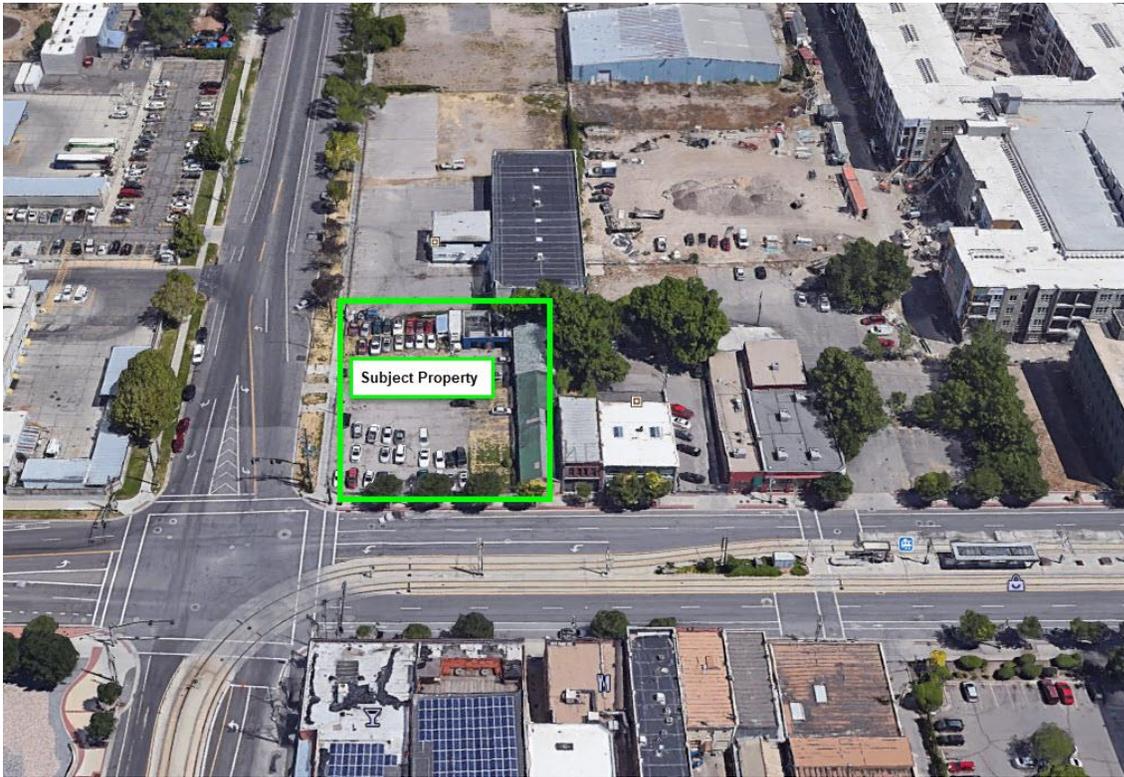
#### **Planned Development and Design Review Denial**

If the Planned Development and Design Review applications are denied, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to the Planned Development process as required for all new principal buildings and uses in the Gateway-Mixed Use zoning district.

# ATTACHMENT A: Vicinity/Zoning Map



## **ATTACHMENT B: Site Photographs & Existing Conditions**



**Street frontage along 200 S looking west.**



**Subject property as seen from the south side of 200 S looking north**



**Subject property used for automotive repair.**



**Subject property looking north from 200 S**



**Subject property looking east across 600 W**

## **ATTACHMENT C: Applicant's Narrative, Plans & Project Rendering**

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## Design Review Application Submittals

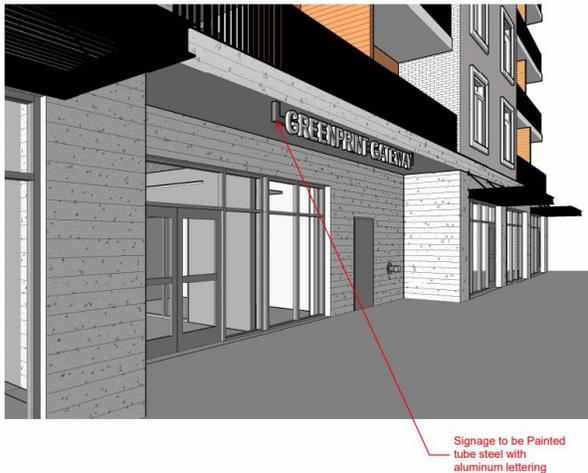
### *Greenprint Gateway Apartments*

#### Project Description:

The long-standing and existing use of our project site is a surface parking lot and a car repair shop. Photographs taken towards and away from the current site are included below as Exhibit “A” to this narrative. The proposed project is a six-story mixed-use building comprised of one ground-floor concrete podium level and five wood-framed stories.



The building will deliver 150 residential apartment units to the Gateway zone. At the street-level, along 200 South, the building will also contain retail and/or office spaces designed to engage pedestrians. Although no current leases have been signed, we anticipate leasing these spaces to a coffee shop/bakery type tenant, a retail store location and, potentially, small office users. The large sections of storefront glass provide pedestrian transparency into these spaces while individual locations are set apart by canopies that partially overhang the sidewalk. The main entrance to the upper floor apartments is set back from the walkway by a distance of 5 feet as the podium slab overhangs the inset providing a natural barrier from weather elements. This will also allow for building signage to call attention to the upper-floor apartments.



Given its proximity to the Old Greek Town Trax Station and the Gateway commercial development, we believe that this design will not only meet the City’s vision for this district but will also enhance the area by adding a walkable, transit-oriented, multi-family option for City residents.

**Design Review Request:**

This Design Review Application addresses the following two design issues that have been raised as a concern in our preliminary work with staff: (1) the use of cementitious siding (Hardie board) on the exterior of the building as part of the 70% calculation of durable materials required by the zone; and (2) the use of an artistic expression, as required by the zone, to break up the otherwise excessive blank wall space along the ground-level façade along 600 West street. The remainder of this narrative will address these two issues in detail.

**1. Use of Cementitious Siding:**

The General Provisions section of the Gateway District zoning ordinance states, “All new buildings in the Gateway District shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only through the design review process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.” (See, 21A.31.010(P)(1)(a)(2)).

Cementitious siding, commonly referred to in industry as Hardie board siding, is not mentioned on the list of approved materials nor on the list of materials for which approval is required through the design review process. As a result, and out of an abundance of caution, application is hereby made



that approval be granted for the use of this well-known, durable material on the exterior of our Greenprint Gateway Apartment building.

The spirit of the requirement, as evidenced by the list of the approved materials within the ordinance, is to provide durable materials to building elevation instead of materials that are



considered as either cheaper in appearance or less durable over a long-term. As a cement-based exterior material, Hardie board qualifies as a durable material both in appearance and in long-term wear.

Additionally, as indicated by the photos included with this narrative, Hardie board siding has been successfully implemented in other buildings within the Gateway district and the use of Hardie as an exterior material on our building would be

consistent with the developing look and feel of newer buildings in the Gateway area. In addition to the enclosed photos, please review the colored architectural rendering of our building to see how the use of Hardie board siding creates an urban feel to the exterior design.

Regarding urban design, the General Provisions of the Gateway District zoning ordinance state, “The urban design standards are intended to foster the creation of a rich urban environment that accommodates growth and is compatible with existing buildings and uses in the area. . . The standards will also encourage diversity through the use of building forms and materials, while respecting the patterns, styles and methods of construction traditionally used in the gateway area.”



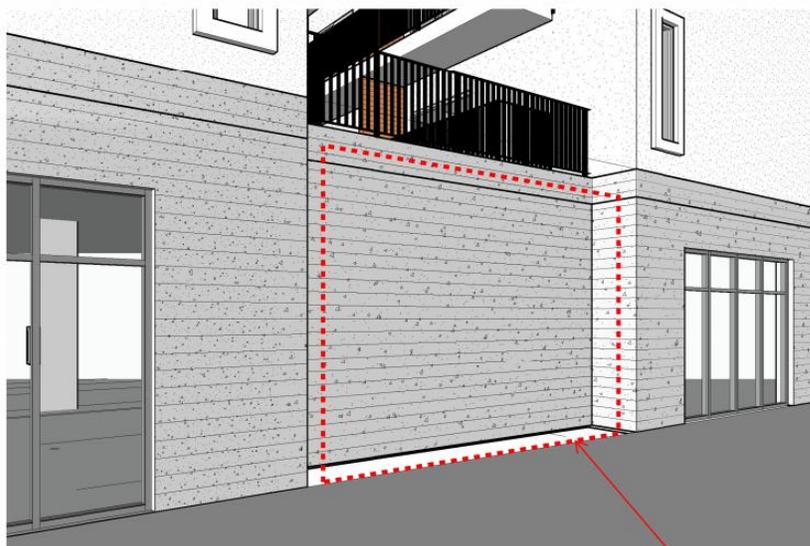
We respectfully submit that the use of Hardie board siding, as part of the durable materials otherwise used to meet the 70% calculation required by the zone, assists in the creation of an urban environment and is consistent with the building materials, styles and methods of construction employed throughout the Gateway District.

## 2. Use of Art on Blank Wall Space:

The General Provisions section of the Gateway District zoning ordinance provides that “The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15’).” (See, 21A.31.010(P)(3)(a)(3)).

Additionally, the ordinance requires that “Public art (which may include artists' work integrated into the design of the building and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public shall be included in all projects requiring design review approval for a site or design standard.” (See, 21A.31.010(P)(5)(a)(2)).

Along the 600 West façade of our building, at ground-level, there is a section of wall in excess of the fifteen foot (15’) requirement. The façade, however, is recessed in the center of that blank wall to provide an area for public art to be located as demonstrated by the following detail.



Proposed location for art installation see A5.02 for additional info regarding location

By locating the public art lower on the building’s exterior, we bring the art into closer contact with pedestrians thus “enhanc[ing] quality of life as well as visual interest” and “encourag[ing] pedestrian activity and contribut[ing] to the pedestrian experience” as envisioned by the zoning ordinance.

(See, 21A.31.010(P)(5)(a)).

We respectfully submit that the use of art in this location along the 600 West, ground-level façade of our building appropriately breaks the otherwise blank wall at this location consistent with the ordinance which contemplates the use of art as an approved method to interrupt such blank walls.

## 3. Compliance with Design Review Objectives:

A. 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 as well as the city’s adopted “urban design element” and adopted master plan policies. The stated intent of the G-

MU zone is to “provide controlled and compatible settings for residential, commercial and industrial developments” and to “reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential”. The Greenprint Gateway Apartments brings both high density residential and supporting retail/office locations to the district – a use that is compatible with adjacent and nearby developments of a more commercial nature and that is proximate to mass transit. By using a varied mix of exterior materials including brick, board-form concrete, cementitious siding, and stucco, as required by the zone, the look and feel of the building is not only compatible with its surroundings but will age well.

*B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.* As shown on the attached site plan and building elevations, the primary entrance to the building is located along 200 South adjacent to the public sidewalk. The building is constructed at the lot line, allowing the ground-floor storefronts and façade to interact directly with the sidewalk and pedestrians in keeping with building design and intent within the Gateway Zone. Finally, parking is located behind the building as to obscure its view from pedestrians.

*C. Building façades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.* As shown below, the 200 South façade is covered in storefront glass for our retail/office locations providing transparency and inviting interaction into the space from the pedestrian view. That same transparency is implemented along the side of the building along 600 West.



*D. Large building masses shall be divided into heights and sizes that relate to human scale.* As shown in the elevation above, building scale and massing have been aligned and carried consistently throughout the vertical and horizontal lines of the structure. Additionally, a

mixture of materials and colors has been employed to emphasize that massing. A variety of balconies, fenestration and window reveals have also been utilized to break up building sections on an orderly and alternating basis to preserve aesthetics.

*E. Building façades that exceed a combined contiguous length of two hundred feet (200') shall include: changes in vertical plane, material changes and massing changes:* Not applicable.

*F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:* Not applicable.

*G. Building height shall be modified to relate to human scale and minimize negative impacts.* Our building height into the 5-story structure built on the Centro Civico site lying directly to the North of our site. Additionally, along the same block to the East of our site there is a four-story apartment complex (see inset photos of these projects above). There are multi-story apartment structure currently under construction directly across the street from our site as well.

*H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.* The main entrance of the building feeds directly onto the 200 South sidewalk. The parking area, located behind the building and accessed along 600 West, is similarly tucked behind the landscape strip and fencing and provides a gate that simultaneously obscures pedestrian view into the lot and provides for pedestrian access to the rear of the building as necessary.

*I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be screened from public view. Services shall be set back from the front line of building or located within the structure.* As shown on the attached site plan, the electrical transformer is located in the Northeast corner of the site, behind the building and out of view. Additionally, the waste and recycling containers are contained within the building adjacent to the under-building parking lot. The mechanical equipment is located on the roof of the building, behind the parapet wall, and out of view.

*J. Signage shall emphasize the pedestrian/mass transit orientation.* The Old Greek Town Trax station is located directly to the East of the building's 200 South façade. As a result, the main entrance of the building, along with the building sign (as shown in the detail above), is located at the center of the 200 South façade, thus providing for easy access to and from mass transit.

For the foregoing reasons, the developer respectfully requests that it Planned Development Application be approved by the Salt Lake City Planning Commission.

Respectfully Submitted,

OZ7 Opportunity Fund, LLC.

**Exhibit "A" – Site Photos**



Current Site as viewed from corner of 200 S and 600 W



Looking North along  
600 West from site  
corner



Looking East along 200 South from site corner



Looking West along 200 South from site corner

## Planned Development Application Submittals

### *Greenprint Gateway Apartments*

#### Project Description:

The long-standing and existing use of our project site is as a parking lot and car repair shop. The proposed project is a six-story apartment building comprised of one, ground-floor concrete podium level and five wood-framed stories (*See, enclosed concept plans*). The building will deliver 150 residential apartment units to this downtown location. At the street-level, along the 200 South facade, the podium will contain retail and/or office spaces. The minimum parking currently required by the zone will be accomplished by a combination of indoor and outdoor parking stalls. The outdoor stalls will be located behind the building, with gated access off of 600 West, and the parking lot will include the required interior landscaping. Given its proximity to the Old Greek Town Trax Station and the Gateway commercial development, we believe that this design will not only meet the City's vision for this district but will also enhance the area by adding a walkable, transit-oriented, multi-family option for City residents.

