



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Laura Bandara, Urban Designer, laura.bandara@slcgov.com or (801) 535-6188

Date: February 5, 2020

Re: The Revival Design Review (PLNPCM2019-00640)

Design Review

PROPERTY ADDRESS: 355 S 200 West

PARCEL ID: 15-01-428-023-0000, 15-01-428-002-0000, 15-01-428-003-0000, 15-01-428-004-0000, and 15-01-428-005-0000

MASTER PLAN: Downtown Community Plan

ZONING DISTRICT: D-3-Downtown Warehouse/Residential District

REQUEST: The petitioner, Matt Krambule of PEG Development, requests **Design Review for additional height** to build a 7.5-story, 142-unit multi-family residential building located at 355 South 200 West. The proposed building averages eighty-nine feet and ten inches (89' 10") in height across the site.

New construction of principal buildings in the D-3 Zoning District taller than seventy-five feet (75') but less than ninety feet (90') may be authorized through the design review process.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that the request for additional height generally meets the applicable Design Review standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. A public easement will be recorded on the property for the midblock walkway. A sign will be posted on the midblock walkway stating it is open to the public.
2. The doors on 200 West will be spaced with a regular rhythm in order to emphasize the pedestrian orientation of the ground floor and to minimize pedestrian/vehicle conflict near the parking garage.
3. Final approval of the details for public art, signage, development and site lighting, off-street loading, street lighting, streetscape details, street furniture, midblock walkway

paving, sidewalk paving and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.

4. 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 Map
- B.** Plan Set
- C.** Project Narrative Provided by Applicant
- D.** Context Photos Provided by Applicant
- E.** Analysis of D-3 Zoning Standards
- F.** Analysis of Design Review Standards
- G.** Public Process and Comments
- H.** Department Review Comments

PROJECT DESCRIPTION:



The proposal, entitled “The Revival,” is a 7.5 story building with 142 residential units. Floor plans range from studios to 3-bedroom units, and the ground floor houses a retail storefront, residential lobby, and leasing office.

Located within the National Register Warehouse District, the property currently holds two contributing buildings: an occupied glass repair shop and an unoccupied machinery warehouse. Both will be demolished to construct the new building. Currently, 80% of the proposed building footprint is taken up by surface parking.

The existing 200 West façade has four driveways, the proposal will remove the

Overview

Height: 89’ 10” (site average)

Setbacks: none required

Ground Floor Activity: Approx. 900 sq. ft. retail space, mail room, entrance lobby, leasing office.

Number of Residential Units: 142 units (in 5 stories)

Parking: 194 onsite parking stalls (in 2.5 story garage)

Exterior materials: Glass, Brick, Concrete Masonry Block, Cast-In-Place Concrete, Metal, Porcelain Tile, Fiber Cement Board, Wire Mesh, Vinyl Windows, and Stucco

Review Process & Standards: Design Review, D-3 Warehouse/Residential District, and general zoning standards.

two central driveways. This will improve the pedestrian environment, and the functionality of the adjacent protected bike lane.

The majority of the building is located within the D-3, Downtown Residential/Warehouse zone, with a smaller portion along the southern property line located in the D-1 (Central Business District) zone. The applicant has also proposed a small retail building to be located on the southeastern corner of the property, but it is not evaluated as part of this Design Review process.

A midblock walkway along the north property line that runs east/west is incorporated into the development and will provide connections to the Broadway Lofts to the northeast and Fairfield Inn to the east.

“The Revival” consists of 5 stories of residential units above a 2.5-story concrete parking structure with 194 parking stalls, along with a secure, indoor bicycle parking area.

The 200 West street facing façade of the parking structure is occupied by a leasing office, resident entrance lobby, and a retail area. A revolving art display area occupies the northwest corner of the building, concealing the fire riser area.

The residential and retail areas are both accessed from the front façade on 200 West.

The parking garage is accessed via two entries:

- one from a drive aisle located between the Revival and the existing “Simply Sushi” building to the south of the building; and
- the second from an entryway at the northwest corner of the building, which also provides fire access to the Fairfield Inn located to the east of the building.

The developer has also provided a detailed narrative about their proposal and design review considerations in Attachment C.

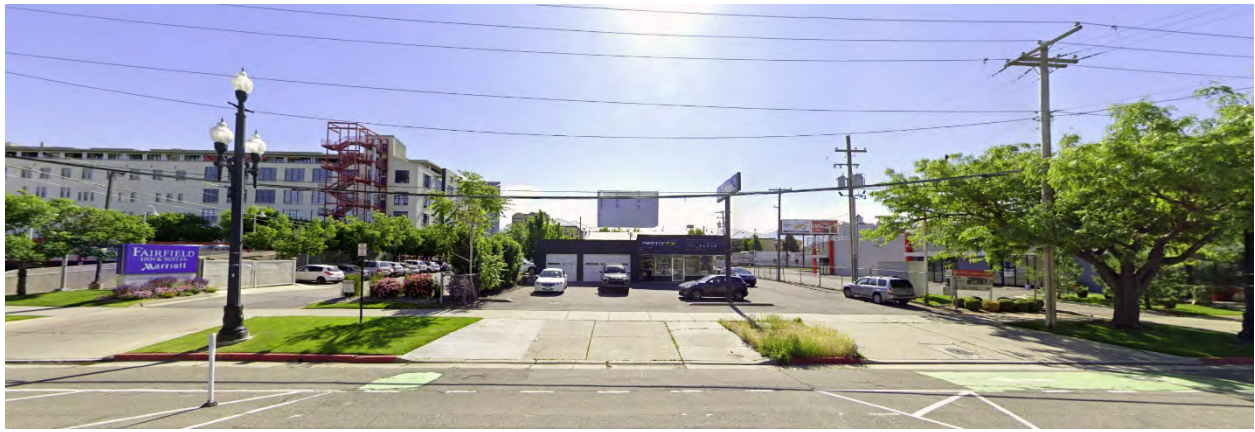


Figure 1: View of existing site from 200 West looking east. Note NR District contributing warehouse to be demolished, center.



Figure 2: View of existing site from 400 South looking north. Note NR district contributing warehouse to be demolished, center right, and NR District contributing Broadway Lofts to rear of photo. Building in foreground left is on a separate parcel and will remain.

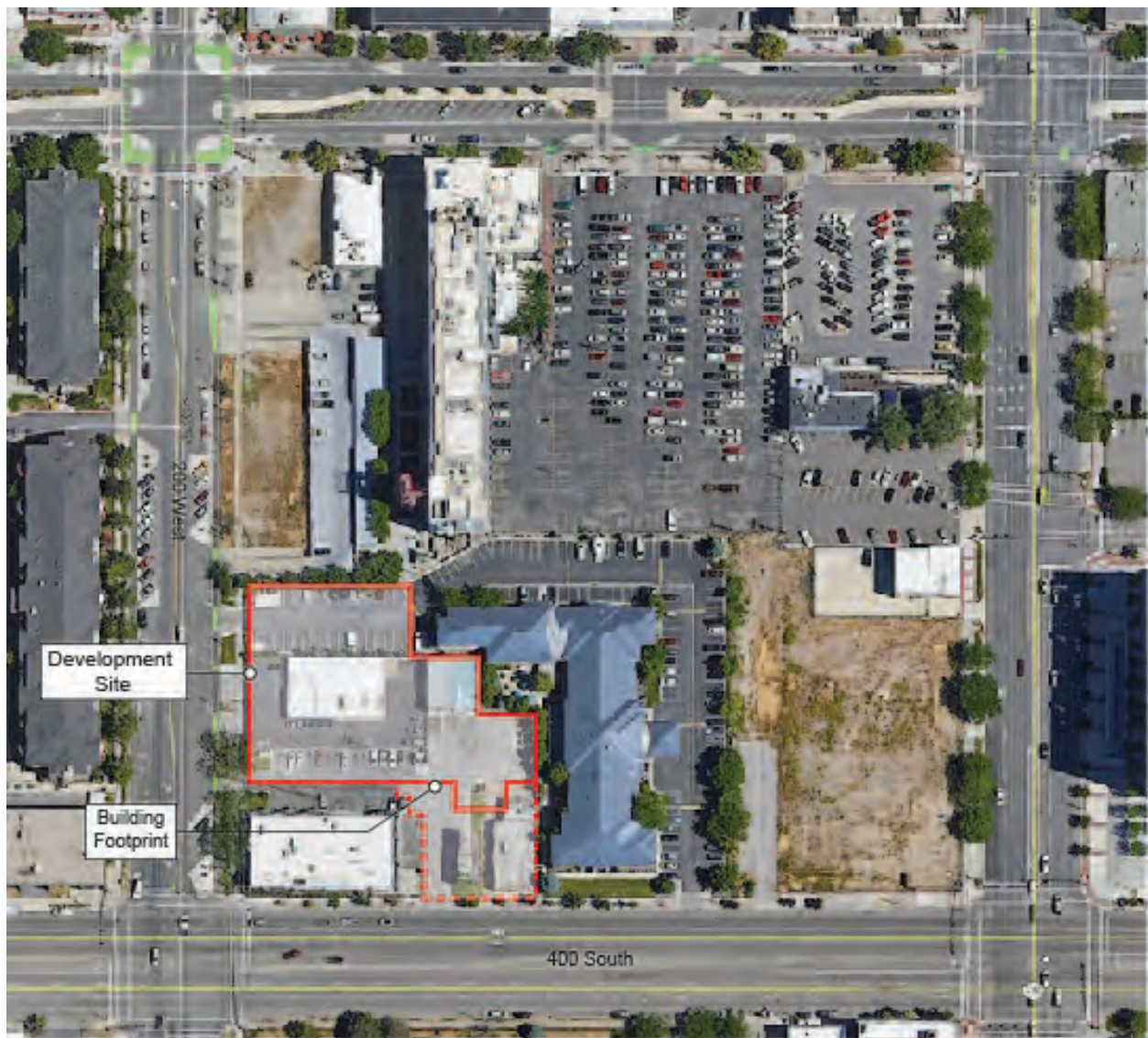


Figure 3: Aerial view of development site and surrounding block.



Figure 4: Location of development site and contributing structures within National Register Warehouse District

KEY CONSIDERATIONS:

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

Consideration 1: Request for additional height

The applicant is requesting additional height via the Design Review process. In the D-3 zone, any request for additional height must be supported by the applicable master plan, the overall square footage of the buildings must be greater than fifty percent (50%) residential use and shall be subject to the requirements of the Design Review chapter (21A.59).

The additional height supports the Downtown Master Plans goals of adding residents and improving amenities in the Broadway District through the addition of a mid-block walkway. The location of the building is within an area of Downtown where mid-rise buildings transition to the high-rise core, and it will increase housing choice in the Broadway District. Five of the building's 7.5 stories are devoted to residential use.

The building is designed with a base, middle, and top. The podium with storefront windows creates a base, the middle is created by a 5-foot step back to the residential units, and the top is created via a step-back, material change, and a change in fenestration style. By introducing step-backs and material changes at 30 feet and again at 70 feet, and ending at just under 90 feet in height, the massing is tapered and thus provides a transition between the scales of the D-3 and D-1 zones.

Additionally, many of the building façades incorporate columns, pilasters, material changes, changing fenestration patterns, articulation, and step backs to reduce visual width and height. In addition, the balconies, decks, belt courses, fenestration and window reveals introduce human-scale elements and visual interest into the building mass.

The proposal will introduce a pedestrian-oriented, human-scale, transparent façade into a block that is currently dominated by surface parking and vacant lots. The changing public art along the mid-block walkway will introduce imageability and complexity to engage pedestrians while providing much needed connectivity as the block redevelops.

The design of the proposed additional height meets Design Review standards for massing, human-scale proportions, and mitigation of negative impacts. Compliance with other Design Review requirements is discussed below.

Consideration 2: Midblock walkway

The applicant's initial submission proposed a narrow (32") sidewalk through the parking garage as a midblock walkway. In response to comments from Planning Staff, the midblock walkway was revised to become a public walkway to the north of the building to provide connections to the hotel to the east, and across the block to Market Street as the block redevelops.

The applicant proposes to use approximately 2000 square feet of the adjacent Broadway Lofts property to create an 11.5-foot wide midblock walkway along the north side of the Revival. They have entered into an agreement with the owners of the Broadway Lofts property, and both parties understand and agree to a public access easement.

In order to comply with Design Review standards, the applicant has agreed to incorporate appropriately scaled plantings, a bench, and to create panels for public art along the parking garage wall to make the walkway more engaging.

The midblock walkway has constraints in this location, created by a ramp to Broadway Lofts parking deck that rises to 8 feet on the north of the walkway, and the 30-foot wall of the Revival's parking garage to the south. Given the scale and massing of both, it would be preferable to have a 20-foot mid-block walkway.

The design of the midblock walkway meets Design Review standards for shade, provision of trees, and the incorporation of public art. Compliance with other Design Review requirements is discussed below.

As a condition of approval Planning Staff recommends that final approval of the details for public art panels, signage, site lighting, street furniture, paving patterns, and landscaping to be delegated to Planning Staff. Planning Staff will work with the applicant to address spatial constraints using urban design principals to the greatest extent possible.

Consideration 3: Panels for public art along north façade

The applicant has proposed panels to display public art along the north façade of the building, to enliven the midblock walkway directly adjacent to the facade, but the dimensions, location on the façade, materials, and character of these have not yet been detailed.

The dimensions of these panels will be critical to creating a human scale along the mid-block walkway, and to the experience of the mid-block walkway as a place. Ideally, the characteristics of these panels, or the public art they display, will help to mitigate the visual sense of compression created by the proportions of the high walls next to the relatively narrow walkway.

Consideration 4: Relationship to context.

The existing development pattern on the 200 West block face is typified by surface parking and vacant lots, making evaluation of the request for additional height more difficult, as there is little context for comparison.

Currently, the only existing buildings on the block face are the approximately 16-foot tall “Simply Sushi” building on the northeast corner of the intersection of 200 West and 400 South, and a glass repair warehouse to be demolished. The “Simply Sushi” building is in the D-1 zone. While a building of between 100 and 375 feet is permitted by-right on corner lots in the D-1 zone, a billboard located to the east of that parcel constrains possibilities for redevelopment at this time.

A social club, “Edison House,” is proposed to the north of “The Revival.” The two buildings will be approximately 36 feet apart, separated by a parking ramp and the proposed midblock walkway. The proposed social club to the north is 55 feet tall. The existing site of the Edison House proposal is a vacant lot surrounded by parking decks and ramps, and has a vacant lot to the north.

DISCUSSION:

While the lack of built context along 200 West makes evaluation of the request for additional height challenging, the proposal still represents an improvement over current urban design conditions. Given the prevalence of surface parking and vacant lots on the block face in question, the fact that “the Revival” will occupy a majority of that surface parking, and will add residents to Downtown, the proposal represents an urban design improvement, and a useful effort to establish a street wall along 200 West between 300 and 400 South.

During the early review stages of the petition, Planning Staff suggested several revisions to the design of the ground floor 200 West facing elevation to comply with the purpose statements and goals of the D-3 zoning district as well as the Design Review Standards.

In response to this feedback, the applicant provided updated plans and renderings, which include a new retail space along 200 West, additional ground floor activation, and a much larger and more pedestrian-friendly mid-block walkway. In addition, the applicant proposed public art both on the northwest portion of the 200 west façade and along the mid-block walkway.

NEXT STEPS:

Approval of the Design Review Request

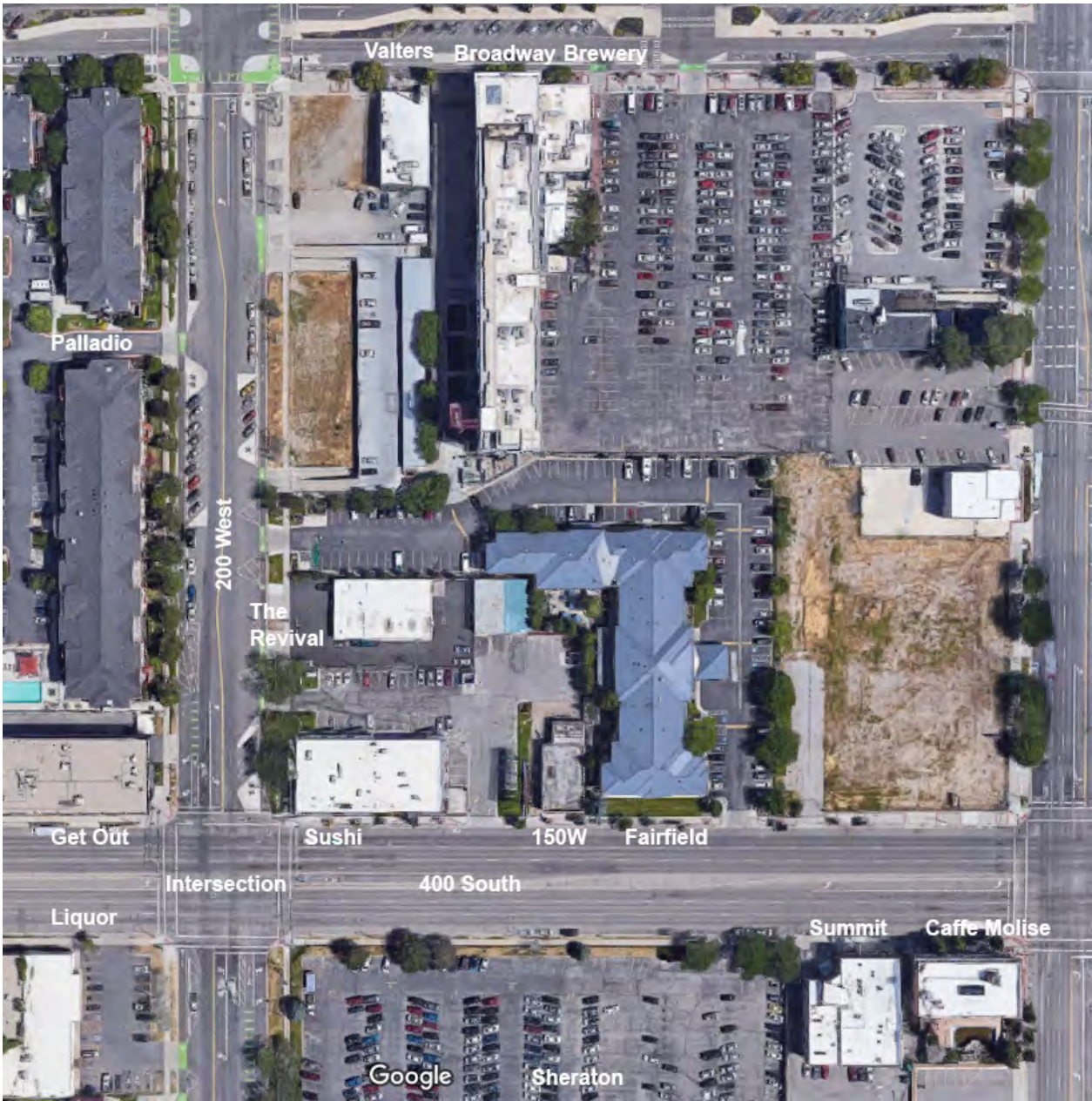
If the requests are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant will submit plans for a lot consolidation (in process), and be able to submit plans for building permits. Certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request

If the design review request for additional height is denied, the applicant will still be able to develop the property by right, but at a smaller scale. The building could have a maximum height of 75 feet instead of the proposed average height of 89 feet 10 inches. The mid-block walkway requirement would remain. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings subject to meeting all applicable zoning requirements and requirements of other divisions.

ATTACHMENT A: VICINITY MAP

SITE PHOTO MAP



ATTACHMENT B: PLAN SET

1/21/2020 12:47:39 PM



THE REVIVAL

FFKR ARCHITECTS

730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PEG
DEVELOPMENT

THE REVIVAL
355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△	DATE	REVISION
PROJECT NUMBER		19048
DR - COVER		
ADR-00		

SHEET NO.	SHEET NAME	90%
CUSTOM07		
ADR-00	DR - COVER	
ADR-01	DR - PERSPECTIVES	
ADR-02	DR - SITE PLAN AT GRADE	
ADR-03	DR - SITE PLAN AT L-3 DECKS	
ADR-04	DR - MID-BLOCK WALKWAY	
ADR-05	DR - SITE STREET ELEVATION	
ADR-06	DR - LEVEL 1 FLOOR PLAN	
ADR-07	DR - LEVEL 1.5 FLOOR PLAN	
ADR-08	DR - LEVEL 2 FLOOR PLAN	
ADR-09	DR - LEVEL 3 FLOOR PLAN	
ADR-10	DR - LEVEL 4 FLOOR PLAN	
ADR-11	DR - LEVEL 5 FLOOR PLAN	
ADR-12	DR - LEVEL 6 FLOOR PLAN	
ADR-13	DR - LEVEL 7 FLOOR PLAN	
ADR-14	DR - ROOF - FLOOR PLAN	
ADR-15	DR - BUILDING ELEVATION	
ADR-17	DR - DURABLE AREAS ELEVATION	
ADR-18	DR - BUILDING ELEVATION	
ADR-19	DR - MATERIALS ELEVATION	
ADR-20	DR - DURABLE AREAS ELEVATION	
ADR-21	DR - BUILDING ELEVATION	
ADR-22	DR - MATERIALS ELEVATION	
ADR-23	DR - DURABLE AREAS ELEVATION	
ADR-24	DR - BUILDING ELEVATION	
ADR-25	DR - MATERIALS ELEVATION	
ADR-26	DR - DURABLE AREAS ELEVATION	
ADR-31	DR - BUILDING DETAILS	
ADR-32	DR - BUILDING DETAILS	
ADR-33	DR - BUILDING SECTIONS	
ADR-34	DR - BUILDING SECTIONS	
ADR-35	DR - FIRE ACCESS SECTION	
ADR-36	DR - COMMON AREAS - BUSINESS	
ADR-37	DR - COMMON AREAS - FITNESS	

C3

ADR Perspective Corner

SCALE:



A3

ADR Perspective Rendering

SCALE:



REFERENCE NOTES

THE REVIVAL

355 SOUTH 200 WEST

PEG DEVELOPEMENT

DESIGN REVIEW APPLICATION - JANUARY 22, 2020

SALT LAKE CITY, UTAH 84101

FFKR ARCHITECTS

730 Pacific Avenue • Salt Lake City, Utah 84104

801.521.6186 • FFKR.COM

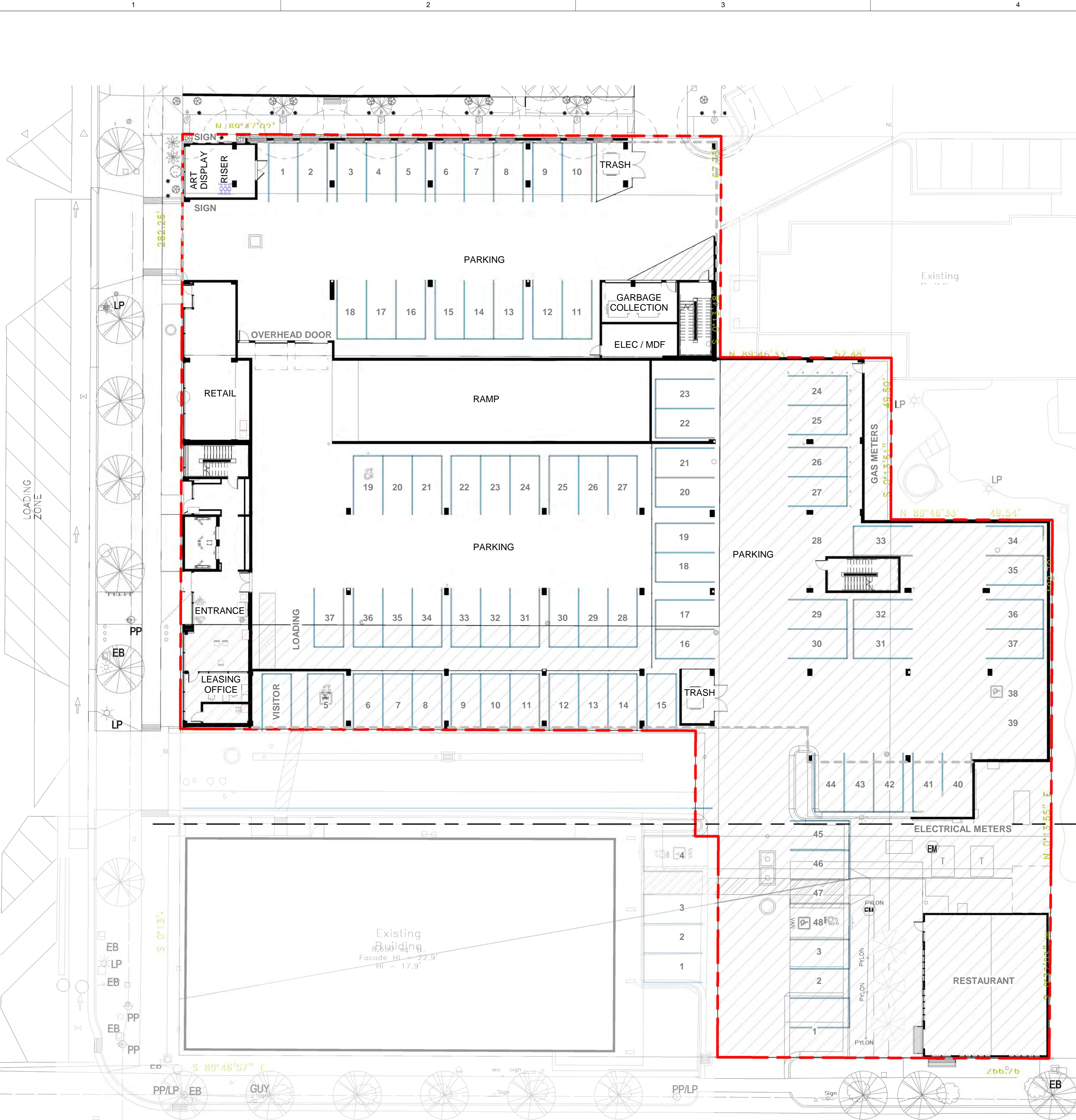


△	DATE	REVISION
---	------	----------

PROJECT NUMBER	19048
----------------	-------

DR -
PERSPECTIVES

ADR-01



A1 ADR - SITE PLAN AT GRADE
SCALE: 1/16" = 1'-0"

OFF STREET PARKING NOTES

21A.44.010: PURPOSE AND SCOPE
C. Change in Use: When the use of an existing building or structure is changed to a different type of use, parking shall be provided in the amount required for such new use. However, if an existing building or structure was established prior to the effective date hereof, any increase in required parking shall be limited to the amount by which the new use exceeds the existing use except in the downtown D-1, D-2 and D-3 districts where a change of use shall not require additional parking or loading facilities.

21A.44.030: NUMBER OF OFF STREET PARKING SPACES REQUIRED
A. PARKING REQUIREMENTS FOR PASSENGER VEHICLES
3. General Parking Calculation Regulations:
a. Parking space requirements based on the number of employees or users shall be based on the maximum number of employees or users on the premises at any one time.
b. When determination of the number of off street parking spaces required by this title results in a requirement of a fractional space, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more, shall be counted as one parking space.
c. Parking spaces designed exclusively for motorcycles, scooters and other two (2) wheeled automobiles shall not count toward the required number of parking spaces.
G. Minimum Off Street Parking Requirements:
1. Applicability: Unless otherwise regulated in the special provisions in subsection G2 of this section, each principal building or use shall provide the minimum number of parking spaces as outlined in table 21A.44.030 of this section:

TABLE 21A.44.030

RESIDENTIAL - See District Specific Requirements
CLUB/LODGE - 3 spaces per 1,000 square feet of usable floor area
GYM/HEALTH CLUB/RECREATION FACILITIES - 3 spaces per 1,000 square feet of usable floor area
RESTAURANTS, TAVERNS AND BAR ESTABLISHMENTS - 2 spaces per 1,000 square feet of usable floor area
RETAIL SERVICE ESTABLISHMENT - 2 spaces per 1,000 square feet of sales floor area
GENERAL OFFICE - 3 spaces per 1,000 square feet of usable floor area for the main floor plus 11/4 spaces per 1,000 square feet of usable floor area for each additional level

ZONING MINIMUM OFF STREET PARKING
D-1 NONRESIDENTIAL - No spaces required up to 10,000 square feet usable floor area. 1 space per 1,000 usable square feet over 10,000 square feet thereafter.
D-3 RESIDENTIAL - 1/2 space per dwelling unit. 1 space per single-family, two-family and twin home dwellings.
D-3 NONRESIDENTIAL - No spaces required up to 10,000 square feet usable floor area. 1 space per 1,000 usable square feet over 10,000 square feet thereafter.

ZONING MAXIMUM OFF STREET PARKING
D-1 NONRESIDENTIAL - Up to 25 spaces for first 25,000 square feet. No more than 1 space per 1,000 square feet thereafter.
D-3 RESIDENTIAL - Equivalent to minimum.
D-3 NONRESIDENTIAL - Up to 10 spaces for first 10,000 square feet. No more than 1 space per 1,000 square feet thereafter.

TRANSPORTATION DEMAND MANAGEMENT PARKING INCENTIVES
Increase Of The Maximum Number Of Allowable Parking Spaces: The minimum number of off street parking spaces, as determined by subsection 21A.44.030G of this chapter, can be increased to double the minimum requirement under section 21A.44.030, table 21A.44.030 and "Table Of District Specific Minimum Off Street Parking Requirements", of this chapter provided the applicant fulfills at least one (1) of the major transportation demand management strategies and one (1) of the minor transportation demand management strategies listed in this subsection.

- A. MAJOR STRATEGY:
(1) At least fifty percent (50%) of the required bicycle parking provided in the form of secured long term bicycle parking located in the interior of a building and made available to residents, employees or patrons of the development.
- B. MAJOR STRATEGY:
(4) An on site business center or satellite office facility, within a residential development, designed to facilitate telecommuting.
- C. MAJOR STRATEGY:
(6) An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment.
- D. BROADWAY DISTRICT VISION:
a- Mid-block housing steps above three stories.
b- Interesting walkways are provided by the use of metal screens that change in both opacity and color.
- E. MINOR STRATEGY:
(1) Permanently sheltered, covered or secure facilities for the required bicycle parking.

SPECIAL EXCEPTIONS
A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

A. 7. Any alternative to off street parking not listed in chapter 21A.44 of this title intended to meet the number of required off street parking spaces.

REFERENCE NOTES

COMMON OPEN SPACE
TOTAL SITE AREA: 49,731 SF

OPEN SPACE
LEVEL 3 COMMON: 7,050 SF
LEVEL 3 DECKS: 3,455 SF
LEVEL 4 DECKS: 1,100 SF
LEVEL 5 DECKS: 1,100 SF
LEVEL 6 DECKS: 1,100 SF
LEVEL 7 DECKS: 1,100 SF
14,905 = 30%

CITY ZONING SEPARATION
D3 ZONE
D1 ZONE

PARKING CALCULATIONS
APARTMENT BUILDING
RESIDENTIAL: 142 @ 1 PER UNIT= 142
RETAIL: 932 SF @ 2 PER 1000= 2
OFFICE: 665 SF @ 3 PER 1000= 3

SIMPLY SUSHI
EXISTING BUILDING / NO CHANGE IN USE WITH 48 EXISTING PARKING STALLS TO BE MAINTAINED WITH THE SALE OF THE PROPERTY = 48
(IF MODIFIED, APPLICABLE REQUIREMENTS ARE FOR A RESTAURANT: 8,677 SF @ 2 PER 1000= 17)

150 W
RESTAURANT: 1,684 SF @ 2 PER 1000= 3

TOTAL ALLOWED: 199
TOTAL PROVIDED: 194



THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

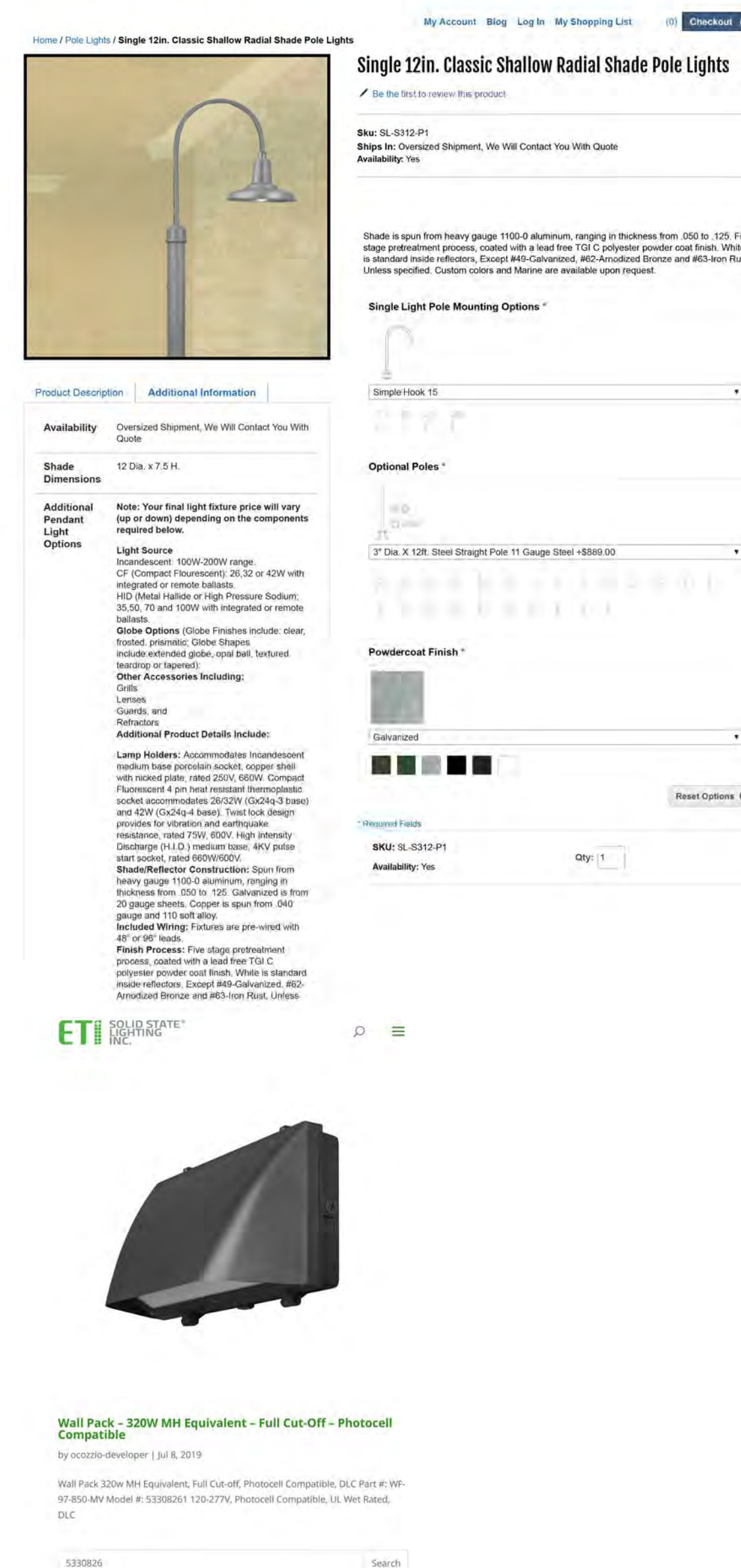
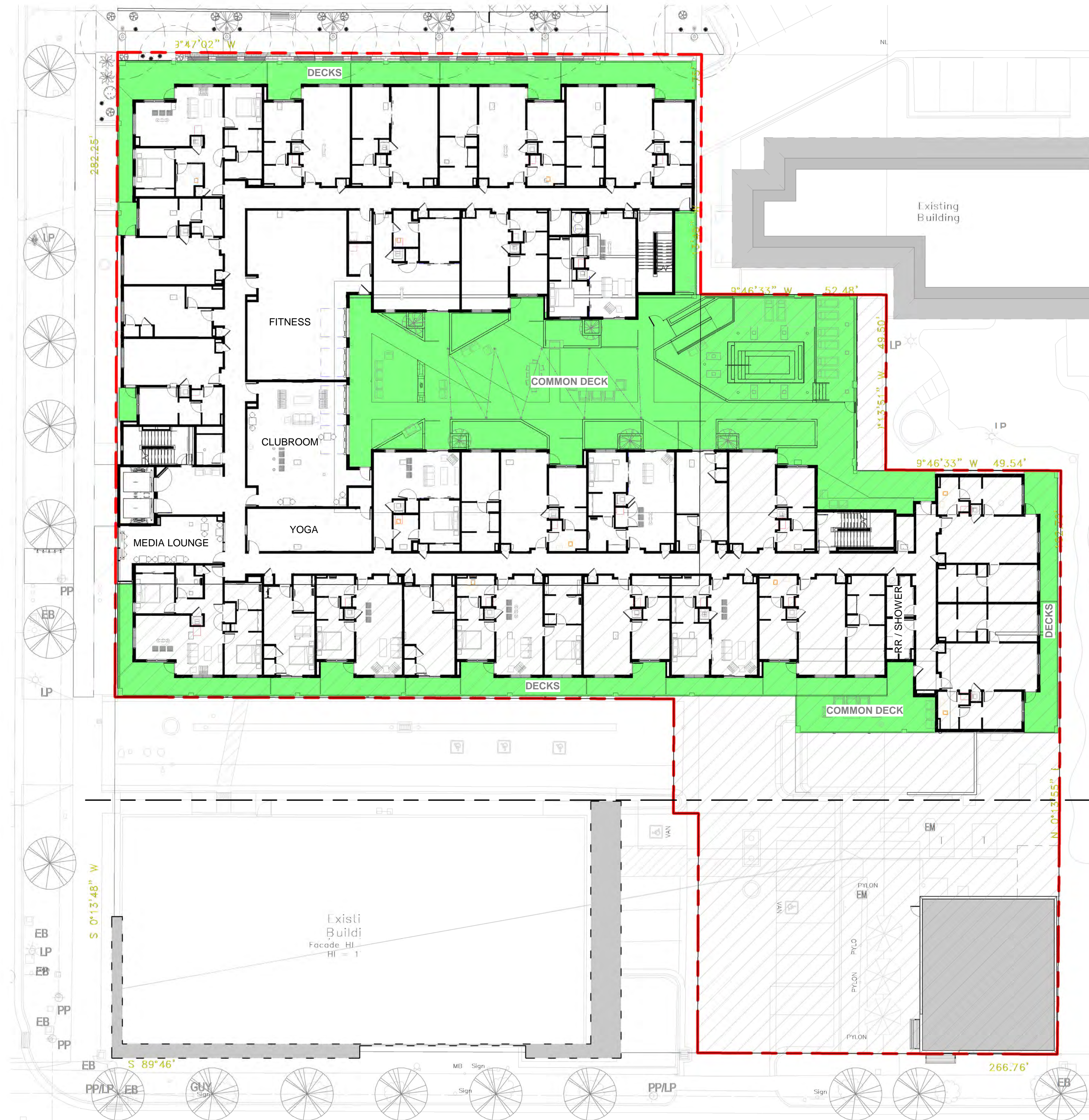
PEG
DEVELOPMENT

DATE REVISION

PROJECT NUMBER 19048

DR - SITE
PLAN AT
GRADE

ADR-02



REFERENCE NOTES

COMMON OPEN SPACE
TOTAL SITE AREA: 49,731 SF

OPEN SPACE
LEVEL 3 COMMON: 7,050 SF
LEVEL 3 DECKS: 3,455 SF
LEVEL 4 DECKS: 1,100 SF
LEVEL 5 DECKS: 1,100 SF
LEVEL 6 DECKS: 1,100 SF
LEVEL 7 DECKS: 1,100 SF
14,905 = 30%

CITY ZONING SEPARATION
D3 ZONE

D1 ZONE



B1

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



A 1

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

REFERENCE NOTES	
04.06	SEAT WALL
10.06	DIMENSIONAL LETTER SIGNAGE
10.60	METAL PLANTER SCREEN PANEL
10.61	METAL SCREEN PANEL
10.62	PARK BENCH
26.10	LIGHT POLE
26.11	EXTERIOR DOWNLIGHT, SEE ELECTRICAL
32.17	TRASH

MID-BLOCK WALKWAY NOTES	
-------------------------	--

SCLC DOWNTOWN PLAN

- A. **VIEWS & VIEWSHEDS:**
 - View corridor to iconic building of the Federal Courthouse.
- B. **GOAL 1 - PRIORITIZES PEDESTRIANS:**
 - a- Incorporate mid-block walkways providing people choices to get to properties internal to the block.
 - b- Identify opportunities for the acquisition and development of new mid-block walkways.
 - c- Improve pedestrian amenity and safety by separating path from vehicle parking.
 - d- Include natural elements to soften hardscape by the use of trees and shrubs.
- C. **GOAL 2 - SAFE, CONVENIENT, & COMFORTABLE:**
 - a- Pedestrian access to all people by keeping the walkway open.
 - b- Shade provided by trees and building mass.
- D. **GOAL 3 - PEDESTRIAN EXPERIENCE:**
 - a- Continue paving patterns into walkway.
 - b- Continue public street lighting into walkway.
 - c- Connect people to nature by the use of trees and shrubs.
- E. **BROADWAY DISTRICT VISION:**
 - a- Mid-block housing steps above three stories.
 - b- Existing walkways are provided by the use of metal screens that change is both opacity and color.
- F. **BROADWAY DISTRICT INITIATIVES:**
 - a- Provides Housing Choice in apartment units that range in size from studio to three bedrooms, amenity spaces, above first floor commercial, and proximity to a park.
 - b- Is Vibrant & Active by improving signage and wayfinding around the property and by bringing residents closer to the Pioneer Park farmers market.
 - c- Is Prosperous
 - d- Is Rich In Arts & Culture
 - e- Is Connected by encouraging the Trax Red Line to continue down 400 South to make this property more walk-able.
 - f- Is Walkable by separating the mid-block walkway from the parking area.
 - g- Is Welcoming & Safe by the use of transparent glazing at the street level and providing pet oriented housing with a dog wash amenity.
 - h- Unites City & Nature by bring residents closer to Pioneer Park.
 - i- Is Beautiful by burying the powerlines at the mid-block walkway and along 200 West.
- G. **BROADWAY DISTRICT PRINCIPLES:**
 - Pedestrian Priority
 - Experience
 - Connectivity
- H. **BROADWAY DISTRICT OBJECTIVES:**
 - Improve mid-block walkways
 - Enhance climate
 - Encourage access to private property
 - Protect and create views along mid-block walkways

New walkways do not impede vehicular functions

ZONING D-3 DOWNTOWN DISTRICT

A. **MID BLOCK WALKWAYS:**
As a part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed within the D-3 Downtown District shall conform to this plan for mid block walkways

EXAMPLE ZONING D-2 DOWNTOWN DISTRICT

A. Mid-block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:

- 1- The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

1/21/2020 12:51:46 PM

2'
1'
0'
D

C

B

A

1

2

3

4

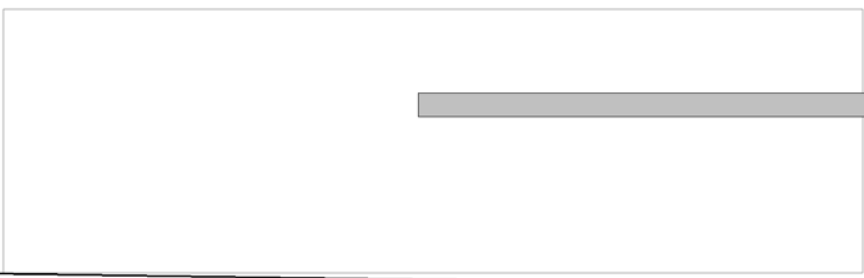
5



EDISON HOUSE



THE REVIVAL



SIMPLY SUSHI

REFERENCE NOTES

A1

DR - SITE STREET ELEVATION
SCALE: 1/16" = 1'-0"

1

2

3

4

5

THE REVIVAL

355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101

PEG DEVELOPEMENT

DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

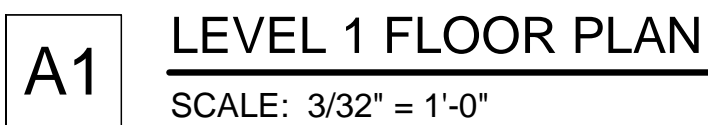
DR - SITE STREET ELEVATION

ADR-05



FFKR ARCHITECTS

730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

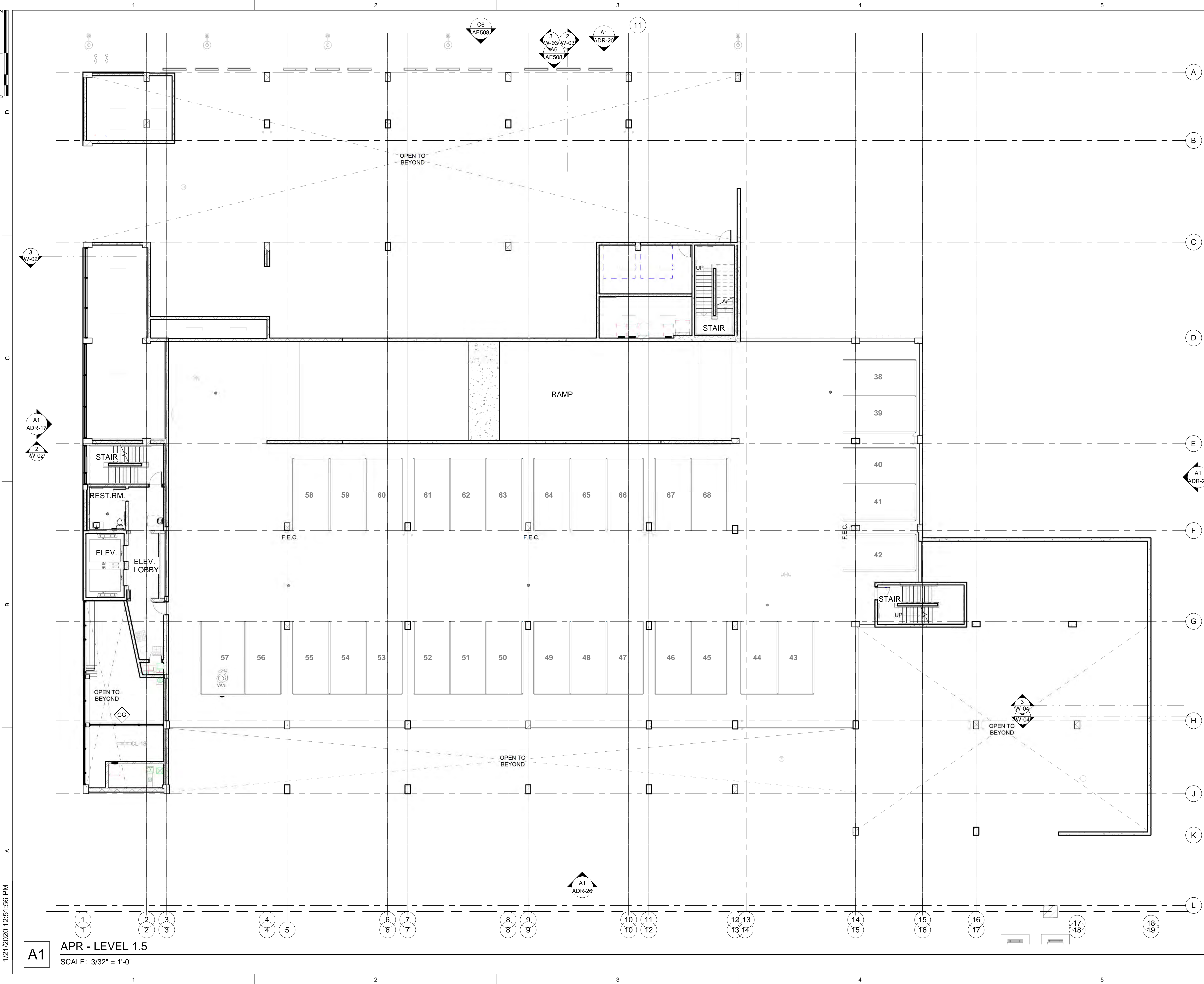


ADR-06

1/21/2020 12:51:56 PM

A1

APR - LEVEL 1.5
SCALE: 3/32" = 1'-0"



REFERENCE NOTES

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

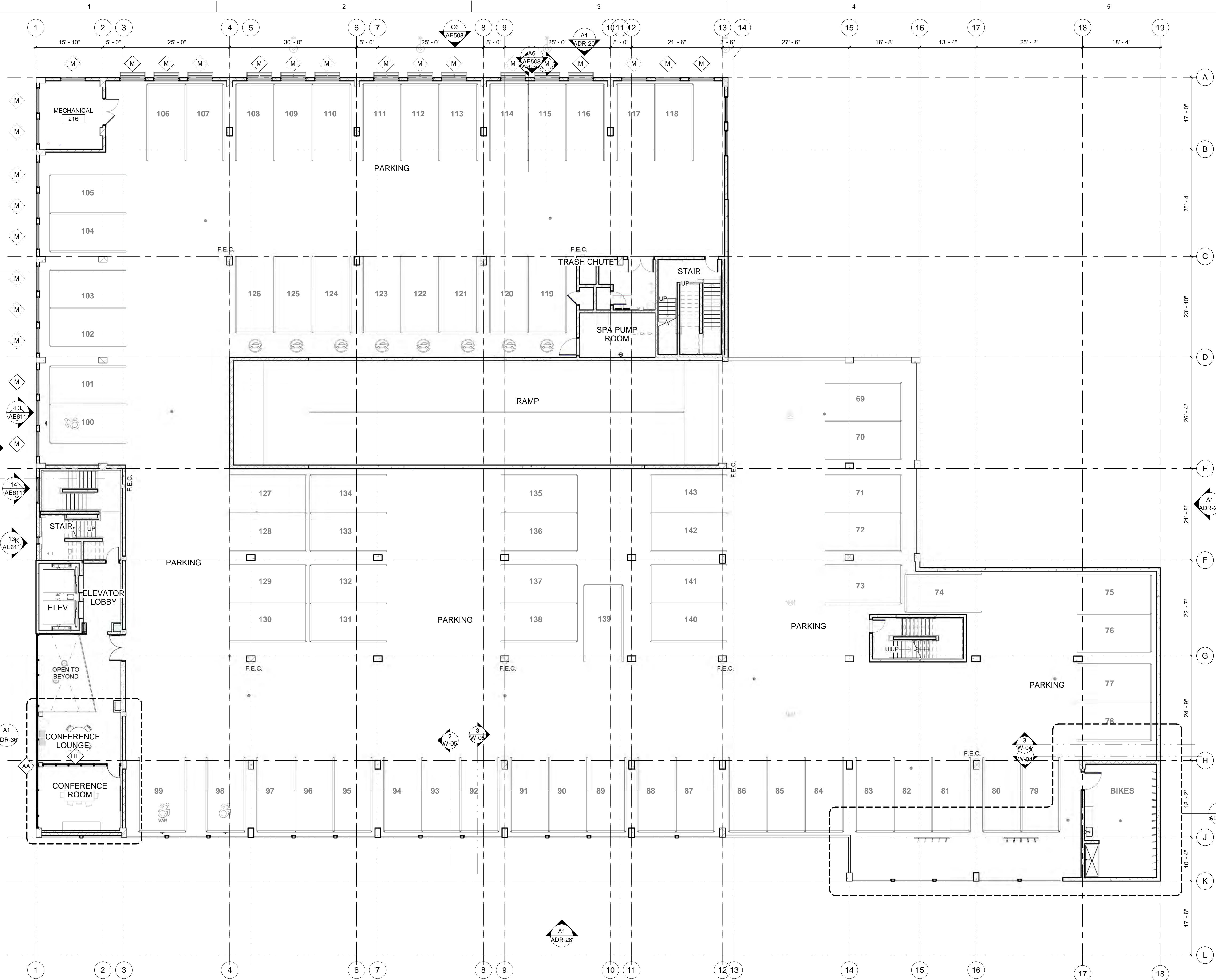
DR - LEVEL
1.5 FLOOR
PLAN

ADR-07

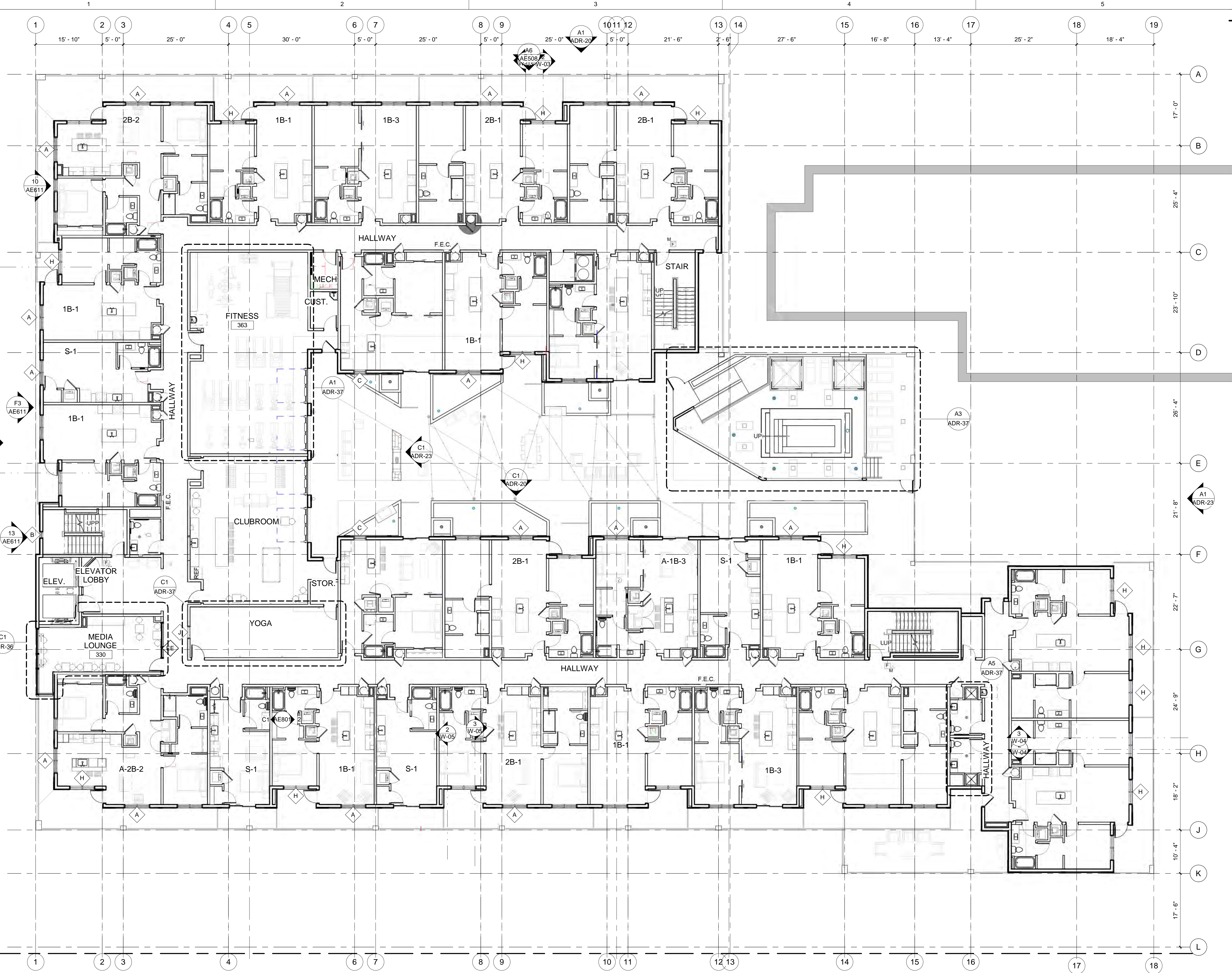


FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

1/21/2020 12:52:03 PM



1/21/2020 12:52:12 PM



REFERENCE NOTES

RESIDENTIAL UNITS LEVEL 3
(4) S-1 STUDIOS: 411 SQ/FT
(7) 1B-1 ONE BEDROOM UNITS: 654 SQ/FT
(1) 1B-2 ONE BEDROOM UNITS: 680 SQ/FT
(3) 1B-3 ONE BEDROOM UNITS: 705 SQ/FT
(2) 1B-4 ONE BEDROOM UNITS: 702 SQ/FT
(7) 2B-1 TWO BEDROOM UNITS: 974 SQ/FT
(2) 2B-2 TWO BEDROOM UNITS: 1032 SQ/FT
26 UNITS PER FLOOR
138 TOTAL UNITS

Current Gross Floor Level Area: 28,772 SQ/FT

A1 APR - LEVEL 3
SCALE: 3/32" = 1'-0"

THE REVIVAL
355 SOUTH 200 WEST
SALT LAKE CITY, UTAH 84101
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

DATE REVISION

PROJECT NUMBER 19048

DR - LEVEL 3 FLOOR PLAN

ADR-09



FFKR ARCHITECTS

730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

1/21/2020 12:52:21 PM



A1 LEVEL 4-7
SCALE: 3/32" = 1'-0"

REFERENCE NOTES

RESIDENTIAL UNITS LEVEL 4
(4) S-1 STUDIOS: 411 SQ/FT
(7) 1B-1 ONE BEDROOM UNITS: 654 SQ/FT
(1) 1B-2 ONE BEDROOM UNITS: 674 SQ/FT
(3) 1B-3 ONE BEDROOM UNITS: 705 SQ/FT
(1) 1B-4 ONE BEDROOM UNITS: 702 SQ/FT
(1) 1B-4+ TWO BEDROOM UNITS: 878 SQ/FT
(7) 2B-1 TWO BEDROOM UNITS: 974 SQ/FT
(2) 2B-2 TWO BEDROOM UNITS: 1032 SQ/FT
(2) 3B-1 THREE BEDROOM UNITS: 1139 SQ/FT
28 UNITS PER FLOOR
138 TOTAL UNITS

Current Gross Floor Level Area: 28,415 SQ/FT

FLOOR PLAN LEGEND

- ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE & CHARGING STATION
- PAINTED STRIPES

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

DATE REVISION

PROJECT NUMBER 19048

DR - LEVEL 4 FLOOR PLAN

ADR-10

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PEG
DEVELOPMENT

1/21/2020 12:52:30 PM



A1 APR - LEVEL 5
SCALE: 3/32" = 1'-0"

REFERENCE NOTES

RESIDENTIAL UNITS LEVEL 5
(3) S-1 STUDIOS: 411 SQ/FT
(7) 1B-1 ONE BEDROOM UNITS: 654 SQ/FT
(1) 1B-2 ONE BEDROOM UNITS: 674 SQ/FT
(3) 1B-3 ONE BEDROOM UNITS: 705 SQ/FT
(1) 1B-4 ONE BEDROOM UNITS: 702 SQ/FT
(1) 1B-4+ TWO BEDROOM UNITS: 878 SQ/FT
(7) 2B-1 TWO BEDROOM UNITS: 974 SQ/FT
(1) 2B-2 TWO BEDROOM UNITS: 1032 SQ/FT
(1) 2B-C TWO BEDROOM UNITS: 1113 SQ/FT
(2) 3B-1 THREE BEDROOM UNITS: 1139 SQ/FT
28 UNITS PER FLOOR
138 TOTAL UNITS

Current Gross Floor Level Area: 28,738 SQ/FT

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020



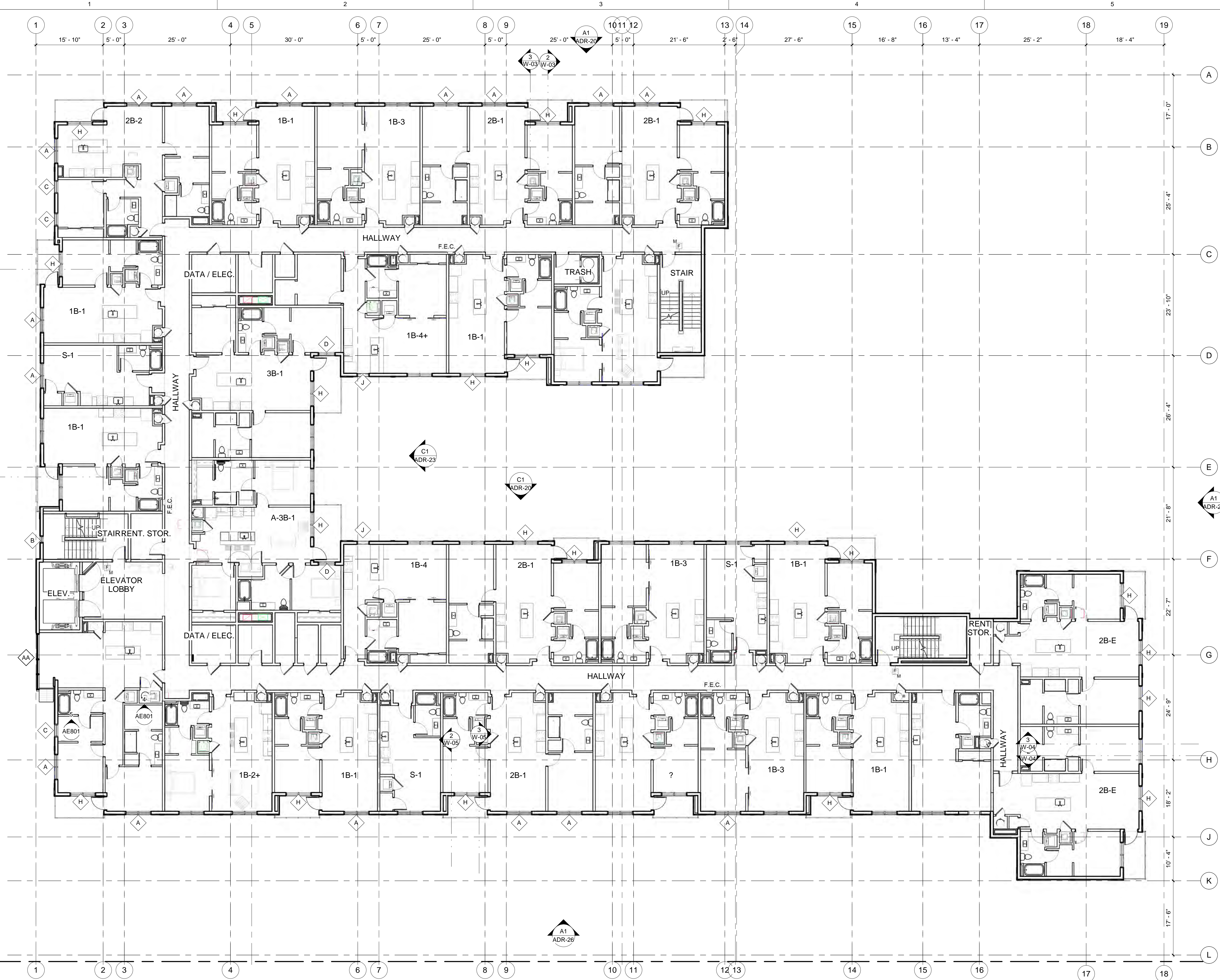
DATE REVISION

PROJECT NUMBER 19048

DR - LEVEL 5 FLOOR PLAN

ADR-11

1/21/2020 12:52:39 PM



A1 APR - LEVEL 6
SCALE: 3/32" = 1'-0"

REFERENCE NOTES

RESIDENTIAL UNITS LEVEL 6

- (3) S-1 STUDIOS: 411 SQ/FT
- (7) 1B-1 ONE BEDROOM UNITS: 654 SQ/FT
- (1) 1B-2 ONE BEDROOM UNITS: 674 SQ/FT
- (1) 1B-2+ ONE BEDROOM UNITS: 703 SQ/FT
- (3) 1B-3 ONE BEDROOM UNITS: 705 SQ/FT
- (2) 1B-4+ TWO BEDROOM UNITS: 878 SQ/FT
- (7) 2B-1 TWO BEDROOM UNITS: 974 SQ/FT
- (1) 2B-2 TWO BEDROOM UNITS: 1032 SQ/FT
- (1) 2B-3 TWO BEDROOM UNITS: 1113 SQ/FT
- (2) 3B-1 THREE BEDROOM UNITS: 1139 SQ/FT

28 UNITS PER FLOOR
138 TOTAL UNITS

Current Gross Floor Level Area: 28,738 SQ/FT

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

SALT LAKE CITY, UTAH 84101

PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

DATE REVISION

PROJECT NUMBER 19048

DR - LEVEL
6 FLOOR
PLAN

ADR-12



FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

1/21/2020 12:52:48 PM



REFERENCE NOTES

RESIDENTIAL UNITS LEVEL 7
(3) S-1 STUDIOS: 411 SQ/FT
(7) 1B-1 ONE BEDROOM UNITS: 654 SQ/FT
(1) 1B-2 ONE BEDROOM UNITS: 674 SQ/FT
(1) 1B-2+ ONE BEDROOM UNITS: 703 SQ/FT
(3) 1B-3 ONE BEDROOM UNITS: 705 SQ/FT
(2) 1B-4+ TWO BEDROOM UNITS: 878 SQ/FT
(7) 2B-1 TWO BEDROOM UNITS: 974 SQ/FT
(1) 2B-2 TWO BEDROOM UNITS: 1032 SQ/FT
(1) 2B-C TWO BEDROOM UNITS: 1113 SQ/FT
(2) 3B-1 THREE BEDROOM UNITS: 1139 SQ/FT
28 UNITS PER FLOOR
138 TOTAL UNITS

Current Gross Floor Level Area: 28,738 SQ/FT

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

PEG
DEVELOPMENT

DATE REVISION

PROJECT NUMBER 19048

DR - LEVEL
7 FLOOR
PLAN

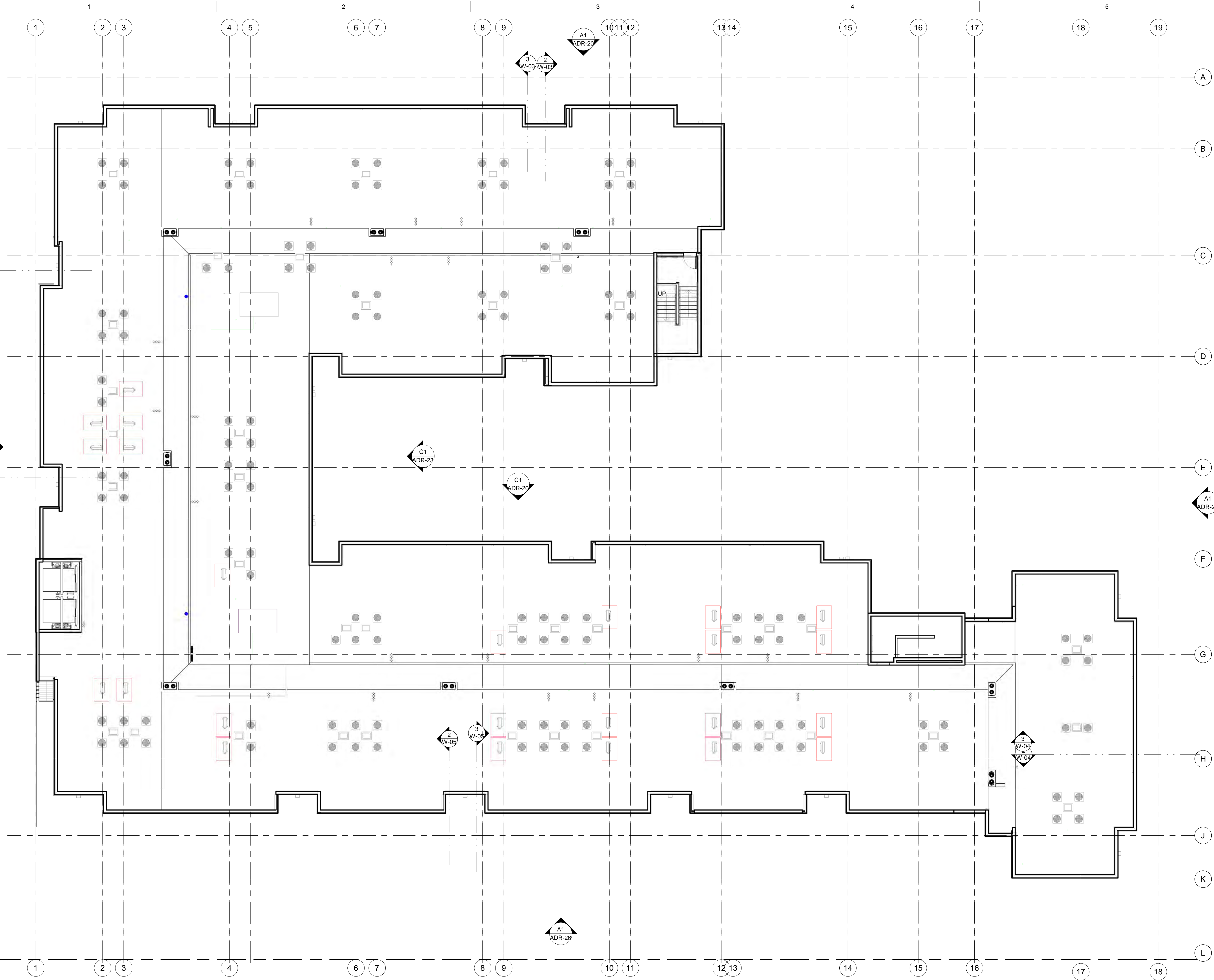
ADR-13

A1
APR - LEVEL 7
SCALE: 3/32" = 1'-0"

1/21/2020 12:52:55 PM

A B C D

0' 1' 2'



REFERENCE NOTES

A1 ADR - ROOF PLAN
SCALE: 3/32" = 1'-0"

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR - ROOF
- FLOOR
PLAN

ADR-14



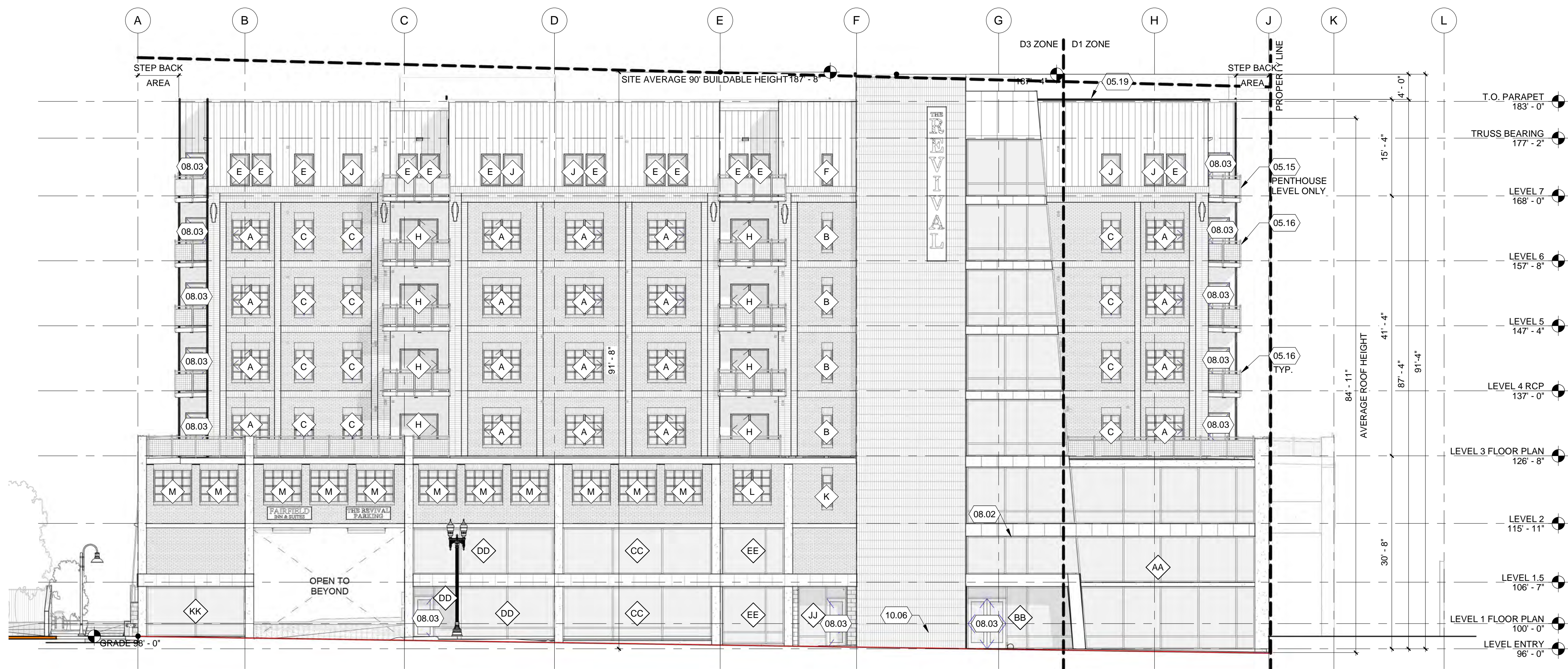
FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

1/21/2020 12:53:19 PM

A1

DR - WEST ELEVATION

SCALE: 3/32" = 1'-0"



REFERENCE NOTES

- 05.15 ULTRA FENCING: ALUMINUM RAILING, GLAZED DECORATIVE
- 05.16 ULTRA FENCING: ALUMINUM RAILING, MESH
- 05.19 FASCIA TRIM W/ CLIP, PRE-FINISHED
- 08.02 ALUMINUM CURTAIN WALL SYSTEM
- 08.03 SCHEDULED DOOR
- 10.06 DIMENSIONAL LETTER SIGNAGE



THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR - BUILDING ELEVATION

ADR-15

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

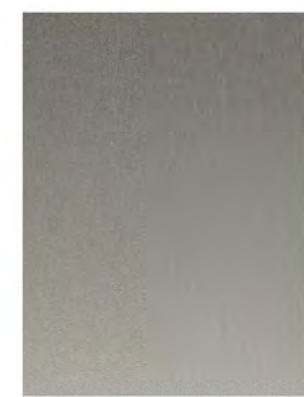
1/21/2020 12:53:43 PM

EXTERIOR ELEVATION WEST NOTES

BUILDING MASONRY



FLASHING



MLT-2

RAILINGS AND WINDOWS



MLT-3

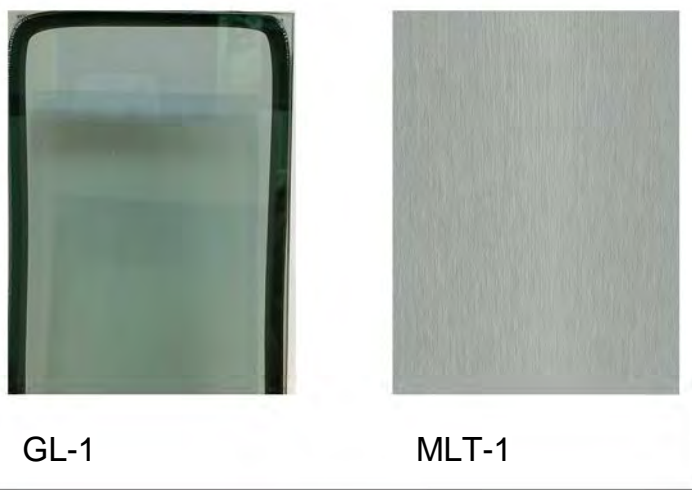
MLT-4

PENTHOUSE SIDING



FCB-1

STOREFRONT GLAZING



GL-1

MLT-1

SIGNAGE



MTL-5

ENTRY ACCENT



MTL-6

BALCONY DETAIL



STC-2

REFERENCE NOTES

- 05.15 ULTRA FENCING: ALUMINUM RAILING, GLAZED DECORATIVE
- 05.19 FASCIA TRIM W/ CLIP, PRE-FINISHED
- 08.02 ALUMINUM CURTAIN WALL SYSTEM
- 10.06 DIMENSIONAL LETTER SIGNAGE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	STYLE	COLOR	EXTERIOR FINISH NOTES
AL-1	GLASS	ANNODIZED	CLEAR	
BR-1	INTERSTATE BRICK	MODULAR THIN BRICK	TUMBLEWEED L-4, MATTE	RUNNING BOND
BR-2	INTERSTATE BRICK	NORMAN THIN BRICK	TUMBLEWEED L-4, MATTE	SOLIDER COURSE
BR-3	INTERSTATE BRICK	NORMAN THIN BRICK	PLANTINUM L-4, STANDARD	RUNNING BOND
BR-4	INTERSTATE BRICK	KING THIN BRICK	BLACK OPAL	VERTICAL STACKED
CMU-1	CONC. MASONRY UNIT	SPLIT FACE	NATURAL	
CMU-2	CONC. MASONRY UNIT	STANDARD	NATURAL	
CON-1	CONCRETE, CIP	ARCHITECTURAL		REVEAL PATTERN
FCB-1	FIBER CEMENT BOARD	SMOOTH VERT. SIDING	AGED PEWTER	VERTICAL PANEL
FCB-2	FIBER CEMENT BOARD	SMOOTH LAP SIDING	AUTUMN TAN	HORIZONTAL PLANK
GL-1	GLASS	DOUBLE PANE		LOW, E
MTL-1	UNA-CLAD METAL PANEL	PANEL-12 VERTICAL	KYNAR 500 SILVER METALLIC	UC-11 CONCEALED FASTENER
MTL-2	METAL TRIM/ CAP	PRE-FINISHED	TO MATCH METAL PANEL	
MTL-3	METAL, PAINTED	METAL COLUMNS/ RAILINGS	KYNAR 500 SLATE GRAY	ARCHITECTURAL METAL
MTL-4	WIRE MESH RAILING	4 X 4 WELDED MESH	HOT DIPPED GALVANIZED	STEEL RAILING
MTL-5	METAL, PAINTED	SIGNAGE	SW 6885 KNOCKOUT ORANGE	
MTL-6	METAL, PAINTED	PRE-FINISHED	PPG1193-7 CINNAMON STONE	
PT-X	PORCELAIN TILE - EXT	PANORAMIC PANELS	CM20 OBSIDIAN	
STC-1	STUCCO	SANDBLAST	#111 PRAIRIE CLAY	TRADITIONAL 3 COAT
STC-2	STUCCO	SANDBLAST	SEN 3031 GROUND MACE	TRADITIONAL 3 COAT
STC-3	STUCCO	SANDBLAST	SEN 870 STORM GREY	TRADITIONAL 3 COAT
VNL-1	VINYL WINDOWS	SEE ELEVATION	PLYGEM CLAY	7/8" SDL BARS SEE ELEVATION



A1

DR - WEST MATERIALS ELEVATION

SCALE: 3/32" = 1'-0"

FFKR ARCHITECTS

730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

PEG
DEVELOPMENT

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

DATE REVISION

PROJECT NUMBER 19048

DR -
MATERIALS
ELEVATION

ADR-16

1/21/2020 12:53:57 PM

A B C D

1

2

3

4

5



- TOTAL GROUND FLOOR BUILDING AREA
TOTAL: 1471 SF
- GROUND FLOOR DURABLE MATERIAL AREA
TOTAL: 1223 SF = 83%
- GROUND FLOOR OTHER MATERIAL AREA
TOTAL: 231 SF = 19%
- TOTAL UPPER FLOOR BUILDING AREA
TOTAL: 10,463 SF
- UPPER FLOOR DURABLE MATERIAL AREA
TOTAL: 8,370 SF = 80%
- OTHER MATERIAL AREA
TOTAL: 3,230 SF = 30%
- GROUND FLOOR GLAZING ZONE
TOTAL: 704 SF
- GROUND FLOOR GLAZING AREA
TOTAL: 607 SF 85%



A1

WEST ELEVATION DURABLE MATERIALS
SCALE: 3/32" = 1'-0"

REFERENCE NOTES



THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

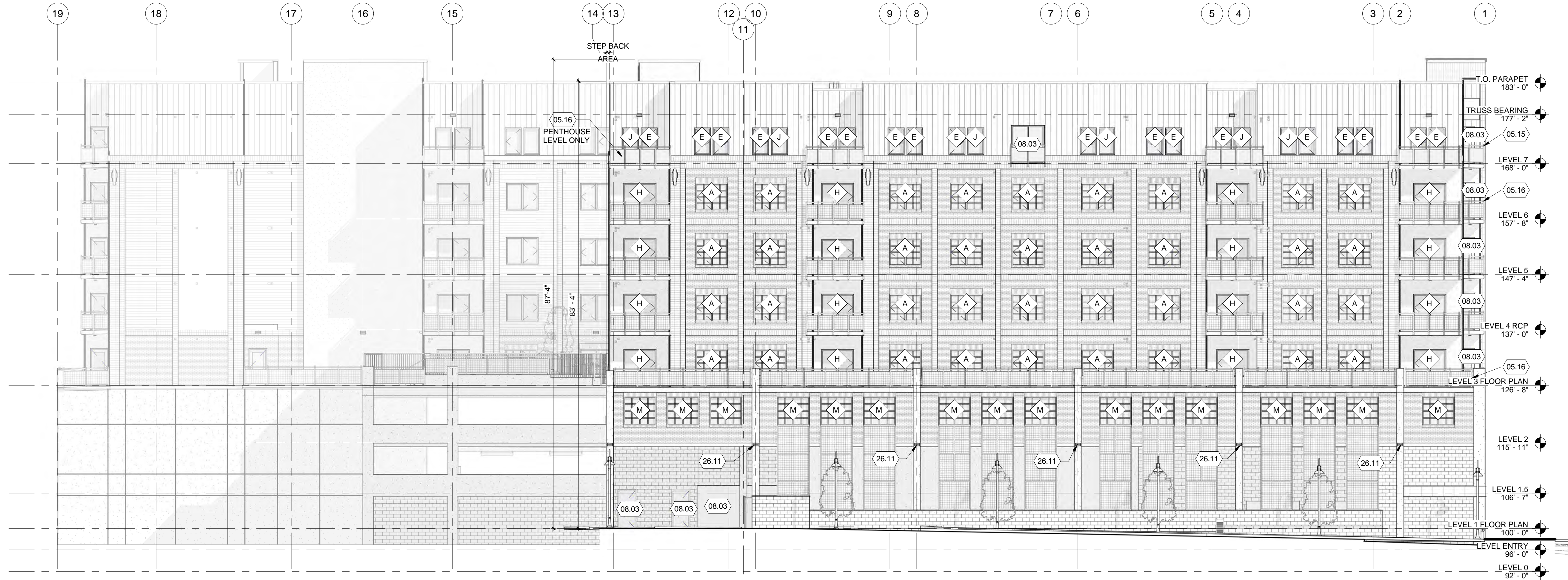
△ DATE REVISION

PROJECT NUMBER 19048

DR -
DURABLE
AREAS
ELEVATION

ADR-17

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



REFERENCE NOTES

- 05.15 ULTRA FENCING: ALUMINUM RAILING, GLAZED DECORATIVE
- 05.16 ULTRA FENCING: ALUMINUM RAILING, MESH
- 08.03 SCHEDULED DOOR
- 26.11 EXTERIOR DOWNLIGHT, SEE ELECTRICAL

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PEG
DEVELOPMENT

△ DATE REVISION

PROJECT NUMBER 19048

DR-BUILDING
ELEVATION

ADR-18

A1 DR - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

1/21/2020 12:54:26 PM

1

2

3

4

5

REFERENCE NOTES

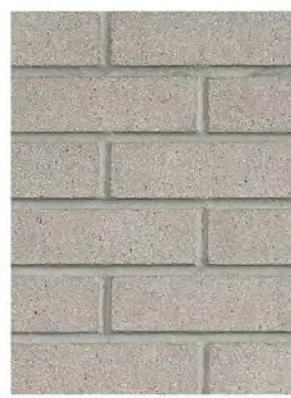
05.16 ULTRA FENCING: ALUMINUM RAILING, MESH

EXTERIOR ELEVATION NORTH NOTES

BUILDING MASONRY



BR-1-2

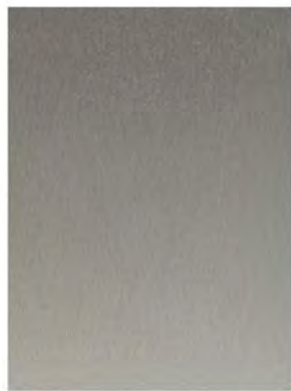


BR-3



CMU-1

FLASHING



MLT-2

RAILINGS AND WINDOWS

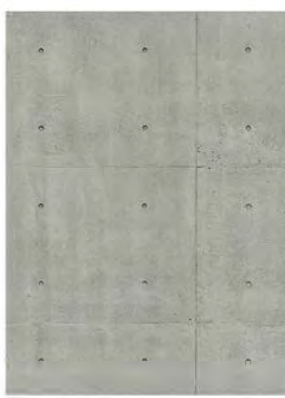


MLT-3



MLT-4

PARKING



CON-1

PENTHOUSE SIDING



FCB-1

METAL SCREENS



MTL-6

BALCONY DETAIL



STC-2

EXTERIOR FINISH LEGEND

MARK	MATERIAL	STYLE	COLOR	EXTERIOR FINISH NOTES
AL-1	GLASS	ANNODIZED	CLEAR	
BR-1	INTERSTATE BRICK	MODULAR THIN BRICK	TUMBLEWEED L-4, MATTE	RUNNING BOND
BR-2	INTERSTATE BRICK	NORMAN THIN BRICK	TUMBLEWEED L-4, MATTE	SOLIDER COURSE
BR-3	INTERSTATE BRICK	NORMAN THIN BRICK	PLANTINUM L-4, STANDARD	RUNNING BOND
BR-4	INTERSTATE BRICK	KING THIN BRICK	BLACK OPAL	VERTICAL STACKED
CMU-1	CONC. MASONRY UNIT	SPLIT FACE	NATURAL	
CMU-2	CONC. MASONRY UNIT	STANDARD	NATURAL	
CON-1	CONCRETE, CIP	ARCHITECTURAL		REVEAL PATTERN
FCB-1	FIBER CEMENT BOARD	SMOOTH VERT. SIDING	AGED PEWTER	VERTICAL PANEL
FCB-2	FIBER CEMENT BOARD	SMOOTH LAP SIDING	AUTUMN TAN	HORIZONTAL PLANK
GL-1	GLASS	DOUBLE PANE		LOW, E
MTL-1	UNA-CLAD METAL PANEL	PANEL-12 VERTICAL	KYNAR 500 SILVER METALLIC	UC-11 CONCEALED FASTENER
MTL-2	METAL TRIM/ CAP	PRE-FINISHED	TO MATCH METAL PANEL	
MTL-3	METAL, PAINTED	METAL COLUMNS/ RAILINGS	KYNAR 500 SLATE GRAY	ARCHITECTURAL METAL
MTL-4	WIRE MESH RAILING	4 X 4 WELDED MESH	HOT DIPPED GALVANIZED ORANGE	STEEL RAILING
MTL-5	METAL, PAINTED	SIGNAGE	PPG1193-7 CINNAMON STONE	
MTL-6	METAL, PAINTED	PRE-FINISHED		
PT-X	PORCELAIN TILE - EXT	PANORAMIC PANELS	CM20 OBSIDIAN	
STC-1	STUCCO	SANDBLAST	#111 PRAIRIE CLAY	TRADITIONAL 3 COAT
STC-2	STUCCO	SANDBLAST	SEN 3031 GROUND MACE	TRADITIONAL 3 COAT
STC-3	STUCCO	SANDBLAST	SEN 870 STORM GREY	TRADITIONAL 3 COAT
VNL-1	VINYL WINDOWS	SEE ELEVATION	PLYGEM CLAY	7/8" SDL BARS SEE ELEVATION



A1 DR - NORTH MATERIALS ELEVATION
SCALE: 3/32" = 1'-0"

1

2

3

4

5

1/21/2020 12:55:08 PM

TOTAL GROUND FLOOR BUILDING AREA
TOTAL: 447 SF

GROUND FLOOR DURABLE MATERIAL AREA
TOTAL: 447 SF = 100%

GROUND FLOOR OTHER MATERIAL AREA
TOTAL: 0 SF = 0%

TOTAL UPPER FLOOR BUILDING AREA
TOTAL: 10,543 SF

UPPER FLOOR DURABLE MATERIAL AREA
TOTAL: 8,392 SF = 80%

OTHER MATERIAL AREA
TOTAL: 2,431 SF = 20%



C1

NORTH INSIDE ELEVATION DURABLE MATERIALS

SCALE: 3/32" = 1'-0"

TOTAL GROUND FLOOR BUILDING AREA
TOTAL: 2,575 SF

GROUND FLOOR DURABLE MATERIAL AREA
TOTAL: 2,575 SF = 100%

GROUND FLOOR OTHER MATERIAL AREA
TOTAL: 0 SF = 0%

TOTAL UPPER FLOOR BUILDING AREA
TOTAL: 9,202 SF

UPPER FLOOR DURABLE MATERIAL AREA
TOTAL: 7,996 SF = 86%

OTHER MATERIAL AREA
TOTAL: 1,637 SF = 17%



A1

NORTH ELEVATION DURABLE MATERIALS

SCALE: 3/32" = 1'-0"

REFERENCE NOTES

THE REVIVAL

355 SOUTH 200 WEST

PEG DEVELOPEMENT

DESIGN REVIEW APPLICATION - JANUARY 22, 2020

SALT LAKE CITY, UTAH 84101



FFKR ARCHITECTS

730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

△ DATE REVISION

PROJECT NUMBER 19048

DR -
DURABLE
AREAS
ELEVATION

ADR-20

1/21/2020 12:55:29 PM

2'

1'

0'