#### Planned Development Information:

##### **A. Purpose and Objectives (21A.55.010)**

The proposed development increases the efficient use of the land and resources at this location. By replacing the existing parking lot and car repair shop, the project delivers 150 additional apartment units to the Gateway district and assists in revitalizing an essential downtown area. The efficiency of public and utility services delivered to this location is also increased by the density achieved by the proposed development. Additionally, the design and use of the building elevates the look and feel of the surrounding area while dovetailing into the City's vision of what the Gateway Mixed-Use zone will become as expressed in its Master Plan.

Importantly, our proposal complies with the requirements of the Gateway-Mixed Use zone and, instead of seeking to modify the purpose of the zone, seeks to further it. For example, the stated intent of the G-MU zone is to "provide controlled and compatible settings for residential, commercial and industrial developments" and to "reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential". The Greenprint Gateway Apartments brings high density residential and supporting retail/office locations to the district – a use that is compatible with adjacent and nearby developments of a more commercial nature.

As for the stated objectives of planned development, our project includes 150 micro and studio apartment units, a type of housing that does not exist in the zone (*See, enclosed concept plans*). Additionally, the price point related to these smaller units provide opportunities for tenants to rent prime downtown space at a much more affordable price than otherwise available in the

Gateway district. The project also delivers 150 users to the Trax Station situated directly to the East of the building's entrance. Given the reduced parking requirements applicable to this site (.25 stalls per unit), the project will reduce reliance on the automobile, encourage use of public transit and highlight the walkable nature of the district in general. Finally, the project will redevelop a site within a portion of the City that has been designated as a brownfield area.

For the foregoing reasons, we believe that the Greenprint Gateway Apartments accomplish and even further the purposes and objectives of the City's vision for planned development in the Gateway Mixed Use zone.

#### **B. Standards for Planned Developments (21A.55.050)**

Planned Development Objectives: The proposed project meets the standards for planned developments by meeting multiple planned development objectives, as set forth directly above, including the stated objectives regarding housing types, decreased reliance on the automobile, reuse of a priority site and master plan implementation.

Master Plan Compatibility: The proposed project is consistent with the adopted policies in the City's Master Plan applicable to the project site. By redeveloping the site's existing use, the project delivers an efficient, high-density residential use that is not currently available in the area.

Design and Compatibility: The scale, mass and intensity of the proposed development is justified by delivering 150 residential units to the area immediately proximate to the Gateway commercial district. And, by using a varied mix and percentage of exterior materials (brick, board-form concrete, cementitious siding, stucco) as required by the zone, the look and feel of the building is not only compatible with its surroundings but will age well. Further, the building is oriented toward 200 South and includes storefront glass at retail and office locations on the street-level to facilitate pedestrian interest and interaction. On-site parking is located behind the building and behind fences, landscape setback, and a parking gate to provide an appropriate buffer from adjacent uses.

Landscaping: The site plan for the project shows that none of the existing landscaping in the park strips along 200 South and 600 West will be disturbed as we develop this corner lot. As indicated on the site plan, landscape buffers will be provided at the point of entry to the parking lot behind the project and within the interior of the lot as required by ordinance.

Mobility: By placing the drive access to the extreme back (North) of the property line along 600 West, traffic will be allowed to turn off of 200 South without impediment. In fact, the proposed drive access eliminates two existing drive accesses that are closer to 200 South along 600 West. Further, the storefront glass design of the retail and office locations along 200 South provide pedestrian interest and access to the structure on its ground level. The main pedestrian entrance to the building is located under a 5 foot overhang of the podium level which shields pedestrians from weather and sets the building entrance apart from the retail and office

locations to the East and West of the entrance. One of the key features of this transit-oriented project lies in its proximity to the Old Greek Town Trax Station. Additionally, a wide variety of retail, commercial, office and eating establishments are within walking distance of the project's new Gateway district residents.

Existing Site Features: On this particular site, given its current use as a parking lot and car repair shop, there do not appear to be existing features that have contributed significantly to the character of the neighborhood that need be maintained in its redevelopment.

Utilities: The water line running North along 600 West was recently replaced and significantly increased in size by a neighboring development. As a result, it appears that the utilities currently available to the site will be sufficient for its proposed redevelopment.

### **C. Long-term Maintenance (21A.55.110)**

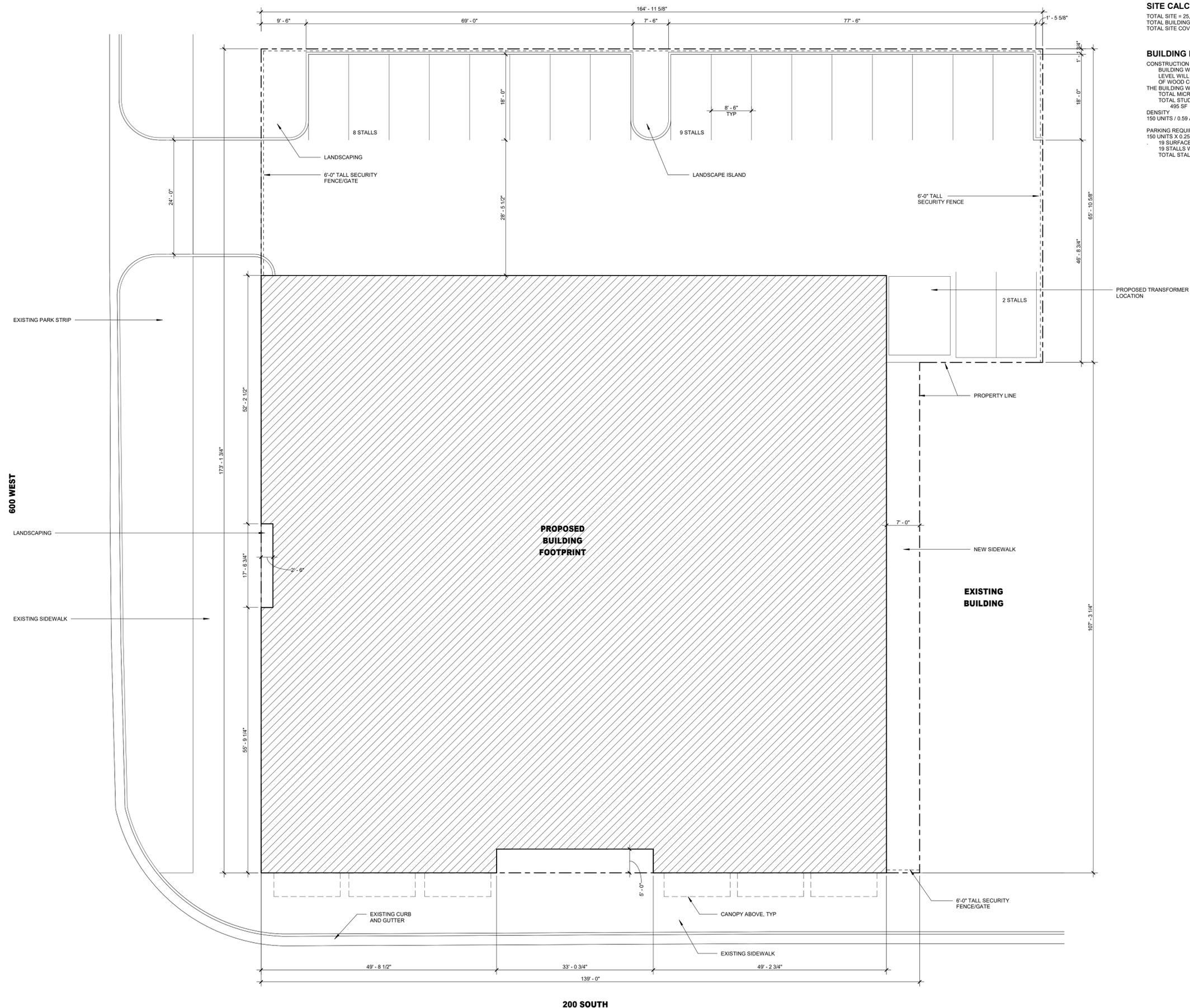
In compliance with Section 21A.55.110 of the City Code, we plan to calculate the initial estimate of costs for maintenance and capital improvements of all infrastructure related to our project as those costs become available. Based upon our pre-application meeting with planning staff, it appears that the water line that will service the project has been replaced recently and is adequately sized. It is also believed that no sewer upgrade will be necessary. As a result, the estimate will include the maintenance of drainage systems, landscape and paved areas and other similar facilities. This cost estimate will be recorded with the plat.

Additionally, the recorded plat will include a "notice to purchasers" clause that will disclose that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the project owners. The above-referenced cost estimate will also be provided in a separate disclosure to any purchase of the project. Finally, all property owners will have access to at least annual reports estimating yearly expenditures for maintenance, repair, operation or replacement of infrastructure and the final, actual expenditures relating to the same for the previous year.

For the foregoing reasons, the developer respectfully requests that its Planned Development Application be approved by the Salt Lake City Planning Commission.

Respectfully Submitted,

OZ7 Opportunity Fund, LLC



**SITE CALCULATIONS**  
 TOTAL SITE = 25,778 SF (0.59 ACRES)  
 TOTAL BUILDING FOOTPRINT = 16,382 SF  
 TOTAL SITE COVERAGE = 63.5%

**BUILDING INFORMATION**  
 CONSTRUCTION TYPE: IA & IIA  
 BUILDING WILL CONSIST OF 6 TOTAL STORIES, WITH FIRST LEVEL WILL BE A CONCRETE PODIUM AND 5 LEVELS ABOVE OF WOOD CONSTRUCTION  
 THE BUILDING WILL CONSIST OF 150 MICRO AND STUDIO UNITS  
 TOTAL MICRO UNITS = 80 UNITS AT 265 SF  
 TOTAL STUDIO UNITS = 50 UNITS RANGING FROM 336 SF TO 495 SF  
 DENSITY  
 150 UNITS / 0.59 ACRES = 254 UNITS PER ACRE  
 PARKING REQUIREMENTS  
 150 UNITS X 0.25 STALLS PER UNITS = 37.5 OR 38  
 19 SURFACE PARKING STALLS  
 19 STALLS WITHIN PODIUM STRUCTURE  
 TOTAL STALLS = 38



**ARCHITECT**  
 JJSF LLC  
 3149 SOUTH 550 WEST  
 SYRACUSE, UT 84075

**GREENPRINT GATEWAY  
 MICRO APARTMENTS**  
 600 WEST & 200 SOUTH  
 SALT LAKE CITY, UT

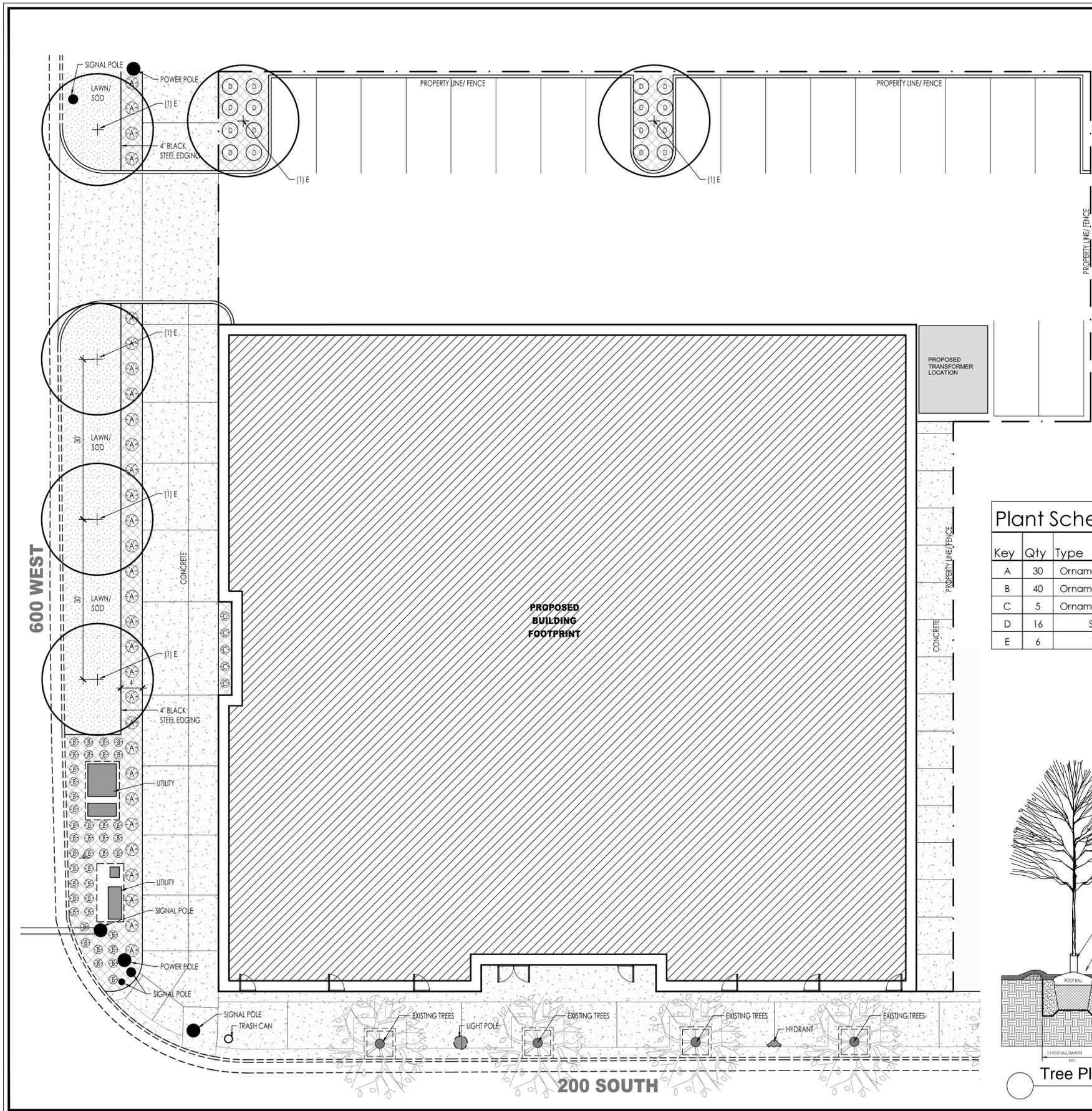
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REVISION NO.	DESCRIPTION	DATE

DATE  
**06/25/2020**  
 ISSUE  
**PLANNING REVIEW**  
 SHEET TITLE  
**SITE PLAN**

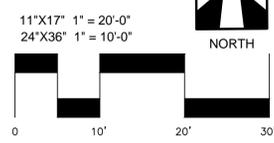
SHEET NO.  
**A1.01**

**01 SITE PLAN**  
 1" = 10'-0"



**LEGEND**

	LAWN/ SOD (SEE DETAIL THIS SHEET)	1,077 SQUARE FEET
	1" DIAMETER LANDSCAPE ROCK (SEE DETAIL THIS SHEET)	1,248 SQUARE FEET

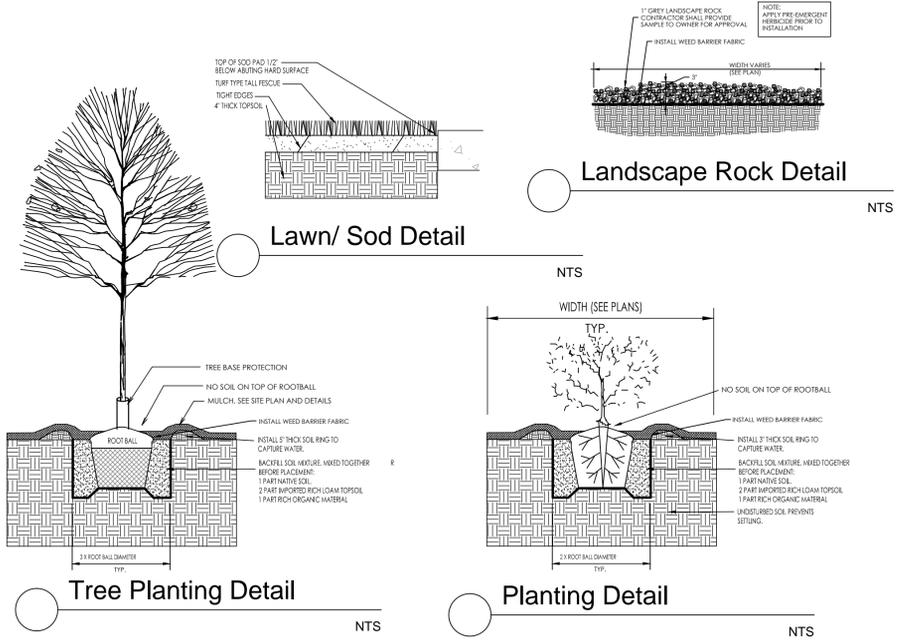


**NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
3. PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
5. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
6. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
7. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.
8. CONTRACTOR SHALL IMPORT, PLACE AND FINE GRADE 4" THICK TOPSOIL TO ALL LAWN AREAS AS SHOWN ON THESE DRAWINGS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
9. ALL EXISTING PARK STRIP TREES SHALL REMAIN IN PLACE AND BE PROTECTED DURING CONSTRUCTION.

**Plant Schedule**

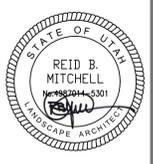
Key	Qty	Type	Botanical Name	Common Name	Size	Mature Height	Mature Width
A	30	Ornamental Grass	Calamagrostis	Karl Foerster Feather Grass	2 gal.	36"	30"
B	40	Ornamental Grass	Pennisetum alopecuroides	Burgundy Bunny Fountain Grass	2 gal.	12"	18"
C	5	Ornamental Grass	Bouteloua gracilis	Blond Ambition Grama Grass	2 gal.	30"	18"
D	16	Shrub	Caryopteris x clandonensis	Beyond Midnight Bluebeard	5 gal.	30"	30"
E	6	Tree	Acer campestre 'Metro gold'	Metro Gold Hedge Maple	2" cal.	35'	20'



**LANDCURVE**  
LANDSCAPE ARCHITECTURE



2020-105



STAMP

**Greenprint Gateway**  
Micro Apartments  
Landscape Plans

REVISIONS

**Landscape Plan & Details**

SHEET NAME:

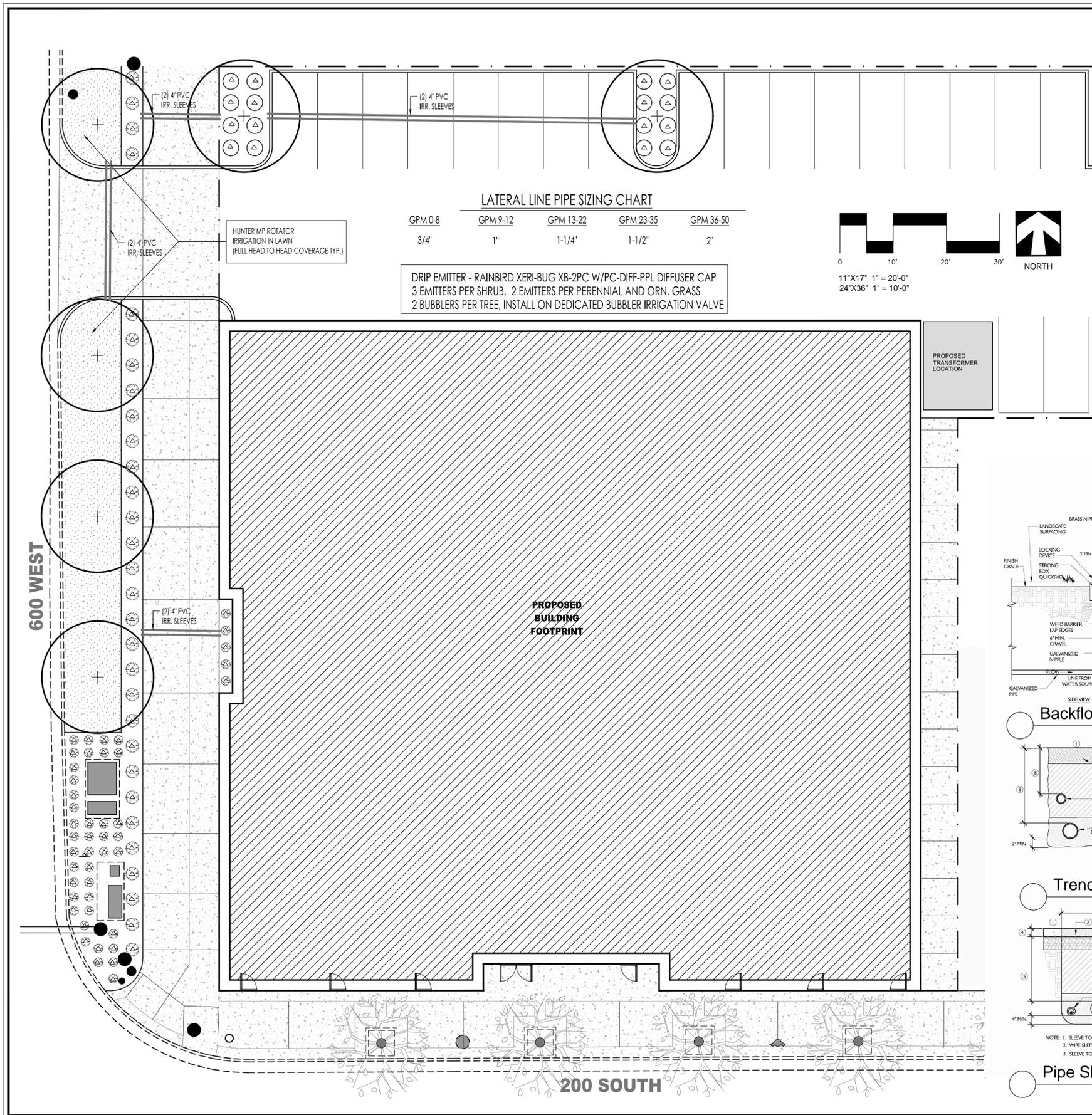
LA.01

SHEET NO.

DATE: 9/11/2020

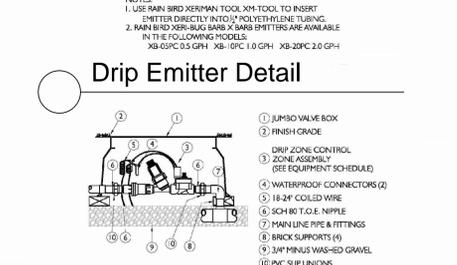
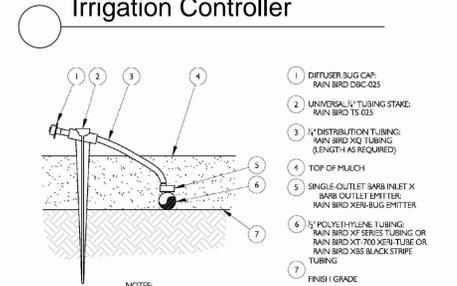
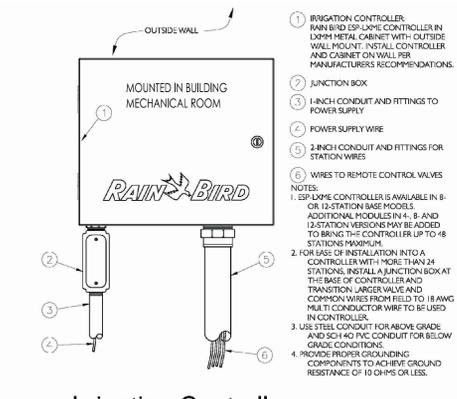
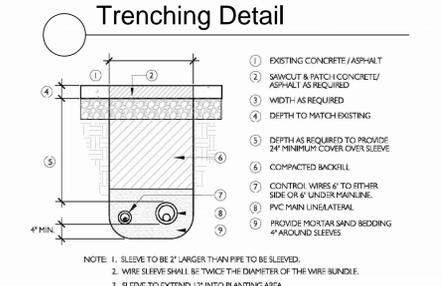
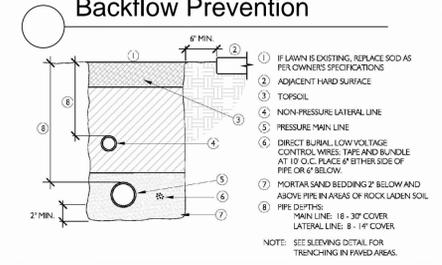
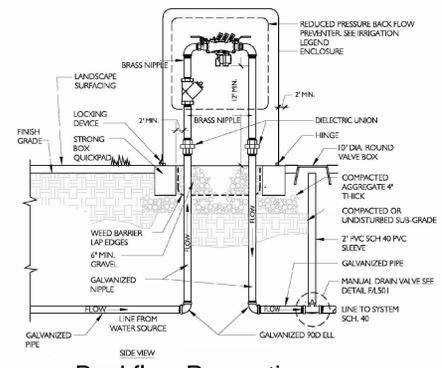
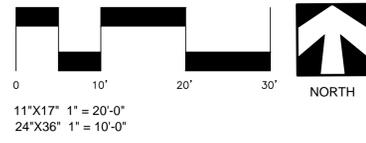
2844 Beverly Street  
Salt Lake City, Utah 84106  
P: 801.209.1072  
E: reid.mitchell@gmail.com

600 W. 200 S.  
Salt Lake City, Utah 84010



**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.	
●	BUBBLER	HUNTER	PROS-06-PRS40-M5BN-10F	40	2'	1		
⊞	MP ROTATOR	HUNTER	MPR40-04-CV-MPLCS515	40	5'X15'	.22	.39	
⊞	MP ROTATOR	HUNTER	COPPER	MPR40-04-CV-MPRCS515	40	5'X15'	.22	.39
⊞	MP ROTATOR	HUNTER	BROWN	MPR40-04-CV-MPSS530	40	5'X15'	.44	.39
⊞	MP ROTATOR	HUNTER	LT. BLUE	MPR40-04-CV-MP1000-270	40	8-15'	.57	.39
⊞	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-180	40	8-15'	.37	.39
⊞	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-90	40	8-15'	.19	.39
⊞	PLANT DRIP EMITTER	HUNTER	(3) 0.5 GPH EACH SHRUBS (2) 0.5 GPH EACH PERENNIALS AND GRASSES					
⊞	AUTOMATIC VALVE	HUNTER	ICV-101 G-FS-AS					
⊞	AUTOMATIC VALVE	RAINBIRD	XC2-100 PRB	MEDIUM PLUS FLOW DRIP CONTROL KITS FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER 3 GPM TO 20 GPM				
●	QUICK COUPLER	HUNTER	HQ-44-LRC-AW					
⊞	CONTROLLERS MOUNTED IN BLDG MECH. ROOM	RAINBIRD	ESP-20LXME W/ RAIN SENSOR	CONTRACTOR TO MAKE 110 V ELEC. CONNECTION IN BOX WALL MOUNTED IN UTILITY CLOSET SEE ARCHITECTURE PLANS				
⊞	ISOLATION VALVE	WATEROUS FLANGED RESILENT WEDGE GATE VALVE (SAME SIZE AS MAINLINE)						
⊞	BACK FLOW PREVENTER ATP.O.C.	INSTALLED PER CITY AND MANUFACTURED SPECS.						