D

C

B

A

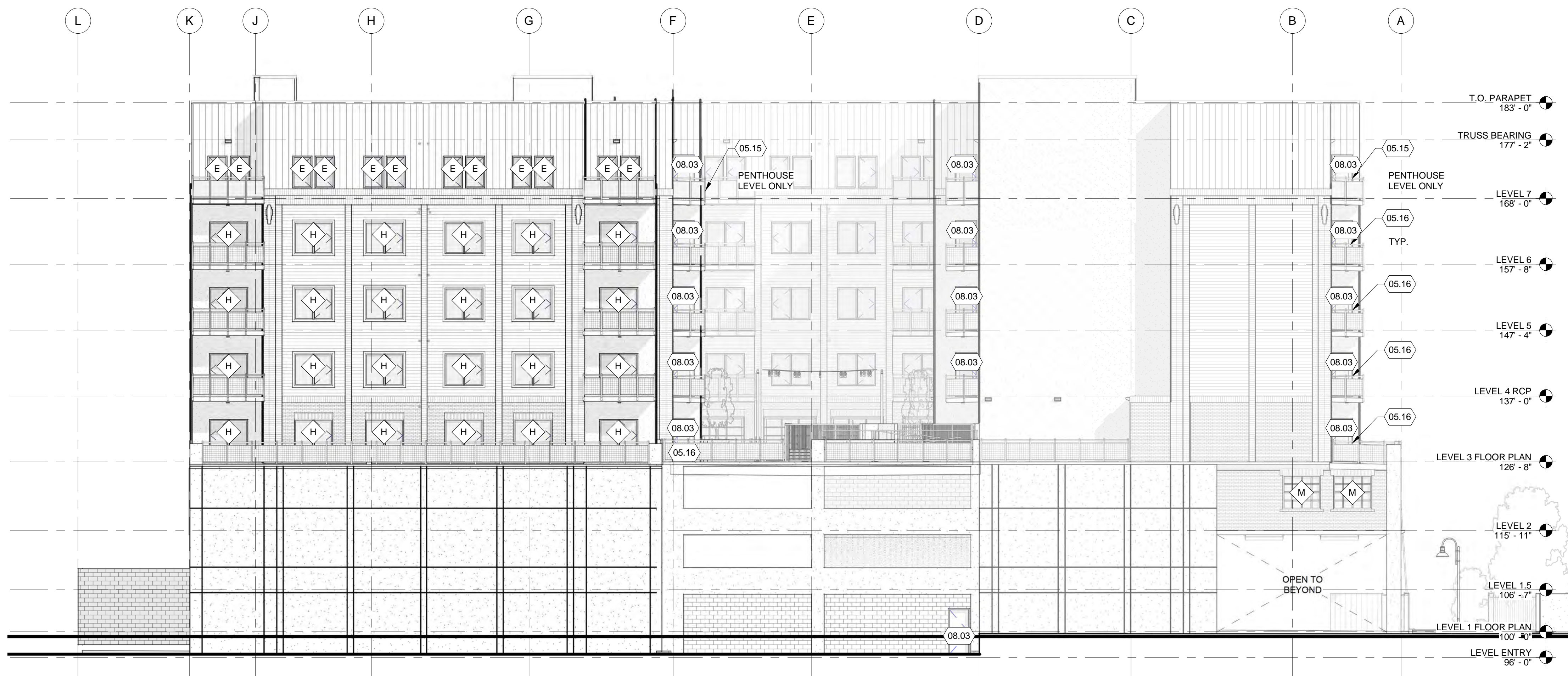
1

2

3

4

5



REFERENCE NOTES

- | | |
|-------|---|
| 05.15 | ULTRA FENCING: ALUMINUM
RAILING, GLAZED DECORATIVE |
| 05.16 | ULTRA FENCING: ALUMINUM
RAILING, MESH |
| 08.03 | SCHEDULED DOOR |

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PEG
DEVELOPMENT

△ DATE REVISION

PROJECT NUMBER 19048

DR-
BUILDING
ELEVATION

ADR-21

A1


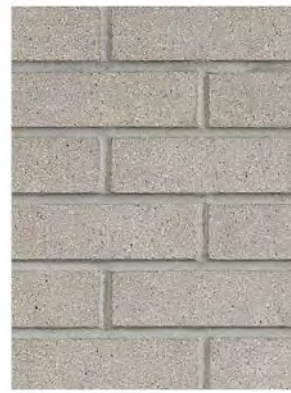
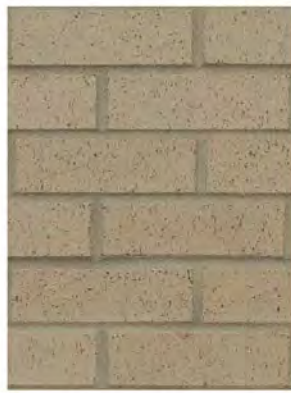
DR - EAST ELEVATION

SCALE: 3/32" = 1'-0"

1 2 3 4 5


EXTERIOR ELEVATION EAST NOTES

BUILDING MASONRY




BR-1-2 BR-3 CMU-1

PARKING



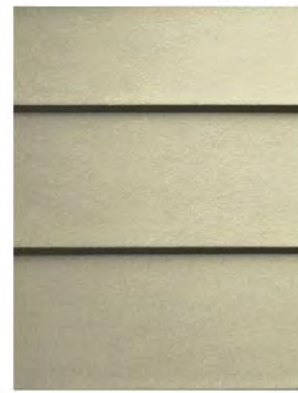
CON-1

PENTHOUSE SIDING



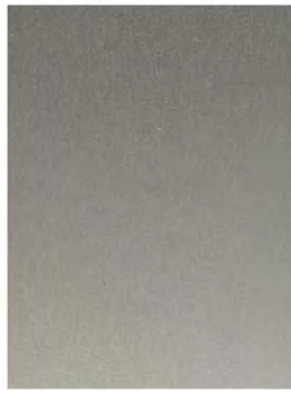
FCB-1

BUILDING SIDING





FCB-2

FLASHING




MLT-2

RAILINGS AND WINDOWS




MLT-3 MLT-4

BALCONY DETAIL



STC-2

TOWERS



STC-3

REFERENCE NOTES

05.15 ULTRA FENCING: ALUMINUM RAILING,
GLAZED DECORATIVE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	STYLE	COLOR	EXTERIOR FINISH NOTES
AL-1	GLASS	ANNODIZED	CLEAR	
BR-1	INTERSTATE BRICK	MODULAR THIN BRICK	TUMBLEWEED L-4, MATTE	RUNNING BOND
BR-2	INTERSTATE BRICK	NORMAN THIN BRICK	TUMBLEWEED L-4, MATTE	SOLIDER COURSE
BR-3	INTERSTATE BRICK	NORMAN THIN BRICK	PLANTINUM L-4, STANDARD	RUNNING BOND
BR-4	INTERSTATE BRICK	KING THIN BRICK	BLACK OPAL	VERTICAL STACKED
CMU-1	CONC. MASONRY UNIT	SPLIT FACE	NATURAL	
CMU-2	CONC. MASONRY UNIT	STANDARD	NATURAL	
CON-1	CONCRETE, CIP	ARCHITECTURAL		REVEAL PATTERN
FCB-1	FIBER CEMENT BOARD	SMOOTH VERT. SIDING	AGED PEWTER	VERTICAL PANEL
FCB-2	FIBER CEMENT BOARD	SMOOTH LAP SIDING	AUTUMN TAN	HORIZONTAL PLANK
GL-1	GLASS	DOUBLE PANE		LOW, E
MTL-1	UNA-CLAD METAL PANEL	PANEL-12 VERTICAL	KYNAR 500 SILVER METALLIC	UC-11 CONCEALED FASTENER
MTL-2	METAL TRIM/ CAP	PRE-FINISHED	TO MATCH METAL PANEL	
MTL-3	METAL, PAINTED	METAL COLUMNS/ RAILINGS	KYNAR 500 SLATE GRAY	ARCHITECTURAL METAL
MTL-4	WIRE MESH RAILING	4 X 4 WELDED MESH	HOT DIPPED GALVANIZED	STEEL RAILING
MTL-5	METAL, PAINTED	SIGNAGE	SW 6885 KNOCKOUT ORANGE	
MTL-6	METAL, PAINTED	PRE-FINISHED	PPG1193-7 CINNAMON STONE	
PT-X	PORCELAIN TILE - EXT	PANORAMIC PANELS	CM20 OBSIDIAN	
STC-1	STUCCO	SANDBLAST	#111 PRAIRIE CLAY	TRADITIONAL 3 COAT
STC-2	STUCCO	SANDBLAST	SEN 3031 GROUND MACE	TRADITIONAL 3 COAT
STC-3	STUCCO	SANDBLAST	SEN 870 STORM GREY	TRADITIONAL 3 COAT
VNL-1	VINYL WINDOWS	SEE ELEVATION	PLYGEM CLAY	7/8" SDL BARS SEE ELEVATION



A1

DR - EAST MATERIALS ELEVATION

SCALE: 3/32" = 1'-0"

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR -
MATERIALS
ELEVATION

ADR-22

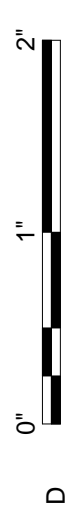
FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PEG
DEVELOPMENT

1/21/2020 12:55:49 PM

1/21/2020 12:56:02 PM

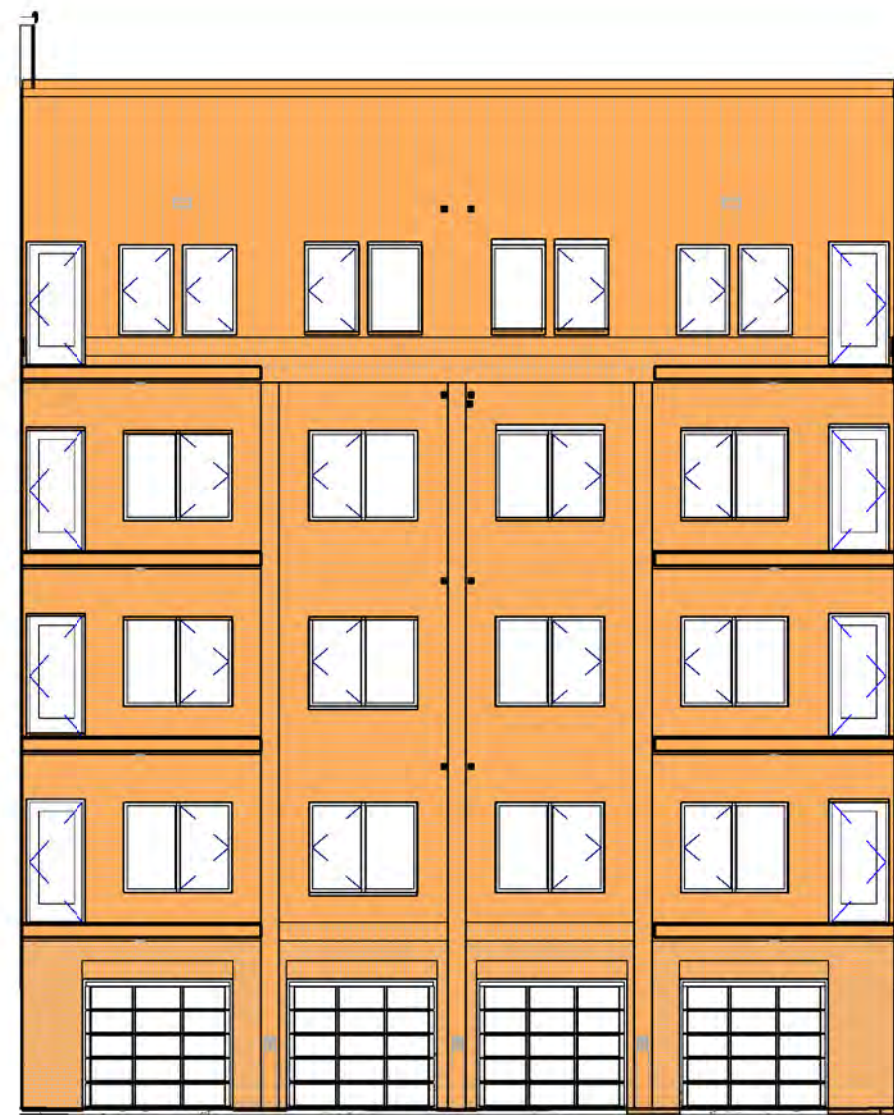
A B C D



TOTAL UPPER FLOOR BUILDING AREA
TOTAL: 1,881 SF

UPPER FLOOR DURABLE MATERIAL AREA
TOTAL: 1,881 SF = 100%

OTHER MATERIAL AREA
TOTAL: 0 SF = 0%



C1 EAST INSIDE ELEVATION DURABLE MATERIALS
SCALE: 3/32" = 1'-0"

TOTAL GROUND FLOOR BUILDING AREA
TOTAL: 2,428 SF

GROUND FLOOR DURABLE MATERIAL AREA
TOTAL: 2,428 SF = 100%

GROUND FLOOR OTHER MATERIAL AREA
TOTAL: 0 SF = 0%

TOTAL UPPER FLOOR BUILDING AREA
TOTAL: 9,154 SF

UPPER FLOOR DURABLE MATERIAL AREA
TOTAL: 6,721 SF = 73%

OTHER MATERIAL AREA
TOTAL: 2,433 SF = 27%



A1 EAST ELEVATION DURABLE MATERIALS
SCALE: 3/32" = 1'-0"

REFERENCE NOTES

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

SALT LAKE CITY, UTAH 84101

PROJECT NUMBER 19048

DR -
DURABLE
AREAS
ELEVATION

ADR-23



FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
801.521.6186 • FFKR.COM

1/21/2020 12:56:18 PM
A
B
C
D
0' 1' 2'

1

2

3

4

5

REFERENCE NOTES

- 05.15 ULTRA FENCING: ALUMINUM
RAILING, GLAZED DECORATIVE
05.37 CABLE VEHICLE RESTRAINT
SYSTEM, SEE STRUCTURAL
08.03 SCHEDULED DOOR

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PEG
DEVELOPMENT

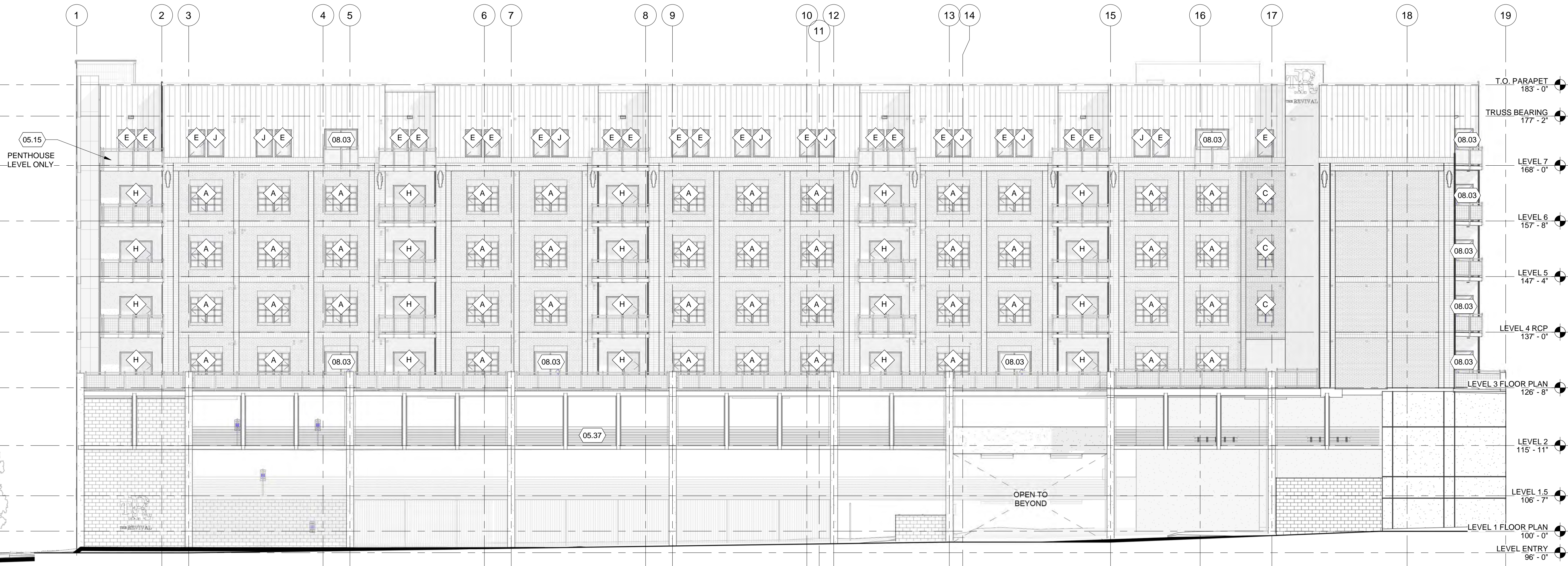
THE REVIVAL
355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

**DR-
BUILDING
ELEVATION**

ADR-24



A1

DR - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION SOUTH NOTES

BUILDING MASONRY



FLASHING



RAILINGS AND WINDOWS



PARKING



SIGNAGE



PENTHOUSE SIDING



BALCONY DETAIL



TOWERS



EXTERIOR FINISH LEGEND

MARK	MATERIAL	STYLE	COLOR	EXTERIOR FINISH NOTES
AL-1	GLASS	ANNODIZED	CLEAR	
BR-1	INTERSTATE BRICK	MODULAR THIN BRICK	TUMBLEWEED L-4, MATTE	RUNNING BOND
BR-2	INTERSTATE BRICK	NORMAN THIN BRICK	TUMBLEWEED L-4, MATTE	SOLIDER COURSE
BR-3	INTERSTATE BRICK	NORMAN THIN BRICK	PLANTINUM L-4, STANDARD	RUNNING BOND
BR-4	INTERSTATE BRICK	KING THIN BRICK	BLACK OPAL	VERTICAL STACKED
CMU-1	CONC. MASONRY UNIT	SPLIT FACE	NATURAL	
CMU-2	CONC. MASONRY UNIT	STANDARD	NATURAL	
CON-1	CONCRETE, CIP	ARCHITECTURAL		REVEAL PATTERN
FCB-1	FIBER CEMENT BOARD	SMOOTH VERT. SIDING	AGED PEWTER	VERTICAL PANEL
FCB-2	FIBER CEMENT BOARD	SMOOTH LAP SIDING	AUTUMN TAN	HORIZONTAL PLANK
GL-1	GLASS	DOUBLE PANE		LOW E
MTL-1	UNA-CLAD METAL PANEL	PANEL-12 VERTICAL	KYNAR 500 SILVER METALLIC	UC-11 CONCEALED FASTENER
MTL-2	METAL TRIM/ CAP	PRE-FINISHED	TO MATCH METAL PANEL	
MTL-3	METAL, PAINTED	METAL COLUMNS/ RAILINGS	KYNAR 500 SLATE GRAY	ARCHITECTURAL METAL
MTL-4	WIRE MESH RAILING	4 X 4 WELDED MESH	HOT DIPPED GALVANIZED	STEEL RAILING
MTL-5	METAL, PAINTED	SIGNAGE	SW 6885 KNOCKOUT ORANGE	
MTL-6	METAL, PAINTED	PRE-FINISHED	PPG1193-7 CINNAMON STONE	
PT-X	PORCELAIN TILE - EXT	PANORAMIC PANELS	CM20 OBSIDIAN	
STC-1	STUCCO	SANDBLAST	#111 PRAIRIE CLAY	TRADITIONAL 3 COAT
STC-2	STUCCO	SANDBLAST	SEN 3031 GROUND MACE	TRADITIONAL 3 COAT
STC-3	STUCCO	SANDBLAST	SEN 870 STORM GREY	TRADITIONAL 3 COAT
VNL-1	VINYL WINDOWS	SEE ELEVATION	PLYGEM CLAY	7/8" SDL BARS SEE ELEVATION



REFERENCE NOTES

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

PEG
DEVELOPMENT

DATE REVISION

PROJECT NUMBER 19048

DR -
MATERIALS
ELEVATION

ADR-25

1/21/2020 12:56:37 PM

A1 DR - SOUTH MATERIALS ELEVATION
SCALE: 3/32" = 1'-0"

1/21/2020 12:56:45 PM

A B C D

1

2

3

4

5

REFERENCE NOTES

- TOTAL GROUND FLOOR BUILDING AREA
TOTAL: 1,885 SF
- GROUND FLOOR DURABLE MATERIAL AREA
TOTAL: 1,885 SF = 100%
- GROUND FLOOR OTHER MATERIAL AREA
TOTAL: 0 SF = 0%
- TOTAL UPPER FLOOR BUILDING AREA
TOTAL: 14,656 SF
- UPPER FLOOR DURABLE MATERIAL AREA
TOTAL: 12,317 SF = 84%
- OTHER MATERIAL AREA
TOTAL: 2,339 SF = 16%



A1

SOUTH ELEVATION DURABLE MATERIALS

SCALE: 3/32" = 1'-0"

THE REVIVAL

355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101

PEG DEVELOPMENT

DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR -
DURABLE
AREAS
ELEVATION

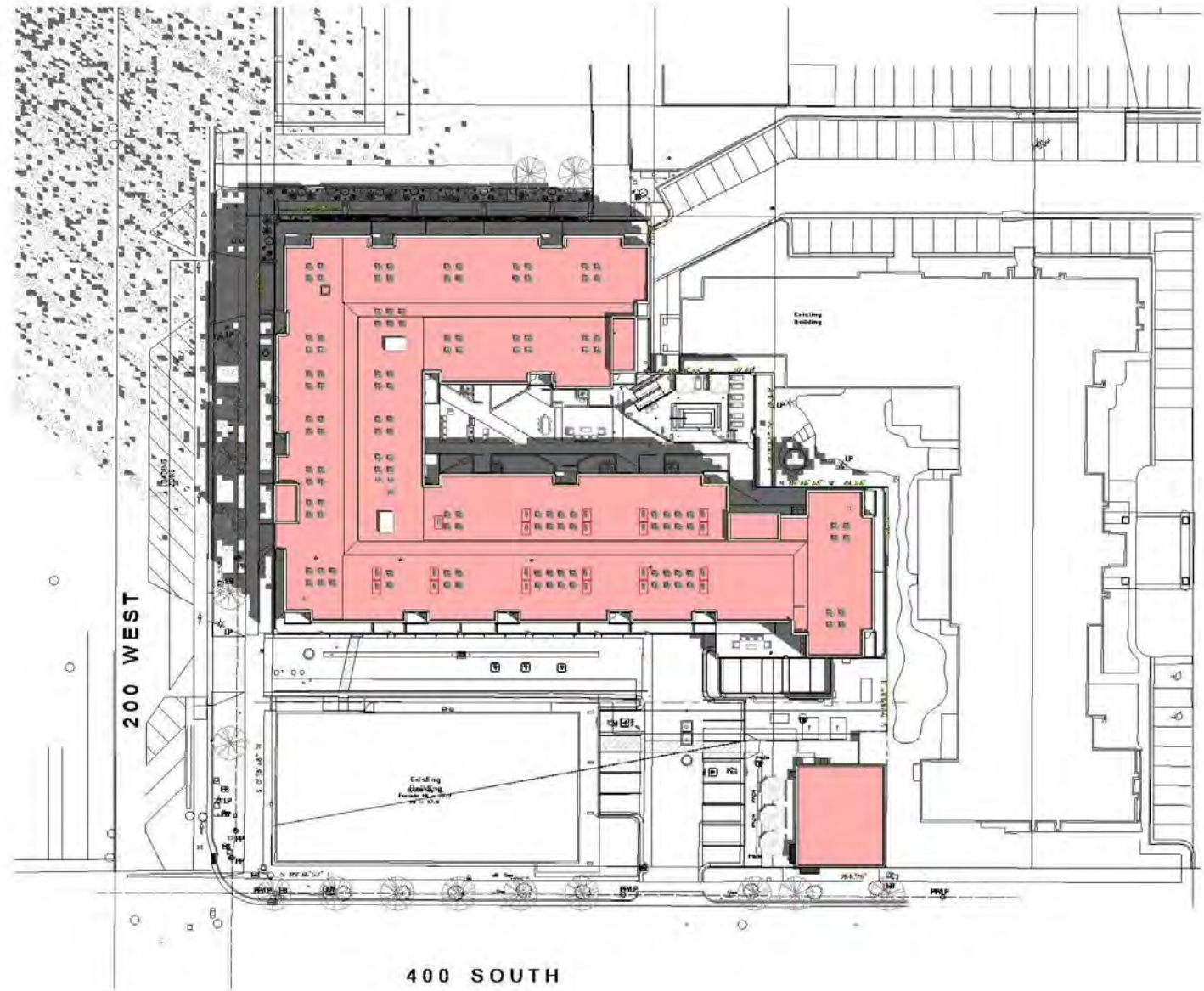
ADR-26

FFKR ARCHITECTS

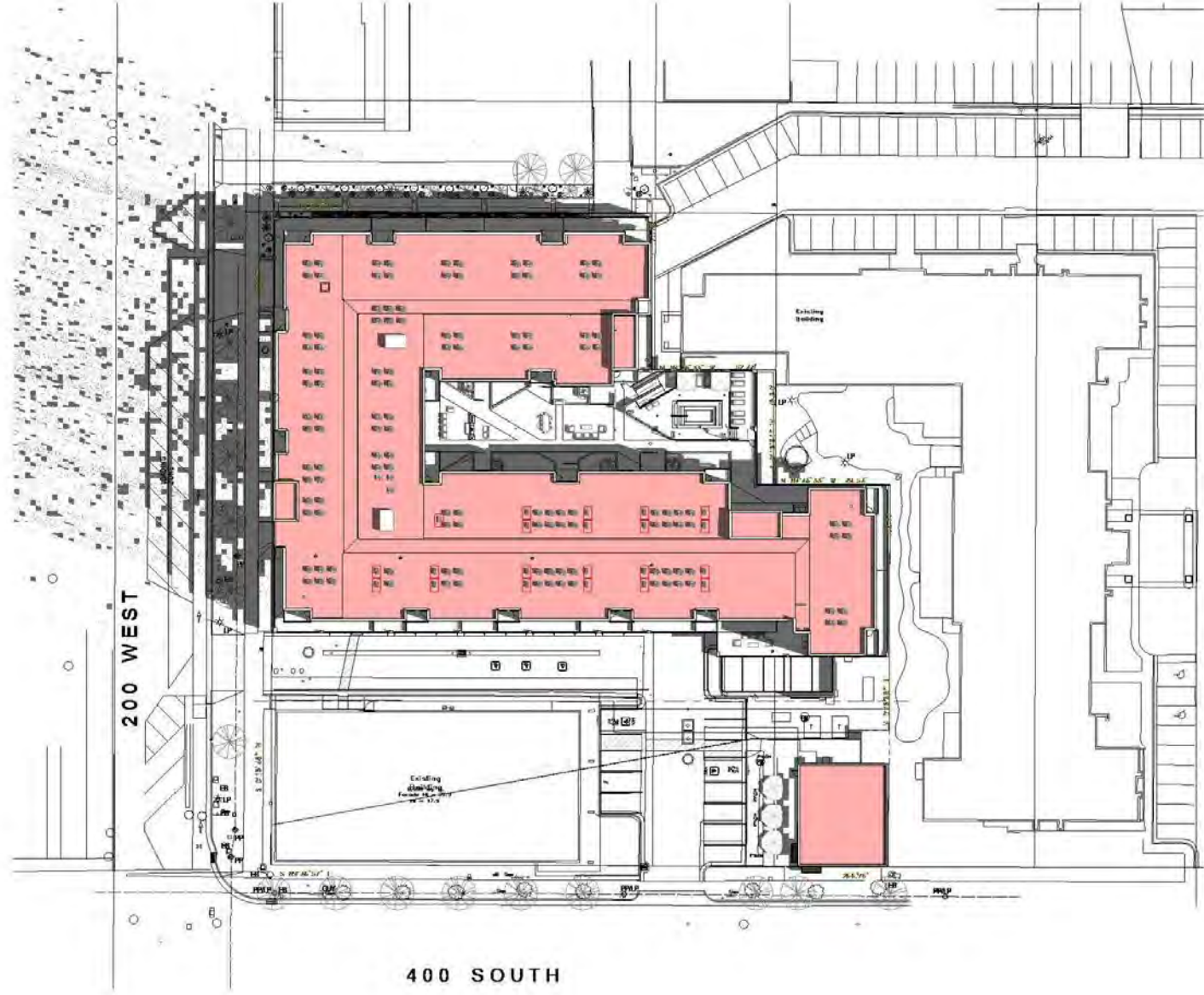
730 Pacific Avenue • Salt Lake City, Utah 84104