**LANDCURVE**  
LANDSCAPE ARCHITECTURE

**2020-105**

STATE OF UTAH  
REID B. MITCHELL  
LANDSCAPE ARCHITECT  
No. 2020-105

STAMP

**Greenprint Gateway**  
Micro Apartments  
Landscape Plans

REVISIONS

**Irrigation Plan & Details**

SHEET NAME: **LA.02**

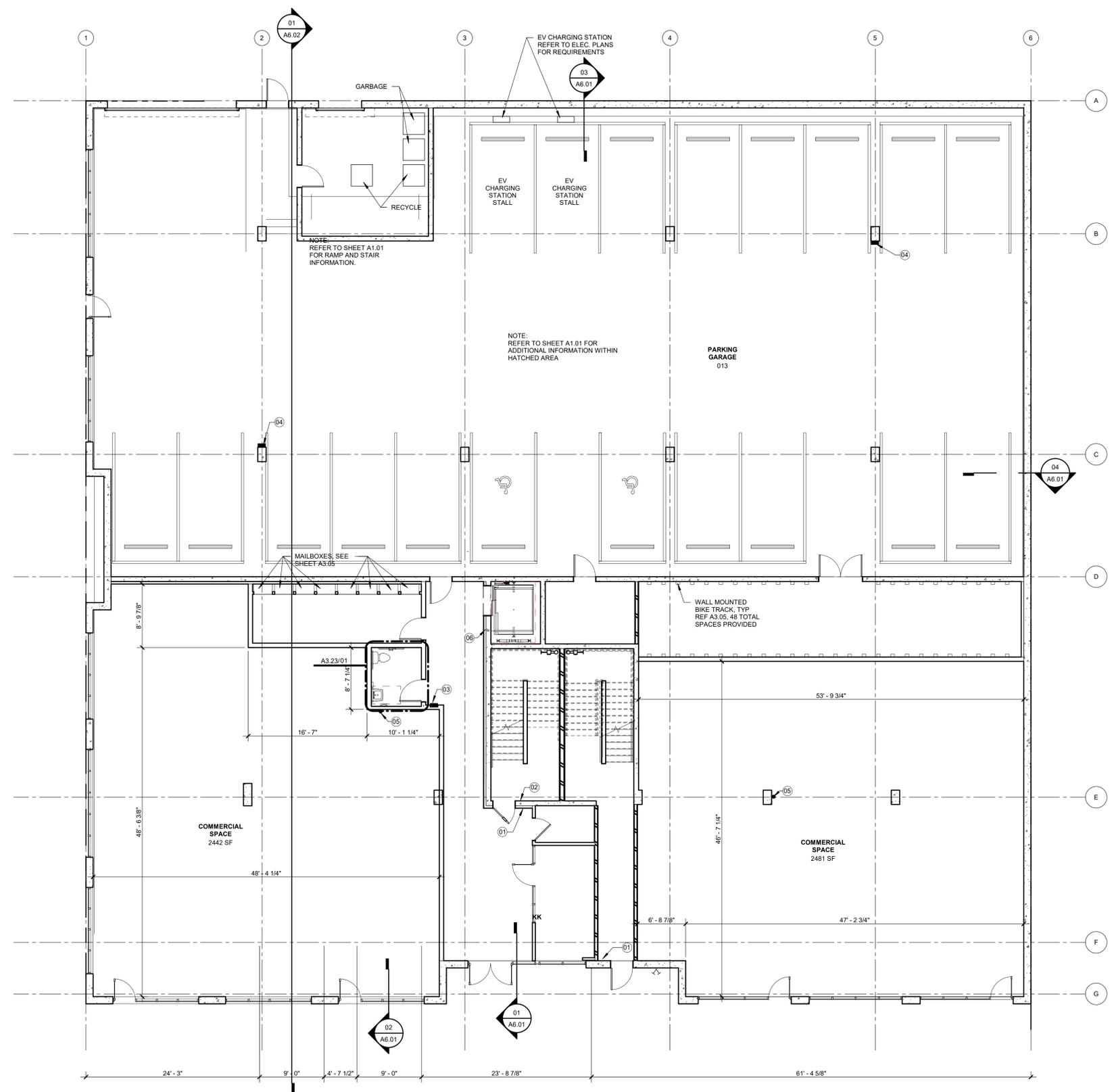
SHEET NO.

DATE: 9/11/2020

2844 Beverly Street  
Salt Lake City, Utah 84106  
P 801 209 1072  
E reid.mitchell@gmail.com

600 W. 200 S.  
Salt Lake City, Utah 84010

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO EXTERIOR FINISH OF WOOD SHEATHING AND/OR GYPSUM BOARD U.N.O.
  - REFER TO SHEET A3.10 TO A3.15 FOR ENLARGED UNIT TYPE PLANS & SCHEDULES
  - ALL BATHROOMS ON THE MAIN LEVEL SHALL BE ADAPTABLE. GENERAL CONTRACTOR SHALL VERIFY THAT ALL FIXTURE LOCATIONS HAVE SOLID BLOCKING AND CLEAR FLOOR SPACES SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2009 EDITION OF ICC/ANSI 117.1 AND THE REQUIREMENTS OF SPECIFICATION A BATHROOM OF THE FAIR HOUSING ACT DESIGN MANUAL
  - ALL ENTRANCES TO UNITS SHALL BE ON AN ACCESSIBLE ROUTE AND PROVIDE DISABLED ACCESS TO THE UNITS. FLOOR LEVEL OUTSIDE DOORWAYS SHALL BE NO MORE THAN 1/2" BELOW INSIDE FLOOR LEVEL AND SHALL NOT SLOPE MORE THAN 1/8" PER FOOT.
  - ALL LEVEL ENTRY DOORS SHALL BE 36" WIDE AND HAVE LEVER TYPE LATCHES AND HAVE THRESHOLDS NO HIGHER THAN 1/2" WHICH ARE BEVELED WITH A SLOPE NO GREATER THAN 1/2". CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. EXCEPT AT DOORS CLEAR WIDTH OF THE ACCESSIBLE ROUTE WITH TURNS AROUND AN OBSTRUCTION LESS THAN 48" WIDE SHALL HAVE A CLEAR SPACE OF 42" X 48"
  - ELECTRICAL SWITCHES, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE NO OPERABLE PARTS WHICH ARE HIGHER THAN 48" NOR LESS THAN 15" AFF.
  - ALL UNITS ARE TO BE PROVIDED WITH SOLID BLOCKING BETWEEN STUDS IN THE BATHROOM WALLS BEHIND THE TOILET AND AROUND THE TUB AND BETWEEN THE WALLS & THE BACK SURFACE OF THE TUB/SHOWER SPLASH FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS (POSSIBLE FUTURE GRAB BAR AT THE SIDE OF THE TOILET WOULD BE EITHER A WALL-TO-FLOOR TYPD OR FOLD DOWN TYPE) (SEE ENLARGED BATHROOMS PLANS ON SHEET A3.12)
  - A CLEAR FLOOR SPACE AT LEAST 30" X 48" THAT ALLOWS EITHER A FORWARD OR A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ALL APPLICANCES IN THE KITCHEN, INCLUDING THE RANGE/COOKTOP, OVEN, REFRIGERATOR, DISHWASHER AND/OR COMPACTOR. THE LOCATION OF THE CONTROLS FOR RANGE/COOKTOPS SHALL NOT REQUIRE REACHING ACROSS BURNERS
  - THE FINISHED FLOOR IS TO CONTINUE AND THE CABINETRY AND WALL SURFACES FINISHED UNDER CABINETS WITH REMOVEABLE DOORS FOR HANDICAP FORWARD APPROACH.
  - PROVIDE SOLID 2X FIRE BLOCKING AT ALL GELING AND FLOOR LEVELS, TOPS AND BOTTOMS OF STAIRWAYS, AND AT DROPPED CEILING LOCATIONS.
  - SEE CIVIL AND LANDSCAPE DRAWINGS FOR CONTINUATION OF SIDEWALK MAXIMUM 2% SLOPE AT EXTERIOR DOOR LANDINGS IN THE DIRECTION OF TRAVEL.
  - REFER TO SHEET A5.06 FOR WINDOW TYPES
  - REFER TO SHEET A5.01 FOR INTERIOR GLAZED ALUMINUM WALL SYSTEM ELEVATIONS. REFER TO SHEET A3.05 FOR MANUFACTURERS INFORMATION AND SPECIFICATIONS
  - REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL ROOM EQUIPMENT LAYOUTS AND REQUIREMENTS
  - REFER TO 01/A3.01 FOR TYPICAL 1 HOUR SEMI RECESSED FIRE CABINET DETAIL
  - REFER TO 02/A3.01 FOR TYPICAL 1 HOUR RATED PLUMBING LAUNDRY BOX DETAIL
  - REFER TO 03/A3.01 FOR TYPICAL 1 HOUR RATED SHOWER VALVE DETAIL.
- FLOOR PLAN KEYED NOTES**
- TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY (IBC 1011.3). REFER TO 04/A3.30.
  - FLOOR LEVEL IDENTIFICATION SIGNS IN TACTILE CHARACTERS COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING ADJACENT TO THE DOOR LEADING TO THE CORRIDOR. (IBC 1022.8.1). REFER TO 04/A3.30.
  - SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE DETAIL 01/A3.01. REFER TO GENERAL FIRE NOTES ON SHEETS A0.02 AND A0.03 FOR EXTINGUISHER REQUIREMENTS
  - SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO GENERAL FIRE NOTES ON SHEETS A0.02 AND A0.03 FOR EXTINGUISHER REQUIREMENTS
  - SURFACE MOUNTED FIRE EXTINGUISHER. REFER TO GENERAL NOTES ON SHEETS A0.02 AND A0.03 FOR EXTINGUISHER REQUIREMENTS
  - PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH LEVEL ADJACENT TO THE ELEVATOR DOOR, PER IBC 1009.8, 1009.8.1 AND 1009.8.2



**01 GROUND LEVEL FLOOR PLAN**  
1/8" = 1'-0"



**04** NORTHWEST CORNER



**03** NORTHEAST CORNER



**02** SOUTHWEST CORNER



**01** SOUTHEAST CORNER

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REVISION NO.	DESCRIPTION	DATE

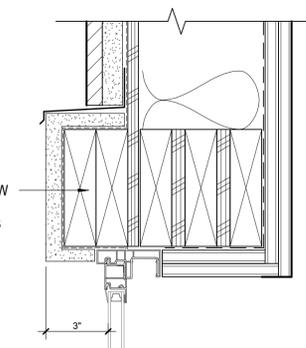
DATE  
**09/03/2020**  
ISSUE

SHEET TITLE  
**EXTERIOR  
PERSPECTIVE  
VIEWS**  
SHEET NO.