801.521.6186 • FFKR.COM

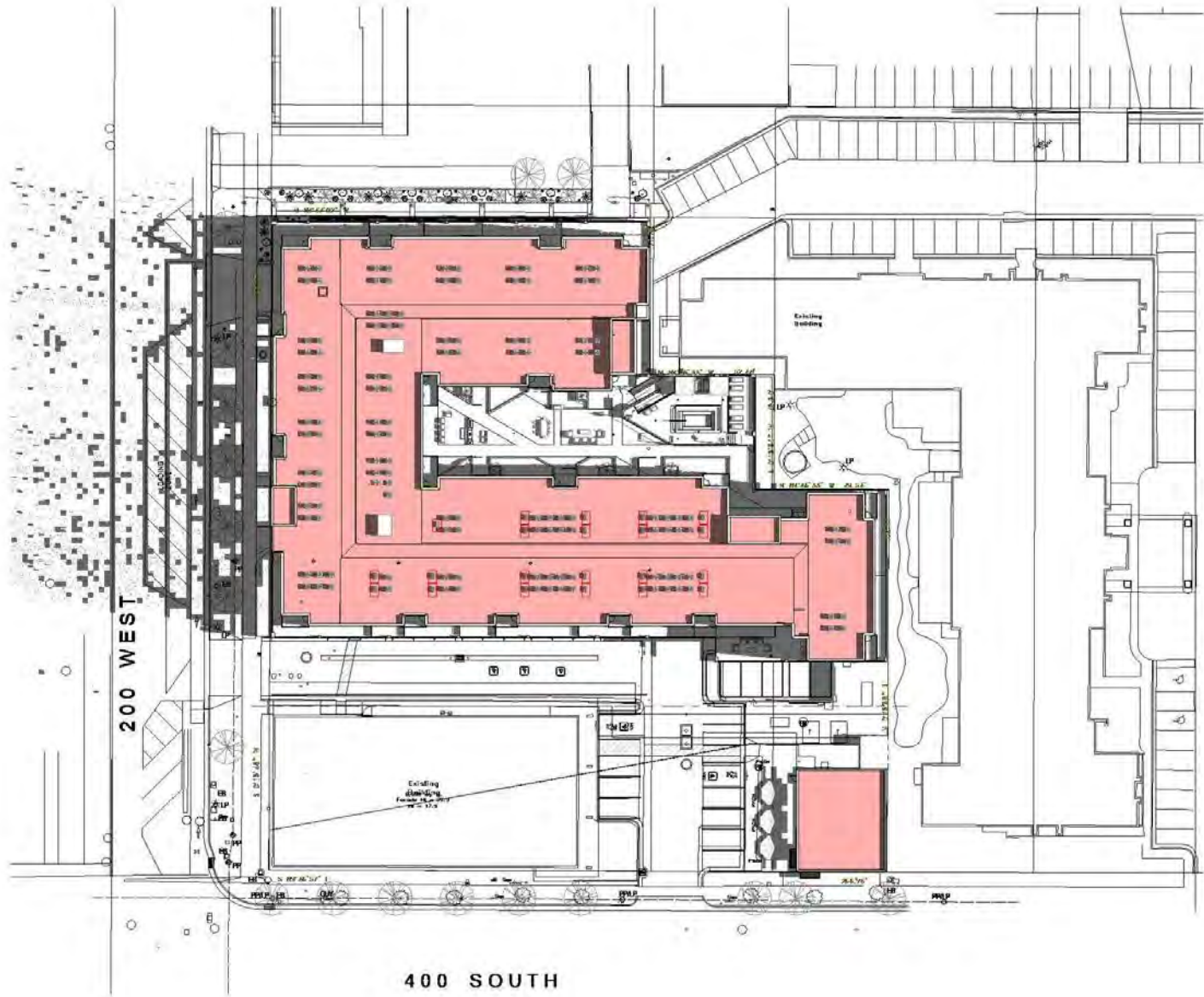
PEG
DEVELOPMENT



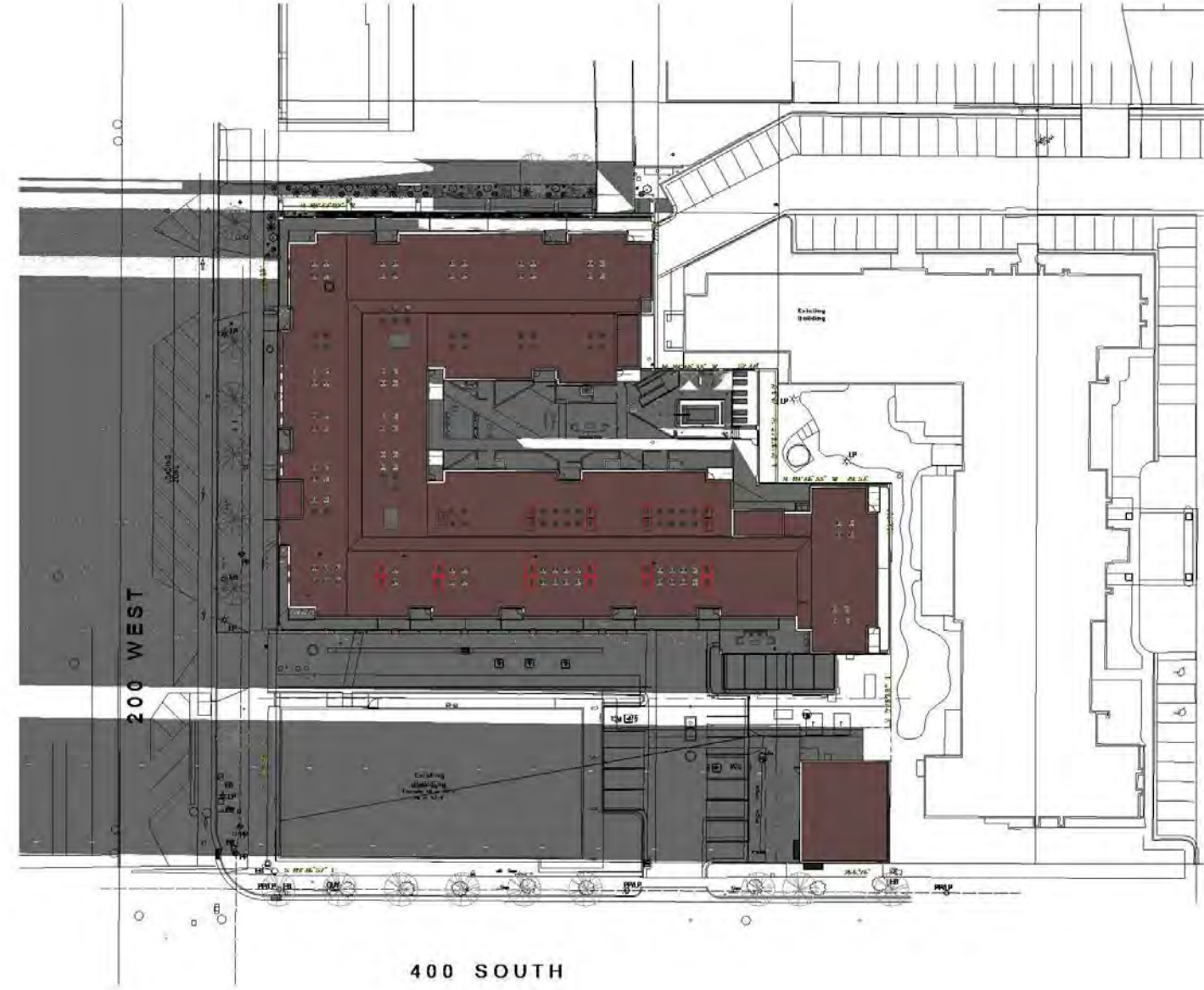
400 SOUTH



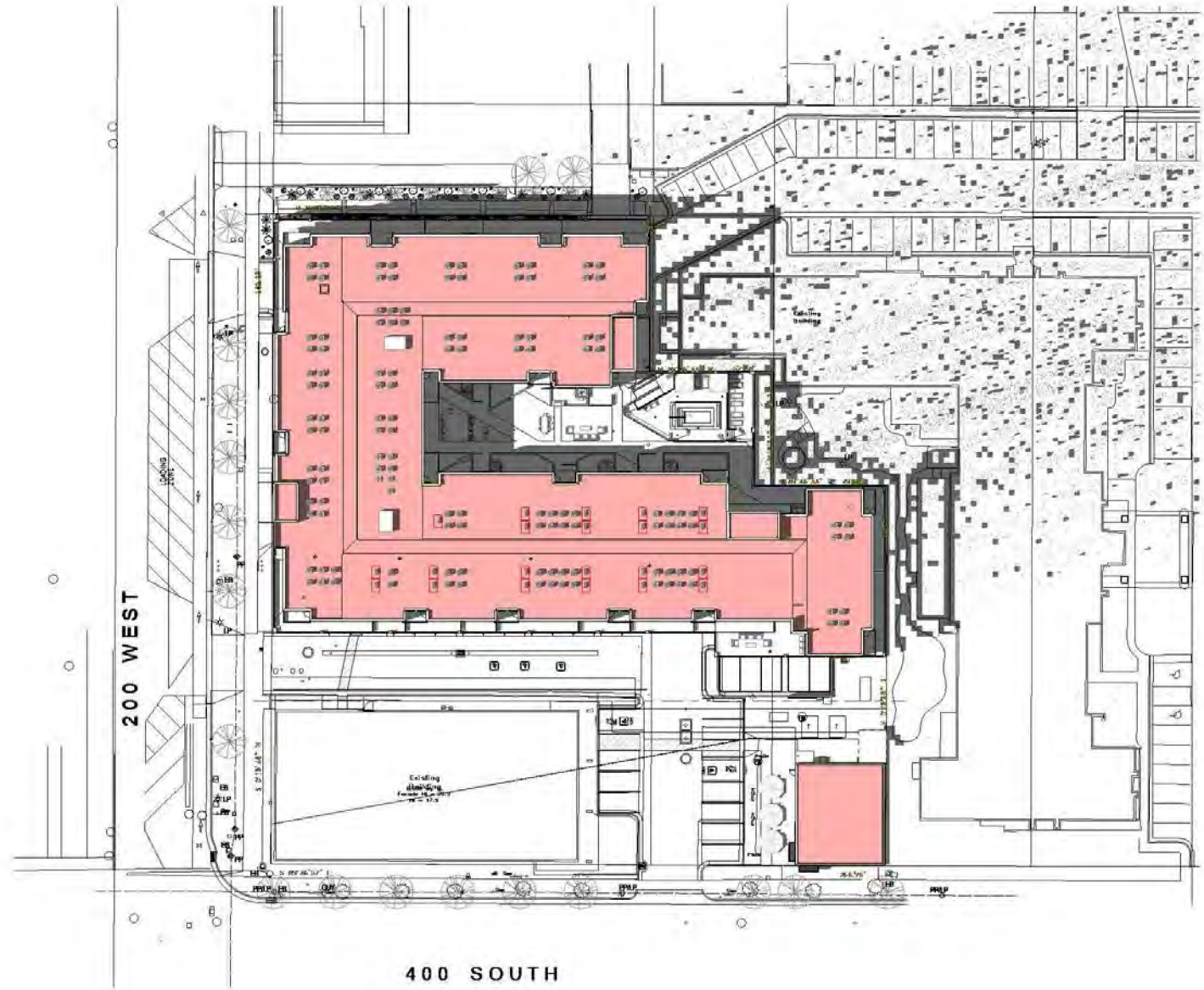
400 SOUTH



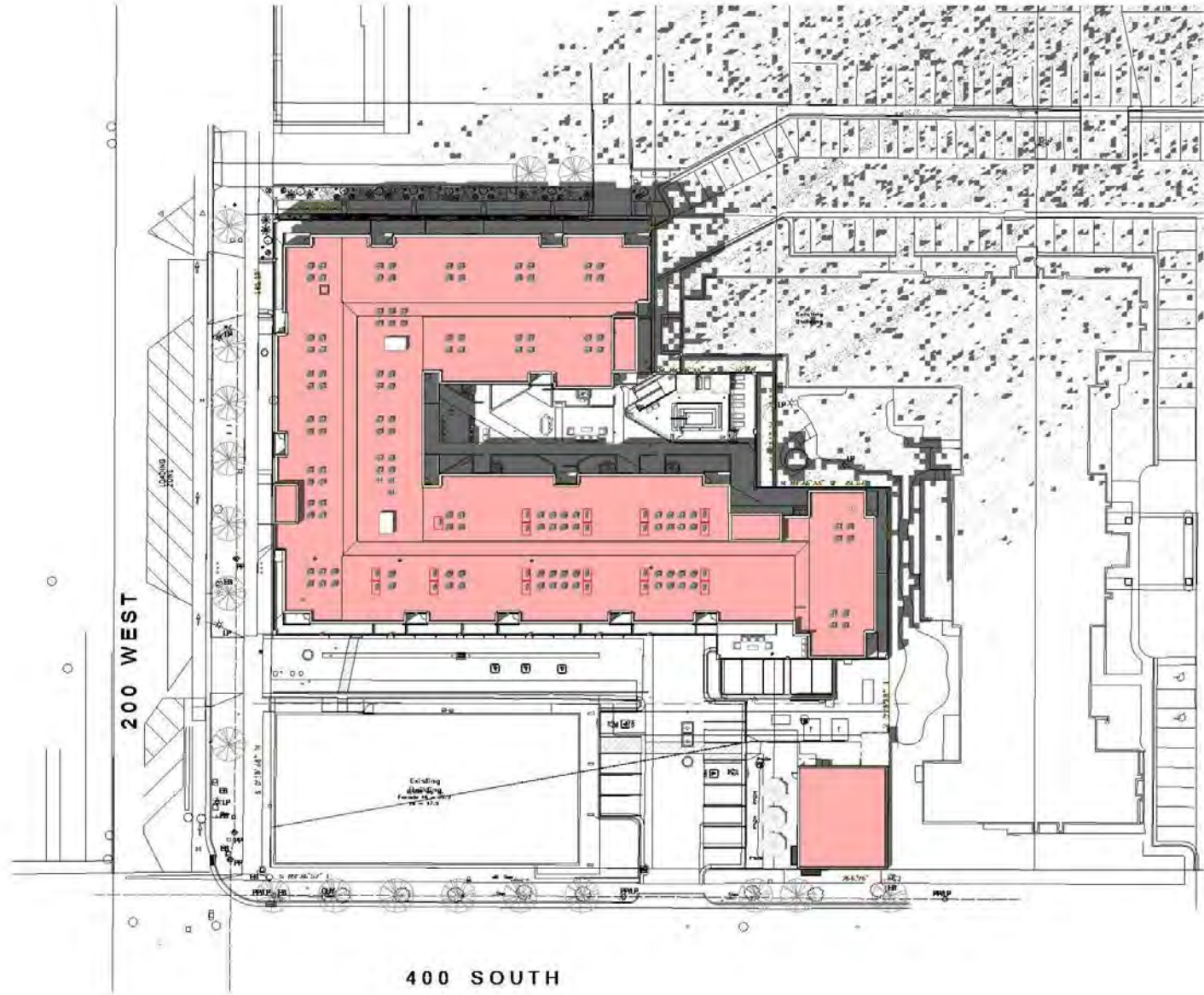
400 SOUTH



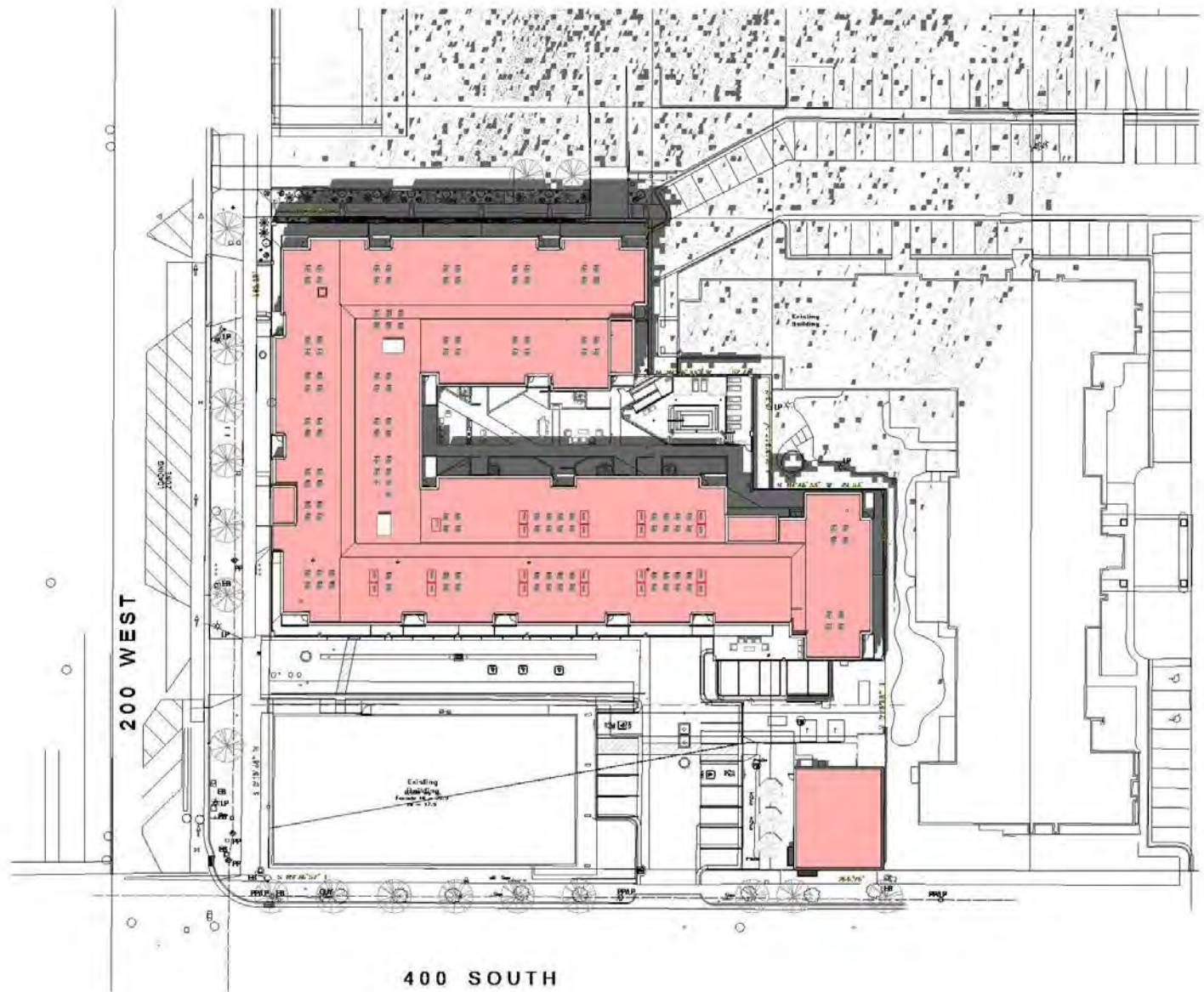
400 SOUTH



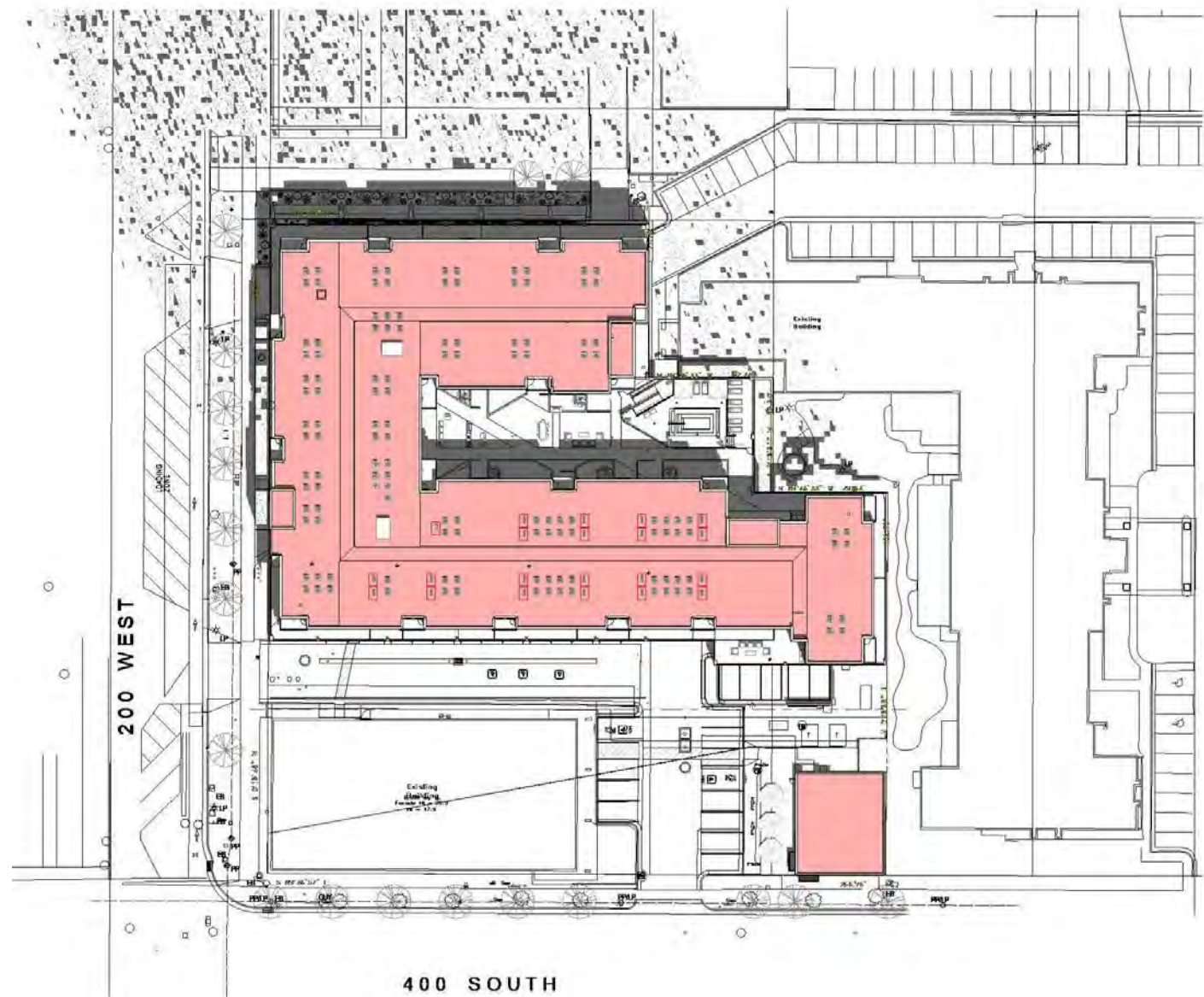
400 SOUTH



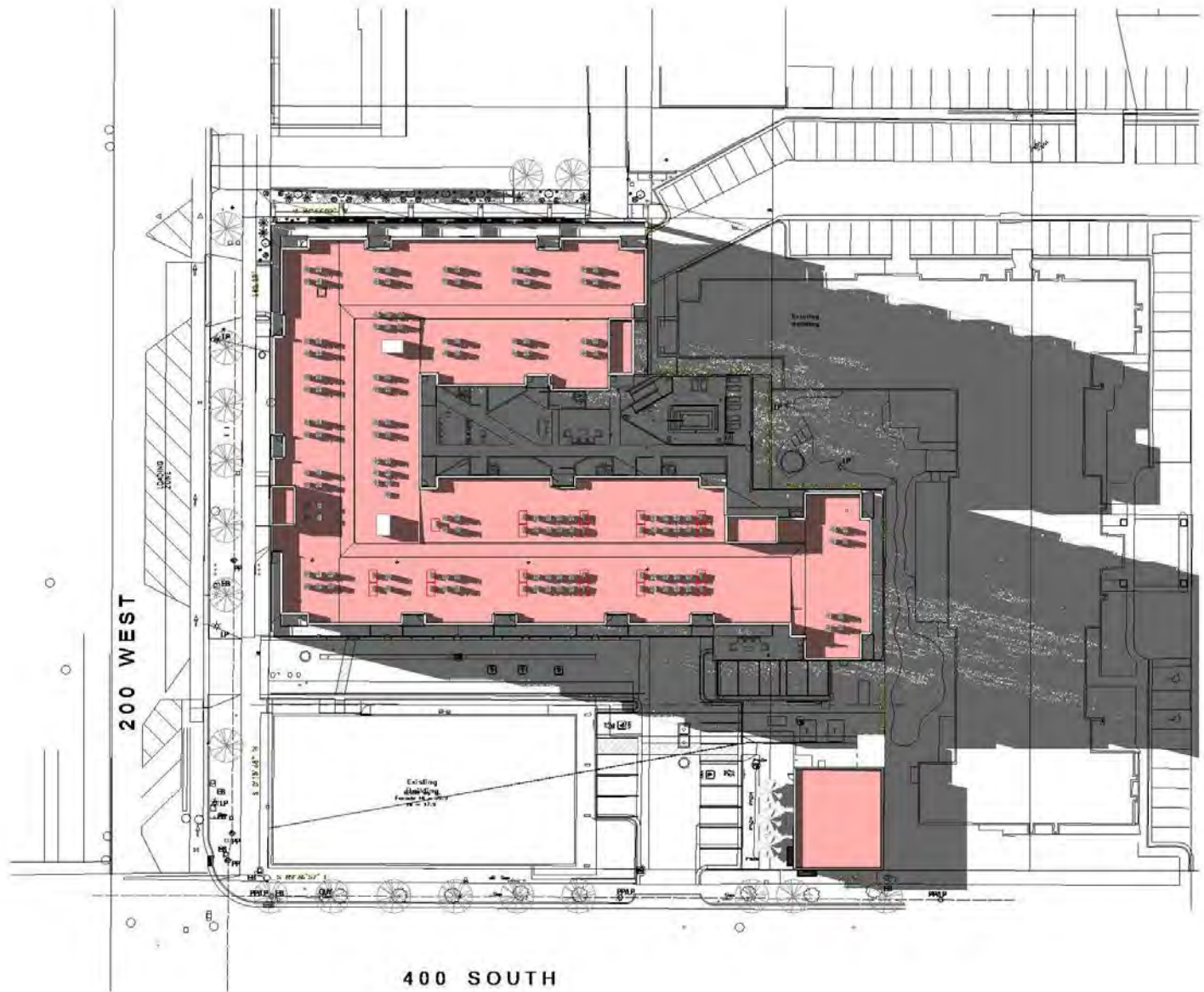
400 SOUTH



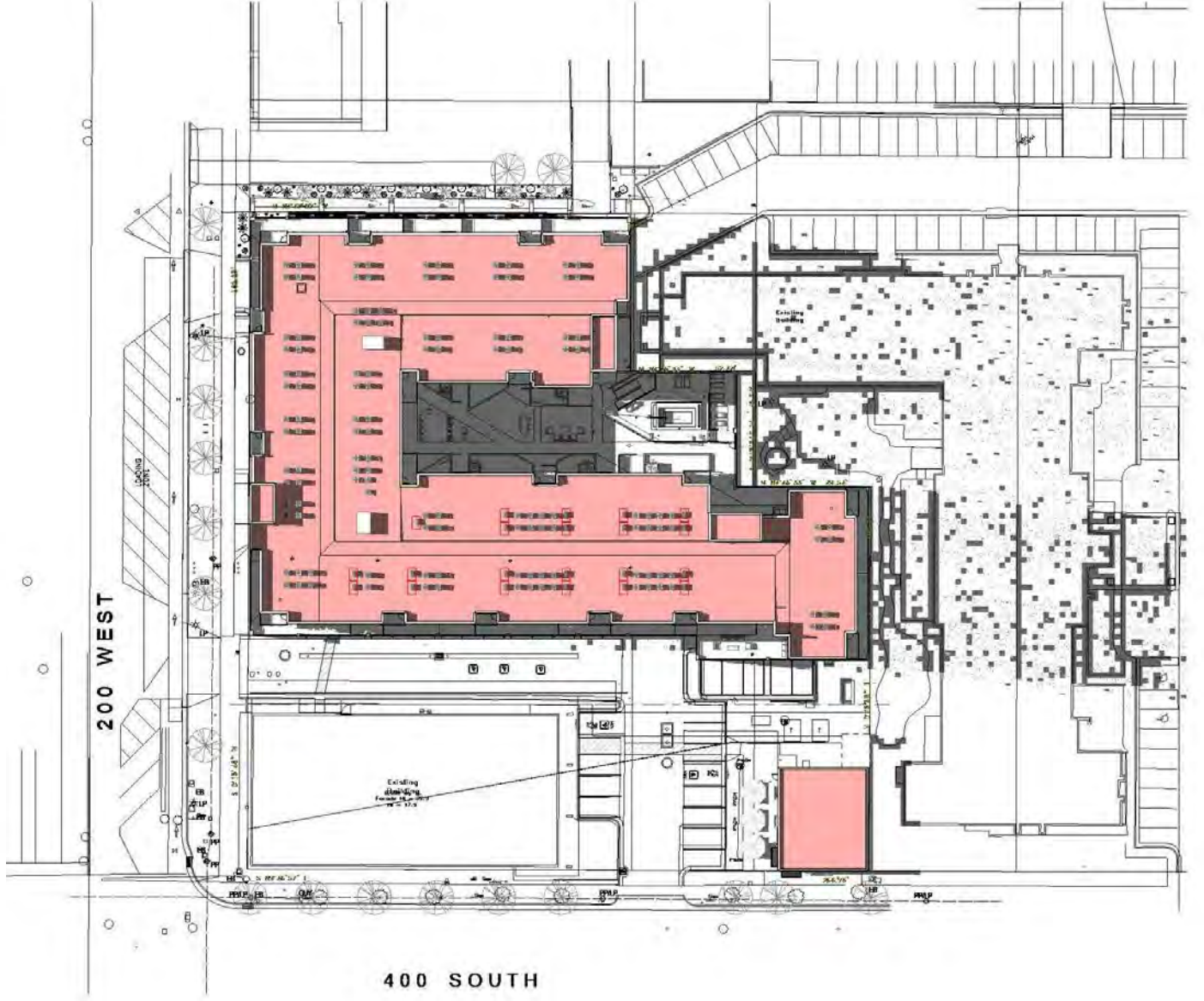
400 SOUTH



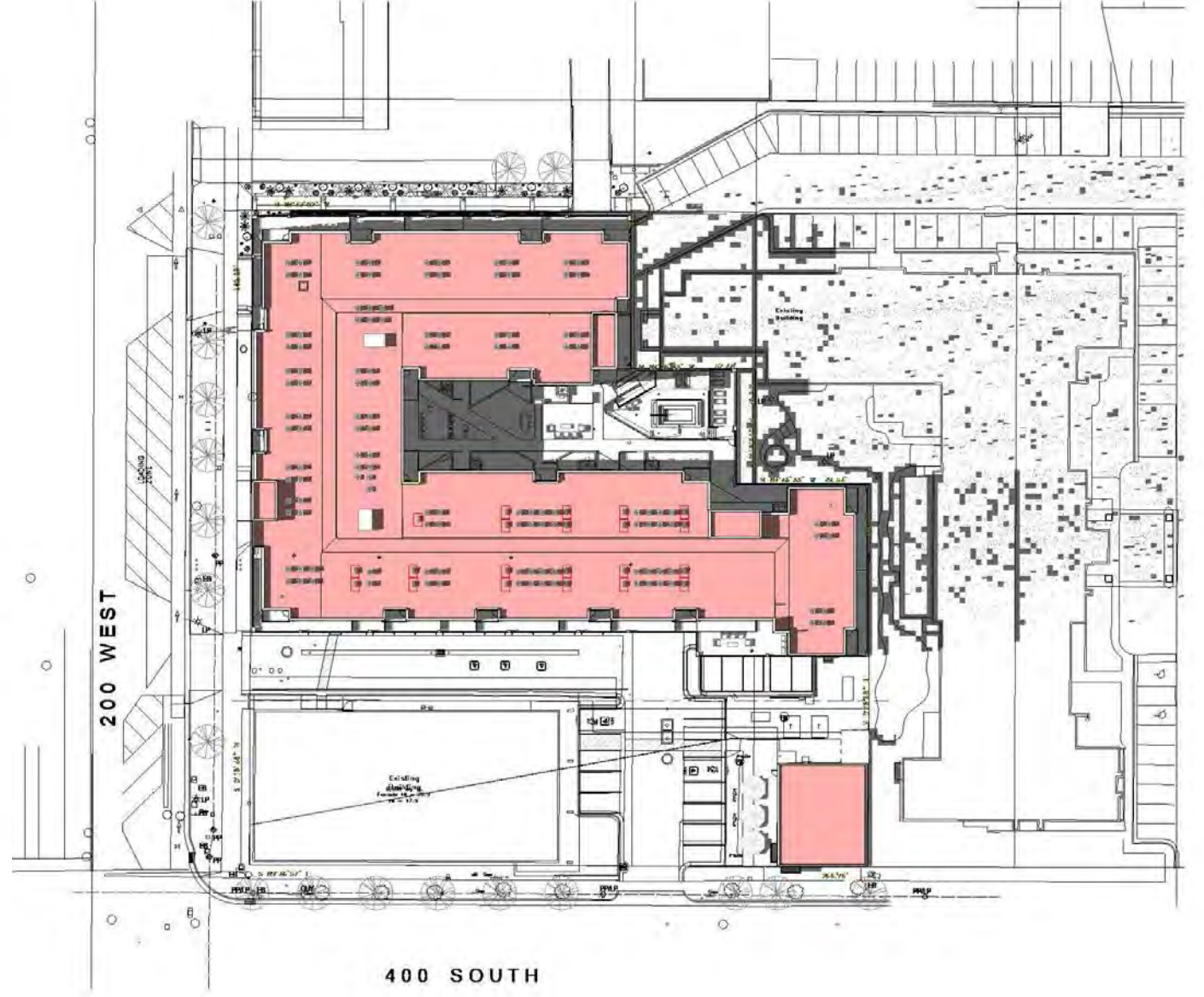
400 SOUTH



400 SOUTH



400 SOUTH



400 SOUTH

THE REVIVAL

355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101

PEG DEVELOPEMENT

DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

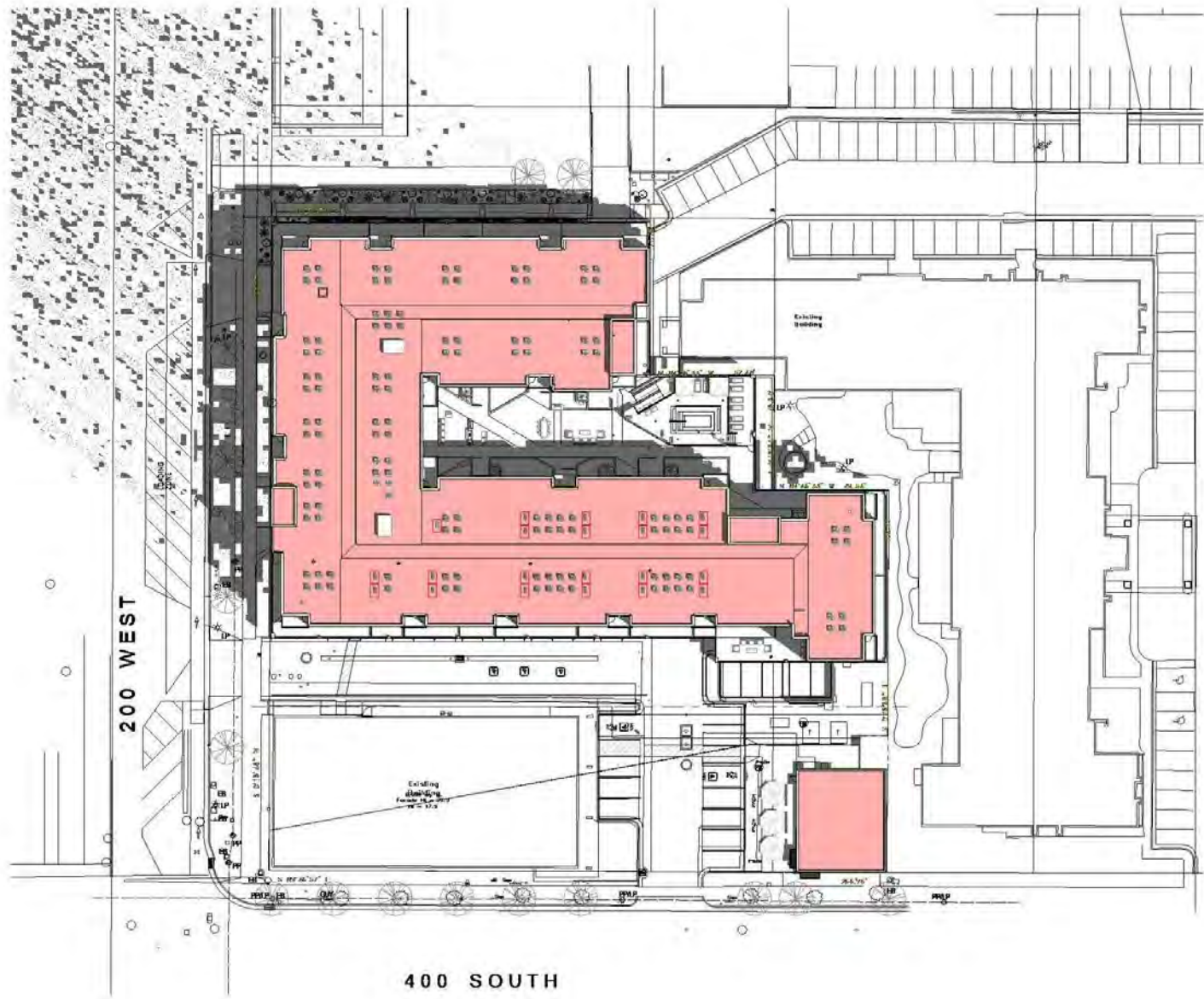
DR -
SOLAR
STUDY,
SPRING

ADR-27

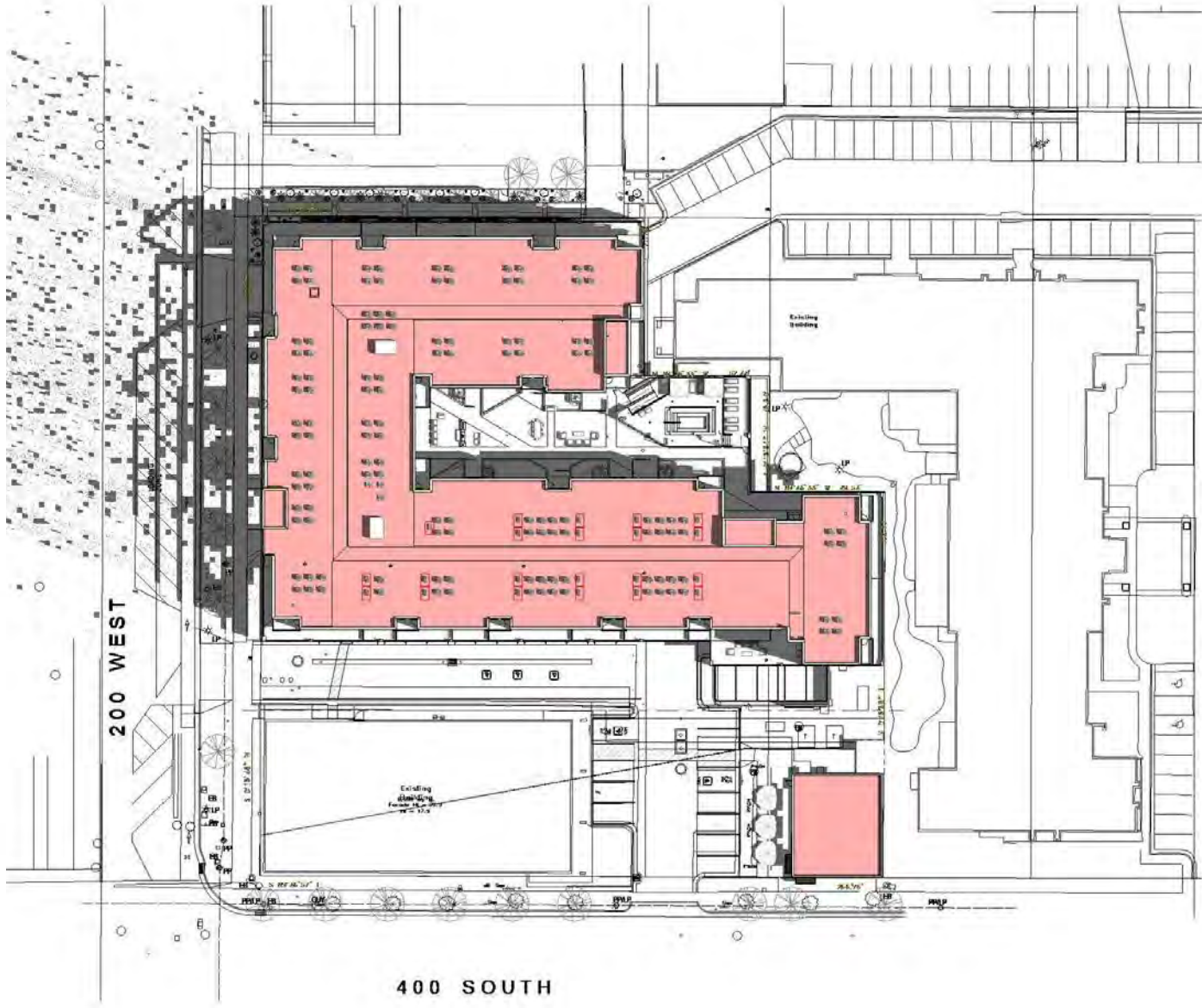


FFKR ARCHITECTS

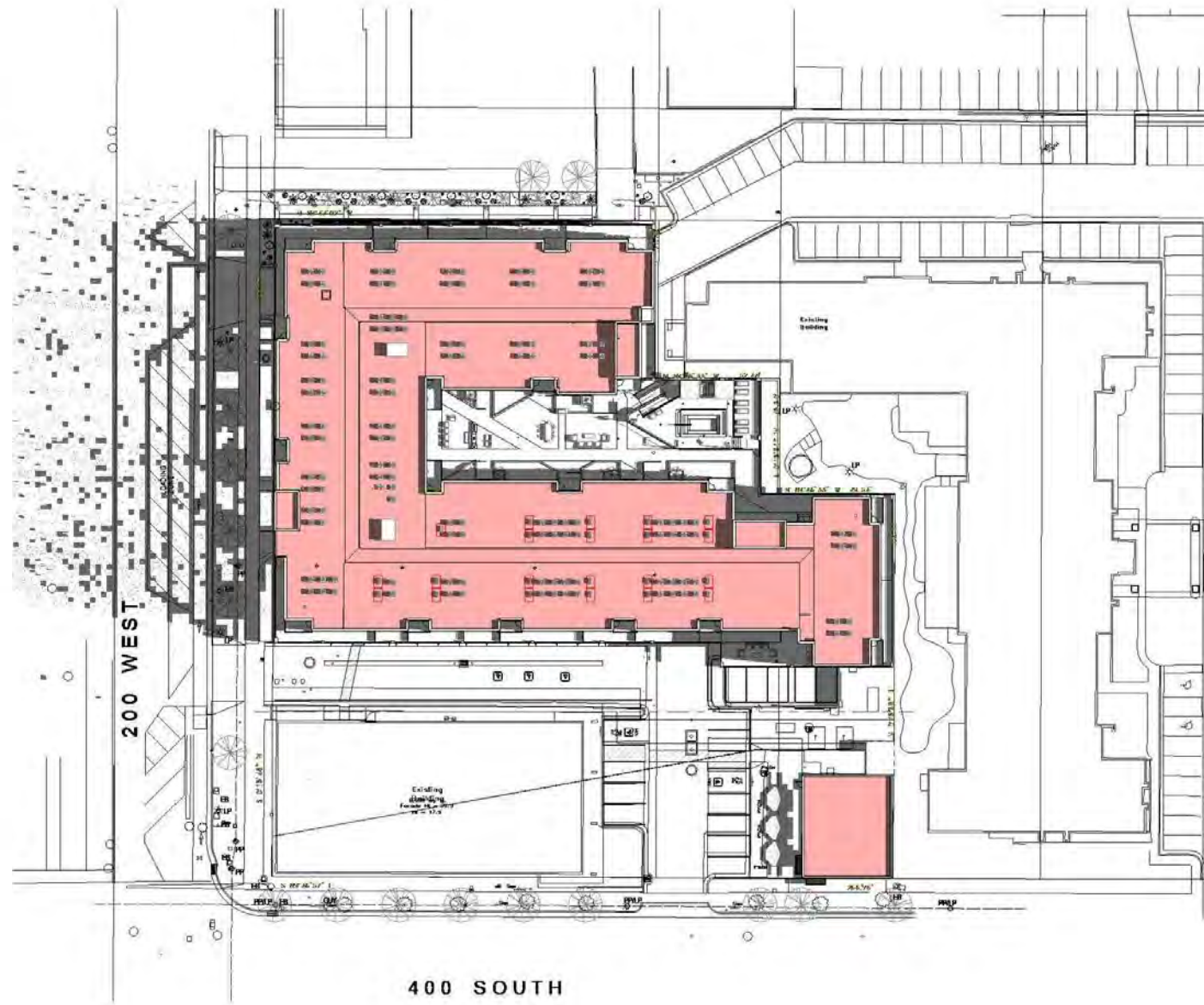
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



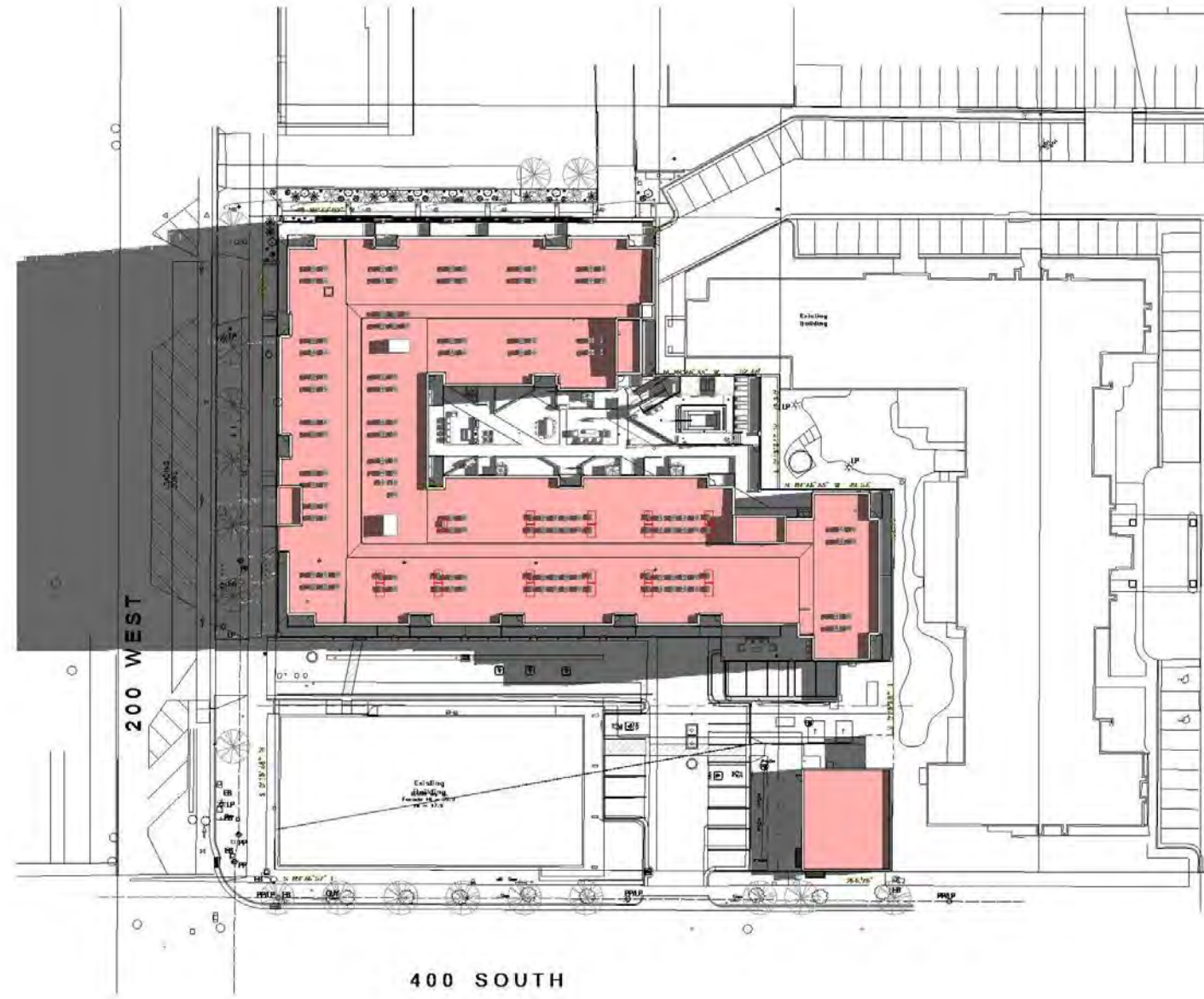
400 SOUTH



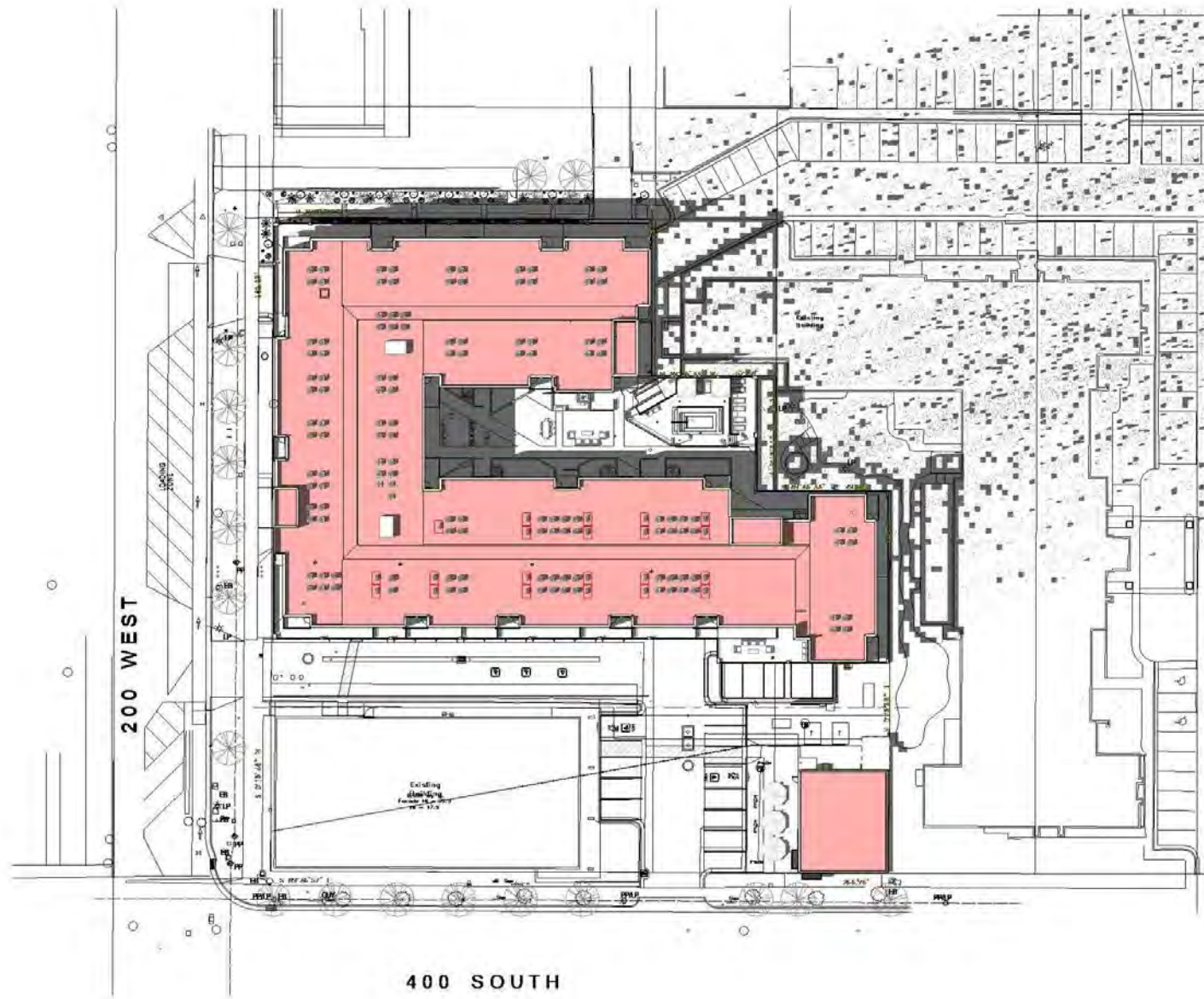
400 SOUTH



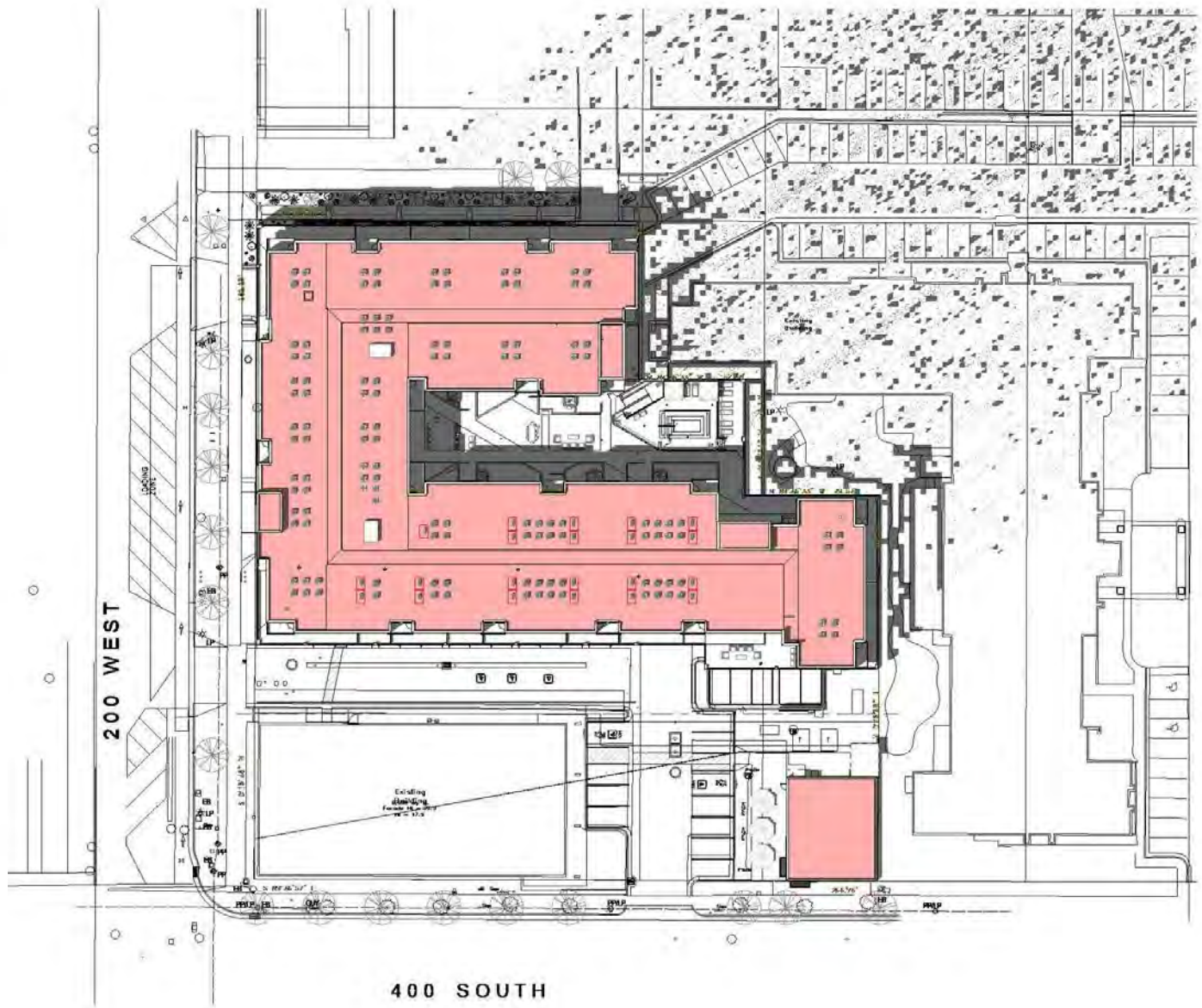
400 SOUTH



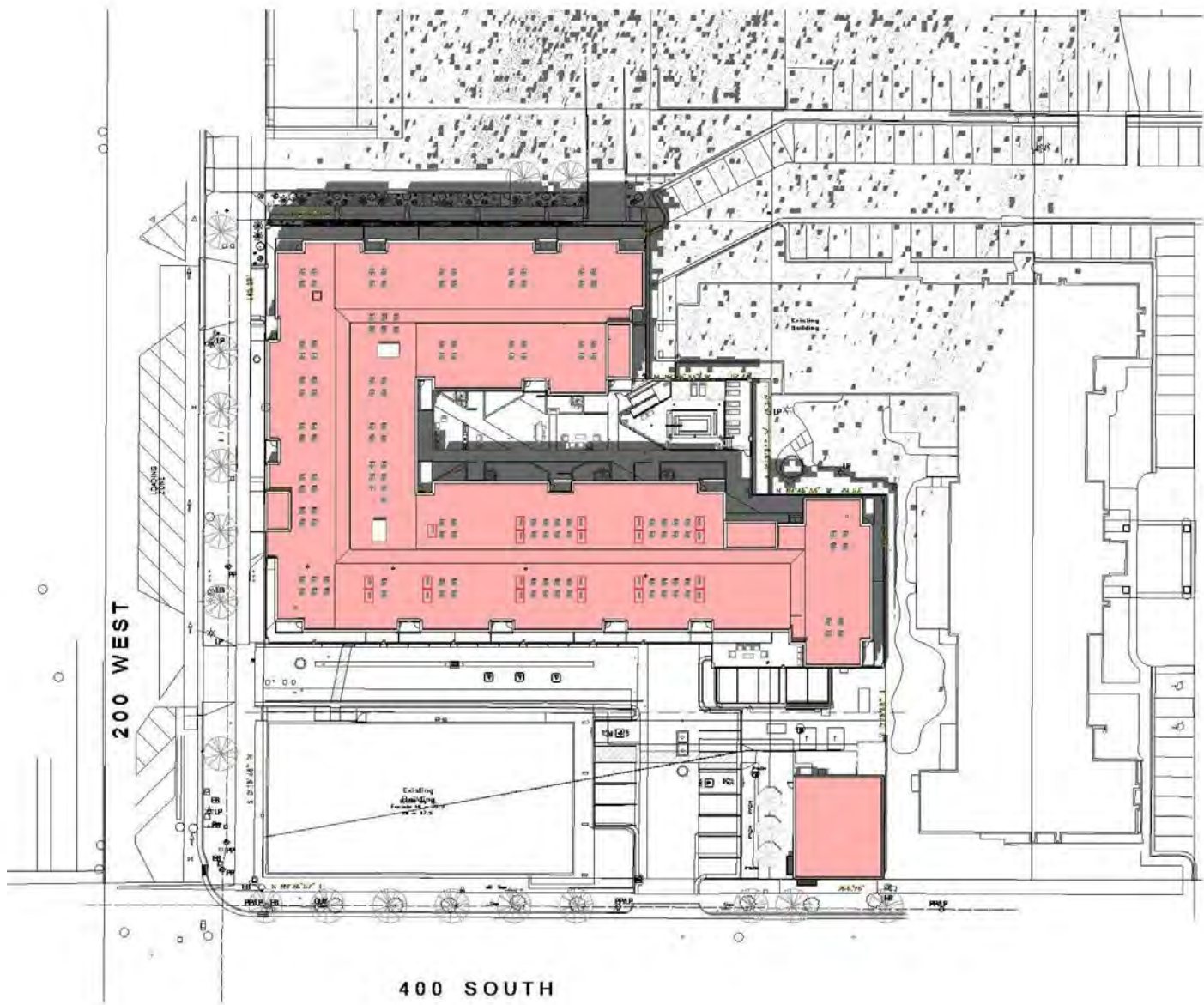
400 SOUTH



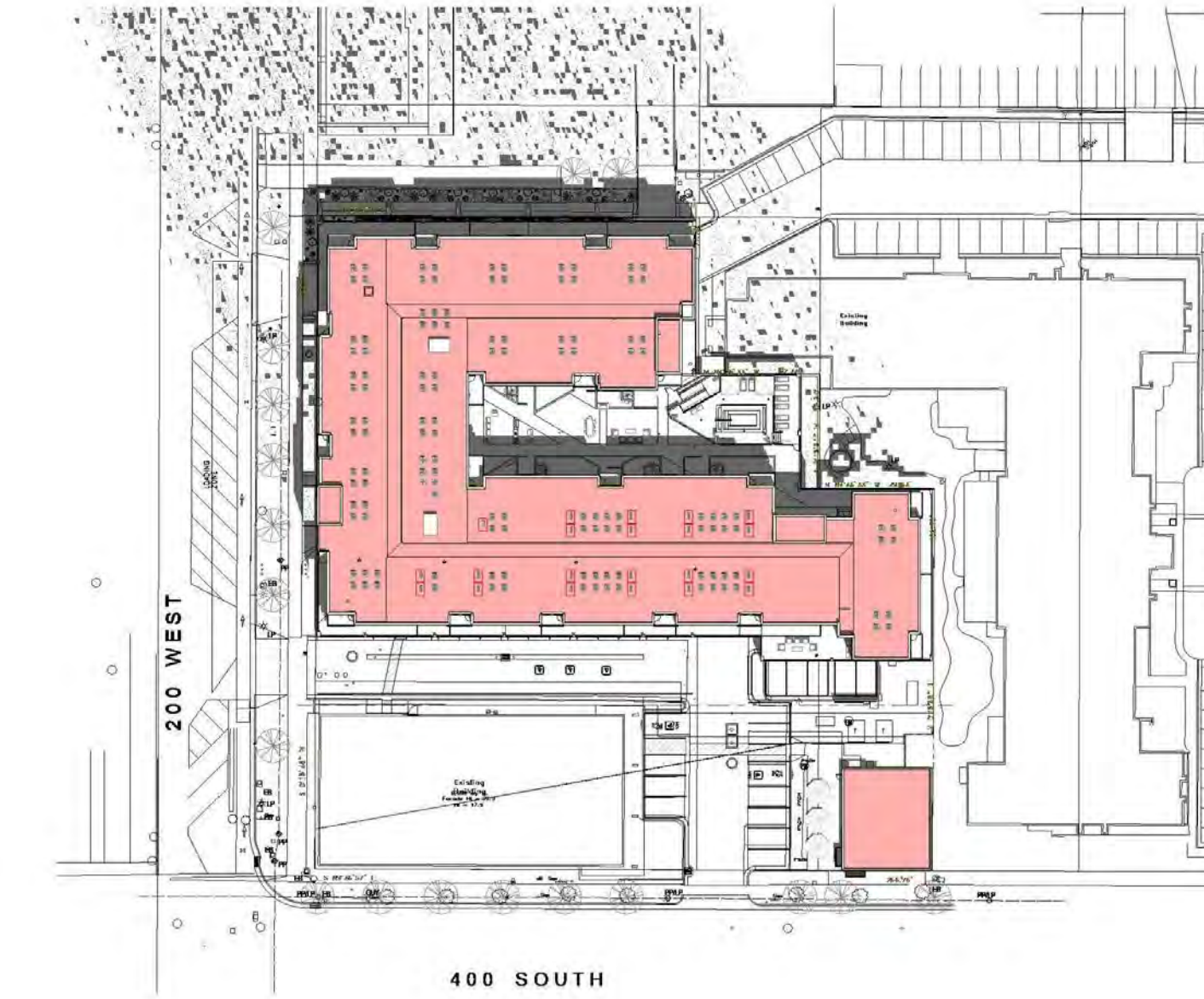
400 SOUTH



400 SOUTH



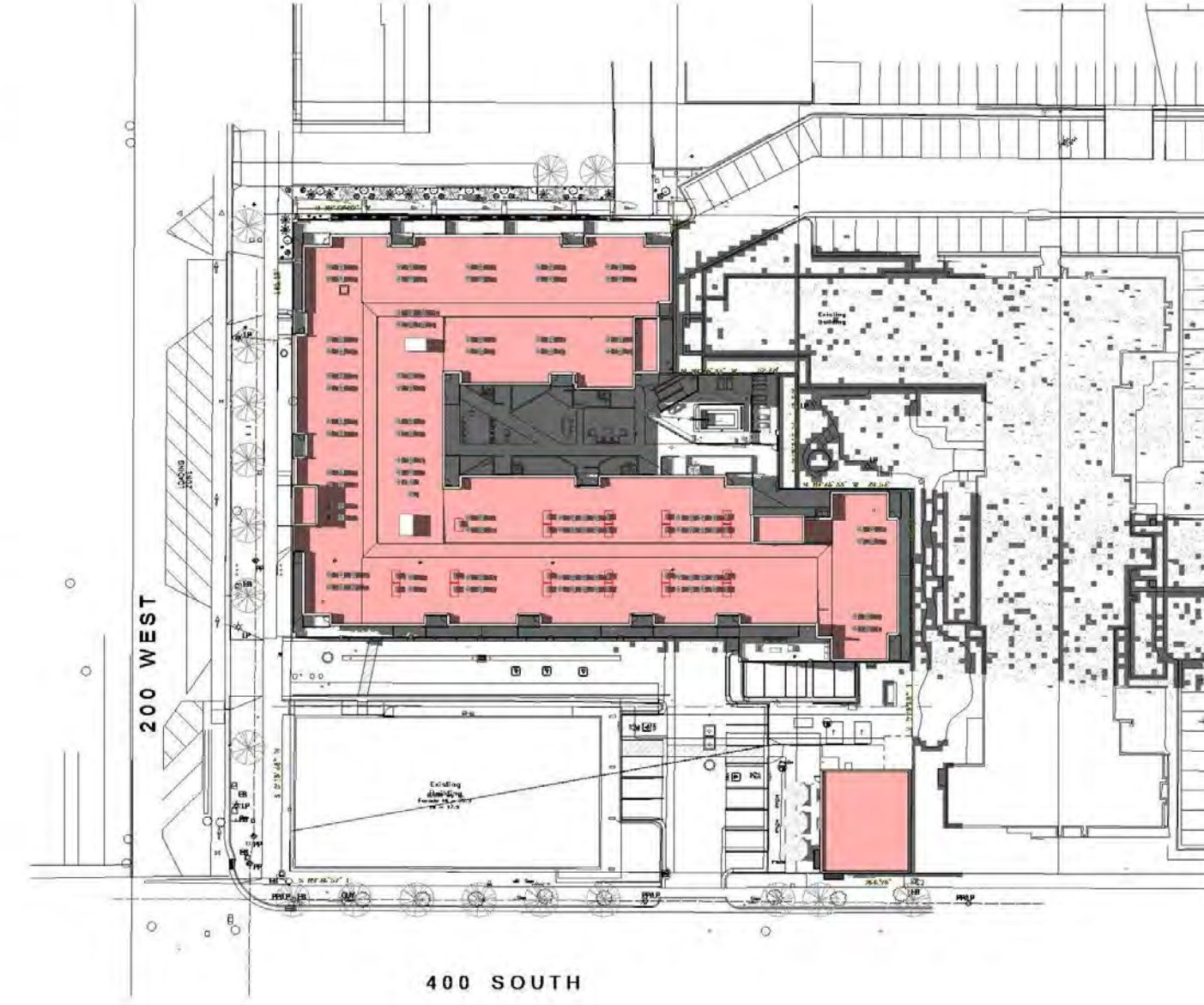
400 SOUTH



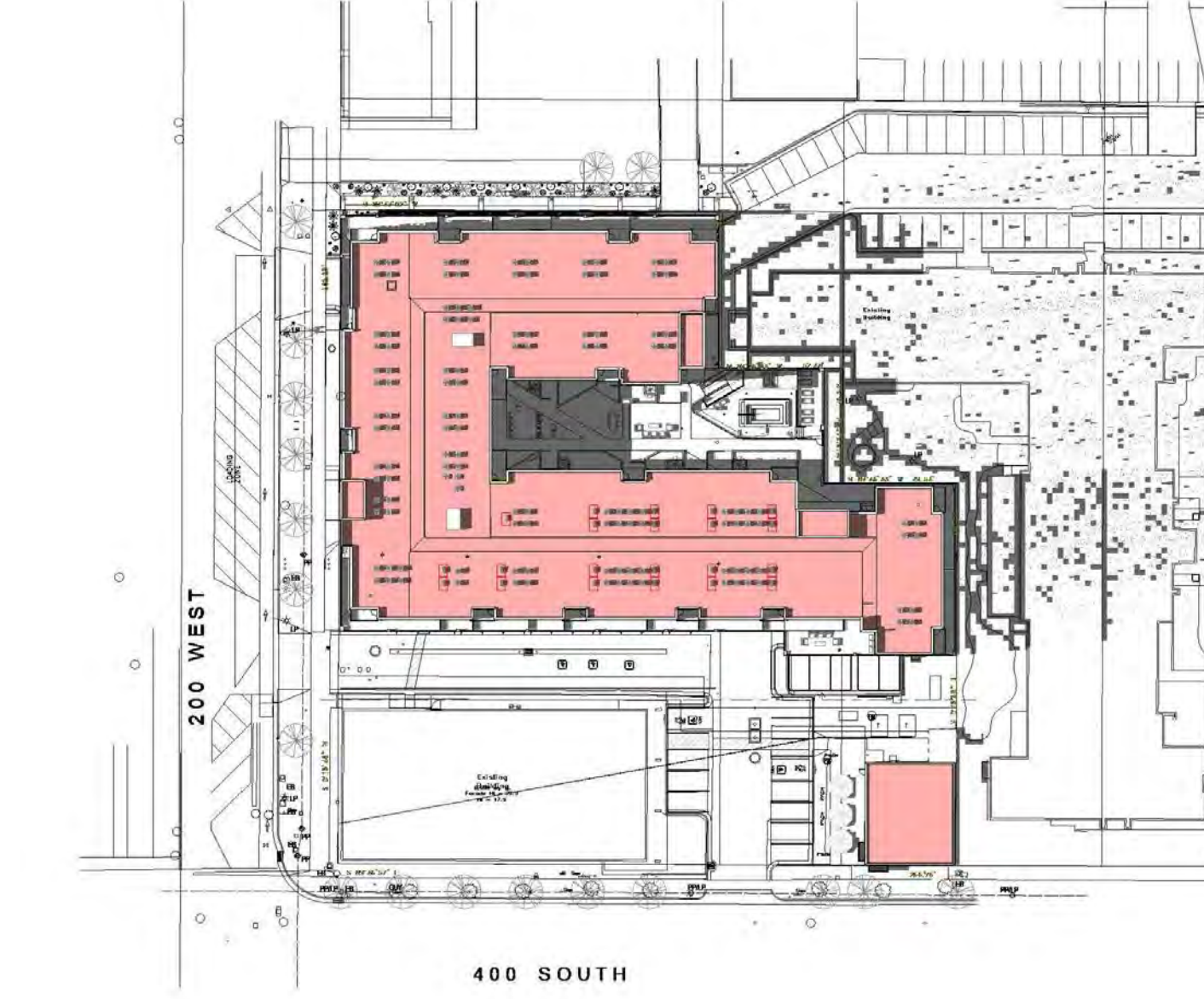
400 SOUTH



400 SOUTH



400 SOUTH



400 SOUTH

THE REVIVAL

355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101

PEG DEVELOPEMENT

DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

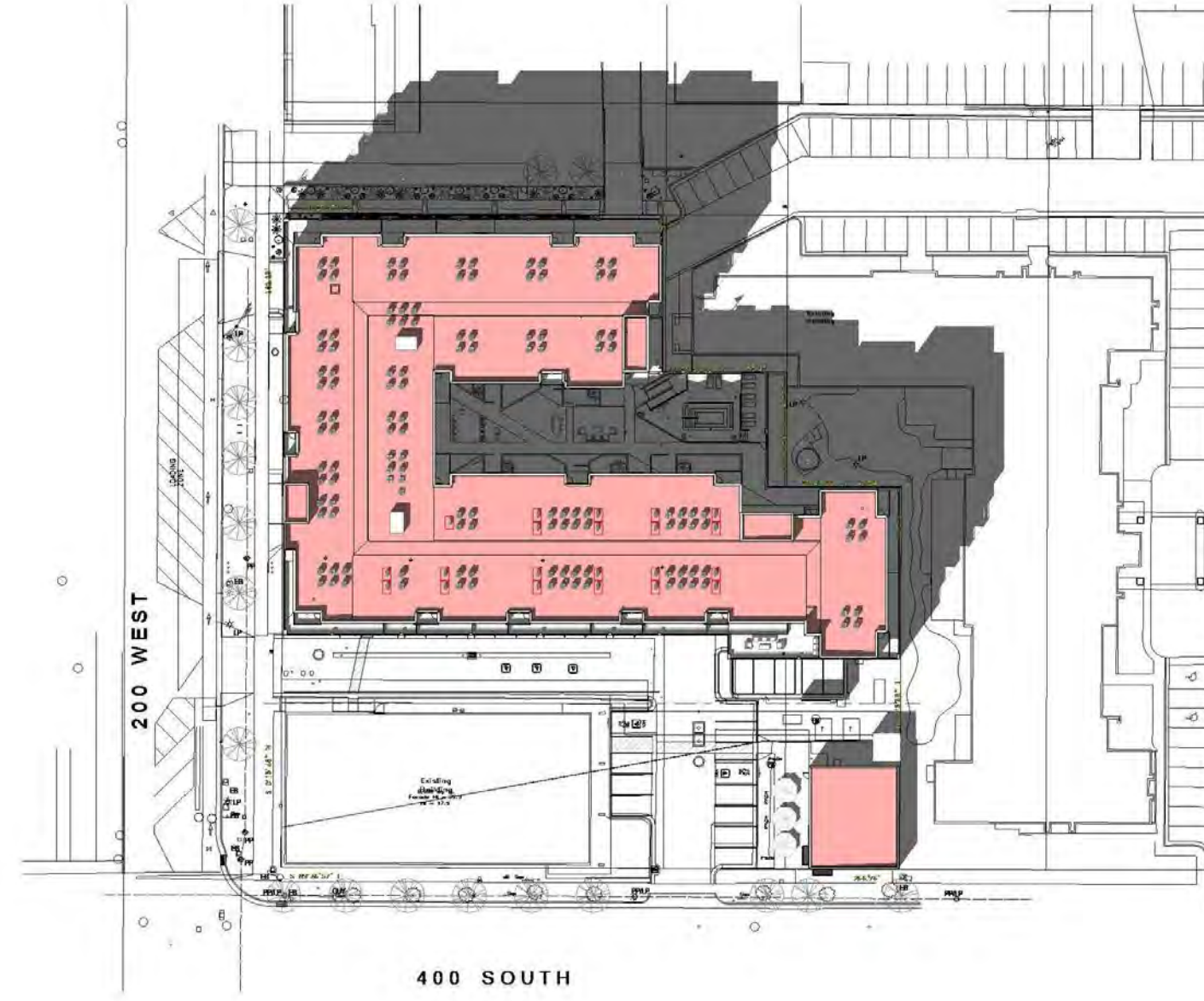
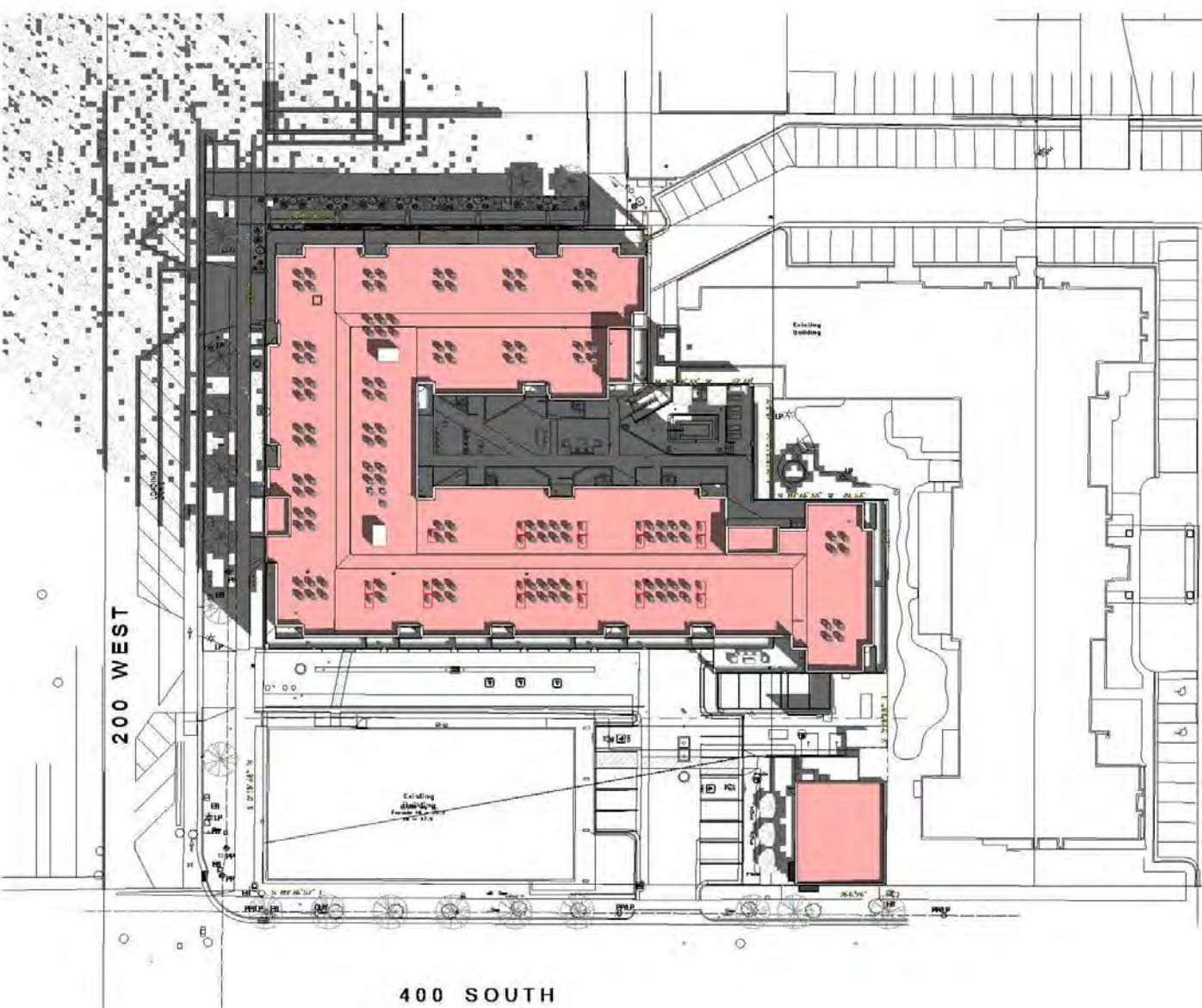
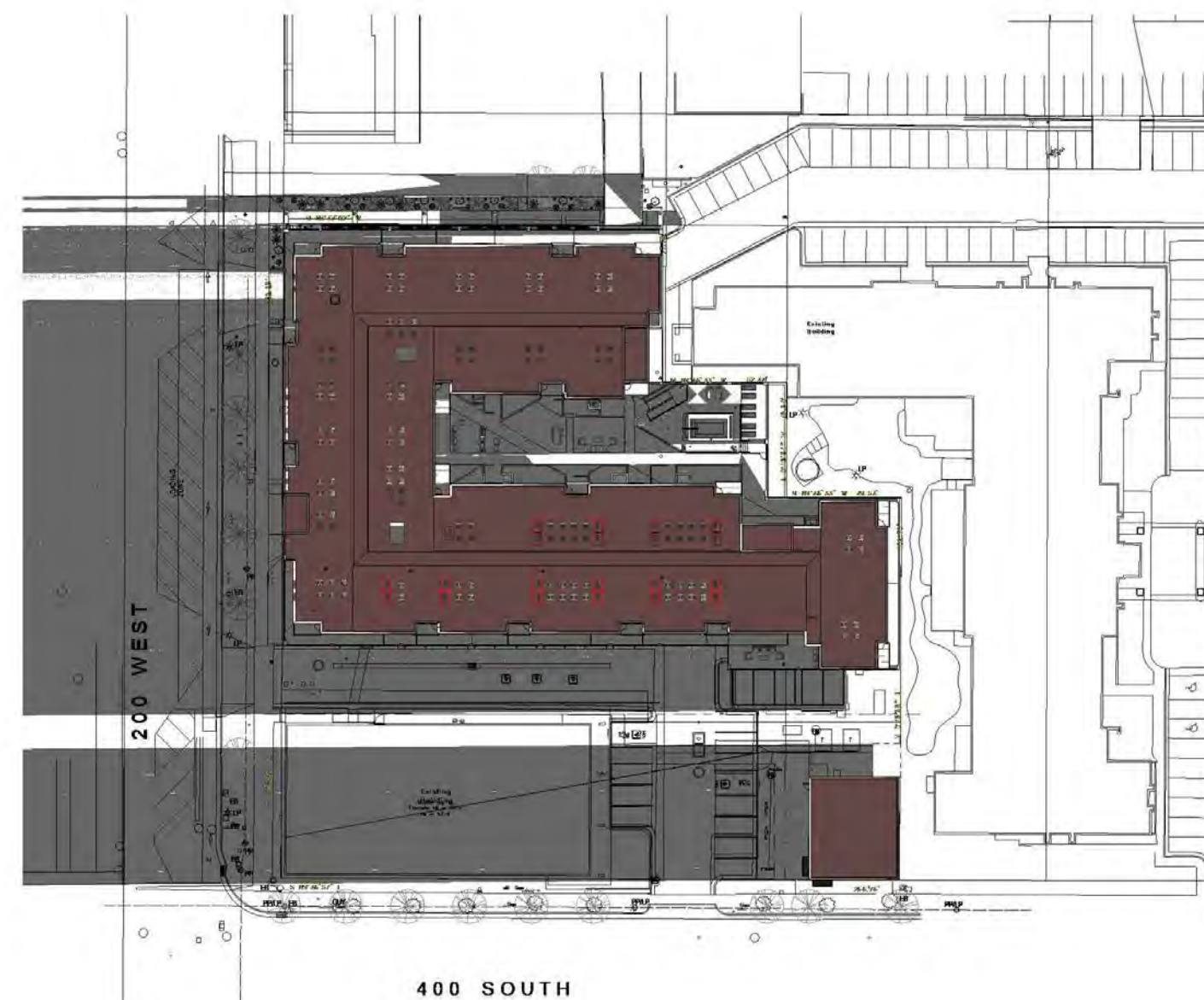
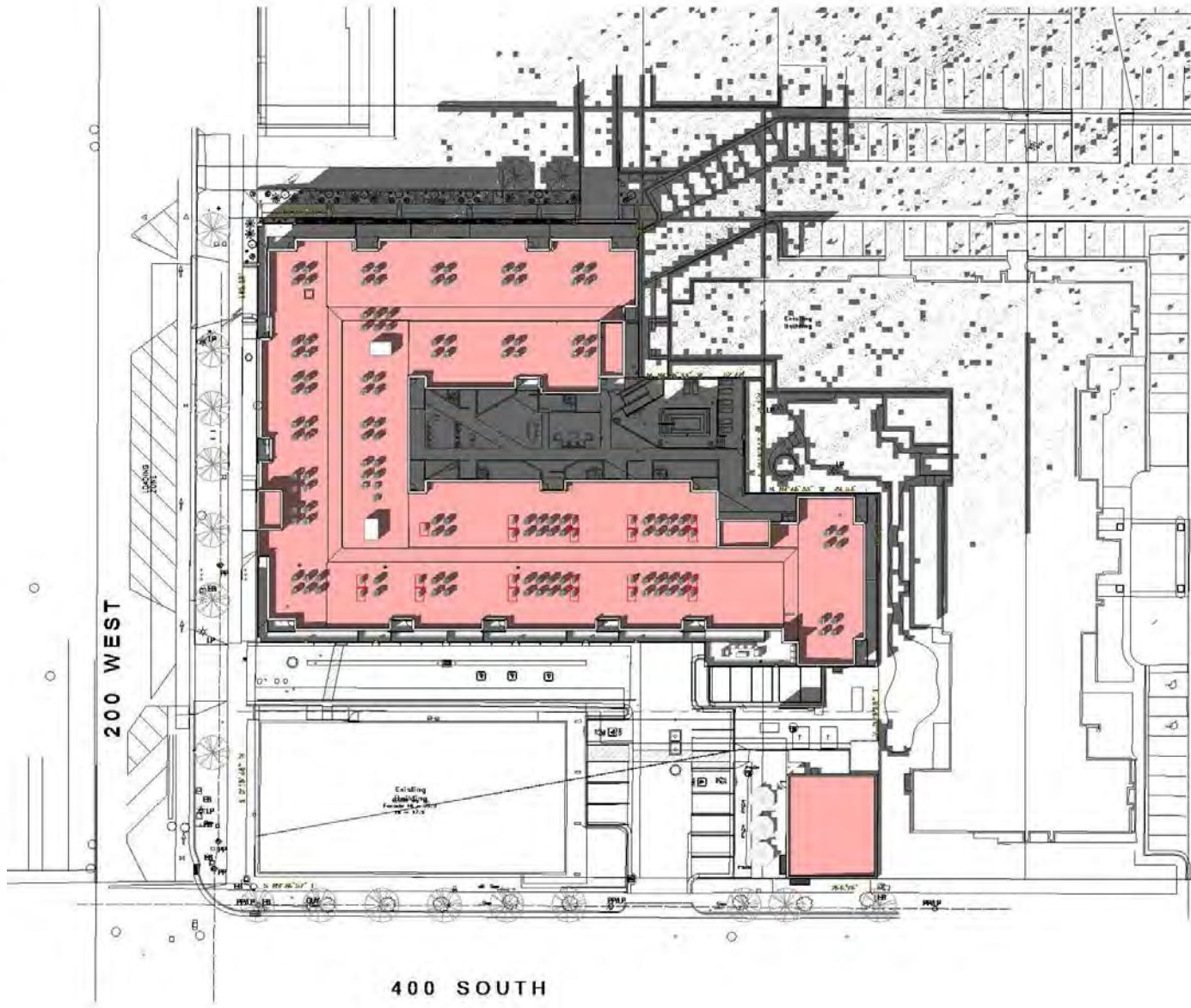
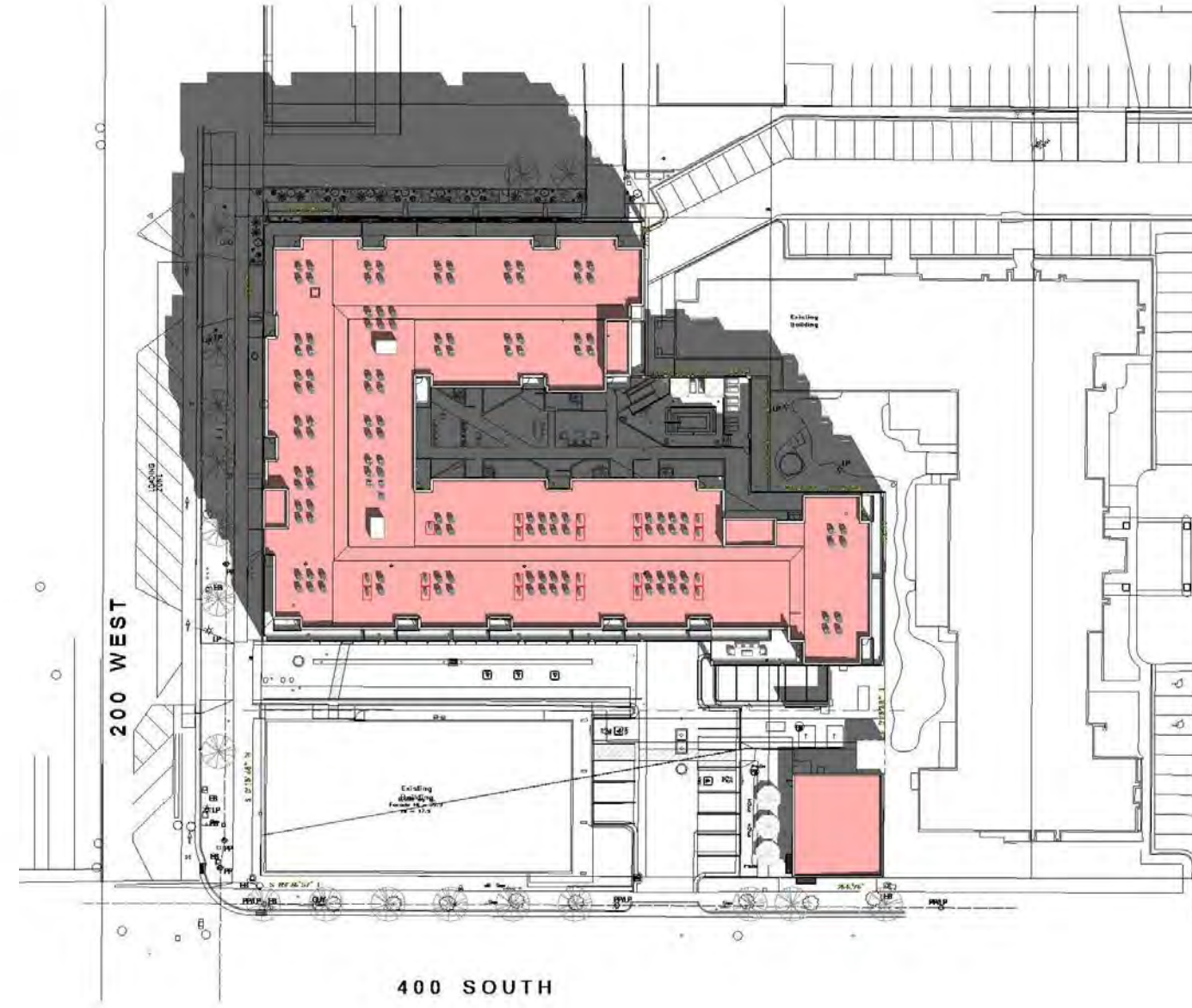
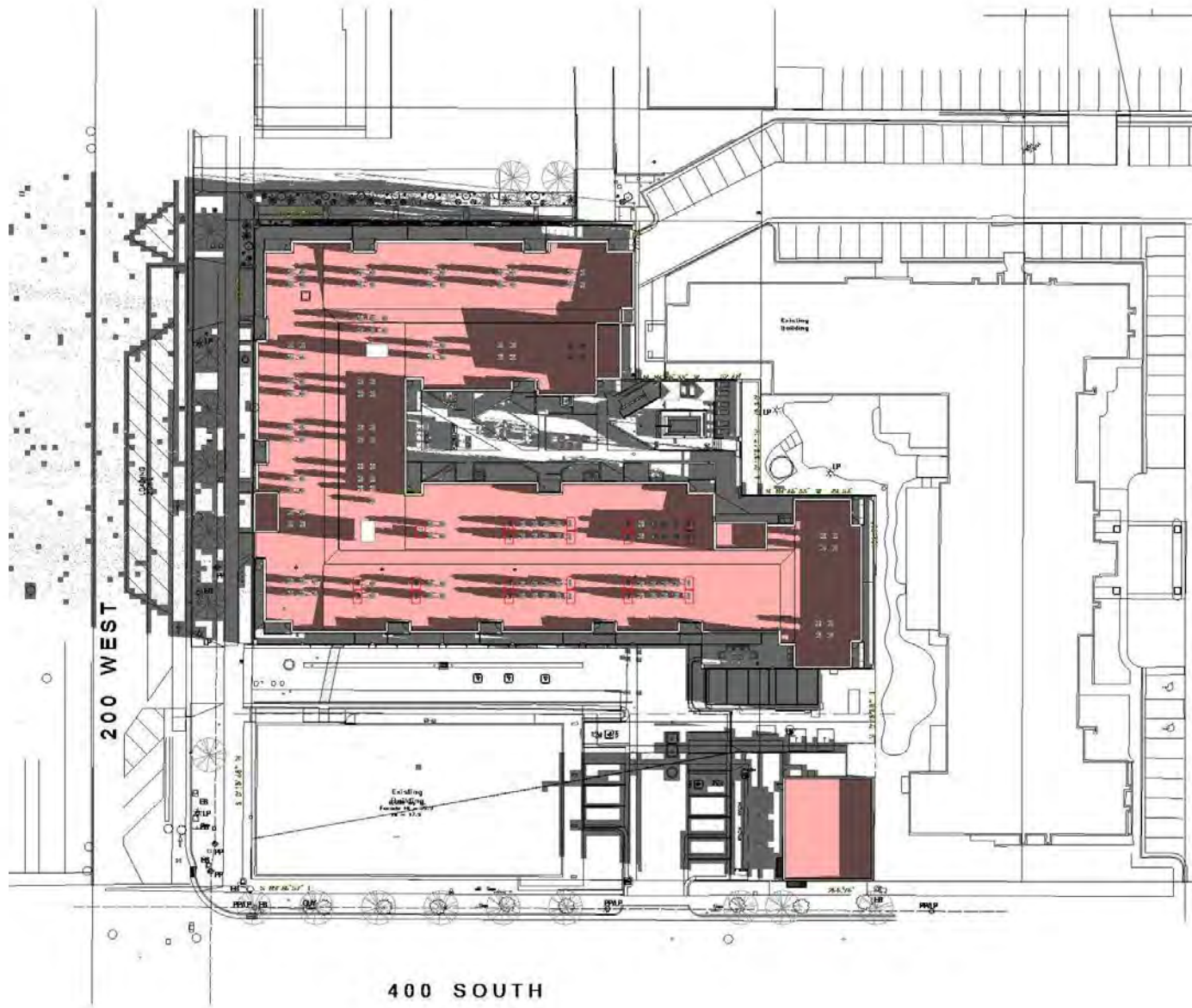
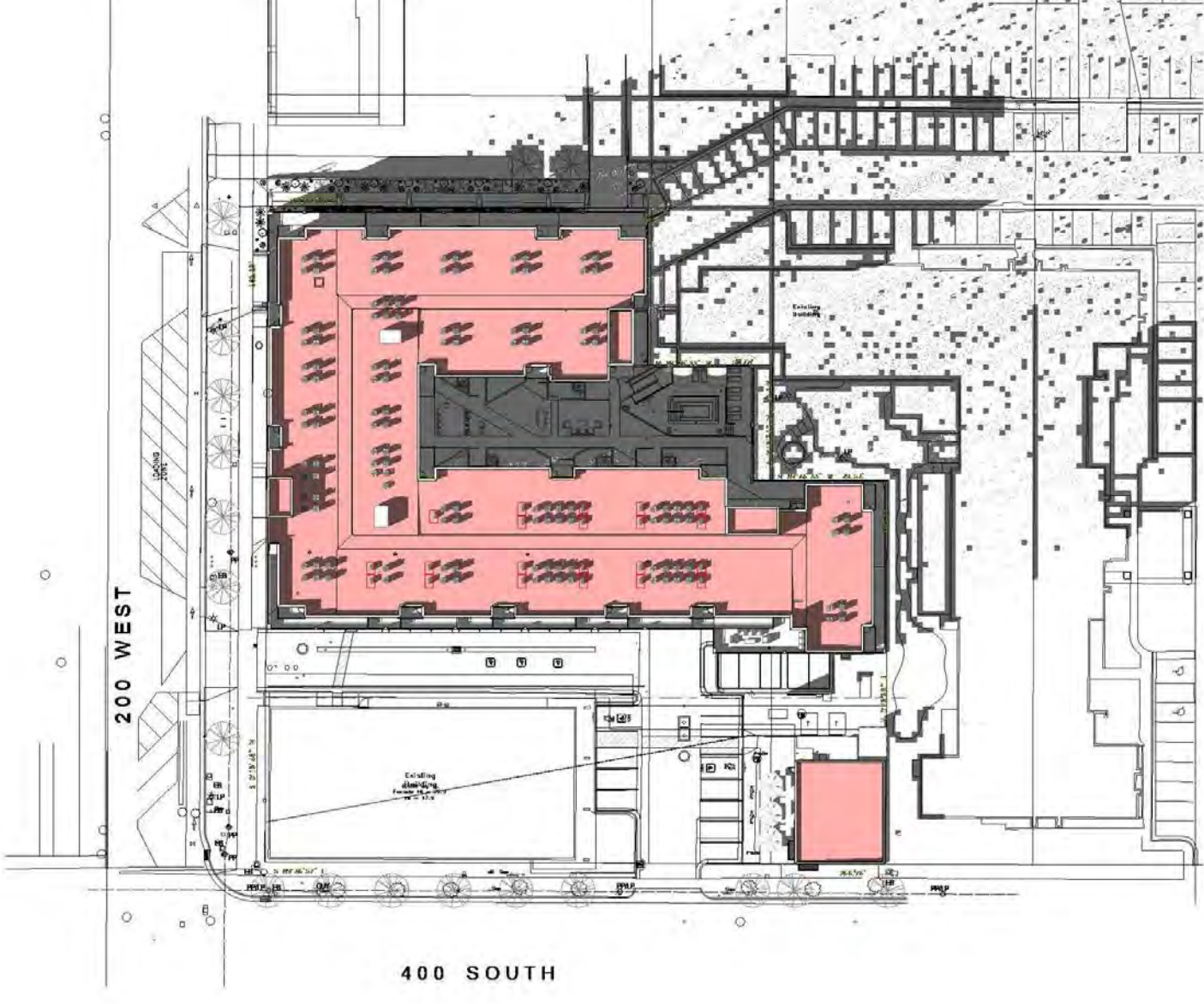
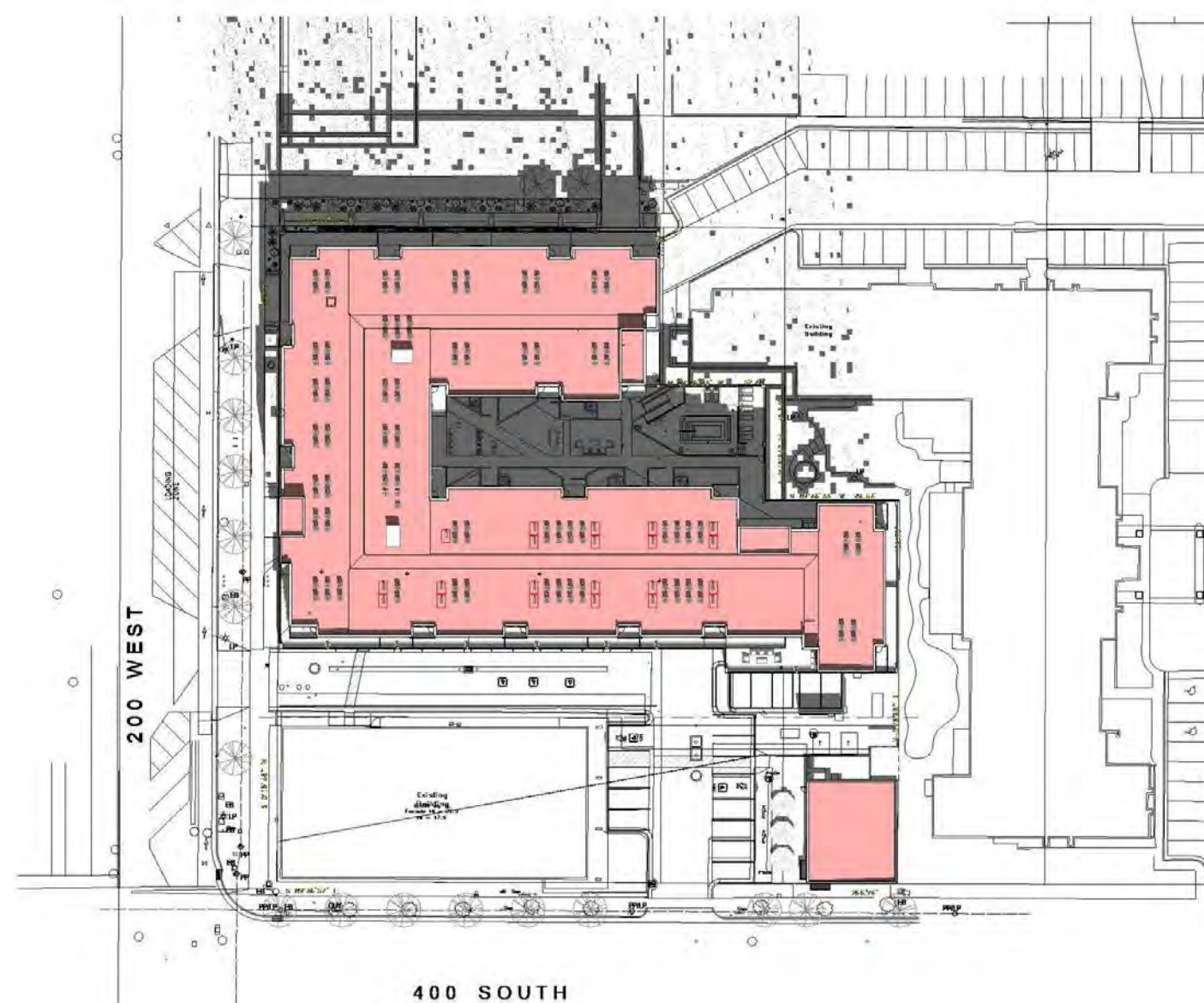
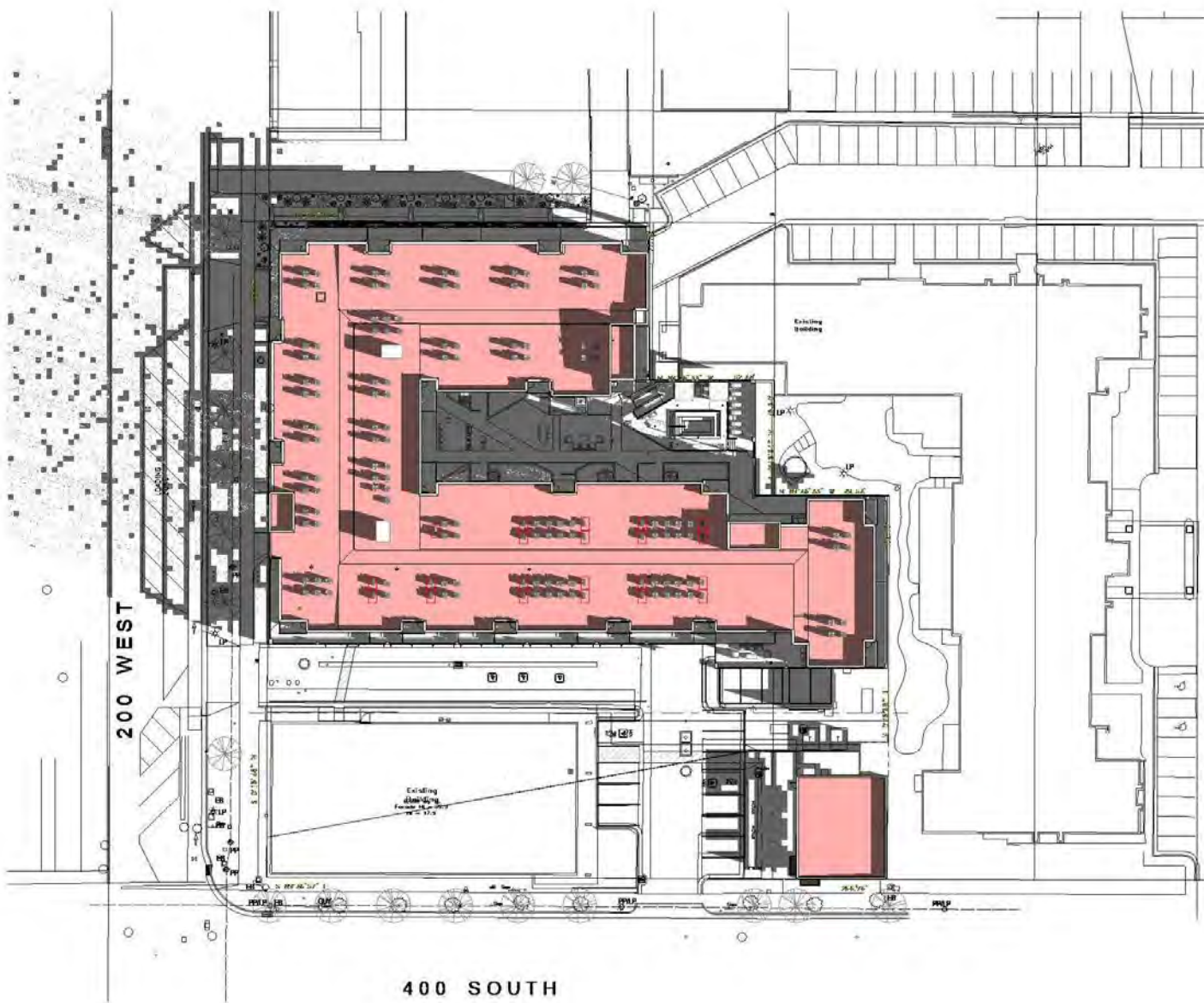
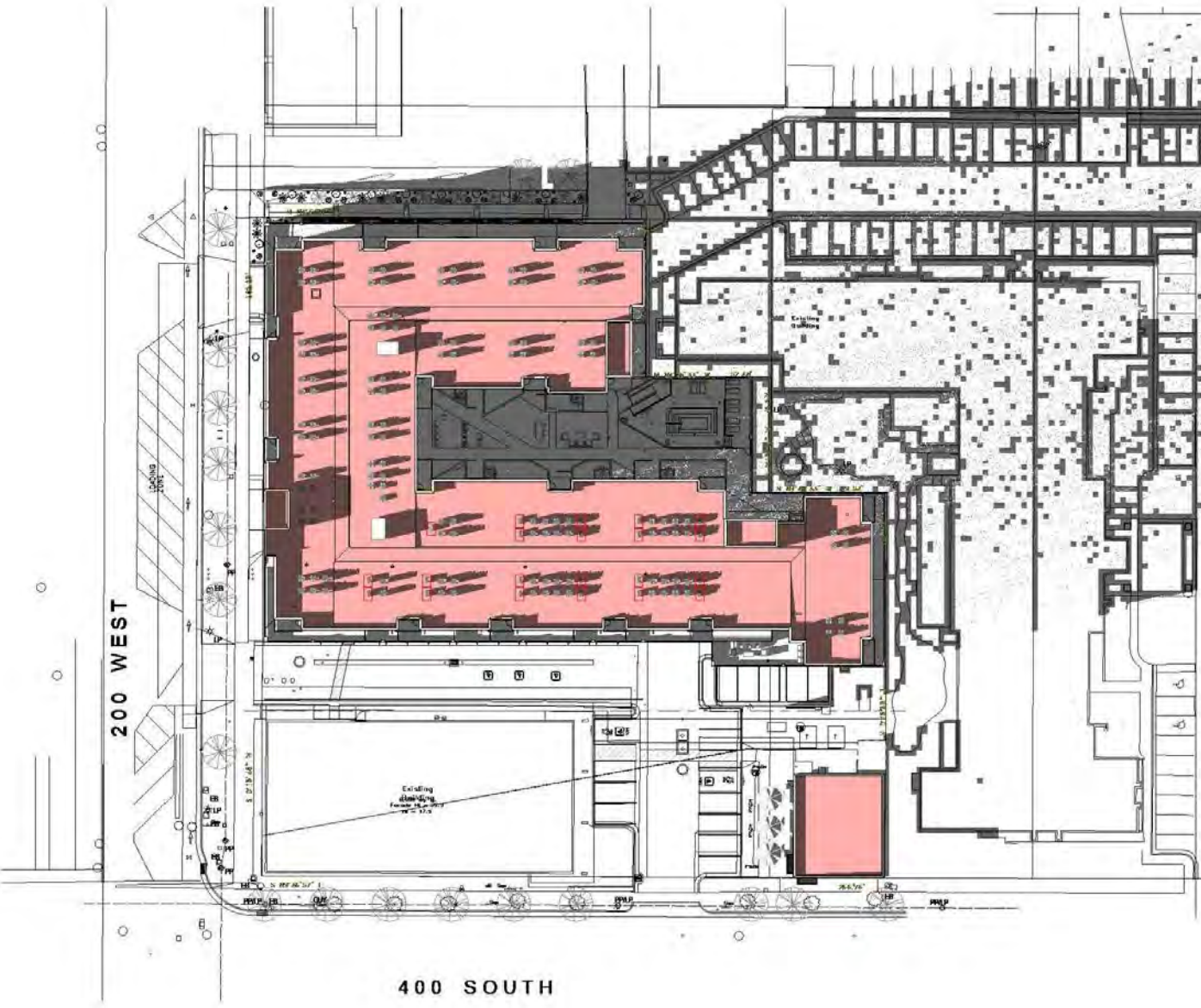
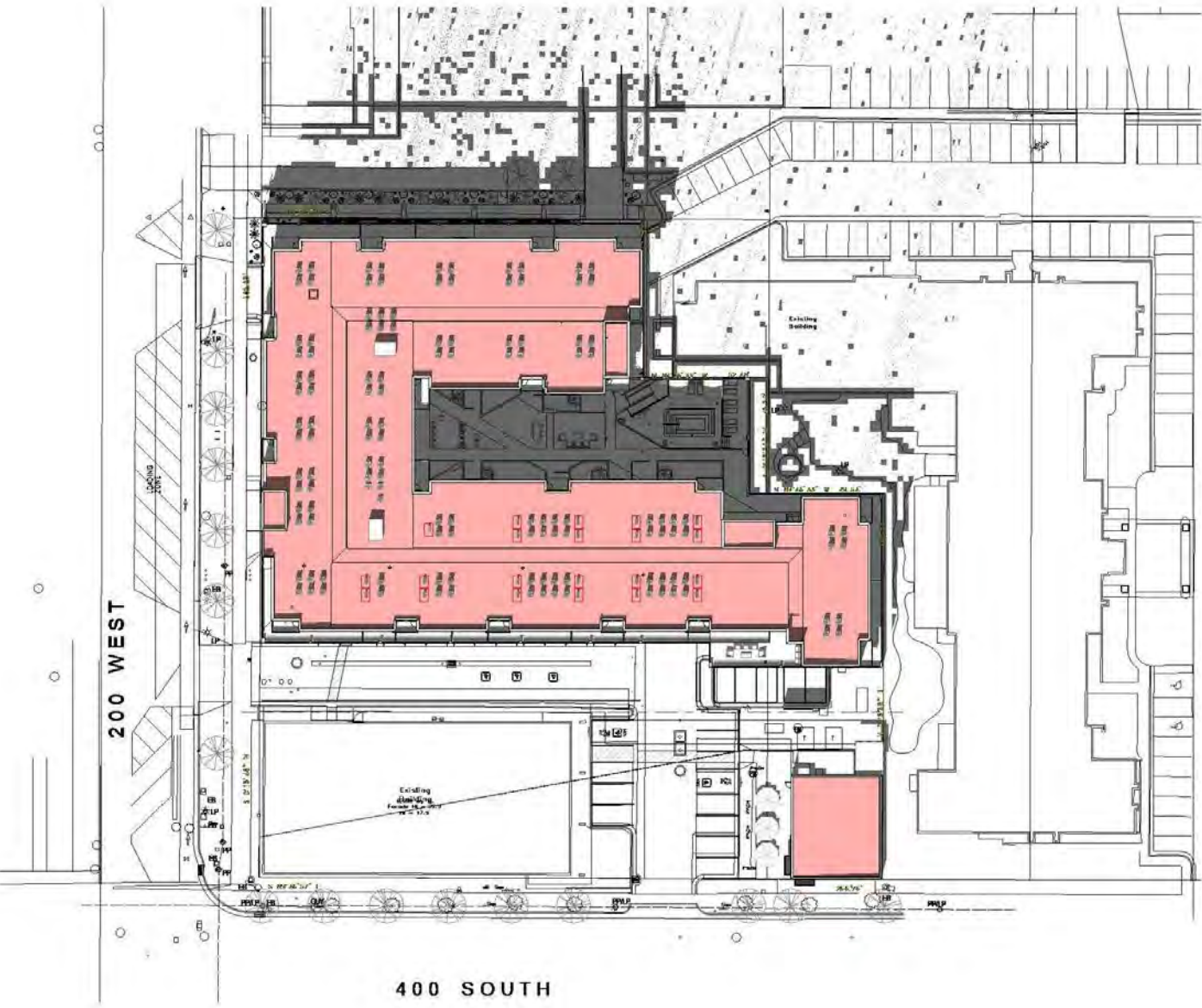
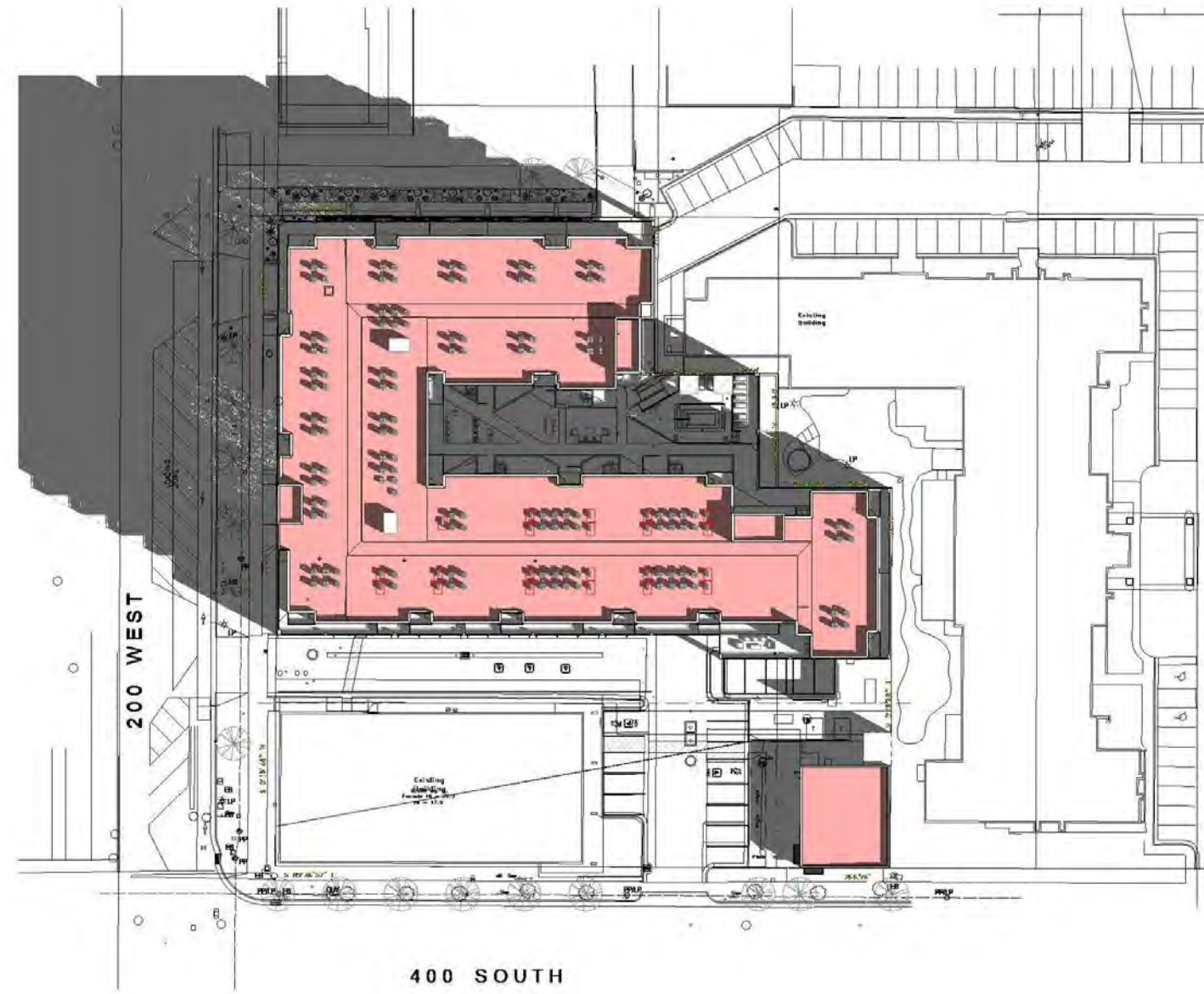
DR -
SOLAR
STUDY,
SUMMER