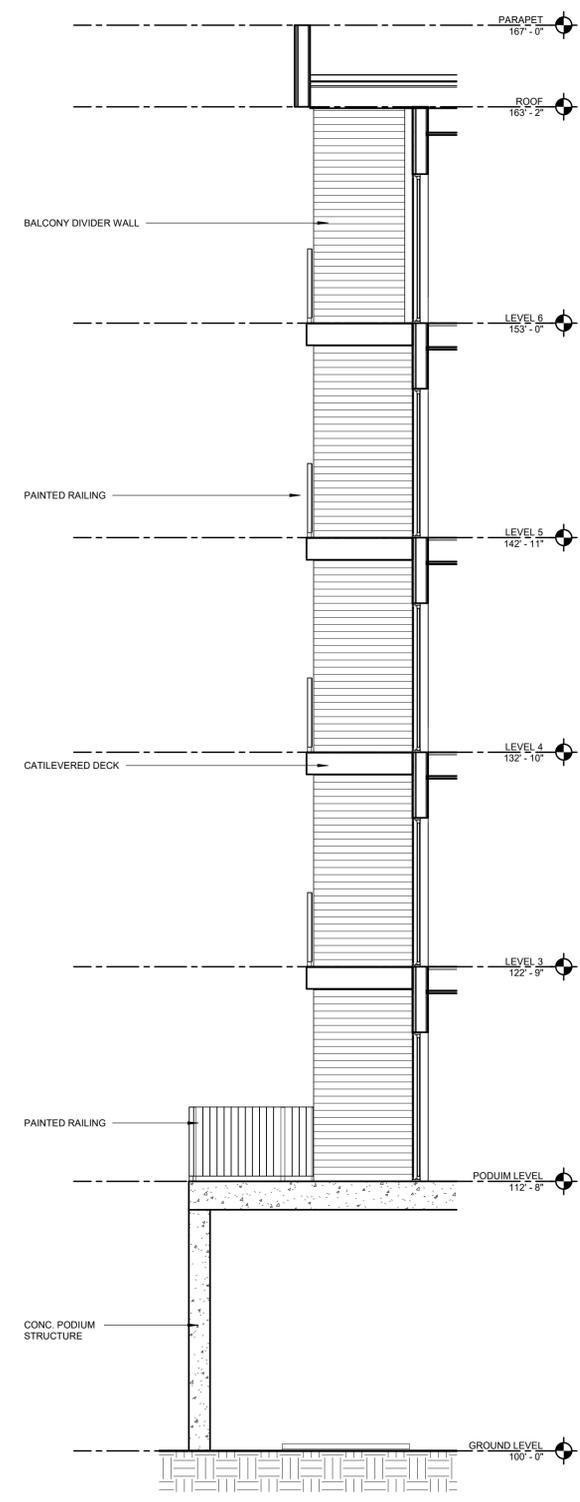
REVISION NO.	DESCRIPTION	DATE

NOTE:  
THIS DETAIL IS SCHEMATIC  
IN NATURE. FLASHING AND  
WATERPROOFING HAVE  
NOT BEEN FINALIZED

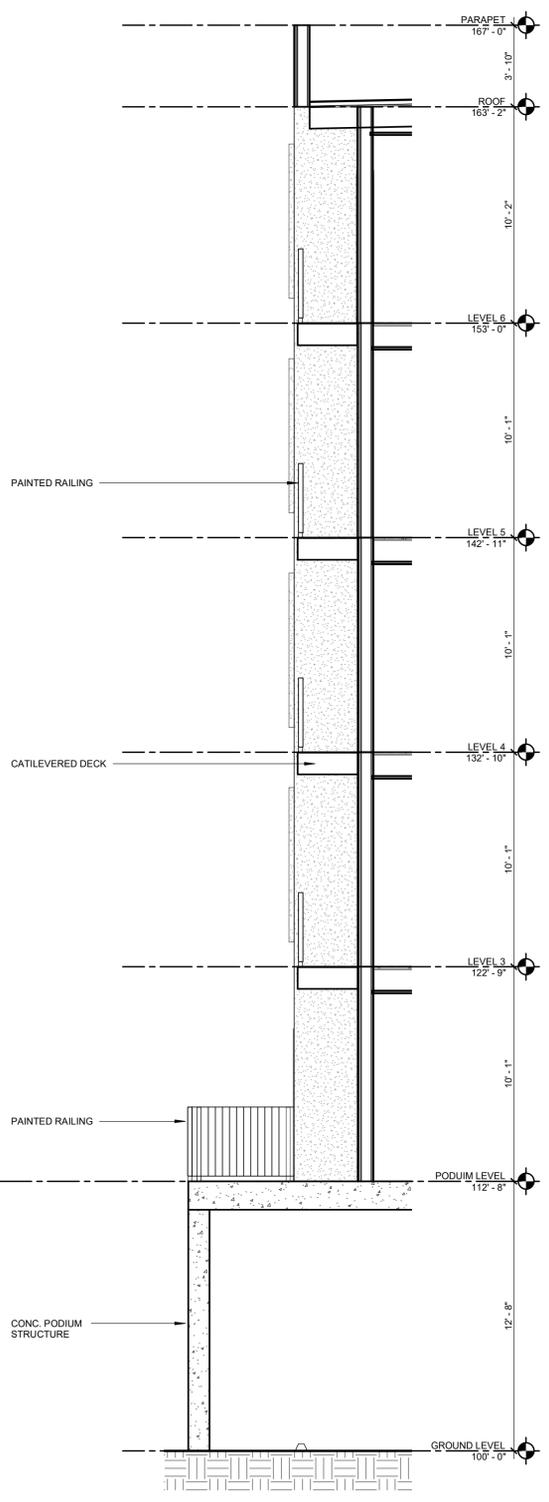
2X6 WOOD WINDOW  
TRIM SURROUNDS,  
TYP ALL WINDOWS



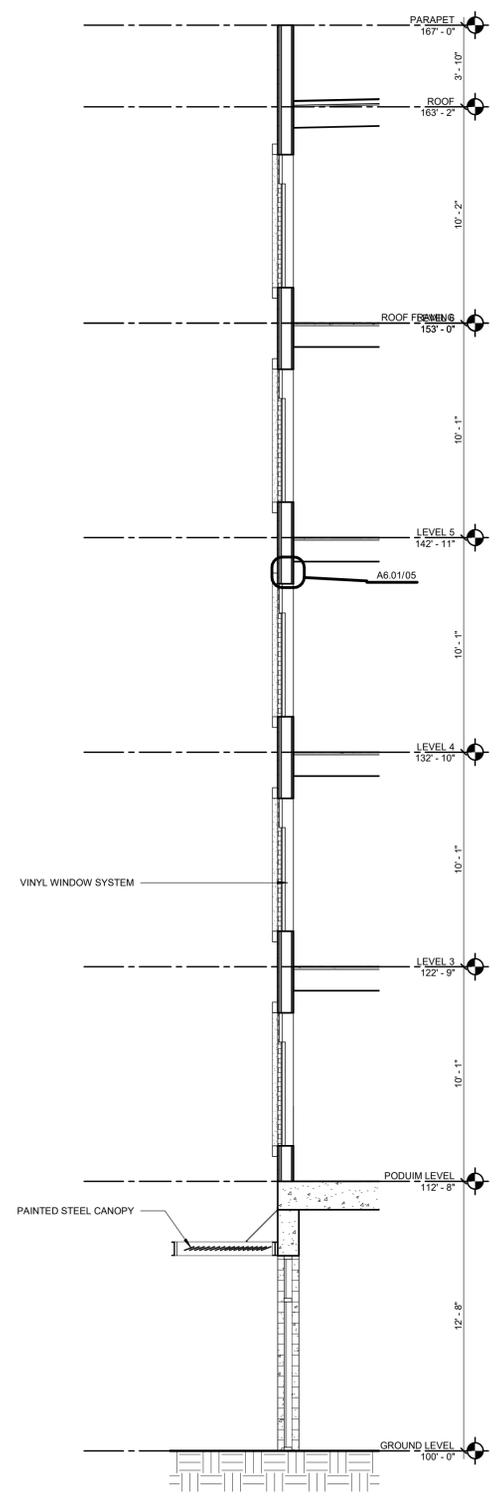
**05 TYP WINDOW DETAIL**  
3" = 1'-0"



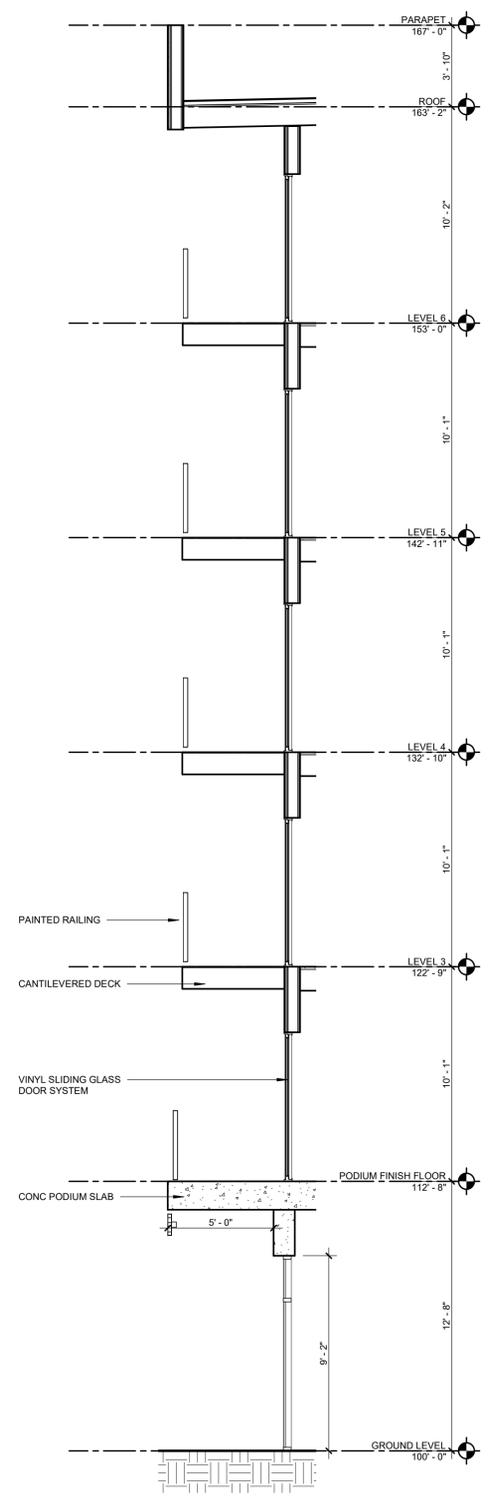
**04 WALL SECTION**  
1/4" = 1'-0"



**03 WALL SECTION**  
1/4" = 1'-0"



**02 WALL SECTION**  
1/4" = 1'-0"



**01 WALL SECTION**  
1/4" = 1'-0"

**GREENPRINT GATEWAY  
 MICRO APARTMENTS**  
 600 WEST & 200 SOUTH  
 SALT LAKE CITY, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE  
**09/03/2020**  
 ISSUE

SHEET TITLE  
**WALL  
 SECTIONS**

SHEET NO.

**A6.02**



**01 BUILDING SECTION**  
 1/8" = 1'-0"

**ELEVATION GENERAL NOTES**

- REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
- SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
- REFER TO SHEETS A5.50 FOR DOOR TYPES AND SCHEDULES.
- REFER TO SHEET A5.06 FOR WINDOW TYPES
- REFER TO MECHANICAL DRAWINGS FOR GAS METER LOCATIONS AND CONFIGURATIONS
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
- ALL EXTERIOR RAILINGS TO BE 42" HIGH, BALLASTERS @ 4 O.C. PER CODE. REFER TO DETAIL 01A7.03
- REFER TO SHEETS A7.10 THRU A7.16 FOR BALCONY ENLARGED PLANS AND DETAILS
- REFER TO SHEET A7.11 AND A7.14 FOR TYPICAL EXTERIOR BALCONY GAUDDRAIL DETAILS

**ELEVATION FINISH MATERIALS**

- THIN BRICK, RUNNING BOND  
COLOR: MIDNIGHT BLACK  
MANUFACTURER: INTERSTATE BRICK
- CEMENT PLASTER - MASTER WALL  
COLOR: CLASSIC FRENCH GRAY #0077  
PRODUCT: CEMPLASTER  
TEXTURE: FINE SAND 1.0 WHITE
- HORIZONTAL CEMENT BOARD SIDING, 9.25"  
COLOR: MONTEREY TAUPE (NEBULOUS WHITE)  
TEXTURE: CEDARMILL  
MANUFACTURER: HARDIE PLANK  
NOTE: CEMENT BOARD TO BE PAINTED ON SITE, TRIM TO MATCH FILED COLOR, ARCHITECT TO APPROVE COLOR
- BOARD FORMED CONCRETE
- ALUMINUM STOREFRONT SYSTEM  
ALUMINUM MULLIONS  
COLOR: ANNOXIDIZED ALUM.  
MANUFACTURER: MANKO OR EQUAL
- GLAZING (GL-01)  
MANUFACTURER: NBI GLASS  
TYPE: 1" Q.A. CLEAR LOW E SNX 6227 LOW E
- BALCONY  
SCOFFIT/FASCIA  
MANUFACTURER: FIRESTONE - UC-501  
FINISH: KYNAR 500 / HYLAR 5000 FLUOROCARBON  
STEEL  
COLOR: TO BE APPROVED BY ARCHITECT  
STYLE: FLUSH ALUMINUM PANELS
- RAILINGS  
REFER TO BALCONY TYPES FOR RAILING INFORMATION, SEE SHEETS A7.10 THRU A7.15

**EXTERIOR FINISH MATERIAL CALCULATIONS**

- SOUTH FACADE**  
GROSS = 8,910 SF  
GLASS = 2,613 SF (29.3% OF GROSS)  
CONCRETE = 244 SF (2.7% OF GROSS)  
BRICK = 3,180 SF (35.7% OF GROSS)  
HARDI = 2,873 SF (32.3% OF GROSS)
- WEST FACADE**  
GROSS = 8,282 SF  
GLASS = 1,395 SF (16.8% OF GROSS)  
CONCRETE = 955 SF (11.5% OF GROSS)  
BRICK = 1,224 SF (14.8% OF GROSS)  
HARDI = 2,480 SF (30% OF GROSS)  
STUCCO = 2,227.5 SF (26.9% OF GROSS)
- NORTH FACADE**  
GROSS = 8,910 SF  
GLASS = 1,675 SF (18.8% OF GROSS)  
CONCRETE = 1,456 SF (16.3% OF GROSS)  
OVERHEAD DOORS = 216 SF (2.4% OF GROSS)  
BRICK = 1,097 SF (12.4% OF GROSS)  
HARDI = 2,191 SF (24.6% OF GROSS)  
STUCCO = 2,275 SF (25.5% OF GROSS)
- EAST FACADE**  
GROSS = 8,282 SF  
GLASS = 1,235 SF  
CONCRETE = 1,591 SF  
BRICK = 945 SF  
HARDI = 2,887.5 SF  
STUCCO = 1,623.5 SF
- GROUND LEVEL GLASS CALCULATIONS**
- SOUTH FACADE**  
GROUND LEVEL GROSS = 793 SF  
GLASS = 648 SF (81.8% OF GROSS)  
CONCRETE = 244 SF (30.8% OF GROSS)
- WEST FACADE**  
GROUND LEVEL GROSS = 754 SF  
GLASS = 416 SF (55% OF GROSS)  
CONCRETE = 338 SF (45% OF GROSS)



**01 WEST ELEVATION**  
1/8" = 1'-0"



**02 NORTH ELEVATION**  
1/8" = 1'-0"



**01 SOUTH ELEVATION**  
1/8" = 1'-0"

**ELEVATION GENERAL NOTES**

1. REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2. SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE. TYP.
3. REFER TO SHEETS A6.60 FOR DOOR TYPES AND SCHEDULES.
4. REFER TO SHEET A5.06 FOR WINDOW TYPES
5. REFER TO MECHANICAL DRAWINGS FOR GAS METER LOCATIONS AND CONFIGURATIONS
6. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7. ALL EXTERIOR RAILINGS TO BE 42" HIGH, BALLASTERS @ 4 O.C. PER CODE. REFER TO DETAIL 01A7.03
8. REFER TO SHEETS A7.10 THRU A7.16 FOR BALCONY ENLARGED PLANS AND DETAILS
9. REFER TO SHEET A7.11 AND A7.14 FOR TYPICAL EXTERIOR BALCONY GAUDDRAIL DETAILS

**ELEVATION FINISH MATERIALS**

- THIN BRICK, RUNNING BOND  
COLOR: MIDNIGHT BLACK  
MANUFACTURER: INTERSTATE BRICK
- CEMENT PLASTER - MASTER WALL  
COLOR: CLASSIC FRENCH GRAY #0077  
PRODUCT: CEMPLASTER  
TEXTURE: FINE SAND 1.0 WHITE
- HORIZONTAL CEMENT BOARD SIDING, 9/25"  
COLOR: MONTEREY TAUPE (NEBULOUS WHITE)  
TEXTURE: CEDAR MILL  
MANUFACTURER: HARDIE PLANK  
NOTE: CEMENT BOARD TO BE PAINTED ON SITE. TRIM TO MATCH FILED COLOR, ARCHITECT TO APPROVE COLOR
- BOARD FORMED CONCRETE
- ALUMINUM STOREFRONT SYSTEM  
ALUMINUM MULLIONS  
COLOR: ANNOXIDIZED ALUM.  
MANUFACTURER: MANKO OR EQUAL
- GLAZING (GL-01)  
MANUFACTURER: NBI GLASS  
TYPE: 1" O.A. CLEAR LOW E SNX 6227 LOW E
- BALCONY  
SOFFIT/FASCIA  
MANUFACTURER: FIRESTONE - UC-501  
FINISH: KYNAR 500 / HYLAR 5000 FLUOROCARBON  
STEEL  
COLOR: TO BE APPROVED BY ARCHITECT  
STYLE: FLUSH ALUMINUM PANELS
- RAILINGS  
REFER TO BALCONY TYPES FOR RAILING INFORMATION. SEE SHEETS A7.10 THRU A7.15

**EXTERIOR FINISH MATERIAL CALCULATIONS**

- SOUTH FACADE**  
GROSS = 8,910 SF  
GLASS = 2,813 SF (29.3% OF GROSS)  
CONCRETE = 244 SF (2.7% OF GROSS)  
BRICK = 3,180 SF (35.7% OF GROSS)  
HARDI = 2,873 SF (32.3% OF GROSS)
- WEST FACADE**  
GROSS = 8,282 SF  
GLASS = 1,395 SF (16.8% OF GROSS)  
CONCRETE = 955 SF (11.5% OF GROSS)  
BRICK = 1,224 SF (14.8% OF GROSS)  
HARDI = 2,480.5 SF (30% OF GROSS)  
STUCCO = 2,227.5 SF (26.9% OF GROSS)
- NORTH FACADE**  
GROSS = 8,910 SF  
GLASS = 1,675 SF (18.8% OF GROSS)  
CONCRETE = 1,456 SF (16.3% OF GROSS)  
OVERHEAD DOORS = 218 SF (2.4% OF GROSS)  
BRICK = 1,097 SF (12.4% OF GROSS)  
HARDI = 2,191 SF (24.6% OF GROSS)  
STUCCO = 2,275 SF (25.5% OF GROSS)
- EAST FACADE**  
GROSS = 8,282 SF  
GLASS = 1,235 SF  
CONCRETE = 1,591 SF  
BRICK = 945 SF  
HARDI = 2,887.5 SF  
STUCCO = 1,623.5 SF
- GROUND LEVEL GLASS CALCULATIONS**
- SOUTH FACADE**  
GROUND LEVEL GROSS = 792 SF  
GLASS = 548 SF (69.2% OF GROSS)  
CONCRETE = 244 SF (30.8% OF GROSS)
- WEST FACADE**  
GROUND LEVEL GROSS = 754 SF  
GLASS = 416 SF (55% OF GROSS)  
CONCRETE = 338 SF (45% OF GROSS)



**ARCHITECT**  
JSF LLC  
3149 SOUTH 550 WEST  
SYRACUSE, UT 84075

**NORTH TEMPLE  
MIRCO APARTMENTS**  
940 NORTH TEMPLE  
SALT LAKE CITY, UT 84116

**STAMP**

REVISION NO.	DESCRIPTION	DATE

DATE  
**09/03/2020**  
ISSUE

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NO.  
**A5.01**

REVISION NO.	DESCRIPTION	DATE

DATE  
**08/05/20**  
ISSUE

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NO.  
**A5.03**

ELEVATION GENERAL NOTES	
1.	REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2.	SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE. TYP.
3.	REFER TO SHEETS A5.50 FOR DOOR TYPES AND SCHEDULES.
4.	REFER TO SHEET A5.06 FOR WINDOW TYPES
5.	REFER TO MECHANICAL DRAWINGS FOR GAS METER LOCATIONS AND CONFIGURATIONS
6.	REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7.	ALL EXTERIOR RAILINGS TO BE 42" HIGH, BALLASTERS @ 4 O.C. PER CODE. REFER TO DETAIL 01A7.03
8.	REFER TO SHEETS A7.10 THRU A7.16 FOR BALCONY ENLARGED PLANS AND DETAILS
9.	REFER TO SHEET A7.11 AND A7.14 FOR TYPICAL EXTERIOR BALCONY GAURDRAIL DETAILS

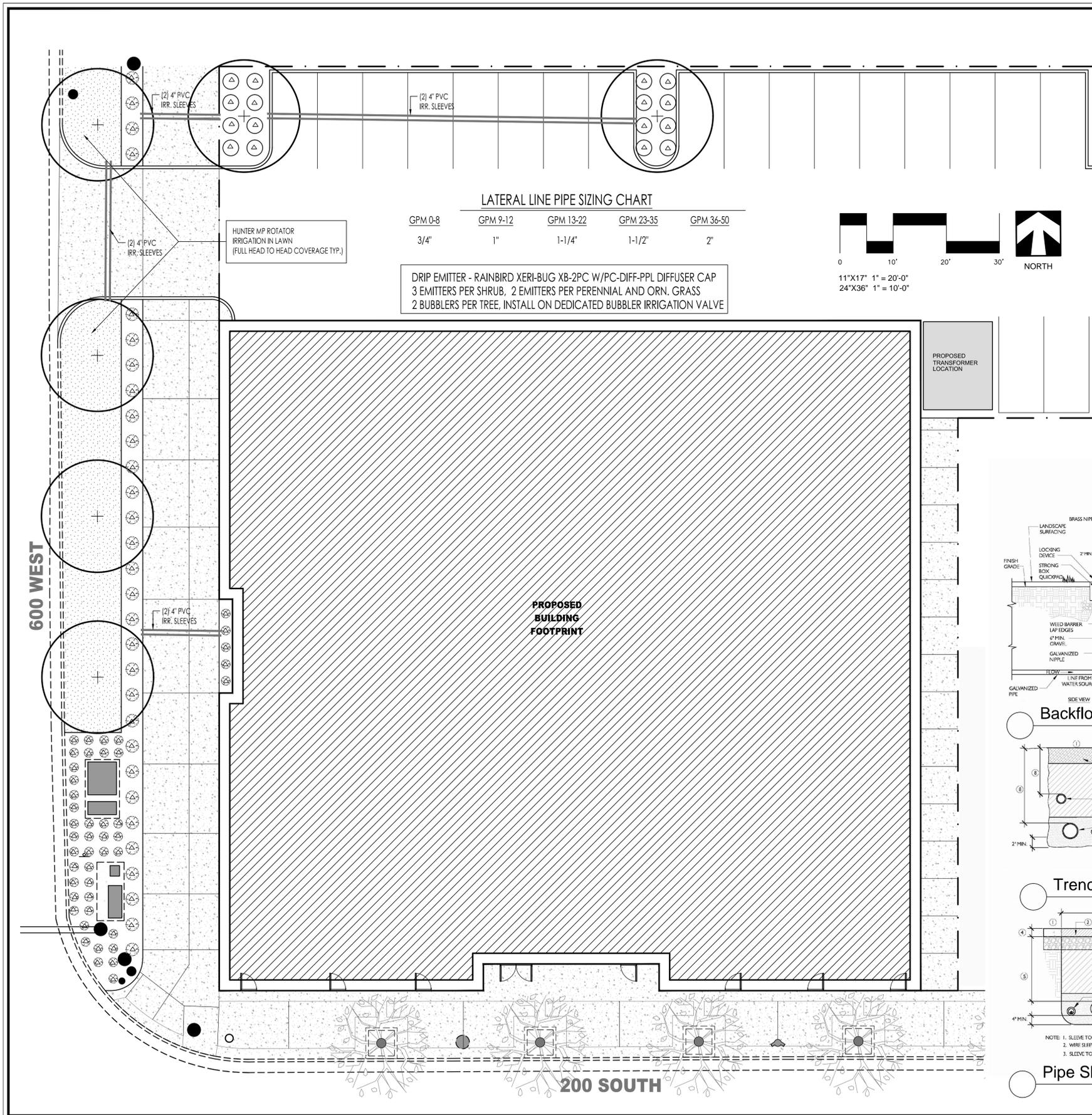
  

ELEVATION FINISH MATERIALS	
	THIN BRICK, RUNNING BOND COLOR: MIDNIGHT BLACK MANUFACTURER: INTERSTATE BRICK
	CEMENT PLASTER - MASTER WALL COLOR: CLASSIC FRENCH GRAY #0077 PRODUCT: CEMPLASTER TEXTURE: FINE SAND 1.0 WHITE
	HORIZONTAL CEMENT BOARD SIDING, 9.25" COLOR: MONTEREY TAUPE (NEBULOUS WHITE) TEXTURE: CEDARMILL MANUFACTURER: HARDE PLANK NOTE: CEMENT BOARD TO BE PAINTED ON SITE, TRIM TO MATCH FILED COLOR, ARCHITECT TO APPROVE COLOR
	BOARD FORMED CONCRETE
	ALUMINUM STOREFRONT SYSTEM ALUMINUM MULLIONS COLOR: ANNOXIDIZED ALUM. MANUFACTURER: MANKO OR EQUAL
	GLAZING (GL-01) MANUFACTURER: NBI GLASS TYPE: 1" O.A. CLEAR LOW E SNX 62/27 LOW E
	BALCONY SCOFFIT/FASCIA MANUFACTURER: FIRESTONE - UC-501 FINISH: KYNAR 500 / HYLAR 5000 FLUOROCARBON STEEL COLOR: TO BE APPROVED BY ARCHITECT STYLE: FLUSH ALUMINUM PANELS
	RAILINGS REFER TO BALCONY TYPES FOR RAILING INFORMATION, SEE SHEETS A7.10 THRU A7.15

EXTERIOR FINISH MATERIAL CALCULATIONS	
<b>SOUTH FACADE</b>	GROSS = 8,910 SF GLASS = 2,613 SF (29.3% OF GROSS) CONCRETE = 244 SF (2.7% OF GROSS) BRICK = 3,180 SF (35.7% OF GROSS) HARDI = 2,873 SF (32.3% OF GROSS)
<b>WEST FACADE</b>	GROSS = 8,282 SF GLASS = 1,395 SF (16.8% OF GROSS) CONCRETE = 955 SF (11.5% OF GROSS) BRICK = 1,224 SF (14.8% OF GROSS) HARDI = 2,460.5 SF (30% OF GROSS) STUCCO = 2,275.5 SF (26.9% OF GROSS)
<b>NORTH FACADE</b>	GROSS = 8,910 SF GLASS = 1,675 SF (18.8% OF GROSS) CONCRETE = 1,456 SF (16.3% OF GROSS) OVERHEAD DOORS = 210 SF (2.4% OF GROSS) BRICK = 1,097 SF (12.4% OF GROSS) HARDI = 2,191 SF (24.6% OF GROSS) STUCCO = 2,275 SF (25.5% OF GROSS)
<b>EAST FACADE</b>	GROSS = 8,282 SF GLASS = 1,235 SF (14.9% OF GROSS) CONCRETE = 1,591 SF (19.2% OF GROSS) BRICK = 945 SF (11.4% OF GROSS) HARDI = 2,887.5 SF (34.9% OF GROSS) STUCCO = 1,623.5 SF (19.6% OF GROSS)
<b>GROUND LEVEL GLASS CALCULATIONS</b>	<b>SOUTH FACADE</b> GROUND LEVEL GROSS = 793 SF GLASS = 648 SF (69.2% OF GROSS) CONCRETE = 244 SF (30.8% OF GROSS)
<b>WEST FACADE</b>	GROUND LEVEL GROSS = 754 SF GLASS = 416 SF (55% OF GROSS) CONCRETE = 338 SF (45% OF GROSS)

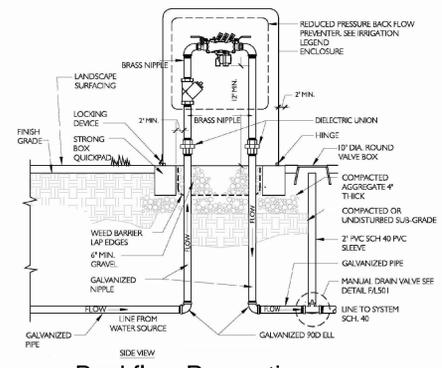
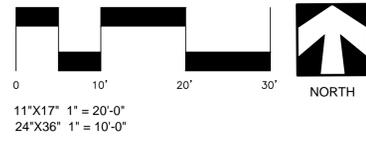


**01 EAST ELEVATION**  
1/8" = 1'-0"

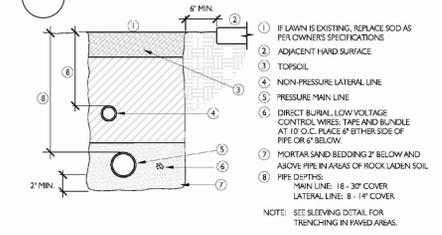


**IRRIGATION SCHEDULE**

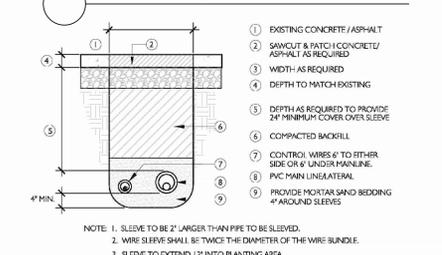
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.	
●	BUBBLER	HUNTER	PROS-06-PRS40-M5BN-10F	40	2'	1		
⊞	MP ROTATOR	HUNTER	MPR40-04-CV-MPLCS515	40	5'X15'	.22	.39	
⊞	MP ROTATOR	HUNTER	COPPER	MPR40-04-CV-MPRCS515	40	5'X15'	.22	.39
⊞	MP ROTATOR	HUNTER	BROWN	MPR40-04-CV-MPSS530	40	5'X15'	.44	.39
⊞	MP ROTATOR	HUNTER	LT. BLUE	MPR40-04-CV-MP1000-270	40	8-15'	.57	.39
⊞	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-180	40	8-15'	.37	.39
⊞	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-90	40	8-15'	.19	.39
⊞	PLANT DRIP EMITTER	HUNTER	(3) 0.5 GPH EACH SHRUBS (2) 0.5 GPH EACH PERENNIALS AND GRASSES					
⊞	AUTOMATIC VALVE	HUNTER	ICV-101 G-FS-AS					
⊞	AUTOMATIC VALVE	RAINBIRD	XC2-100 PRB	MEDIUM PLUS FLOW DRIP CONTROL KITS FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER 3 GPM TO 20 GPM				
●	QUICK COUPLER	HUNTER	HQ-44-LRC-AW					
⊞	CONTROLLERS MOUNTED IN BLDG MECH. ROOM	RAINBIRD	ESP-20LXME W/ RAIN SENSOR	CONTRACTOR TO MAKE 110 V ELEC. CONNECTION IN BOX WALL MOUNTED IN UTILITY CLOSET SEE ARCHITECTURE PLANS				
⊞	ISOLATION VALVE	WATEROUS FLANGED RESILENT WEDGE GATE VALVE (SAME SIZE AS MAINLINE)						
⊞	BACK FLOW PREVENTER ATP.O.C.	INSTALLED PER CITY AND MANUFACTURED SPECS.						



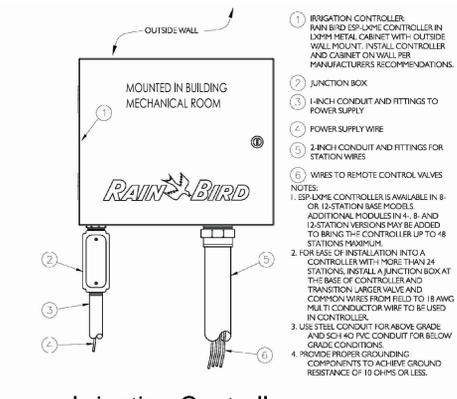
**Backflow Prevention**



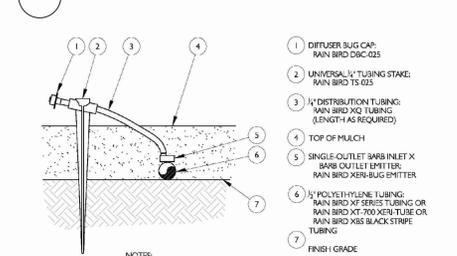
**Trenching Detail**



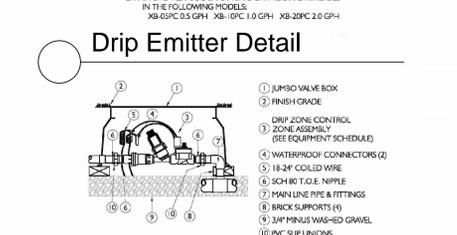
**Pipe Sleeving Detail**



**Irrigation Controller**



**Drip Emitter Detail**



**Drip Valve Detail**

**LANDCURVE**  
 LANDSCAPE ARCHITECTURE

2020-105

REID B. MITCHELL  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF UTAH  
 No. 2014-13301

**Greenprint Gateway**  
 Micro Apartments  
 Landscape Plans

REVISIONS

**Irrigation Plan & Details**

SHEET NAME: **LA.02**

SHEET NO.