ADR-28



FFKR ARCHITECTS

730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



THE REVIVAL
355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

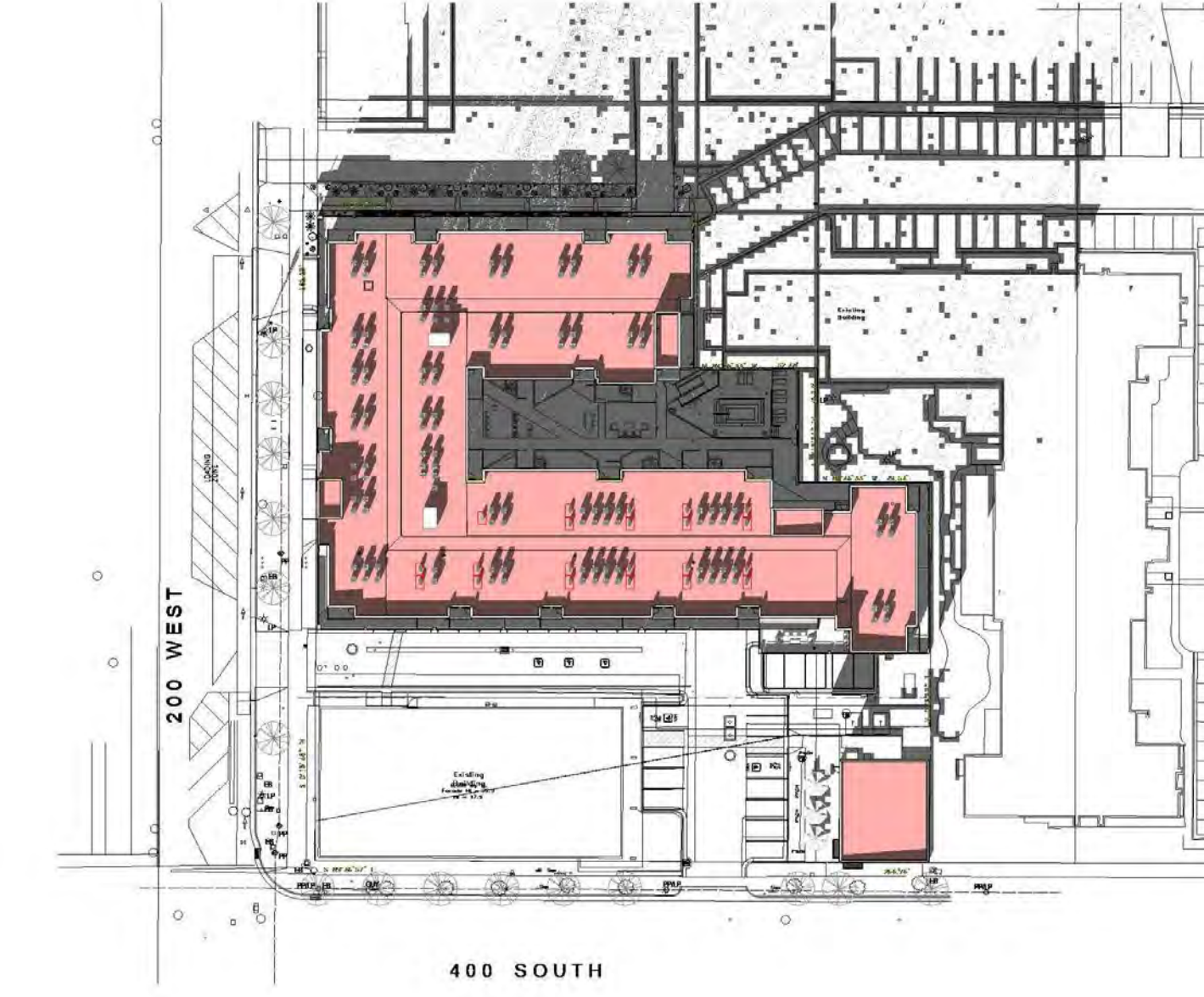
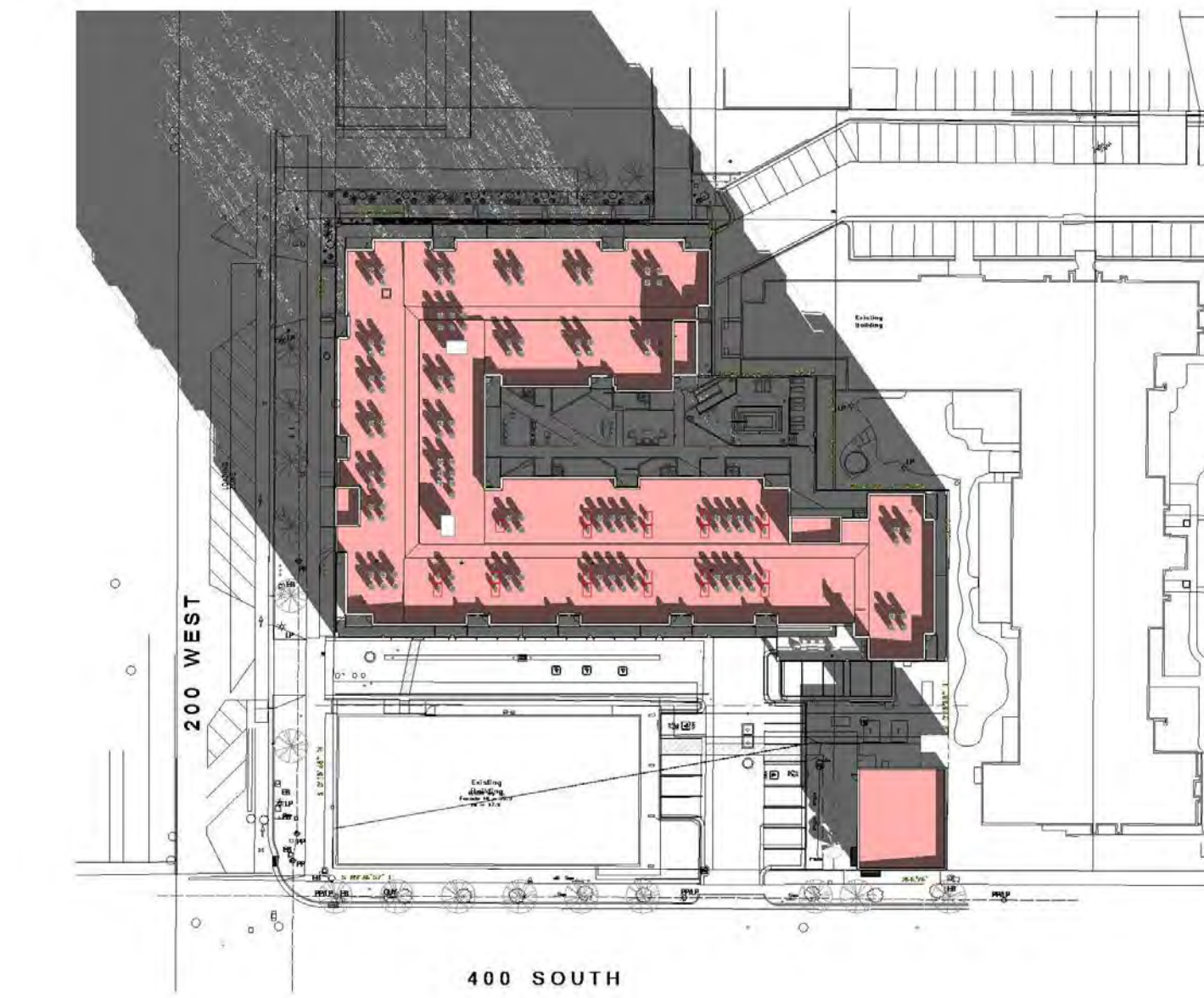
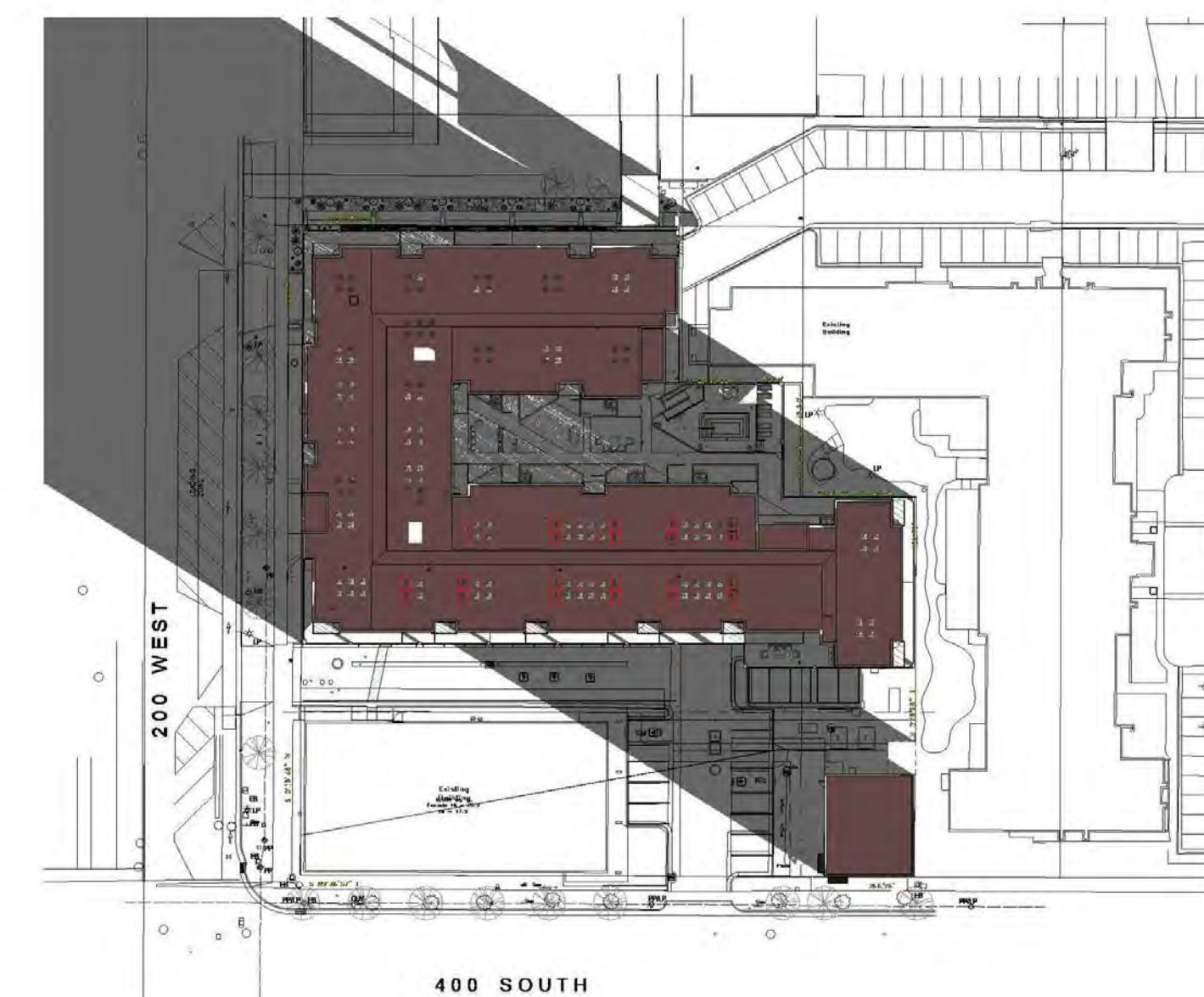
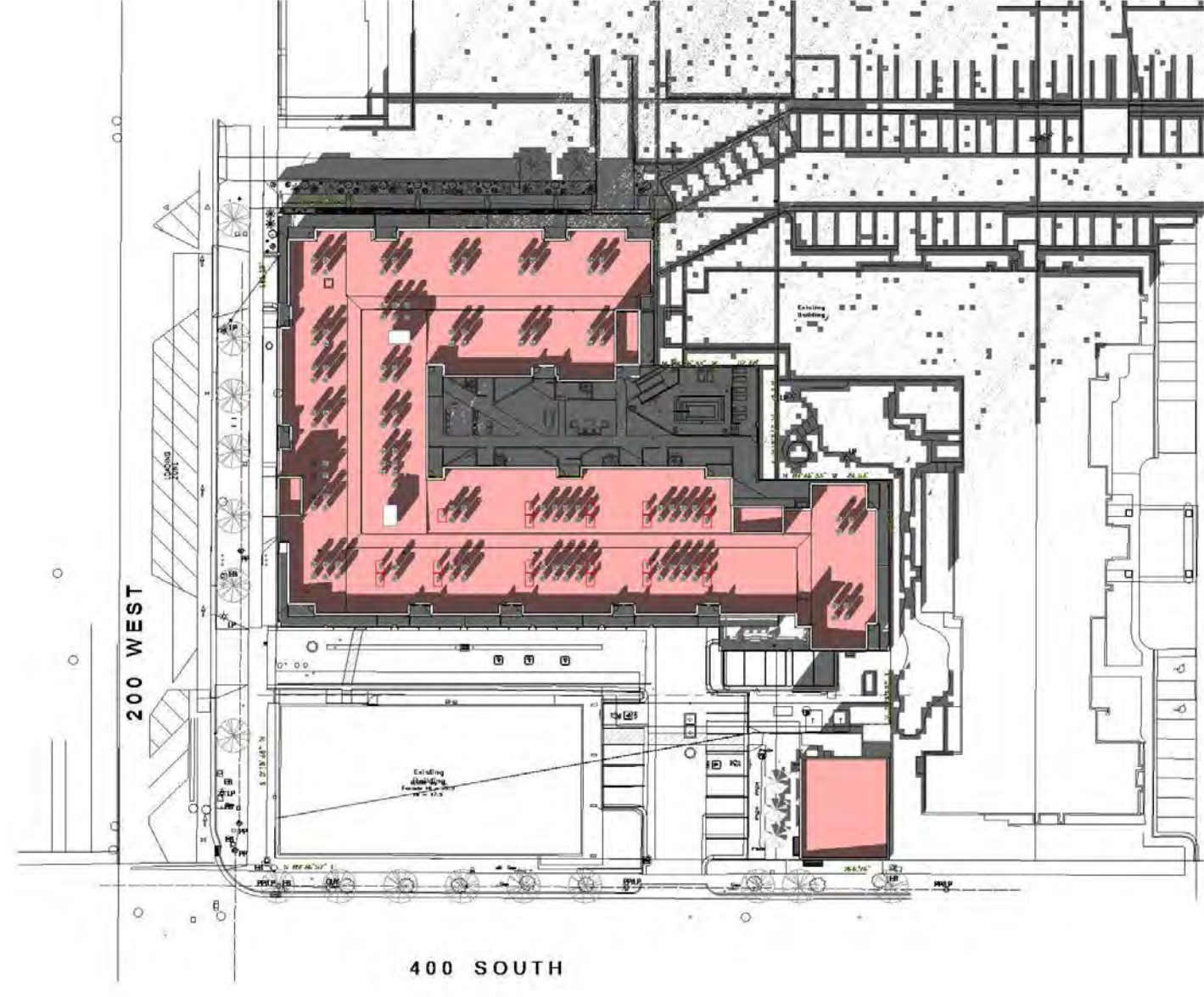
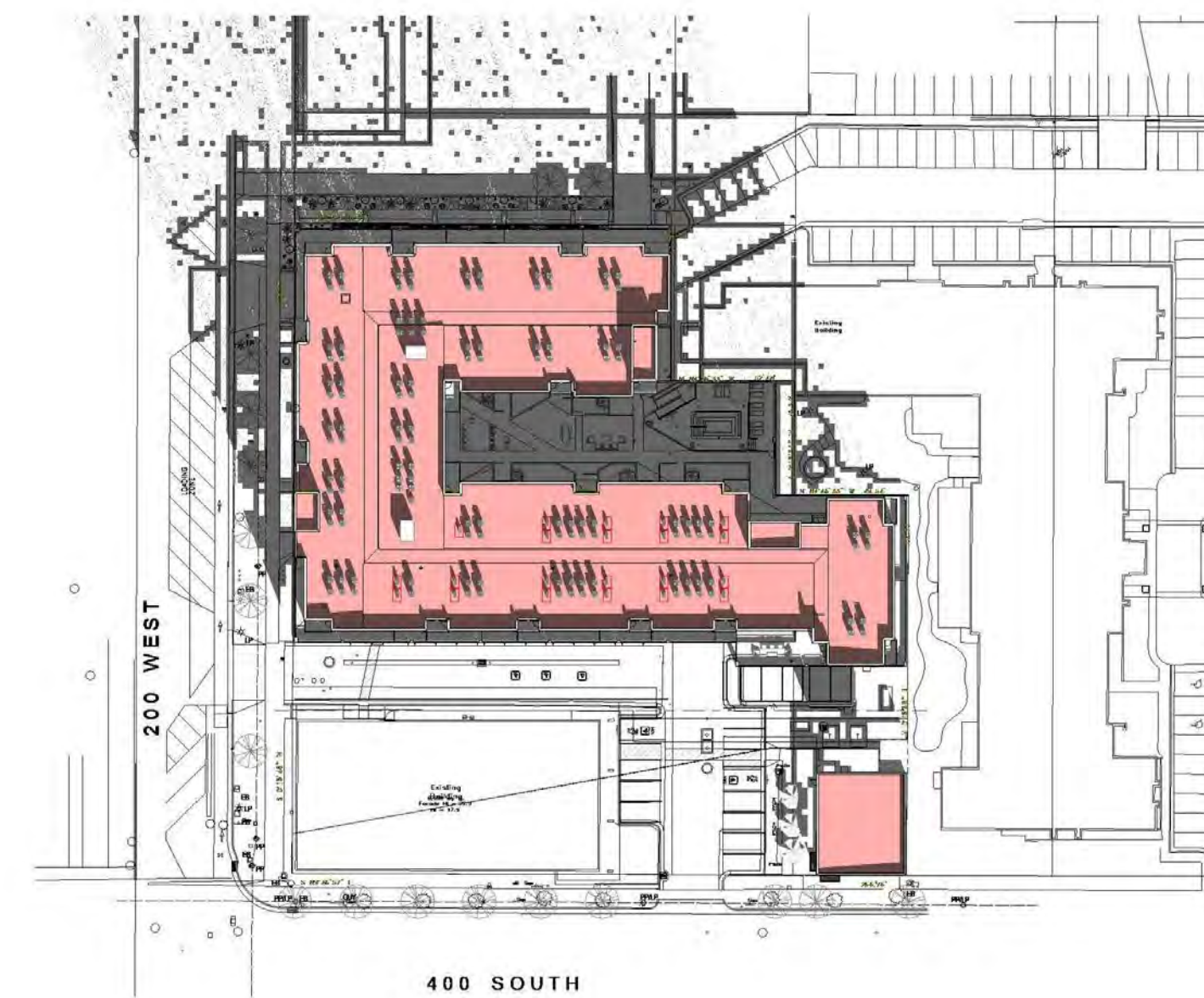
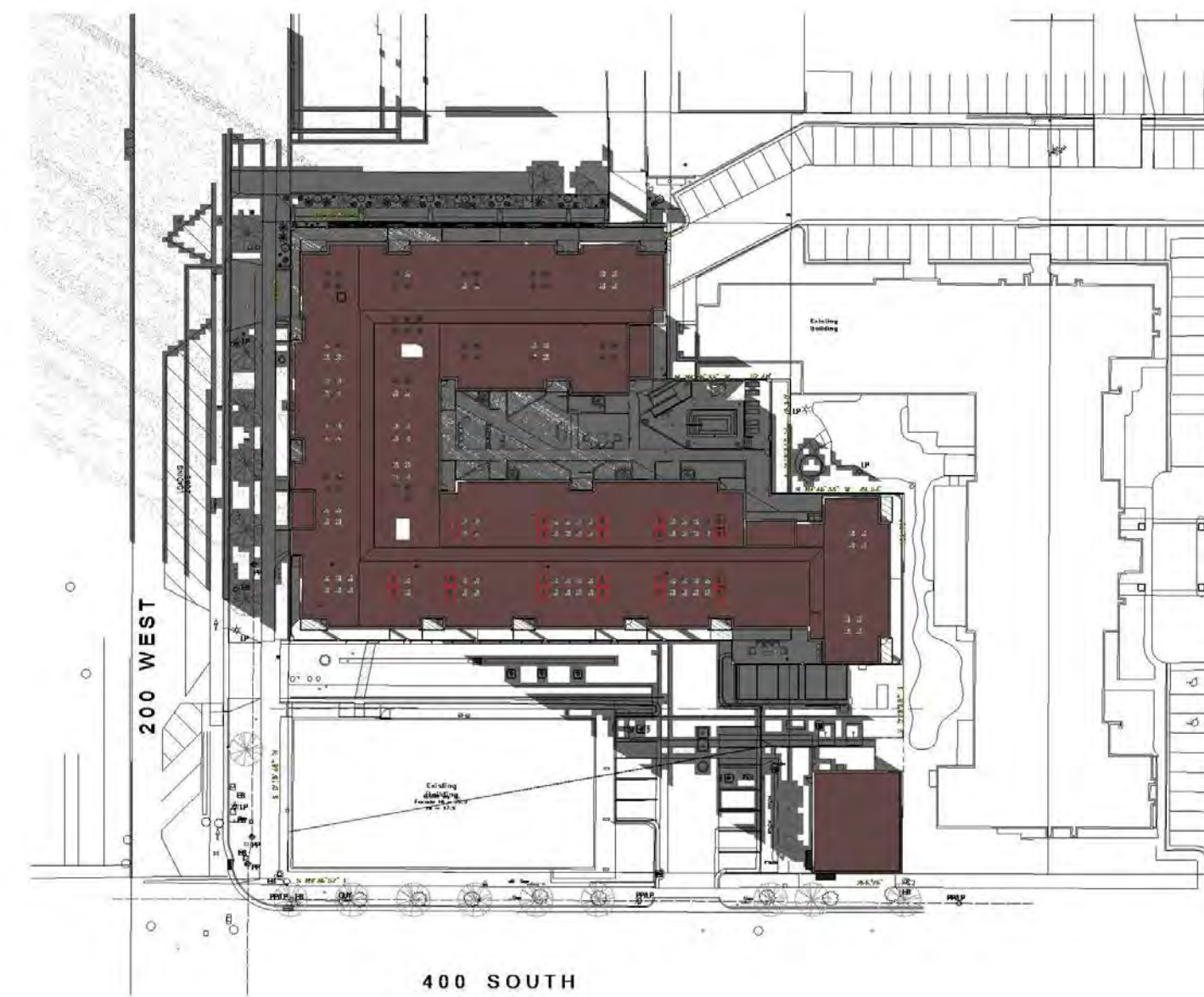
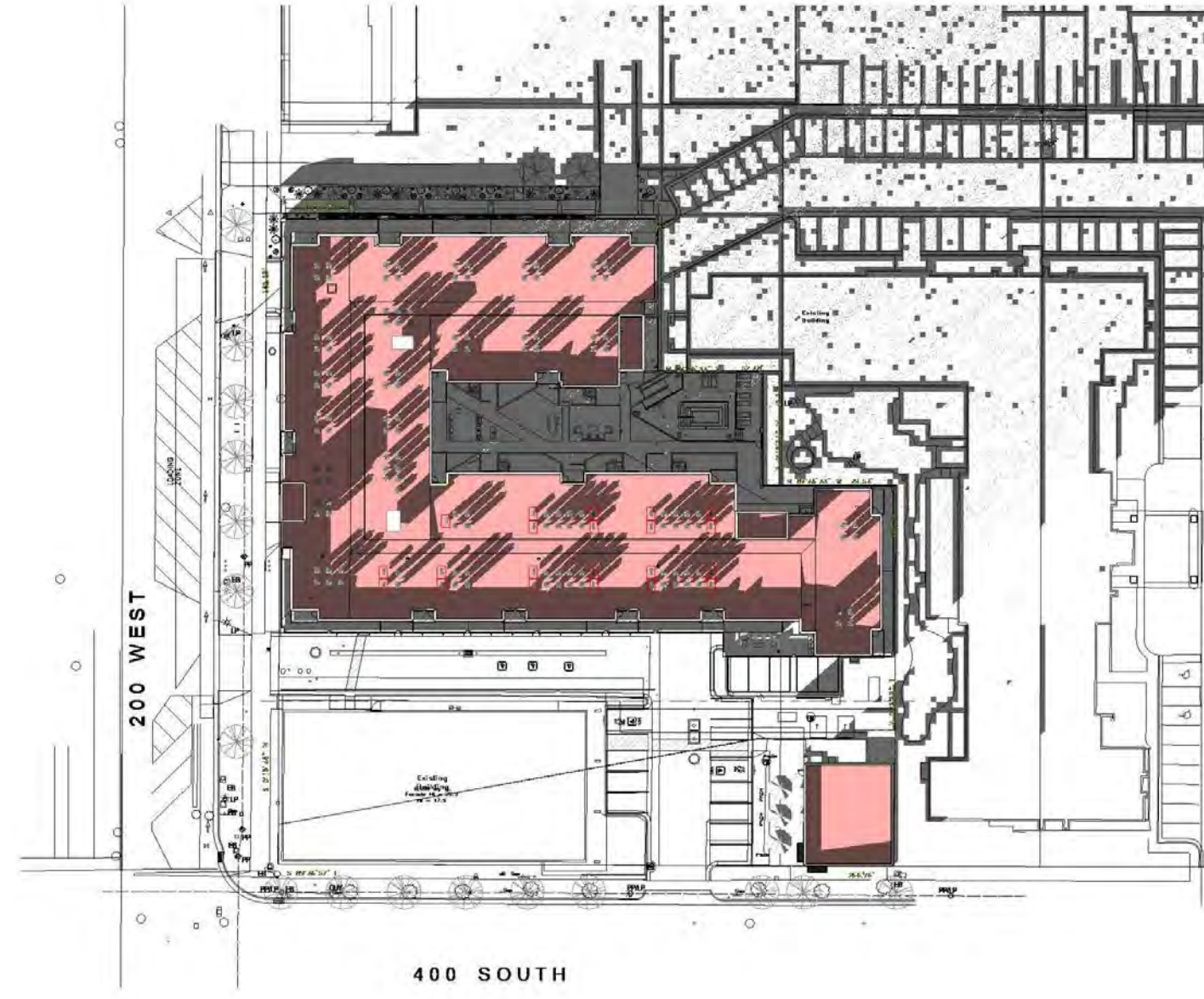
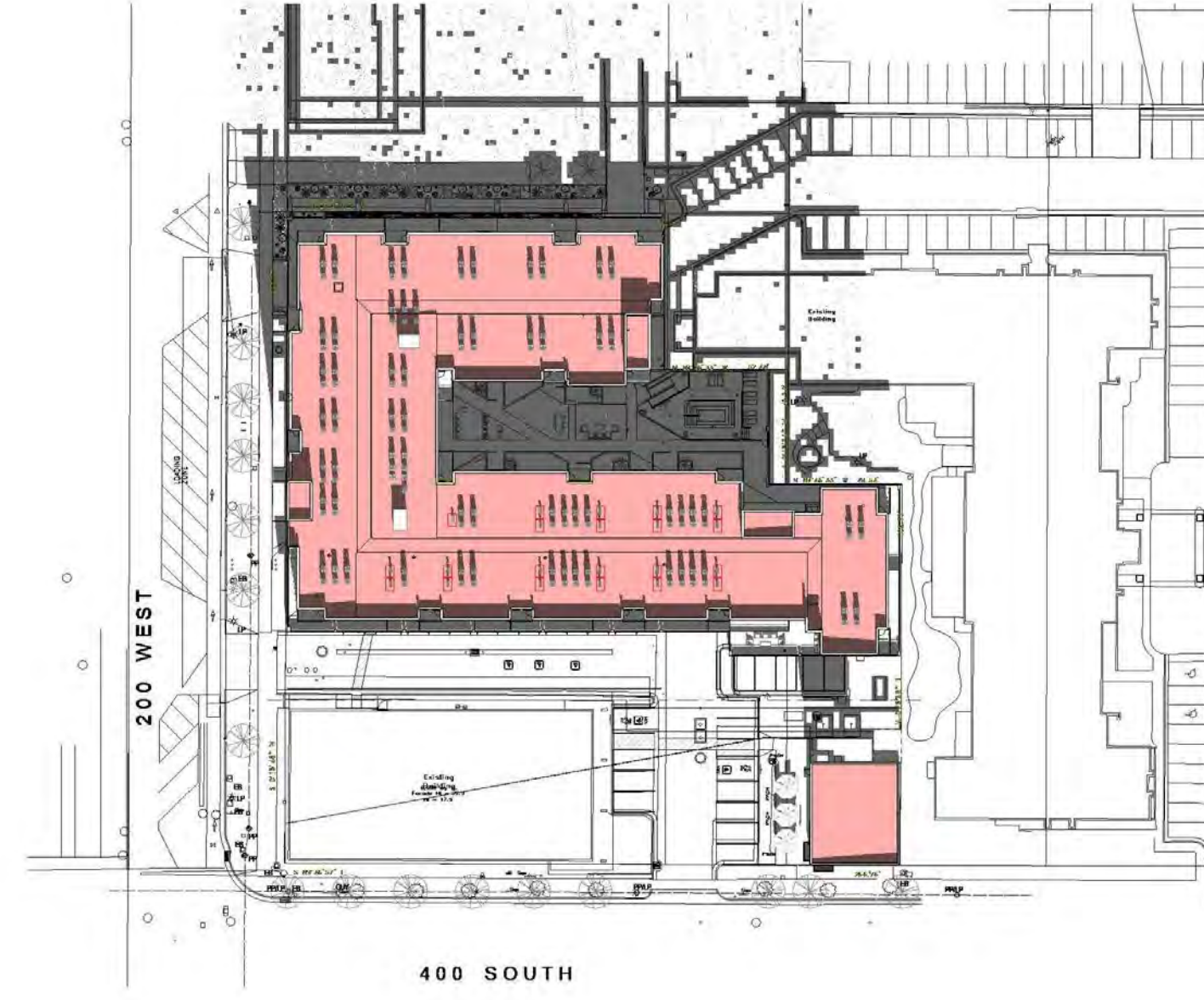
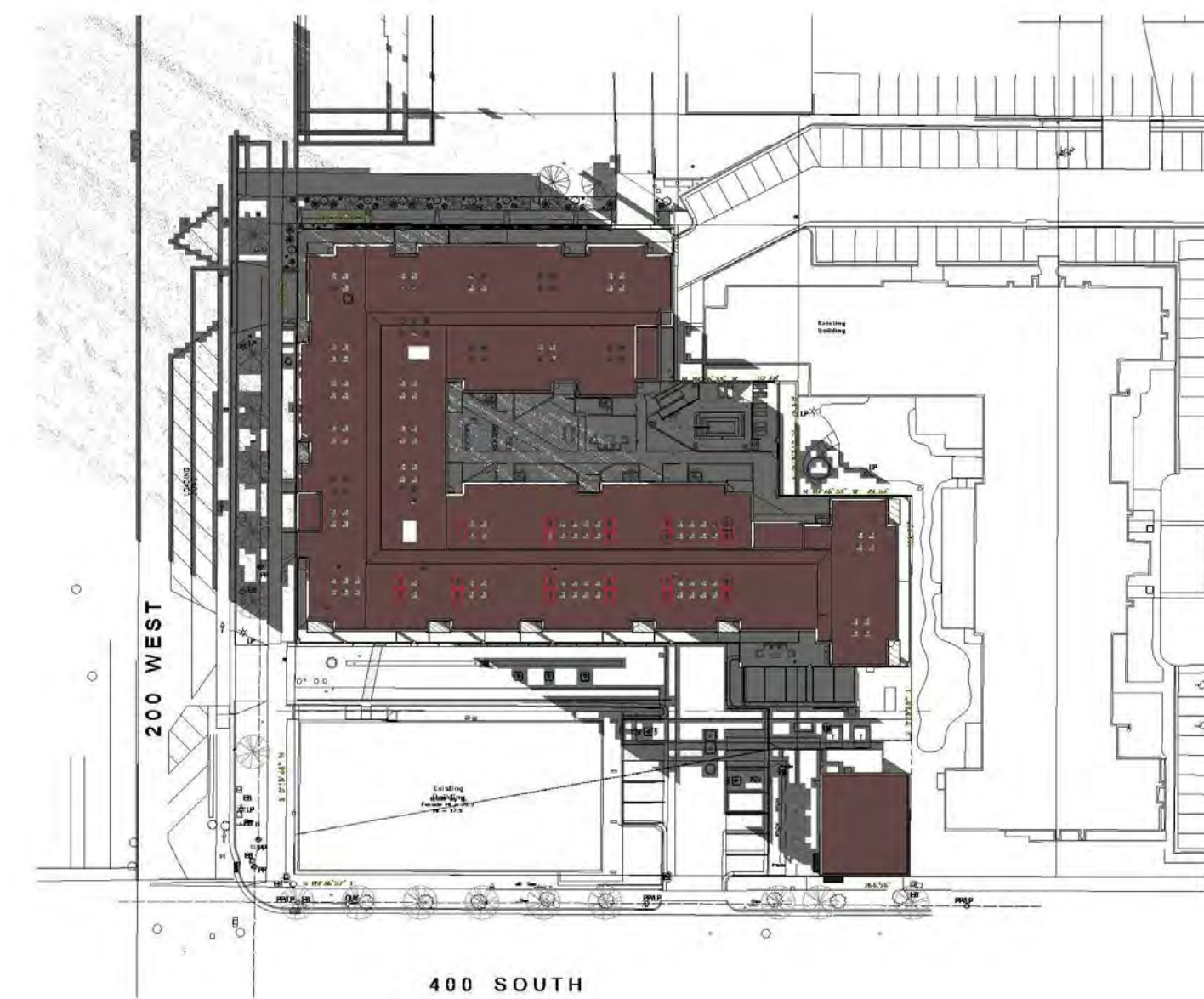
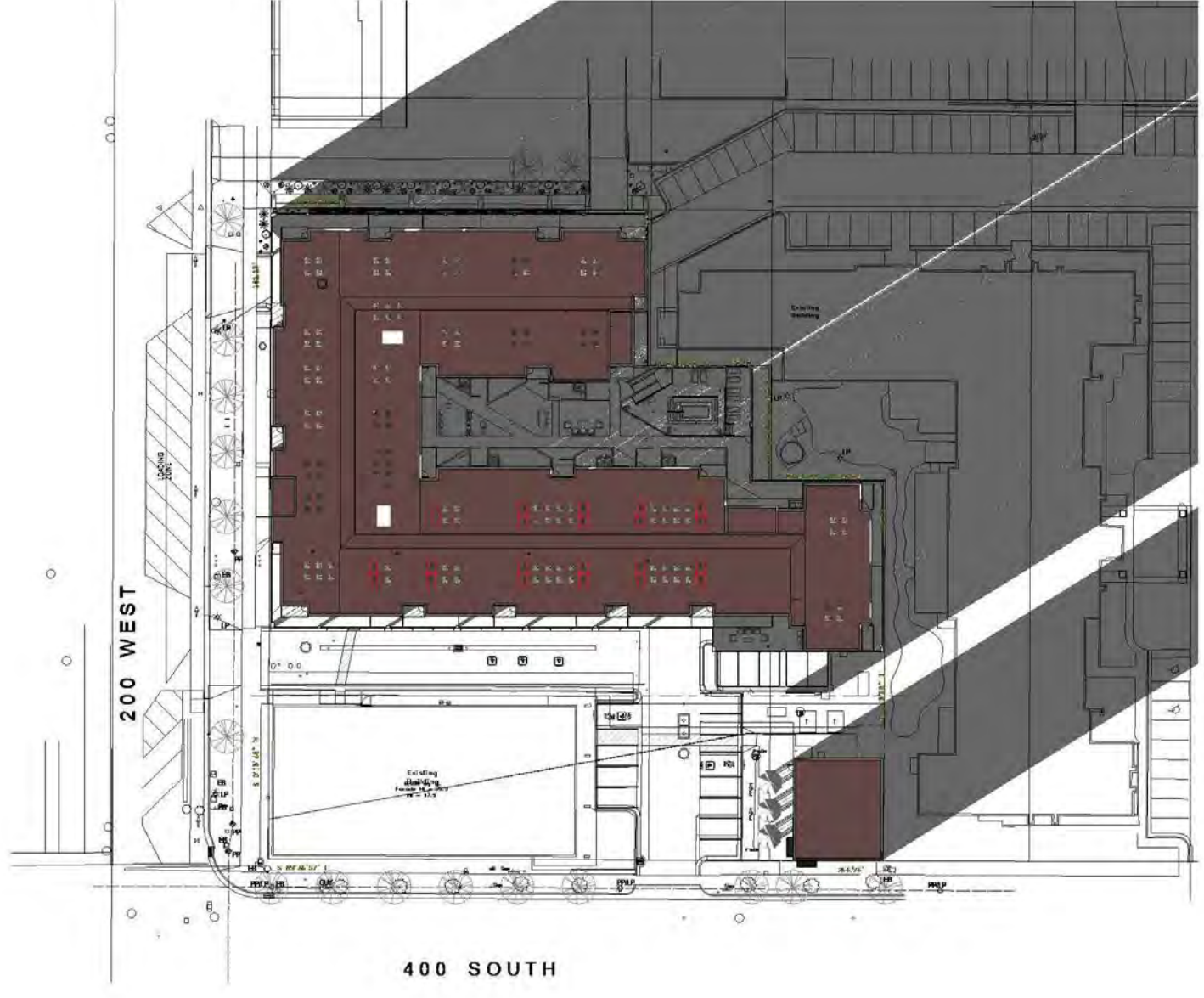
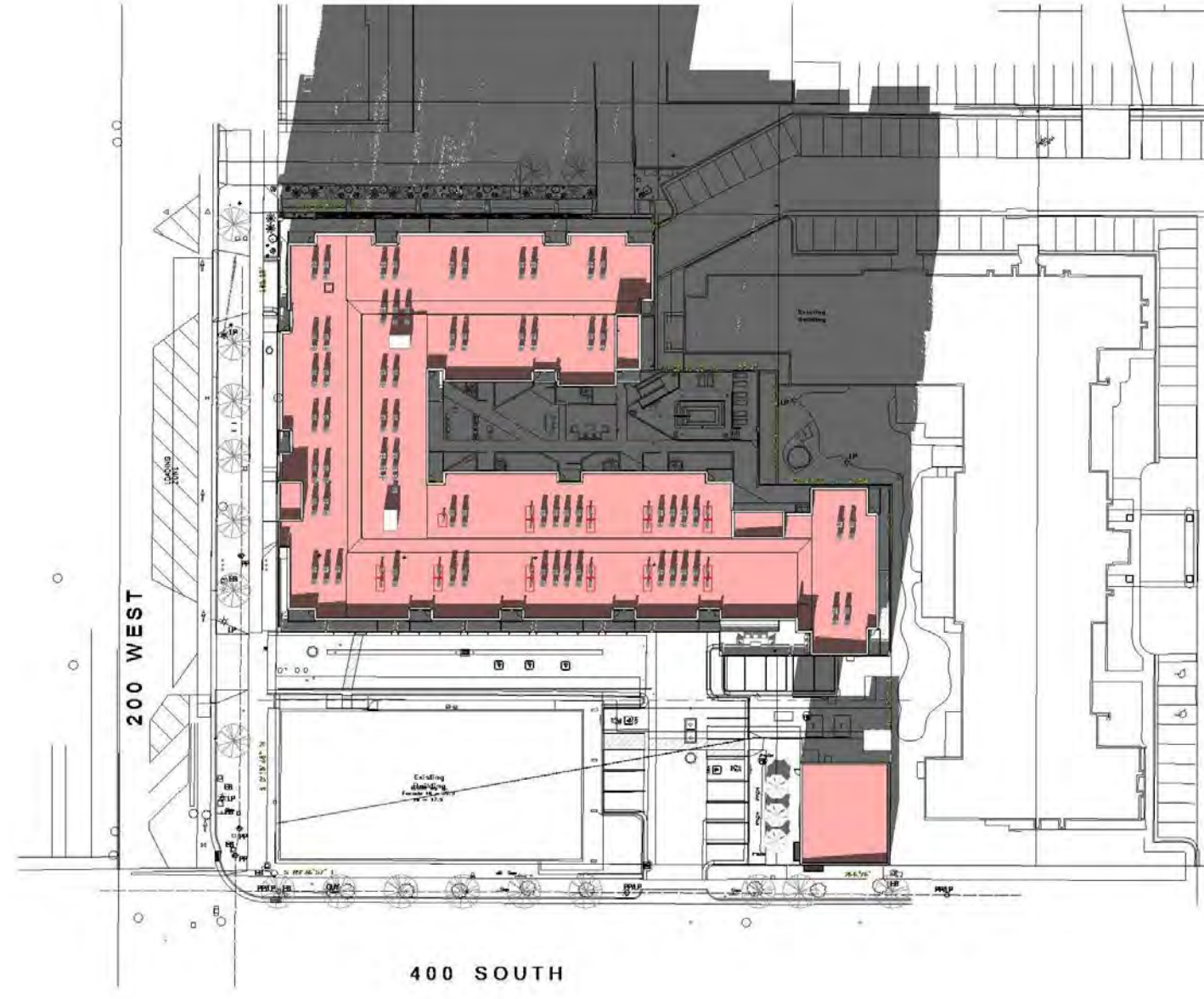
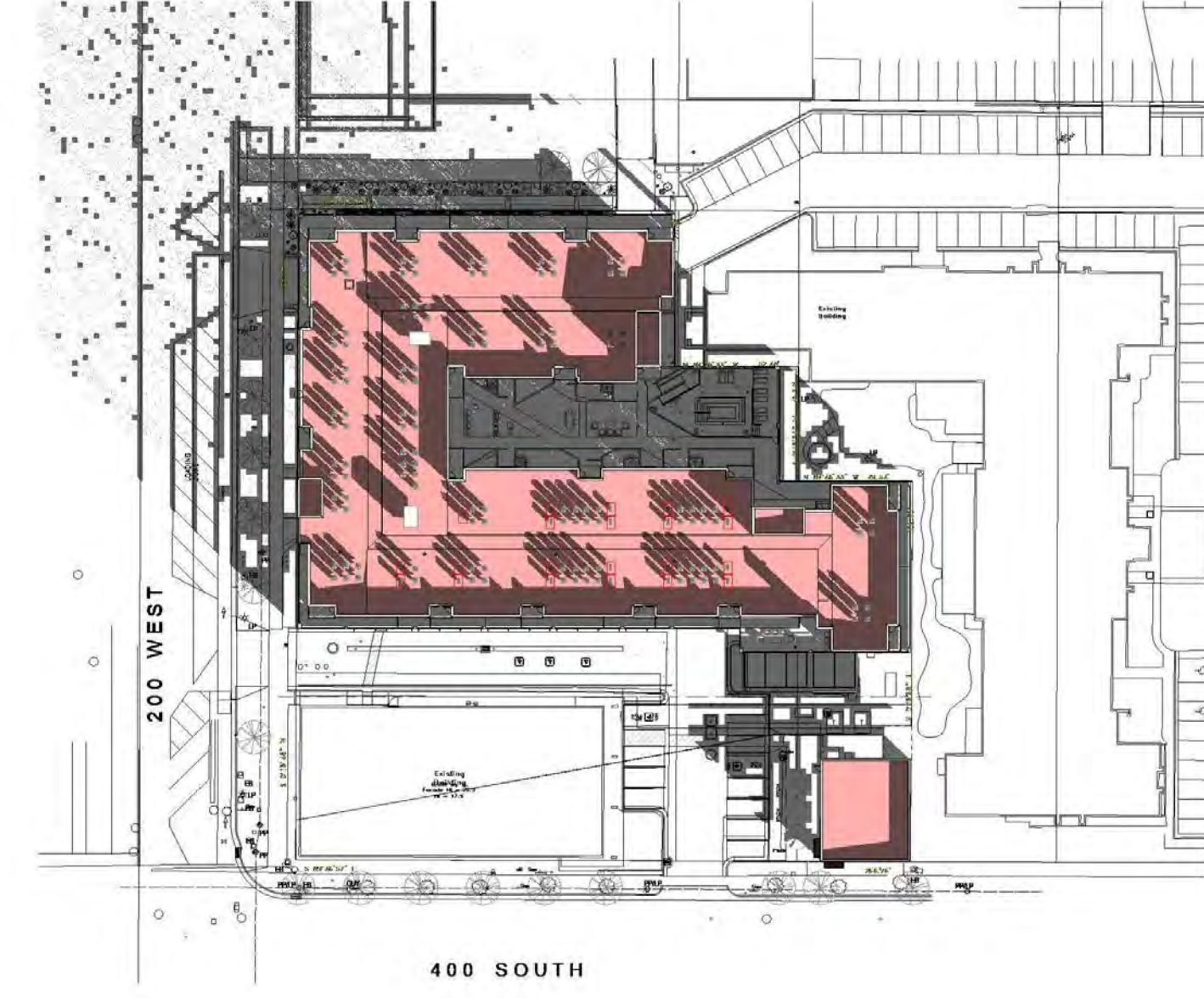
DR -
SOLAR
STUDY,
FALL