DATE: 9/11/2020

2844 Beverly Street  
 Salt Lake City, Utah 84106  
 P 801 209 1072  
 F reid.mitchell@gmail.com

600 W. 200 S.  
 Salt Lake City, Utah 84010



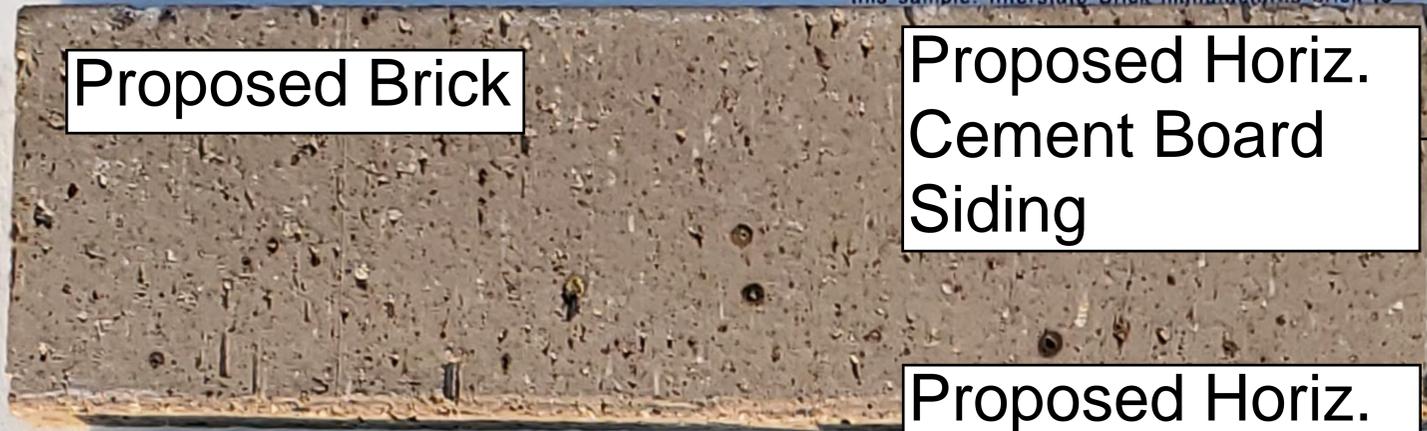
INTERSTATE BRICK



This sample is presented only as a general representation of the brick we propose to furnish. With only a few brick it is impossible to show the wide variety of colors and textures which will actually be provided. We do not guarantee to exactly match this sample. Interstate Brick manufactures brick to

# Platinum

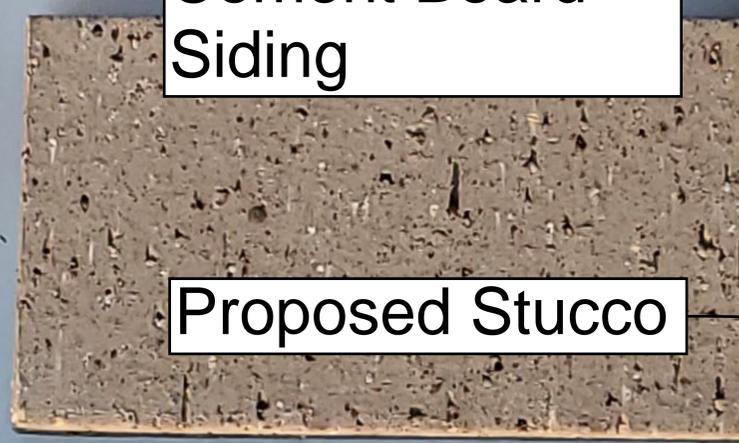
Proposed Brick



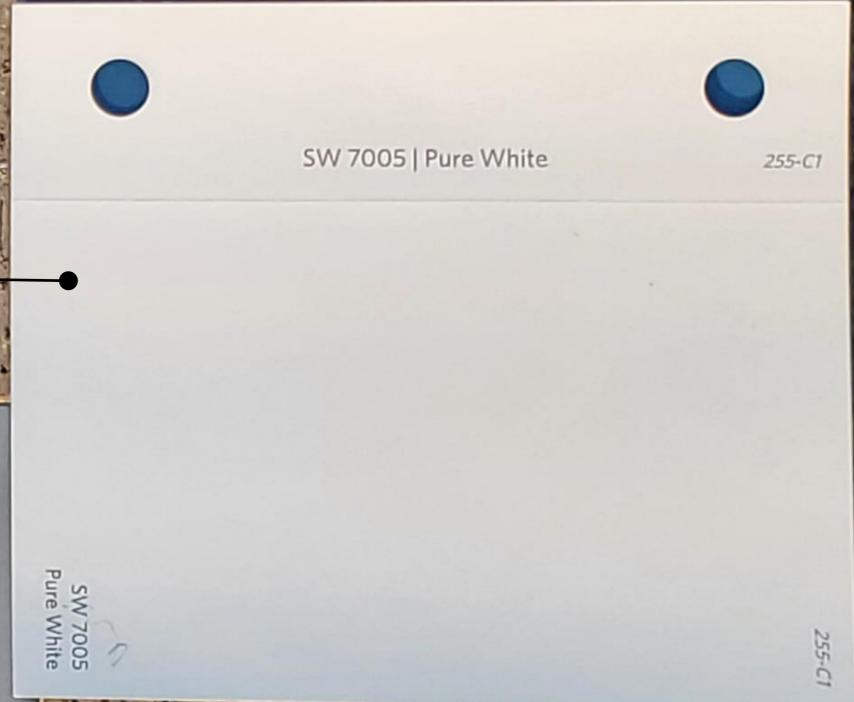
Proposed Horiz. Cement Board Siding



Proposed Horiz. Cement Board Siding



Proposed Stucco



# ATTACHMENT D: Development Standards

## G-MU – Gateway Mixed Use Zoning District

The subject property is located within the G-MU – Gateway Mixed Use zoning district. The purpose of the Gateway Districts and the G-MU zoning district are defined as follows:

*The Gateway Districts are intended to provide controlled and compatible settings for residential, commercial, and industrial developments, and implement the objectives of the adopted gateway development master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential.*

*The G-MU Gateway-Mixed Use District is intended to implement the objectives of the adopted gateway development master plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation.*

The Gateway Districts include Urban Design Standards that are intended to help create a rich and vibrant urban environment in support of the intent of the district and adopted master plan. Where the proposal is not meeting the Urban Design Standards, modification is being requested through the Conditional Building and Site Design Review process.

### Applicable General Zoning Standards:

#### G-MU Urban Design Standards – Summarized from Chapter 21A.31

Requirement	Standard	Proposed Development Status
<b>Front/Corner Side Yard</b>	No minimum except that a minimum of 25% of the façade shall be no more than 5 feet from the right-of-way	<b>Complies</b> - The 600 W (west) façade of the building is within 5-feet of the property line. The 200 S (south) façade of the building sits on the property line.
<b>Side/ Rear Yard</b>	No Minimum	Not applicable.
<b>Lot Area</b>	No Minimum or Maximum	Not applicable.
<b>Lot Width</b>	No Minimum	Not applicable.
<b>Building Height</b>	Minimum building height is 45 feet. Maximum building height is 75 feet except buildings with non-flat roofs may be 90 feet, Additionally, height may be	The building's parapet is approximately 67 feet tall and the elevator over-run does not exceed 75-feet tall.

	raised to 120 feet through condition building and site design review	<b>Complies</b> – the proposed building meets the height limits for the zoning district.
<b>Step Back Requirements</b>	None	Not applicable.
<b>First Floor/Street Level Requirements</b>	Active residential or commercial uses are required	<b>Complies</b> - Commercial spaces are proposed along 200 S as required in the G-MU zoning district. One of these spaces will also have frontage on 600 W.
<b>Architectural character and materials</b>	<p>A differentiated base is required</p> <p>70% of materials are to be brick masonry textured or patterned concrete or cut stone</p> <p>Two-dimensional glass curtain wall prohibited</p> <p>Arcades and awnings are permitted</p> <p>Per 21A.31.010.P.3.a.3 – the maximum length of an uninterrupted wall on the first floor is fifteen feet (15'). This wall could be broken up with windows, doors, art or architectural detailing.</p>	<p><b>Design Review Modification Requested</b> - The proposed design includes the following items that do not meet the Urban Design standards but are being addressed through the Design Review process:</p> <p>The proposed building materials do not meet the 70 percent requirement. The composition of materials is more fully described in Key Considerations section of this report.</p> <p>On the public street facing elevation of the building, there is a proposed blank wall section that measures approximately 27 feet long. Public art will be used to break up this wall space.</p> <p>A Design Review application has been submitted and is part of this project that will be reviewed concurrently by the Planning Commission to allow modification of these items.</p>
<b>Windows and fenestration</b>	<p>Buildings with smooth surfaces prohibited</p> <p>All windows (except bay, projecting or balcony) recessed from exterior wall by 3 inches</p> <p>Reflectivity of glass less than 18%</p>	<p><b>Unable to Determine Based on Details Provided</b></p> <p>Balconies are integrated into the north, east and south elevations. The design uses windows that are recessed from the exterior walls on the upper elevations of the west façade. The west façade is broken up into columns that break up the mass of the building so that it does not present as a smooth surface.</p> <p>How the windows and fenestration meet the recess requirements from the exterior walls have not been provided to staff. As such, staff is not able to determine if this standard has been met. This is also discussed in the Key Considerations section of this report.</p>

<p><b>Entrance and visual interest</b></p>	<p>40 % minimum first floor glass One operable door per façade if the 40% glass requirement is not met. Maximum length of blank wall shall be 15 feet</p>	<p><b>Complies</b> The proposal includes 69% first floor glazing on the south elevation 55% glazing on the west street facing elevation.</p> <p>Operable entrances have been provided on both street-facing elevations.</p> <p>On the west façade, public art will be used to break up a blank wall section.</p>
<p><b>Building lines and front area</b></p>	<p>The majority of ground level façade is parallel, not at an angle, to the street (primarily applies to parking structures)</p>	<p><b>Complies</b> – both the 200 S and 600 West façades are parallel to the street.</p>
<p><b>Public amenities and art</b></p>	<p>Street lighting should match the City lighting policy</p> <p>Public art shall be included</p>	<p><b>Complies or will comply.</b> Any street lighting will be installed in conformity to City policy.</p> <p><b>Complies</b> - A public art piece will be incorporated into the blank wall space on the ground floor only of the west elevation. No addition artwork is planned higher up on the building. This will help to address the maximum length of blank wall allowed and public artwork requirements. These items are also outlined in the Key Considerations section of this report. The installation of public art is being included as a condition of approval.</p>
<p><b>Location of service areas</b></p>	<p>All loading and service be located on block interior away from view form public street</p>	<p><b>Complies</b> - Service areas are located within the parking structure on the ground floor level.</p>
<p><b>Parking location</b></p>	<p>Parking structures shall be located behind principal buildings or provide retail goods/services establishments, offices and or restaurants on the first floor adjacent to the street.</p>	<p><b>Partially Complies</b> – Parking is either contained within the building or on a surface lot in the rear of the building. The required parking lot perimeter landscaping does not meet the standards for buffering. This is further discussed in the Planned Development Standards section of this report.</p>

# ATTACHMENT E: Analysis of Standards

## PLANNED DEVELOPMENTS (Planning Application PLNPCM2020-00187)

**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	Findings	Rationale
<p><b>A. Planned Development Objectives</b>            The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict applicable of the land use regulations.</p>	<p><b>Complies</b></p>	<p>The applicant’s Planned Development narrative indicates that the proposed development will meet the following objectives:</p> <p><b>Objective C:</b> Providing affordable housing or housing types.            Applicant: Our project includes 150 micro and studio apartment units, a type of housing that does not exist in the zone. Additionally, the price point related to these smaller units provide opportunities for tenants to rent prime downtown space at a much more affordable price than otherwise available in the Gateway district.</p> <p><b>Objective D:</b> Enhancing accessibility and mobility.            Applicant: The project delivers 150 users to the Trax Station situated directly to the East of the building’s entrance. Given the reduced parking requirements applicable to this site (.25 stalls per unit), the project will reduce reliance on the automobile, encourage use of public transit and highlight the walkable nature of the district in general.</p> <p><b>Objective E:</b> Sustainability – Reuse of a Priority Site.            Applicant: The project will redevelop a site within a portion of the City that has been designated as a brownfield area.</p> <p><b>Objective F:</b> Master plan implementation.            Applicant: The project delivers an efficient, high-density residential use that is not currently available in the area.</p>

		<p>The project meets at least one of the Planned Development objectives as required. The Planned Development process generally speaks to an enhanced project through the modification of zoning regulations. In this case, it should be noted that the Planned Development process is mandated by the G-MU zoning district and is not being used to request modifications to the base zoning ordinance standards.</p>
<p><b>B. Master Plan Compatibility</b>  The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>	<p><b>Complies</b></p>	<p>The proposed development is consistent with the goals and policies related to growth and housing outlined in the citywide master plan, Plan Salt Lake, the Downtown Plan and the city's 5-year housing plan, Growing SLC.</p> <p>The proposed development is compatible with the neighborhood in terms of the master plan and will provide more housing variety.</p>
<p><b>C. Design and Compatibility</b>  The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> <li>1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design;</li> <li>2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the</li> </ol>	<p><b>Does not Comply –Design Review Approval Requested</b></p>	<p>The proposed development addresses the Design and Compatibility Standards in the following manner:</p> <ol style="list-style-type: none"> <li>1. The scale, mass and general intensity of the proposed development is compatible with the area. The type of development and the building height is anticipated for this area. Policies in the Master Plan and other City documents support the proposal.</li> <li>2. The proposed building orientation is compatible with the area and applicable policies. The materials are compatible, but a modification to the material requirements is being requested through the Design Review process. Details of how the architecture will be compatible with the neighborhood are articulated in the applicant's narrative.</li> <li>3. The north and west façades of the building are situated at the</li> </ol>