ADR-29



FFKR ARCHITECTS

730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



THE REVIVAL
355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR -
SOLAR
STUDY,
WINTER

ADR-30



FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



ADR - DIST CORNER



ADR - GLASS ENTRY TOWER



ADR - SIGN

THE REVIVAL
355 SOUTH 200 WEST SALT LAKE CITY, UTAH 84101
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR -
BUILDING
DETAILS

REFERENCE NOTES



ADR- FIBER CEMENT BOARD



ADR- METAL ELEMENTS



ADR - BRICK & CORNICE



ADR - RETAIL SPACE



ADR - CORNER



ADR - ENTRY LOBBY



REFERENCE NOTES

- LEVEL PARAPET 183'-0"
- LEVEL TRUSS 177'-2"
- LEVEL 7 168'-0"
- LEVEL 6 157'-8"
- LEVEL 5 147'-4"
- LEVEL 4 137'-0"
- LEVEL 3 126'-8"
- LEVEL 2 115'-11"
- LEVEL 1.5 106'-7"
- LEVEL 1 100'-0"
- LEVEL ENTRY 96'-0"

C1 DR - PARKING RAMP SECTION
SCALE: 3/32" = 1'-0"



A1 DR - NORTH BUILDING SECTION
SCALE: 3/32" = 1'-0"

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

PEG
DEVELOPMENT

△ DATE REVISION

PROJECT NUMBER 19048

DR -
BUILDING
SECTIONS

ADR-33



REFERENCE NOTES

C1 DR - WEST BUILDING SECTION
SCALE: 3/32" = 1'-0"



A1 DR - SOUTH BUILDING SECTION
SCALE: 3/32" = 1'-0"

1/21/2020 1:07:09 PM

A B C D

2'
1'
0'

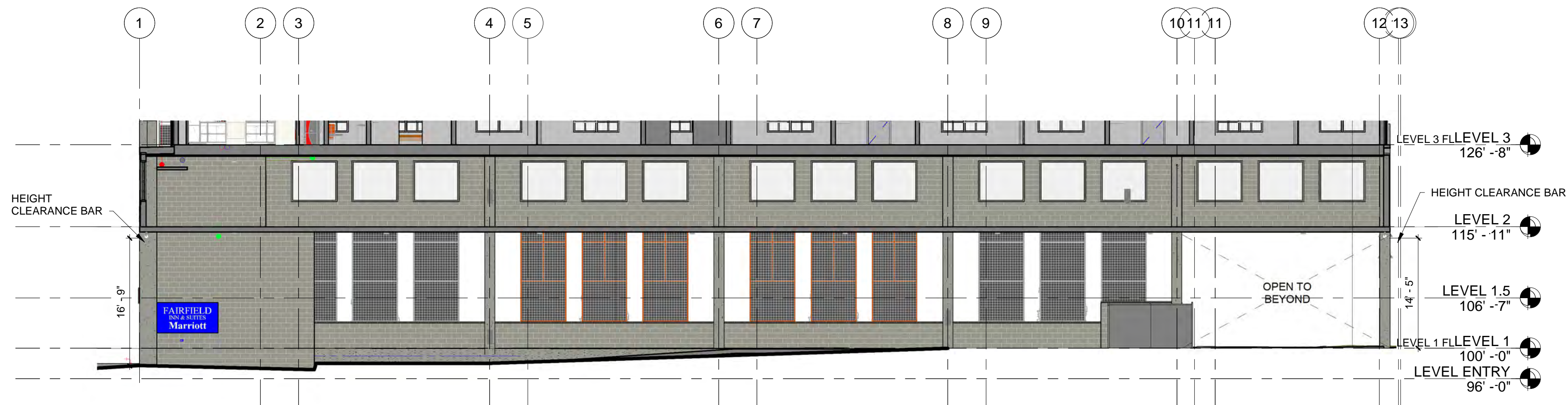
1

2

3

4

5



A1

DR - FIRE ACCESS SECTION

SCALE: 3/32" = 1'-0"

REFERENCE NOTES



THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPEMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

△ DATE REVISION

PROJECT NUMBER 19048

DR - FIRE
ACCESS
SECTION

ADR-35

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

1/21/2020 1:07:16 PM

A B C D

1

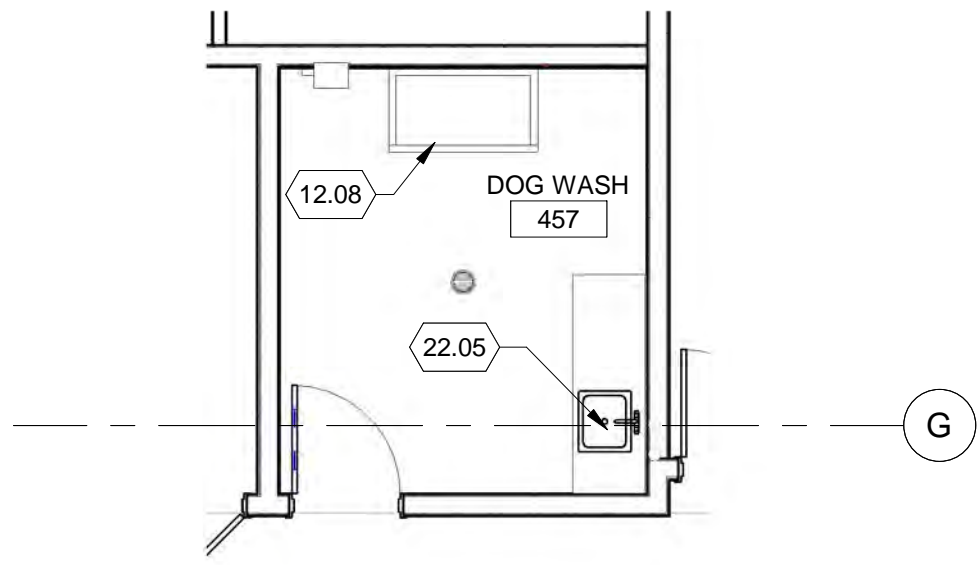
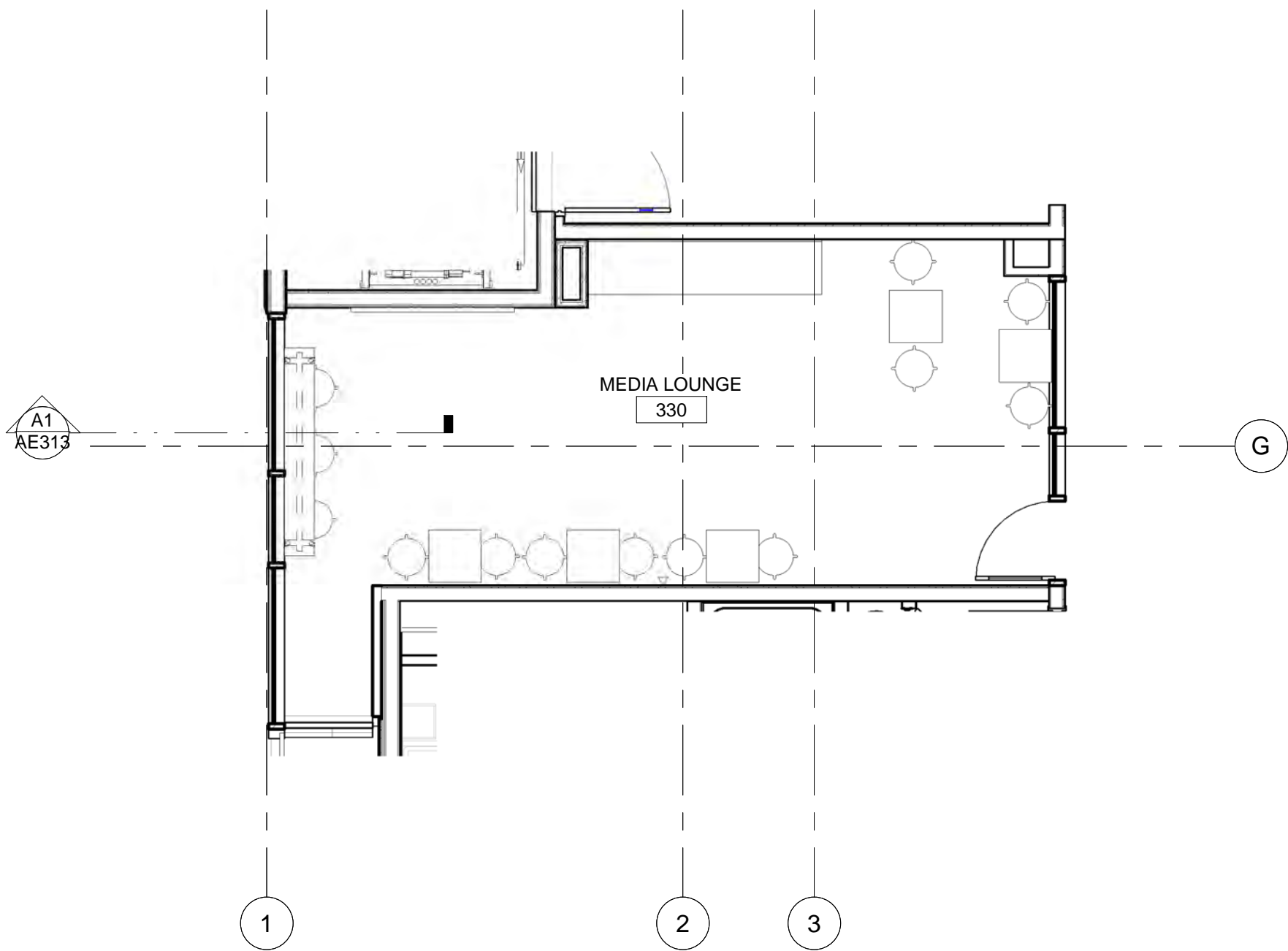
2

3

4

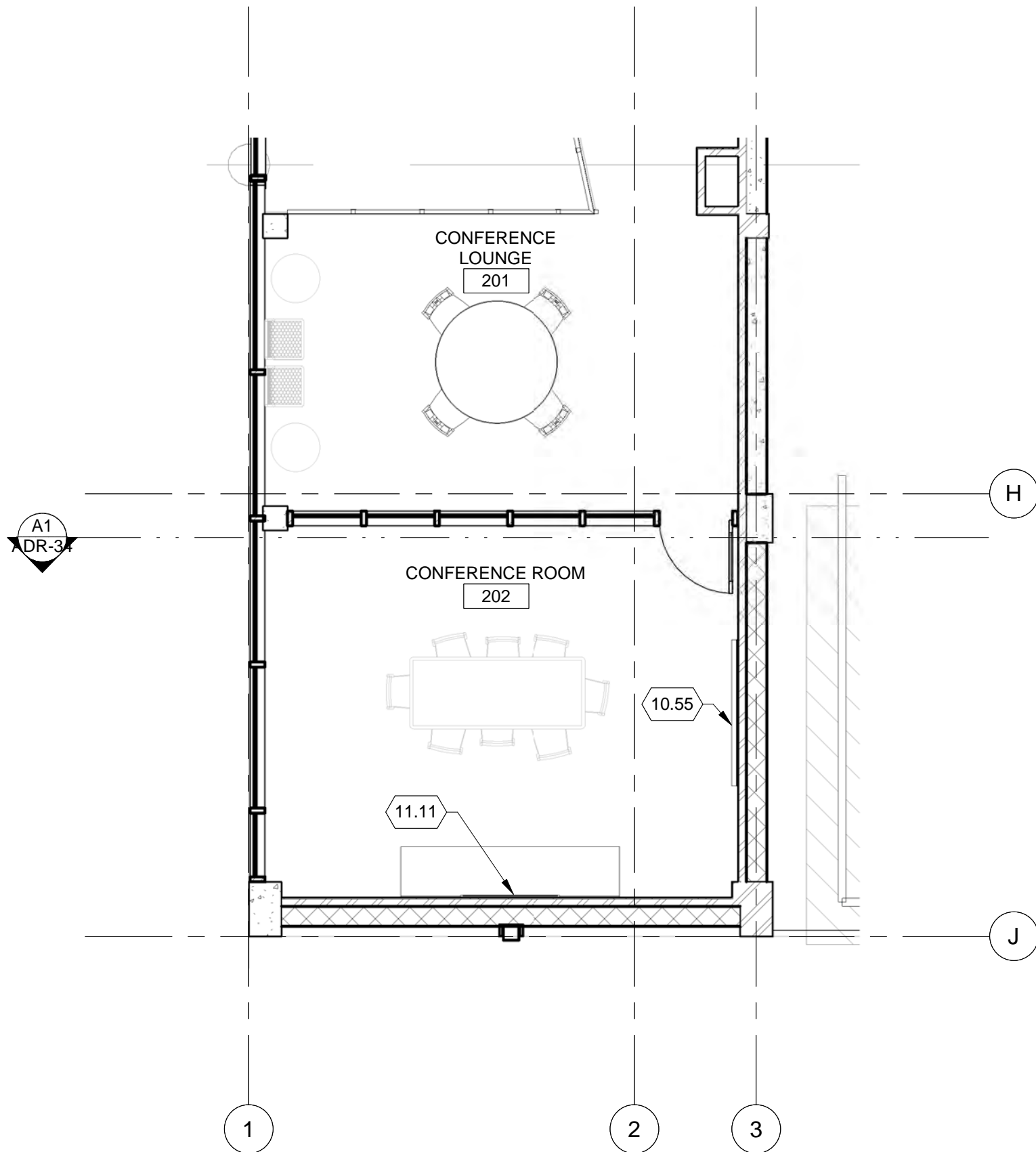
5

REFERENCE NOTES

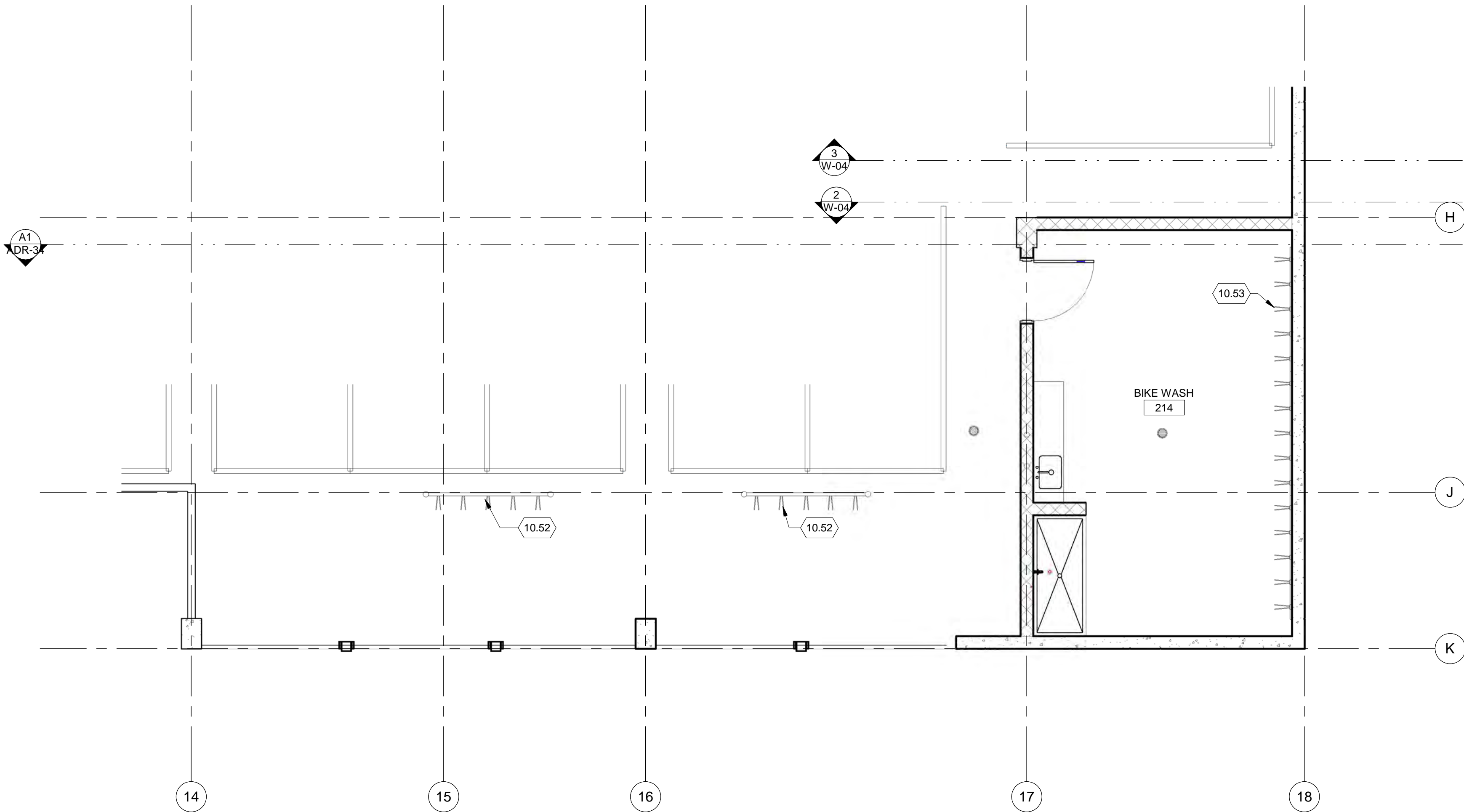


D3 APR - LEVEL 4 - DOG WASH
SCALE: 3/16" = 1'-0"

C1 APR - LEVEL 3 - MEDIA LOUNGE
SCALE: 3/16" = 1'-0"



A1 APR - LEVEL 2 - CONFERENCE ROOM & LOUNGE
SCALE: 3/16" = 1'-0"



A3 APR - LEVEL 2 - BIKE
SCALE: 3/16" = 1'-0"

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

PEG
DEVELOPMENT

△ DATE REVISION

PROJECT NUMBER 19048

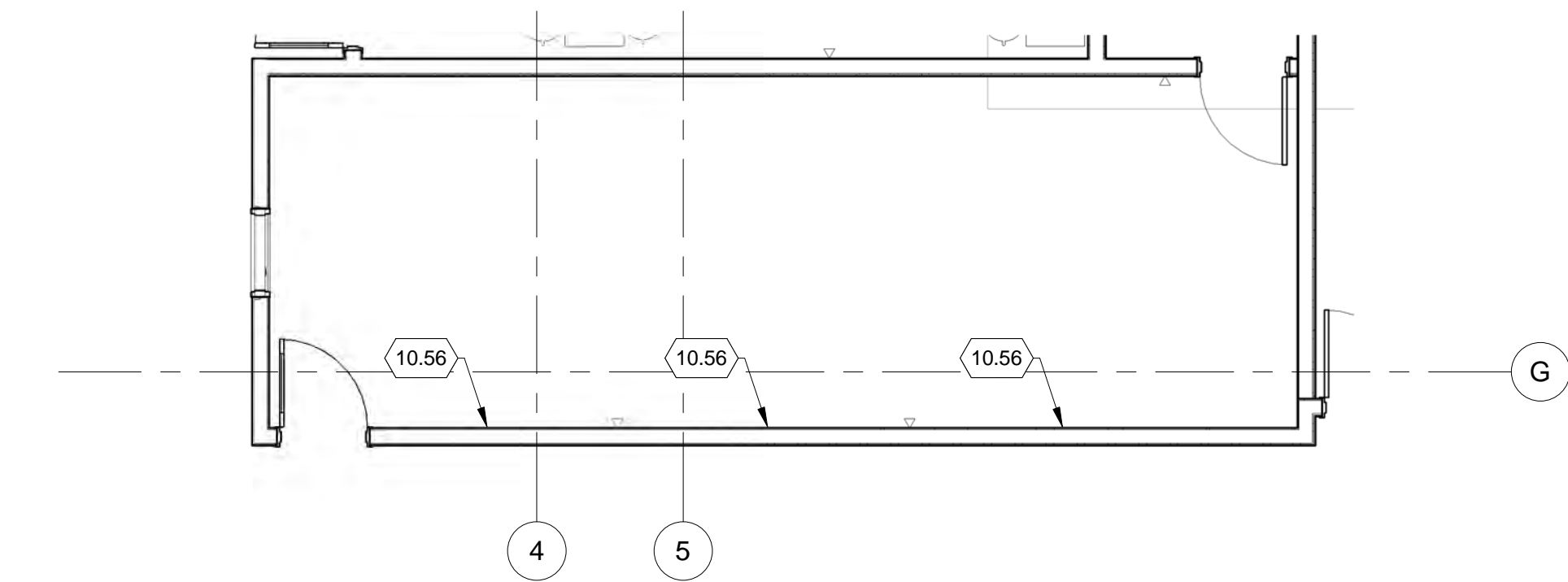
DR -
COMMON
AREAS -
BUSINESS

ADR-36

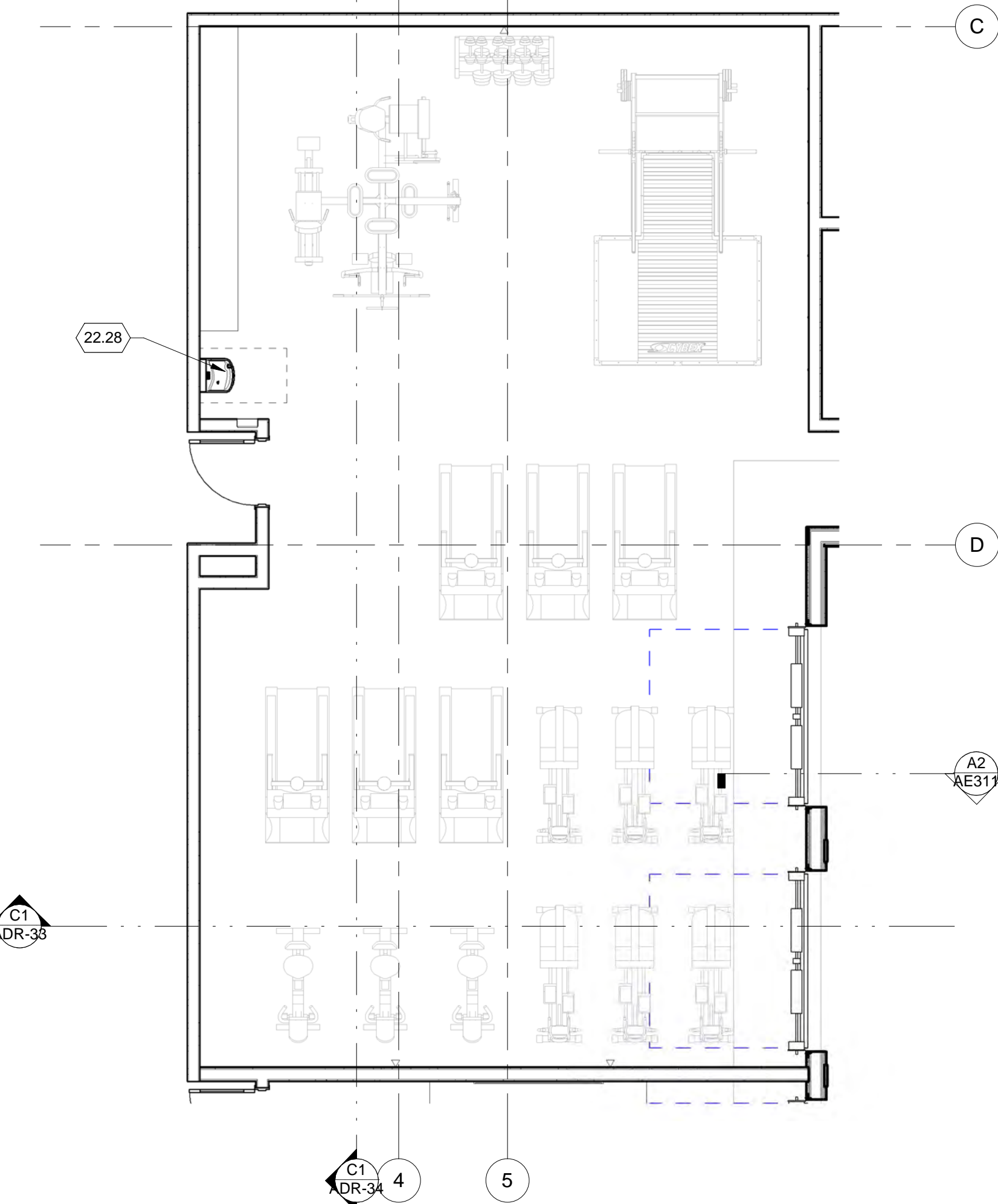
1/21/2020 1:07:21 PM

A B C D

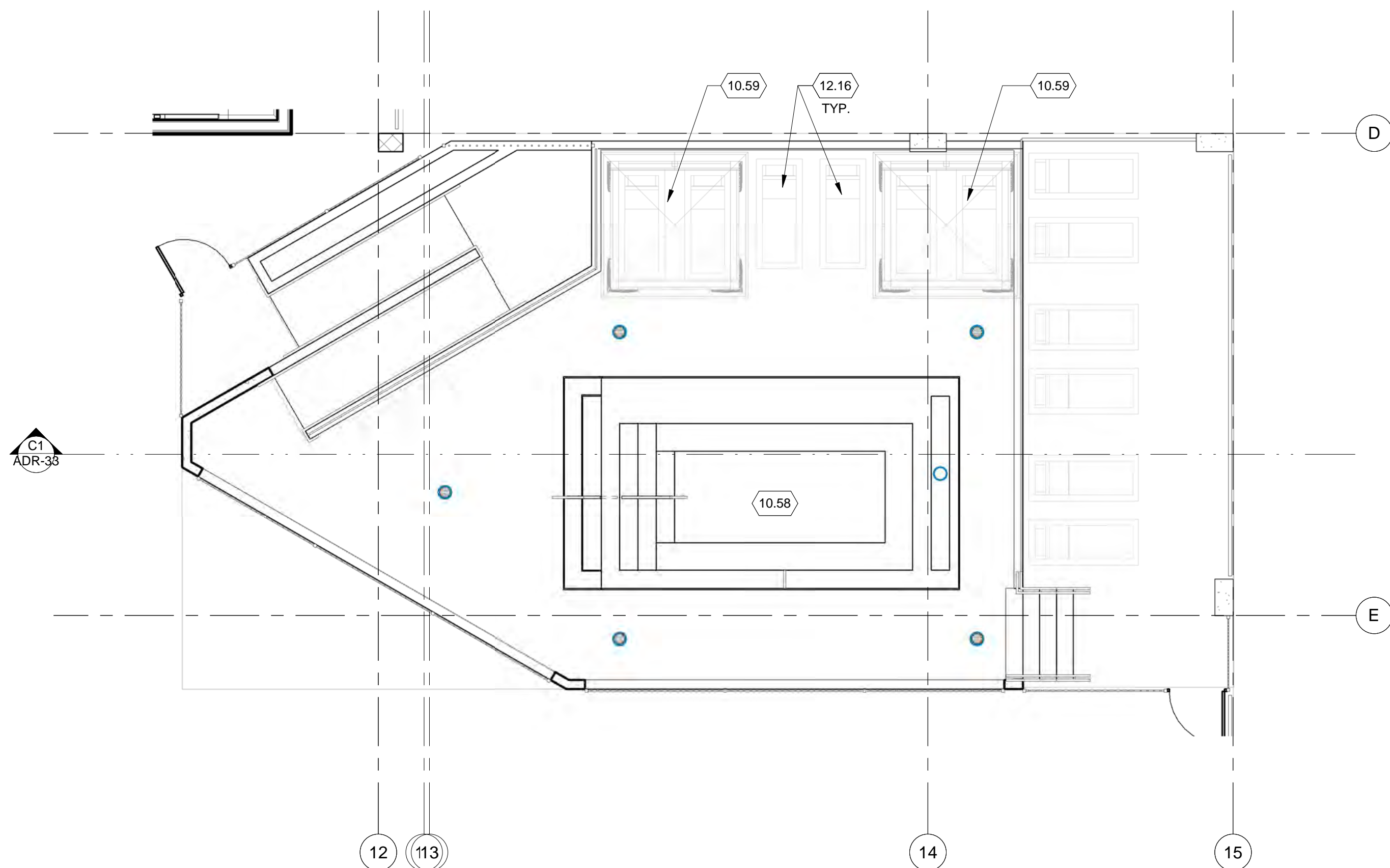
0' 1' 2'



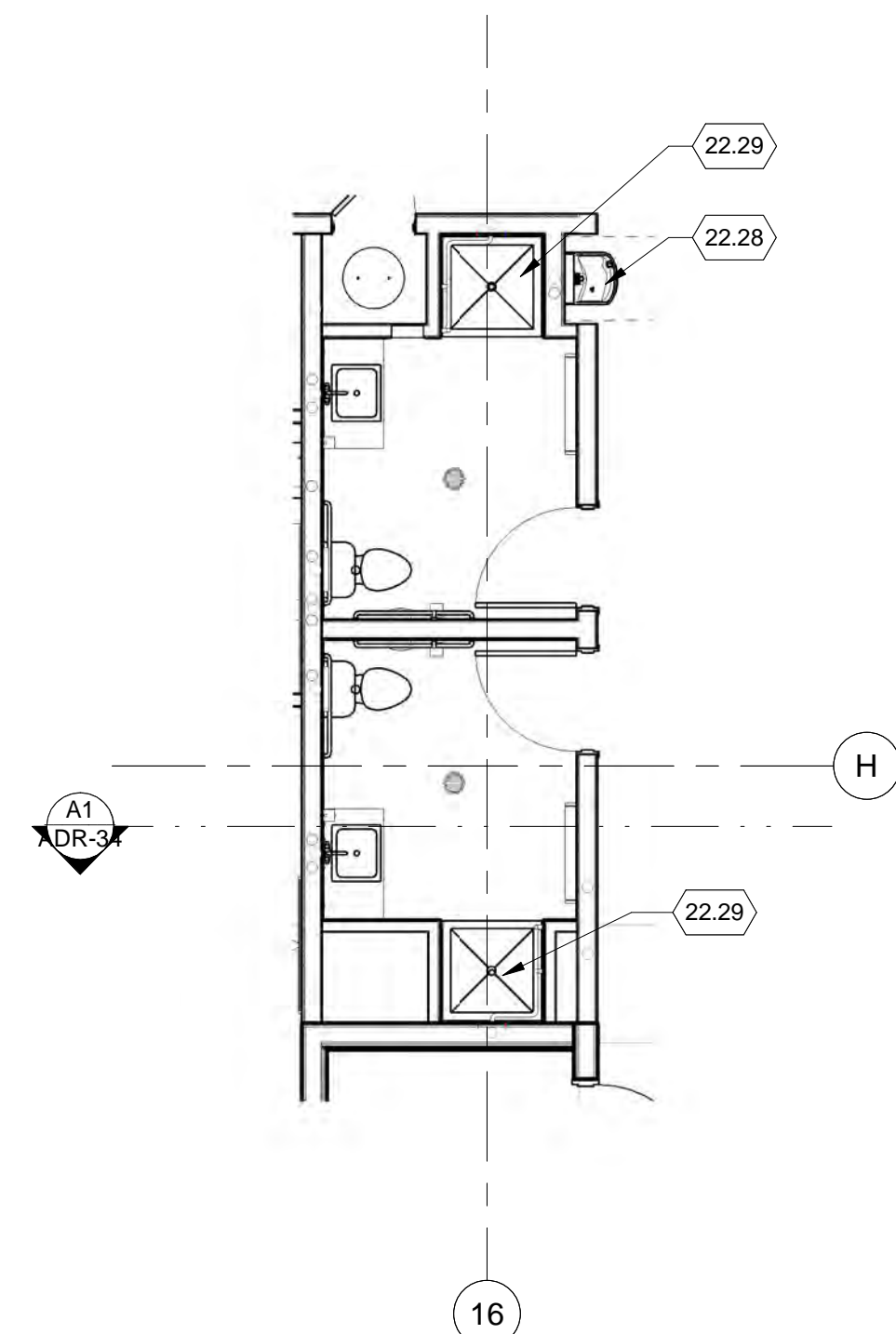
C1 APR - LEVEL 3 - YOGA
SCALE: 3/16" = 1'-0"



A1 APR - LEVEL 3 - FITNESS
SCALE: 3/16" = 1'-0"



A3 APR - LEVEL 3 - SPA/ HOT TUB AREA
SCALE: 3/16" = 1'-0"



A5 APR - LEVEL 3- SHOWERS
SCALE: 3/16" = 1'-0"

REFERENCE NOTES

THE REVIVAL
355 SOUTH 200 WEST
PEG DEVELOPMENT
DESIGN REVIEW APPLICATION - JANUARY 22, 2020

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

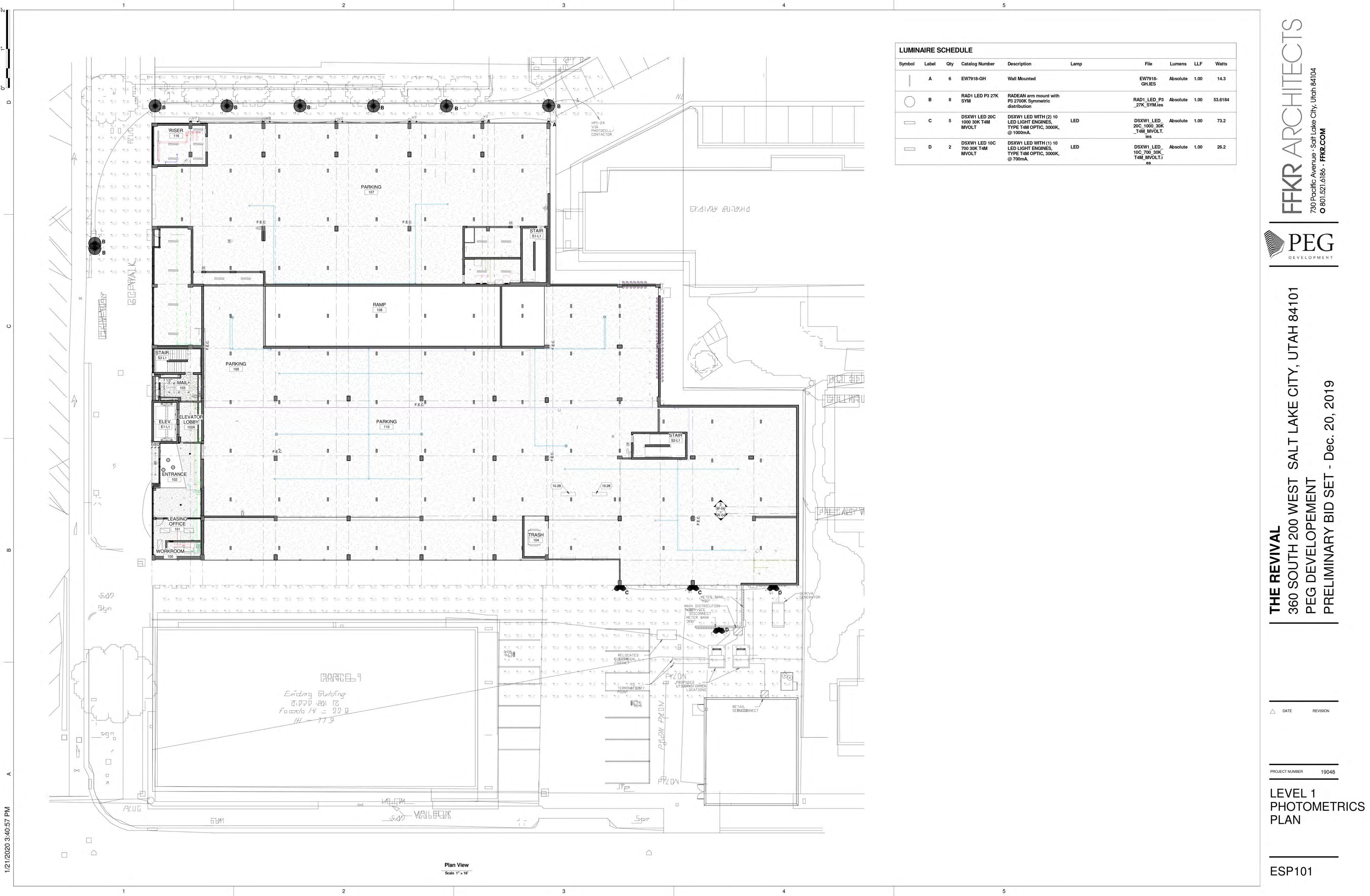
PEG
DEVELOPMENT





△ DATE REVISION

PROJECT NUMBER 19048

DR -
COMMON
AREAS -
FITNESS

ADR-37



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	EW7918-GH	Wall Mounted		EW7918-GH.IES	Absolute	1.00	14.3
	B	8	RAD1 LED P3 27K SYM	RADEAN arm mount with P3 2700K Symmetric distribution		RAD1_LED_P3_27K_SYM.IES	Absolute	1.00	53.6184
	C	5	DSXW1 LED 20C 1000 30K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_30K_T4M_MVOLT.IES	Absolute	1.00	73.2
	D	2	DSXW1 LED 10C 700 30K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 700mA.	LED	DSXW1_LED_10C_700_30K_T4M_MVOLT.IES	Absolute	1.00	26.2



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	4	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	LED	DSX0_LED_P6_40K_T3M_MV_OLT.ies	Absolute	1.00	134
	C	45	ML2000-3.37W-LED-2.7K-R	2-1/4"L. X 3-1/4"W. X 4-5/8"H. LED LUMINAIRE CLEAR LENS		ML2000_2.7K_3W_CSFL_L06_1604902.ies	Absolute	1.00	3.37
	D	18	WSR LED P2 SR4 30K MVOLT	WSR LED WITH P2-PERFORMANCE PACKAGE, 3000K, AND SR4 OPTIC TYPE	LED	WSR_LED_P2_SR4_30K_MV_OLT.ies	Absolute	1.00	29.17
	E	3	1900-OA-XX-20LED0015-UNV-BK	ASPEN BOLLARD WITH A 15 DEGREE LIGHT PATTERN & 100% LIGHT LEVEL	(1) 3000K CCT, 80 CRI LED ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOSPHOTOMETER WITH TEST DISTANCE OF 24 FEET	1900-OA-XX-20LED0015-UNV-BK.ies	Absolute	1.00	15.7
	F	7	LDN6 2710 L06AR LD	6IN LON, 2700K, 1000LM, MICRO CLEAR MATTIE DIFFUSE REFLECTOR	LED	LDN6_27_10_L_06AR_LD.ies	Absolute	1.00	12.75

ATTACHMENT C: APPLICATION NARRATIVE

THE REVIVAL



DESIGN REVIEW APPLICATION

Property Address: 355 South 200 West

Parcel ID: 428-023, 428-002, 428-003, 428-004, 428-005

Master Plan: Downtown

Zoning District: D3 and D1 Zones

Historic District: National Warehouse District

Local District: Broadway District

PROJECT DESCRIPTION:

Salt Lake City Block 50 is located between West Temple and 200 West and between Broadway and University Boulevard. This block and adjacent blocks contain large surface parking lots, undeveloped land, some restaurants, and residential buildings made up of a mix of hotels and apartments. It is located halfway between Pioneer Park (with its open space and community functions) and the TRAX line in and out of the city (near the restaurants and entertainment of the Broadway District).