<p>policies stated in an applicable Master Plan related to building and site design;</p> <ol style="list-style-type: none"> <li>3. Whether building setbacks along the perimeter of the development: <ol style="list-style-type: none"> <li>a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.</li> <li>b. Provide sufficient space for private amenities.</li> <li>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</li> <li>d. Provide adequate sight lines to street, driveways and sidewalks.</li> <li>e. Provide sufficient space for maintenance.</li> </ol> </li> <li>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</li> <li>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</li> <li>6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and</li> <li>7. Whether parking areas are appropriately buffered from adjacent uses.</li> </ol>		<p>property or within 5-feet of the property line. This meets the requirements for the G-MU zoning district and complies with the intent of the Master Plan for the area.</p> <ol style="list-style-type: none"> <li>4. The abundant ground floor street-facing glass offers transparency into the commercial spaces to facilitate pedestrian interest and interaction. Both facades exceed the 40% glazing requirements. A second entrance is provided on 600 W which leads into the parking structure.</li> <li>5. A lighting plan has not been provided. Compliance will be verified at the building permit stage.</li> <li>6. The dumpsters and service areas are located within the parking structure on the first floor of the building.</li> <li>7. Parking is located within the parking structure on the first floor of the building or within a surface lot on the north side of the building. However, the required 7-foot parking lot landscaping buffer has not been provided. This is discussed further in the next section of this report under Landscaping.</li> </ol>
<p><b>D. Landscaping:</b> The proposed planned development preserves, maintains or provides native landscaping where</p>	<p><b>Does Not Comply</b></p>	<p>There are no street trees currently along the 600 W street frontage of the property. There are currently 4 street trees along 200 S. Five (5) additional street trees</p>

<p>appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p> <ol style="list-style-type: none"> <li>1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained;</li> <li>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</li> <li>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</li> <li>4. Whether proposed landscaping is appropriate for the scale of the development.</li> </ol>		<p>with accompanying paving details that conform to Downtown paving standards are required on the 600 W side of the site. Some parking lot landscaping will also be required. Installation of the street trees will require approval of the Salt Lake City Urban Forester. Urban Forestry will work with the applicant at the Building Permit stage to ensure compliance with these items and the total number of required trees. Staff is including approval of the landscaping for street trees as a Condition of Approval.</p> <p>The proposed landscaping design does not include the required parking lot perimeter landscaping buffer 7-feet in width. The Planning Commission may modify or eliminate this buffer but consideration should be given to the impact of this modification on surrounding uses as well as the relationship between the proposed modifications to the zoning regulations and the purpose of the planned development.</p>
<p><b>E. Mobility:</b> The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> <li>1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</li> <li>2. Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> <li>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</li> <li>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</li> </ol> </li> </ol>	<p><b>Complies</b></p>	<p>The proposed development supports City goals and promotes safe and efficient circulation.</p> <ol style="list-style-type: none"> <li>1. Only one drive access into the development is proposed onto 600 W, limiting curb cuts. This driveway will access both the surface parking and the parking structure on the 1<sup>st</sup> floor of the building. The access will not negatively impact the safety or character of the street. In addition, two (2) existing curb cuts on the 600 W frontage that are located close to 200 S are being eliminated with the redevelopment of the property.</li> <li>2. The development provides access to the sidewalks on 200 S and 600 W. Bicycle parking will be provided as required by Chapter 21A.44. There are no anticipated or foreseen conflicts between different transportation modes.</li> </ol>

<ul style="list-style-type: none"> <li>c. Minimizing conflicts between different transportation modes;</li> <li>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</li> <li>4. Whether the proposed design provides adequate emergency vehicle access; and</li> <li>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</li> </ul>		<ul style="list-style-type: none"> <li>3. The development is self-contained within the site and parking is contained within the building or on a surface parking lot.</li> <li>4. The proposal will be required to comply with all fire code requirements before obtaining a building permit. Comments from the Fire Department can be found in Attachment G of this report.</li> <li>5. The loading and service areas are adequate for the site. The proposal meets this criterion.</li> </ul>
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**DESIGN REVIEW STANDARDS – Planning Application PLNPCM2020-00647**

**21A.59.050: Standards for Design Review:** The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
<p>A. 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 the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.</p>	<p><b>Complies</b></p>	<p>According to Chapter 21A.31 the intent of the Gateway Districts are to provide controlled and compatible settings for residential, commercial, and industrial developments, and implement the objectives of the adopted gateway development master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service</p>

		<p>commercial, office, industrial uses and high density residential.</p> <p>The proposed multi-family housing and commercial space are both permitted in the G-MU zoning district. The height and scale of the proposed development is appropriate and reasonable given the context of the site in the G-MU zoning district. Moreover, the proposed project meets the intent of the district as stated above and would provide support the intent of developing mixed used urban neighborhoods and providing additional higher density housing. The specific development would provide smaller units of housing, a type that is not readily available in the district at this time, with easy access to mass transit.</p> <p>The proposed use also complies with the applicable master plans and City policies as discussed in the Key Considerations section of this report.</p>
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> <li>1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).</li> <li>2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.</li> <li>3. Parking shall be located within, behind, or to the side of buildings.</li> </ol>	<p><b>Complies</b></p>	<p>The primary entrance to the proposed building will face the public sidewalk on 200 S. A second entrance for residents will be located on 600 W. That entrance will provide access to the parking structure.</p> <p>The primary entrance will not face a parking lot. The parking is located within the building and behind the building, as required.</p> <p>The proposed building is sited at or within 5-feet of the property line on 200 S and 600 W.</p> <p>This standard has been met.</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> <li>1. Locate active ground floor uses at or near the public sidewalk.</li> <li>2. Maximize transparency of ground floor facades.</li> </ol>	<p><b>Complies with Design Review Approval</b></p>	<p>The building has been designed with commercial space located at street level on 200 S with one space also extending onto the 600 W side of the building. These spaces will be visible from the public realm.</p>

<p>3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.</p> <p>4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.</p>		<p>The required support functions such as the parking and garbage drop off areas are located out of site within the building itself. There is also surface parking.</p> <p>The south ground floor elevation includes 69% glass area while the west ground floor elevation incorporates 55% glass area. Both elevations meet the 40% glazing requirement.</p> <p>There are no outdoor patios etc. incorporated into the design.</p> <p>Staff feels that the proposed design meets this standard.</p>
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> <li>1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.</li> <li>2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.</li> <li>3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.</li> <li>4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.</li> </ol>	<p><b>Complies</b></p>	<p>The design includes vertical and horizontal elements glass windows of varying heights and elements such as columns and the marquee which puts a vertical element into play when viewing the building and carries these elements upward. Various colors and material changes have been used to break up the building as well as balconies and windows. In combination with the abundant first floor glass, the net effect helps to make the design more related to the human and pedestrian scale.</p> <p>These items and the how the proposed design specifically meets the standards are further articulated in the applicant's narrative included in <a href="#">Attachment C</a> of this report.</p> <p>Staff feels that these standards have been met.</p>
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> <li>1. Changes in vertical plane (breaks in facade);</li> <li>2. Material changes; and</li> <li>3. Massing changes.</li> </ol>	<p><b>Not Applicable</b></p>	<p>Does not apply. The longest building façade will be approximately 130-feet long so does not exceed the 200-foot dimension.</p>

<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> <li>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");</li> <li>2. A mixture of areas that provide seasonal shade;</li> <li>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;</li> <li>4. Water features or public art;</li> <li>5. Outdoor dining areas; and</li> <li>6. Other amenities not listed above that provide a public benefit.</li> </ol>	<p><b>Not Applicable</b></p>	<p>None provided. This standard is not applicable.</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> <li>1. Human scale: <ol style="list-style-type: none"> <li>a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.</li> <li>b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.</li> </ol> </li> <li>2. Negative impacts: <ol style="list-style-type: none"> <li>a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.</li> <li>b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.</li> <li>c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.</li> </ol> </li> </ol>	<p><b>Partially Complies with These Standards</b></p>	<p>The applicant's narrative demonstrates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall area. The standards are addressed as follows:</p> <ol style="list-style-type: none"> <li><b>1. Human scale</b> <ol style="list-style-type: none"> <li>a. The design does not utilize stepbacks. Instead of stepbacks, a change in materials above the ground floor and changes in articulation help to break up the perceived building mass. The proposed design also relates to the scale and height of adjacent buildings.</li> <li>b. The building is designed with a distinct base and middle. The building has a concrete base with sufficient glazing at the ground level. This is differentiated from the upper stories which include different materials and other elements. As such, there is a distinct difference between the ground level public elements and living space above which helps to break up the massing of the building. The design does not include a defined top: the top floor is not differentiated, there is no cornice, and it lacks any</li> </ol> </li> </ol>

<p>3. Cornices and rooflines:</p> <ul style="list-style-type: none"> <li>a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.</li> <li>b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.</li> <li>c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.</li> </ul>		<p>architectural detail at or near the roofline. This is something that the Planning Commission may want to discuss with the applicant. This is further discussed in the Key Considerations Section of this report in Consideration 3.</p> <p><b>2. Negative impacts</b></p> <ul style="list-style-type: none"> <li>a. Described in Human Scale elements above.</li> <li>b. No additional height over what is allowed by right in the zoning district has been requested</li> <li>c. Wind Impacts – not addressed/not applicable.</li> </ul> <p><b>3. Cornices and rooflines.</b> The proposed building does not include roofline elements such as cornices. This is something that the Planning Commission may want to discuss with the applicant. This is further discussed in the Key Considerations Section of this report in Consideration 3: Design and Planned Development Standards Not Being Met. A green roof and/or roof top deck is not included as part of the design. The design does incorporate private balcony and patio areas for the individual units.</p> <p>Additional information about the design is included in the applicant’s narrative and renderings found in <a href="#">Attachment C</a> of this report.</p> <p>Staff feels that the overall design partially complies with the intent of these standards.</p>
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p>	<p><b>Complies</b></p>	<p>The project incorporates first floor parking within the building as well as a surface parking lot in the rear of the building.</p> <p>Sidewalks are located along both public facades of the building for safe pedestrian circulation around the site.</p>

<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)</p>	<p><b>Complies</b></p>	<p>These functions will all be located within the building.</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> <li>1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.</li> <li>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</li> <li>3. Coordinate sign location with landscaping to avoid conflicts.</li> </ol>	<p><b>Condition of approval</b></p>	<p>The entrance signage is described as follows by the applicant:</p> <p>“Painted tube steel with aluminum lettering.”</p> <p>The commercial spaces will also include awnings over the entrances.</p> <p>Primary building signage will be provided under a separate application. Any encroachment permits for the awnings will be secured with the City.</p> <p>Compliance with signage approval is a condition of approval being recommended by Staff.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> <li>1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.</li> <li>2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky.</li> <li>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</li> </ol>	<p><b>Condition of approval</b></p>	<p>Building lighting and public streetlights will comply with the building’s architecture and SLC Lighting Master Plan. Details have not been provided so Staff is recommending this be a condition of approval. Streetlights on 200 S are existing; 600 W streetlights will need to be provided by the applicant.</p>
<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> <li>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</li> </ol>	<p><b>Condition of Approval</b></p>	<p>There are currently 4 street trees along 200 S. Five (5) additional street trees with accompanying Downtown paving details are required on the 600 W side of the site.</p>

<p>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.</p> <p>2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:</p> <ul style="list-style-type: none"> <li>a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.</li> <li>b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.</li> <li>c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).</li> <li>d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.</li> <li>e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.</li> <li>f. Asphalt shall be limited to vehicle drive aisles.</li> </ul>		<p>Specification of tree species and planting details require approval from the City's Urban Forester.</p> <p>Ordinance requirements are "Park strip trees, when required, shall be provided at the equivalent of at least one tree for each thirty feet (30') of street frontage and may be clustered or spaced linearly as deemed appropriate by the city forester." Based on the size of frontage along 600 W, 5 trees are required. The proposal did not show the number of trees being added so staff is including it as a condition of approval in order to allow the applicant to work with Urban Forestry at the Building Permit stage to ensure compliance with the number of required street trees and the process for any removal and replacement permits.</p> <p>There are no privately owned public spaces being provided in the development. There are common areas that are located within the building.</p>
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## **ATTACHMENT F: Public Process and Comments**

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

### **Public Notices:**

- Notice of the project and a formal letter requesting comments was sent to the Chairs of the Downtown Community Council and Downtown Alliance on July 16, 2020
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on July 17, 2020 providing notice about the project and information on how to give public input on the project.
- Staff identified that a Design Review application would be needed to address some of the materials proposed and design elements of the project. The Design Review application was submitted on September 25, 2020.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on August 18, 2020 and ended on September 7, 2020.
- The 45-day recognized organization comment period expired on August 31, 2020.

### **Public Hearing Notice:**

- Public hearing notice mailed: November 18, 2020
- Public hearing notice sign posted on property: November 19, 2020
- Public notice posted on City and State websites & Planning Division list serve: November 18, 2020

### **Public Comments:**

To date no public comments have been received in relation to the proposal.

No formal comments were submitted by either the Downtown Alliance or Downtown Community Council in relation to the proposal.

## **ATTACHMENT G: Department Review Comments**

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The following comments were received from other City divisions/departments with regards to the proposed development:

### **Zoning - Alan Michelsen**

- A Certified Address is to be obtained from the Engineering Division for use in the plan review and permit issuance process of any new building.
- See 21A.31.020 for general and specific regulations of the GMU zoning district and including setbacks, height, etc.
- See 21A.36.250 for a permanent recycling collection station.
- See 21A.36.250 for construction waste management plan requirements.
- See Table 21A.37.060 for Design Standards for the GMU zoning district.
- See 21A.44.30 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry and any method of reducing or increasing the parking requirement.
- See 21A.48 for landscaping (particularly perimeter parking lot landscaping which has not been shown on the submitted site plan) along with interior parking lot landscaping, parking strip landscaping and front and corner-side setback landscaping.

### **Engineering – Scott Weiler**

Engineering has no objection to redevelopment occurring at this site.

### **Public Utilities - Jason Draper**

No comments provided.

### **Fire – Steven Collett**

All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

The automatic fire sprinkler system shall be constructed as a NFPA Standard 13 with wet standpipes and occupant notification with local smoke detection in the sleeping areas and connection.

### **Transportation – Kurt Larson**

OK with concept. We will need to see parking plan for inside of structure during the plan review process. Bicycle parking/rack will need to be added to the plans.

**Salt Lake City Urban Forestry** - A public right of way tree removal permit is required to remove park strip /ROW trees and a public right of way tree planting permit is also required. Urban Forestry will work with the applicant at the Building Permit stage to ensure compliance with these items and the number of required trees.

**Sustainability** – No comments provided