The project site is located at 355 South and 200 West in downtown Salt Lake City, within the National Warehouse Historic District and in the D3 and D1 zones. The site is north of the Simply Sushi Building, west of the Marriot Fairfield Inn and Suites, and south of the proposed Edison House (1). Currently, there is an existing glass repair building, a machinery warehouse, and a dilapidated retail building on the property that will all be demolished to make this project possible.

This building responds to the growing need for housing in Salt Lake City. This project adds to the residential component of the neighborhood properties like the Palladio Apartments to the west, the Broadway Lofts to the north, and the Marriot Fairfield Inn and Suites to the east. This project contributes to the Downtown District's urban design approach of encouraging dense and efficient use of land, improving design quality of downtown, and providing a safe living environment to support this district.

This application includes a property line adjustment, parcel consolidation, and a height variance to achieve this 89'-10" tall (site average) apartment building. Most of the apartment building is located within the D3 Zone mid-block with the southwest corner of the project (near the entrance of the building) falling within the D1 Zone mid-block. This project is requesting an adjustment in height from a site average of 75' to a site average of 90' as a transition to the corner property requirements as the additional 15' of building height helps provide a greater density of residents. It also helps transition the massing of this property to the D-1 zoning of the adjacent corner property that has a 100' construction minimum height. Off-street parking allows for parking within the side yard of the property, so the on-grade parking is designed within the footprint of the base podium structure of the building to eliminate the amount of surface parking on the property and add to the massing of the building.

The project is a five-level, wood construction apartment building of approximately 147,169 square feet built over two and a half levels of a concrete and steel construction parking podium. The shape of the apartment tower forms a "U" shape with a common raised amenity deck in the center of the "U" on top of the parking podium. The apartment building is comprised of 142 apartment units, ranging from studio apartments to three-bedroom units. There are 21 studio apartments that are approximately 411 square feet each, 72 one-bedroom units that range from 654 to 706 square feet each, 41 two-bedroom units that range from 974 to 1,032 square feet each, and 8 three-bedroom units that are approximately 1,139 square feet each.

There is a fire department easement through the parking lot for emergency vehicles. The proposed plan maintains this vehicle access below the upper level of podium parking at a 24' width between the structural columns for emergency vehicles. A parking easement exists at the south of the property to provide off-site parking for the adjacent restaurant. The parking area is open to accommodate free pedestrian movement between properties.

Once the project is complete, there will be approximately 194 parking stalls provided for the various uses of the project. There will also be a pedestrian and an emergency vehicle access through the project's parking structure that will connect 200 West to the Fairfield Inn and Suites to the east.

As this project is located within the Warehouse District, and the architectural style reflects the characteristics of the neighborhood. Most of the building that fronts the public way has a warehouse appearance with modern alterations of glass at the entry tower and fiber cement panel at the top level of building. This gives the appearance of a building that has been modified over time. The ground floor storefront and clerestory glass to both the leasing office and the first-floor retail space draw interest into the habitable areas. An accent-colored metal panel is used to highlight the building entrance, retail area, and art display at the first floor. This accent provides visual interest to the façade, creating a more pedestrian-scaled façade. The leasing office extends 20' into the property. The roof line of the building undulates at the recessed balconies and at the central circulation core to add to the skyline of the district. Patterned and artistic joints are used in the solid building surfaces of the parking garage at the rear of the building.

This project is also part of the Broadway District with the inclusion of a mid-block walkway to the north of the property. This helps connect this project to the pedestrian network of the district with additional landscaping, site lighting, seating, accent paving, and decorative art panels.

PROJECT SUMMARY:

District Maximum Height: 90' site average equals 91'-8" maximum height at the lowest property line

Building Height: The 7.5 story building is 84'-11" average sloped roof height and 91'-4" at the elevator over-run and stair towers at the lowest point of the property line

Ground Floor Use: Residential lobby, retail space, public art display, and parking

Mezzanine Floor Use: Parking

Second Floor use: Residential lobby, conference room, mechanical, and parking

Upper Floor Uses: Multi-family apartment units

Number of Residential Units: 142 units

Exterior Materials: Architectural concrete, split face CMU, brick, fiber cement boards, traditional 3-coat stucco, glass, resin panels, porcelain tile, metal mesh screen panels, and metal wall panels

Parking: 194 spaces

DESIGN STANDARDS NARRATIVE:

The development is oriented in a way that over 60% of the apartment units are facing outward to views of the street (200 West), the downtown cityscape to the north, the mountains to the east, or the valley to the south. The building is sited close to the sidewalk with the primary entrance facing the public sidewalk of 200 West. The parking for the project is located within the footprint of the building in the lower floors of the building.

Large continuous storefront-style glazing is on the first few floors to connect pedestrians to the primary entrance, to the public amenity spaces of the apartment lobby, and to the leasing office. Transparent glazing in the conference room and lounges also provide connection to the public sidewalk. Large operable warehouse-style gridded windows are located on four apartment levels to increase views of the city and to provide natural ventilation and facilitate interaction with pedestrians. A horizontal mullion within the large storefront glazing provides a modern interpretation of a clerestory window, adding to the sense of scale to pedestrians on the sidewalk. The project has an interior courtyard that is open to the east and positioned adjacent to the landscaped outdoor amenity area of the neighboring property. The upper parking is set behind false windows on the west and north sides, adding the appearance of occupied space similar to the apartment units above. On the south side, the parking is set behind a colonnade of concrete and steel columns that mimics the grid of the building above and reduces the scale of the parking structure while providing open connection between residents and their vehicles and the pedestrians below.

The podium of the building is larger in footprint to the apartment building above to provide a stepping down of the building to the adjacent properties and the street. The large building masses of the apartment tower are divided into the heights of the floor levels with belt-course bands of soldier-course brick and metal panels at storefront windows and balconies. Brick pilasters provide additional architectural detail and a reduced size of the façade that relates to human scale. The cornice of the brick portion of the apartment building provides a scale that relates to the adjacent 5-story Broadway Lofts to the north, with the addition of a penthouse level above. The rhythm and pattern of the warehouse-style windows are consistent with the National Warehouse District in which this project is located. Balconies provide detail to the building, add to the sense of the scale, and provide connection for the residents to the street level.

The building façade changes vertically at the stair and elevator over-run locations. The recessed balconies break up the façade into smaller masses and in perspective create the appearance of additional changes in vertical height. The base of the building includes several different materials. On the front of the building, there are concrete columns with brick and glass infill in between, accent brick on the elevator tower, and clear anodized aluminum at the storefront glazing. Towards the back of the building, there is patterned concrete at the shear wall locations and split-face masonry block between the columns. There is a bright metal panel band to accentuate the building's primary entrance and first floor amenities and to add visual interest to the building along the public sidewalk. The middle section of the building includes a combination of materials, such as running-bond brick and soldier-course brick details, brick pilasters and cornice, metal wire-mesh balcony railings, and brightly-colored accent stucco at the recessed balconies. The materials at the top section of the building (the penthouse level) are a combination of fiber cement boards and glass railings.

The materials and color palette come from the existing warehouse buildings currently on the site, the Nickerson Pump and Machinery Company Building (2) and the precedent building the International Harvester Building/ Central Building (3) down the street. The use of concrete and brick on the building reinforce the warehouse aesthetic with a nod to traditional art-deco detailing at the top of the pilasters. The use of metal, fiber-cement board, stucco, and glass are used at key locations to provide a balance between the warehouse aesthetic and a more modern building. This contrast of materials and architectural styles add visual interest to the building. The main building material is brick veneer in a running bond with soldier coursing at floor levels, window headers, and windowsills for added interest and texture. The balconies are recessed 4'-8" from the main façade, giving depth and interest to the building with a change in material to an accented colored stucco. Pilasters and cornices are of a contrasting brick color. The windows within the brick warehouse portion of the building have a grid of mullions in contrast with the more modern windows with large glass panes. The intent is to reclaim some material from the existing warehouses on the site for the interior of the building to add to the sense of place for this apartment building, thus the name of The Revival.

The existing mid-block crossing appears to be on the Broadway Lofts property to the north. It will be improved as part of this project with the burial of the overhead power lines, additional landscaping, site lighting, seating, accent paving, and decorative art panels (4).



(1) Aerial Map



(2) Nickerson Pump & Machinery Company, 164 West 400 South (Existing building on site)



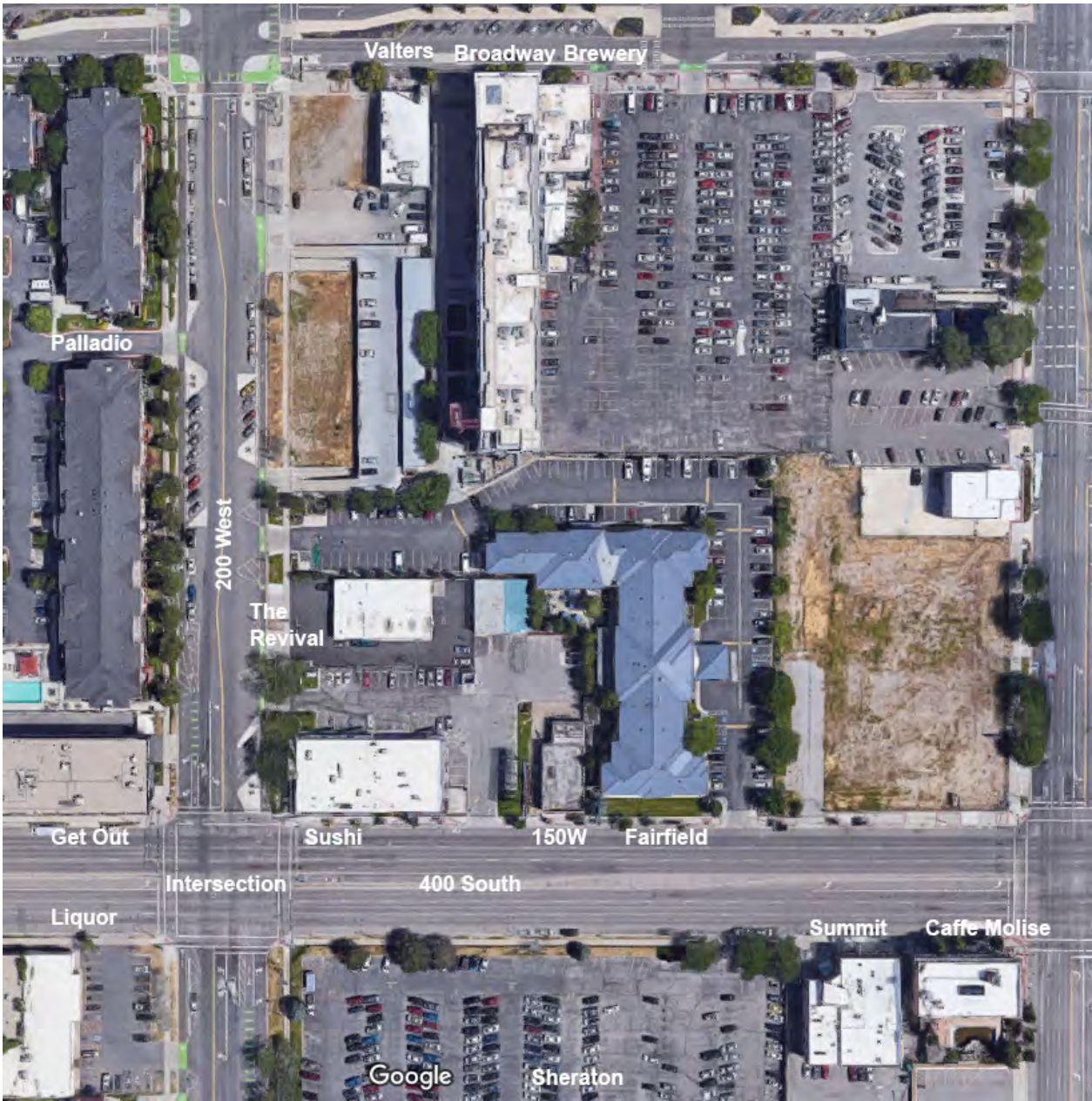
(3) International Harvester Building / Central Building, 435 West 400 South (Primary precedent building)



(4) Proposed mid-block crossing.

ATTACHMENT D: APPLICANT PHOTOS

SITE PHOTO MAP



INTERSECTION



Intersection_01



Intersection_02

400 S



400S_01



400S_02



400S_03



400S_04



400S_05



400S_06

200 W



200W_01



200W_02



200W_03



200W_04



200W_05



200W_06

VALTERS



Valters_01



Valters_02



Valters_03



Valters_04

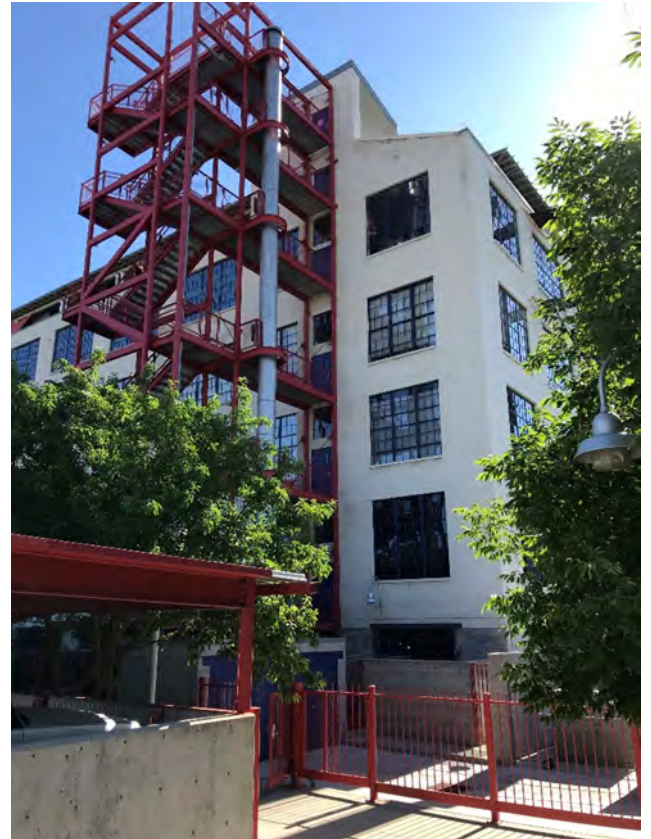


Valters_05

BROADWAY



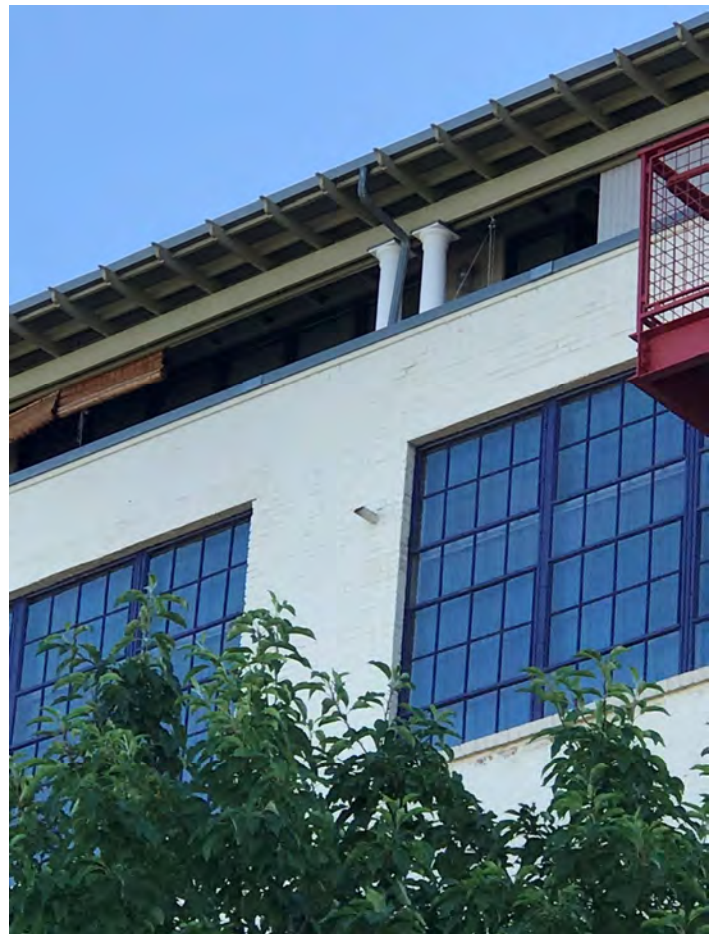
Broadway_01



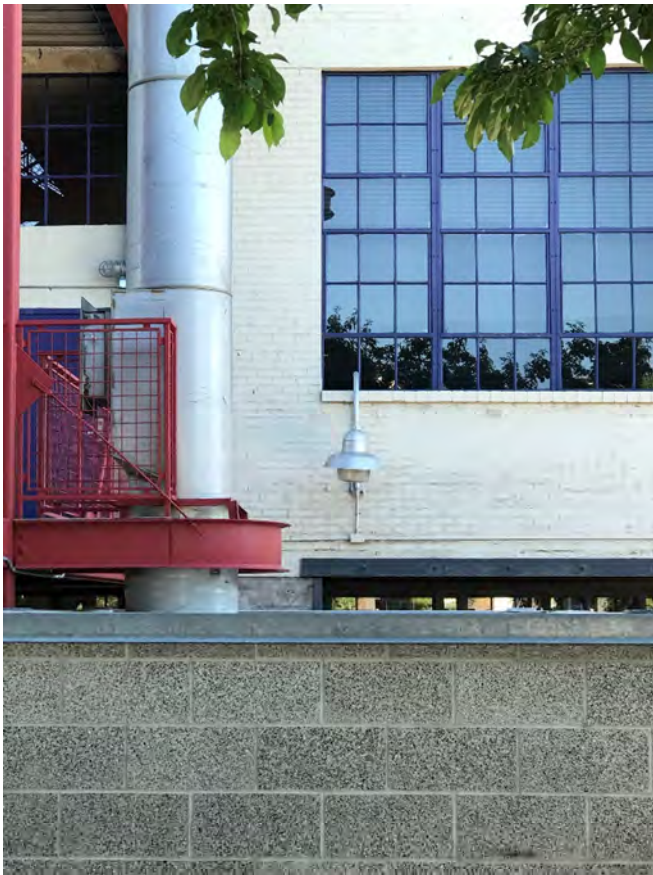
Broadway_02



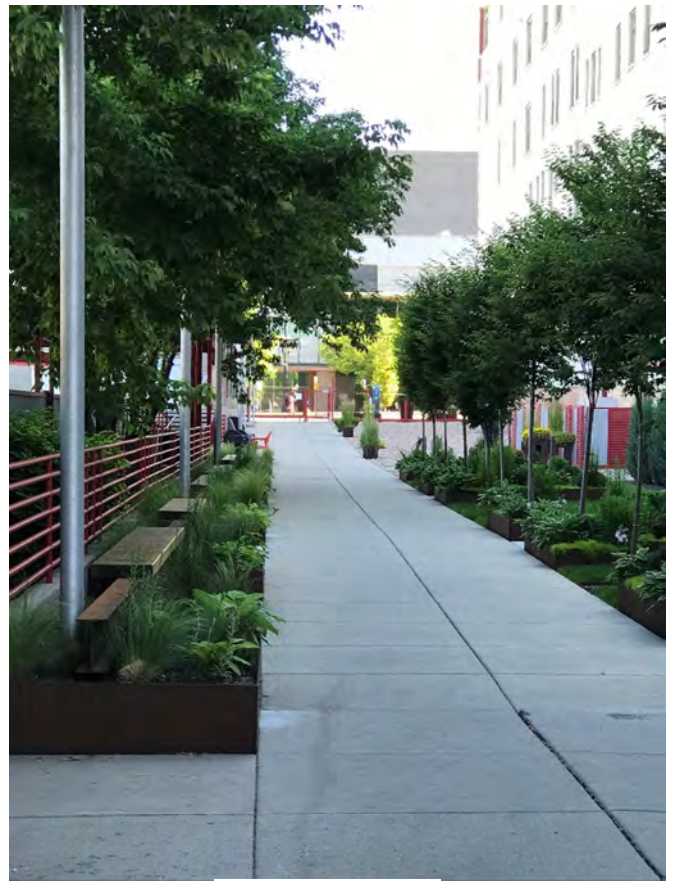
Broadway_03



Broadway_04



Broadway_05



Broadway_06



Broadway_07



Broadway_08



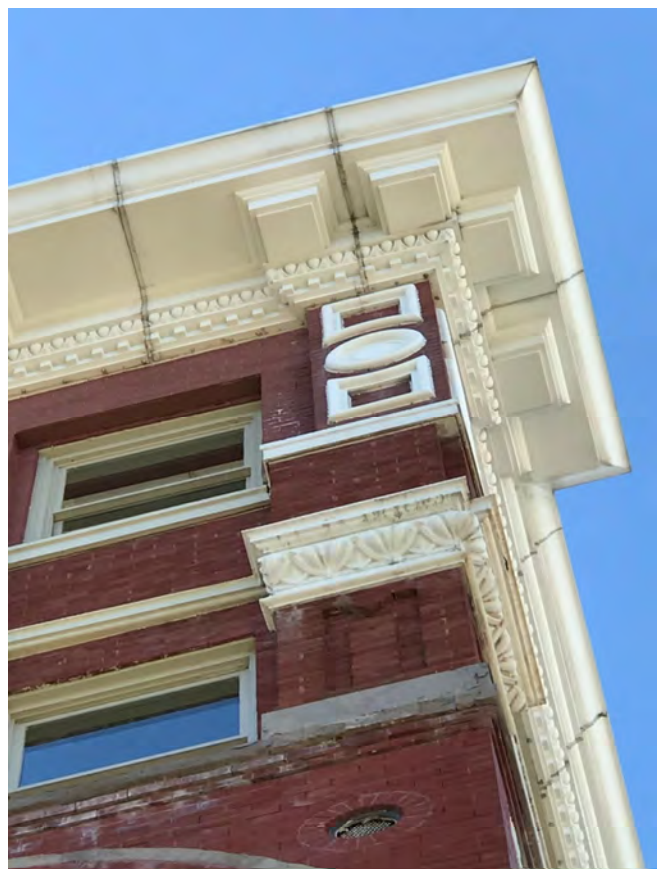
Broadway_09



Broadway_10



Broadway_11



Broadway_12



Broadway_13



Broadway_14



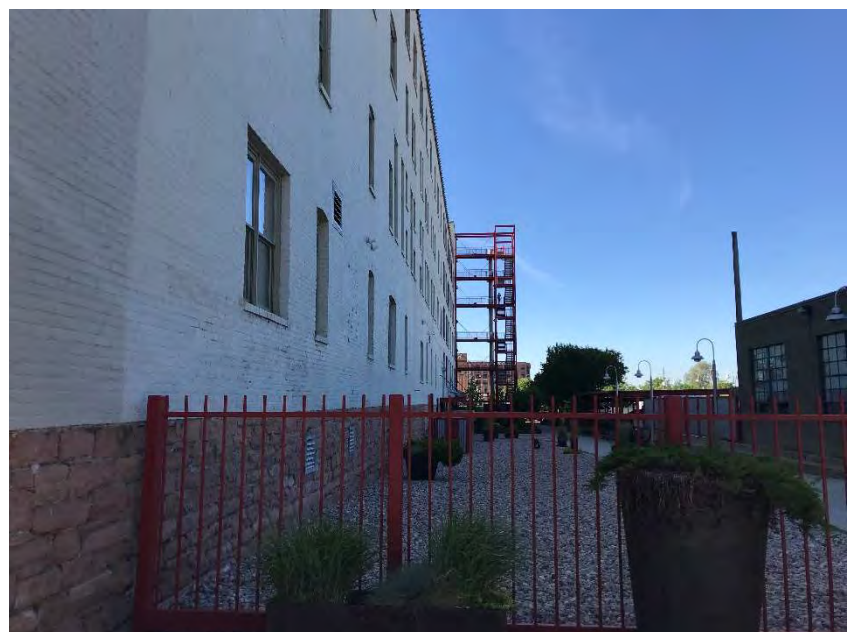
Broadway_15



Broadway_16



Broadway_17



Broadway_18

BREWING



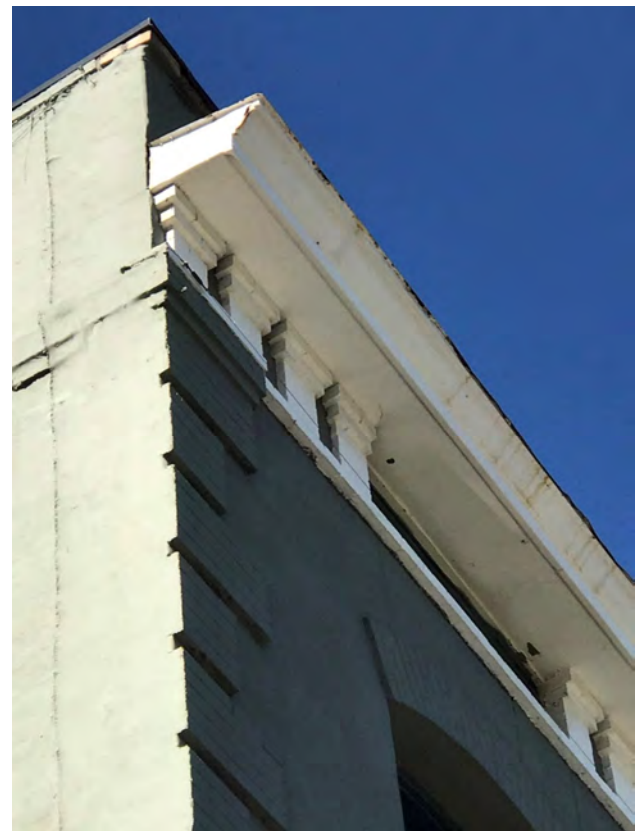
Brewing_01



Brewing_02



Brewing_03



Brewing_04



Brewing_05



Brewing_07



Brewing_06

300 S



300S_01

PALLADIO



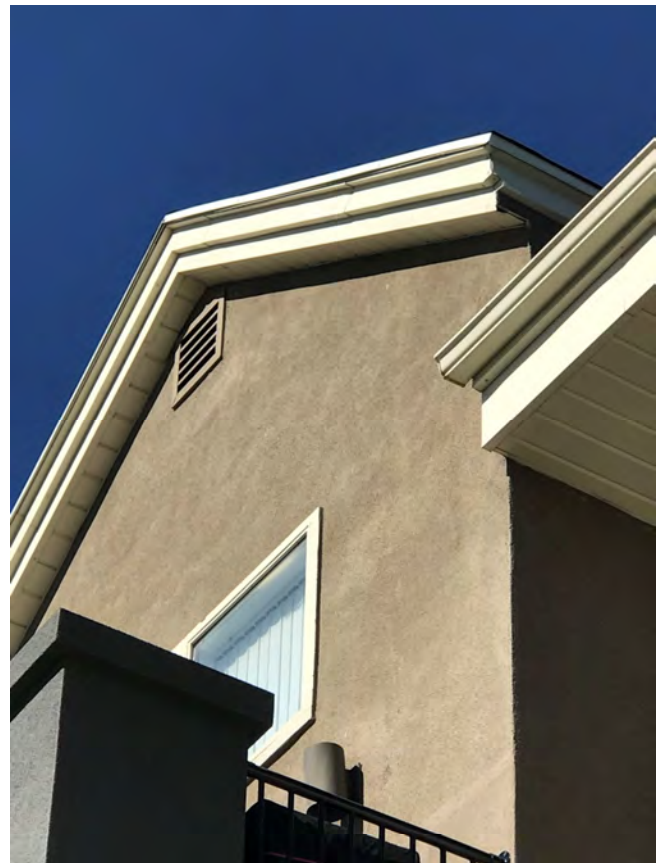
Palladio_01



Palladio_02



Palladio_03



Palladio_04



Palladio_05



Palladio_06



Palladio_07



Palladio_08

GET OUT



GetOut_01



GetOut_02



GetOut_03



GetOut_04



GetOut_05



GetOut_06



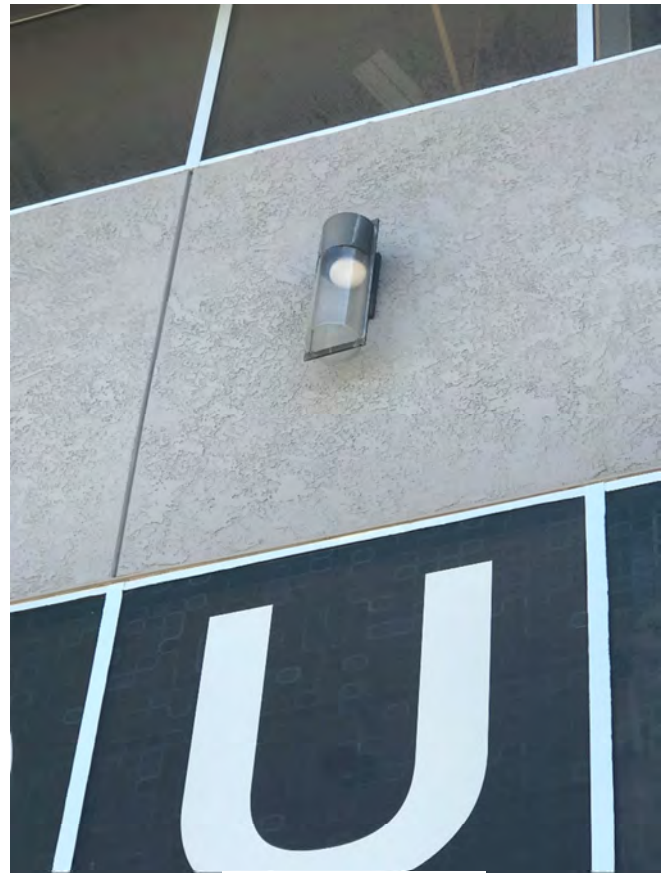
GetOut_07



GetOut_08



GetOut_09



GetOut_10

SUSHI



Sushi_01



Sushi_02



Sushi_03



Sushi_04



Sushi_05



Sushi_06



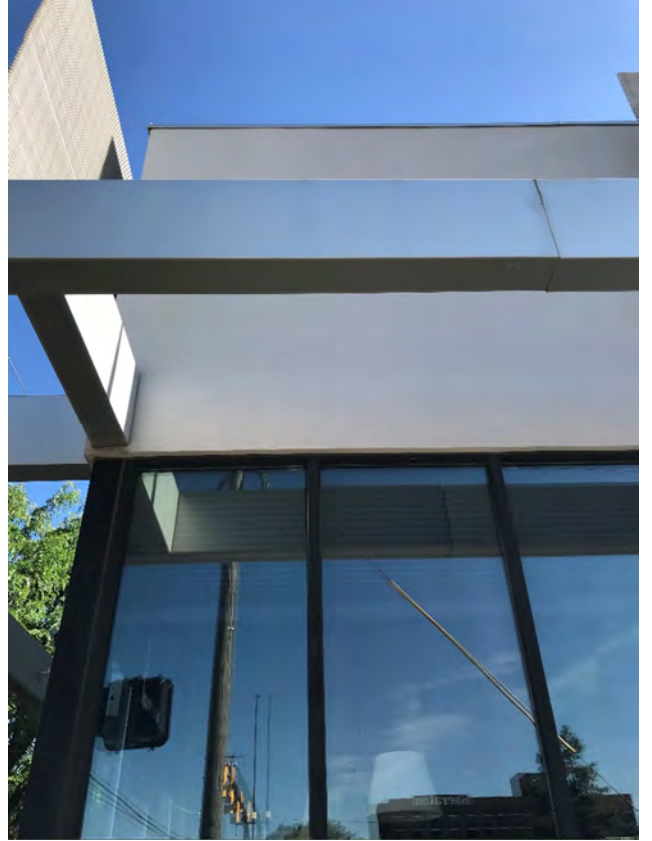
Sushi_07



Sushi_08



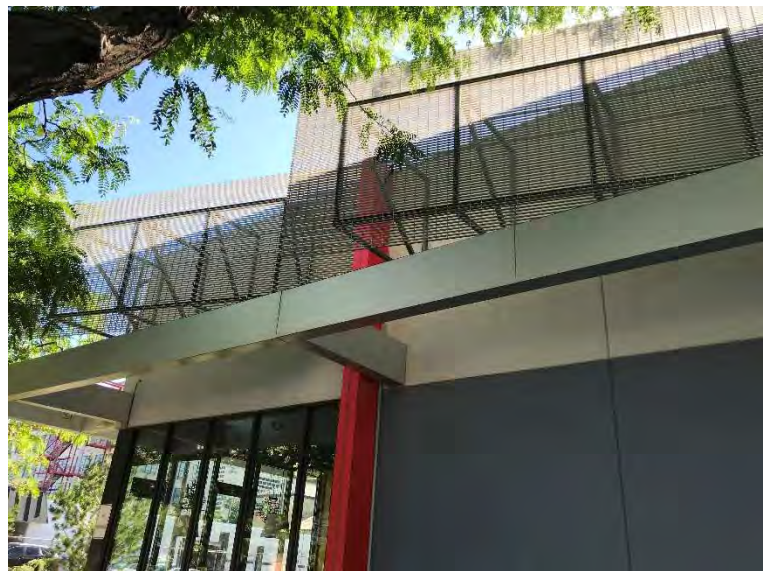
Sushi_09



Sushi_10



Sushi_11



Sushi_12



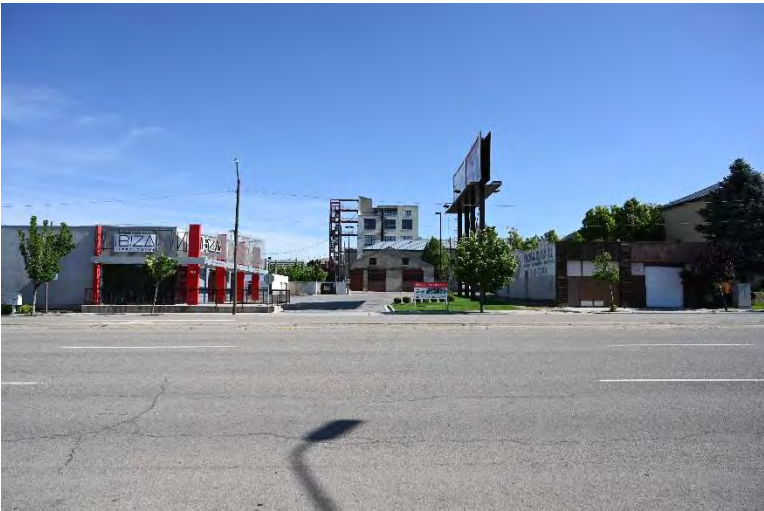
Sushi_13



Sushi_14



Sushi_15



Sushi_16



Sushi_17

150 W



150W_01



150W_02



150W_03



150W_04



150W_05

FAIRFIELD INN



Fairfield Inn_01



Fairfield Inn_02



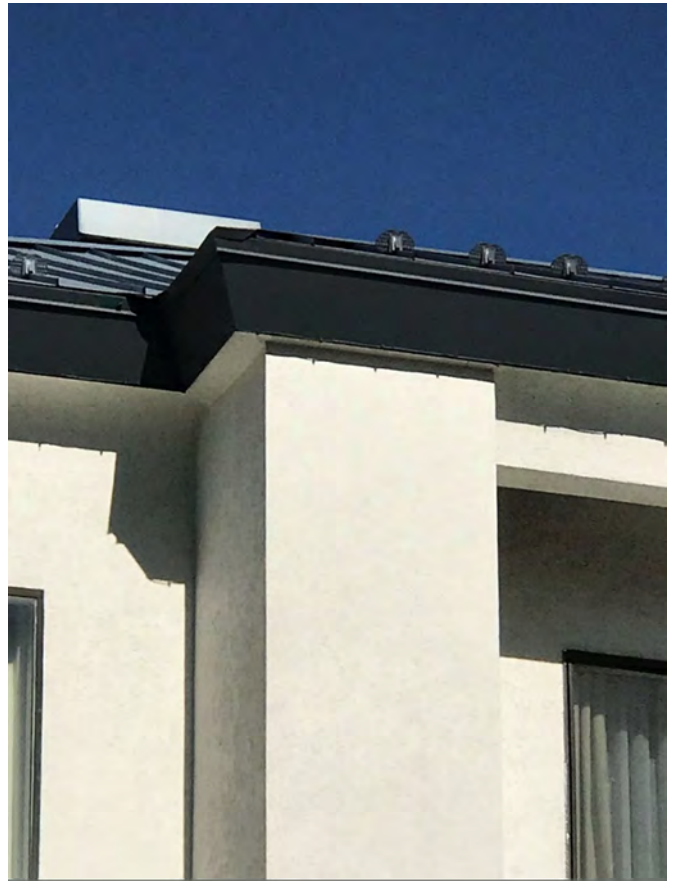
Fairfield Inn_03



Fairfield Inn_04



Fairfield Inn_05



Fairfield Inn_06



Fairfield Inn_07



Fairfield Inn_08



Fairfield Inn_09

LIQUOR



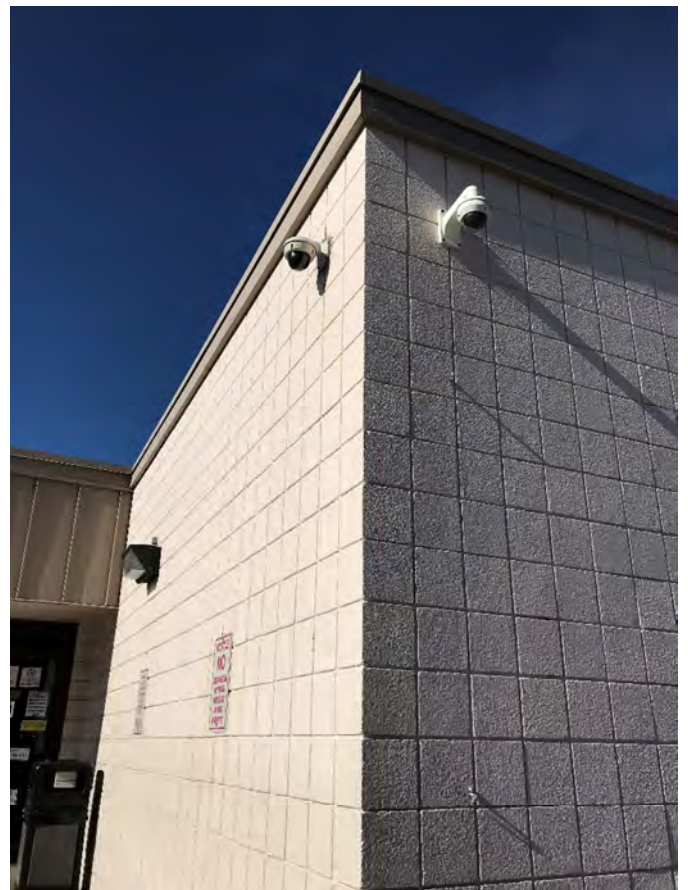
Liquor_01



Liquor_02



Liquor_03



Liquor_04



Liquor_05



Liquor_06

SHERATON



Sheraton_01



Sheraton_02

SUMMIT GROUP



Summit Group_01



Summit Group_02



Summit Group_03



Summit Group_04



Summit Group_05



Summit Group_06



Summit Group_07



Summit Group_08



Summit Group_09

CAFFE MOLISE



Caffe Molise_01



Caffe Molise_02



Caffe Molise_03



Caffe Molise_04



Caffe Molise_05



Caffe Molise_06



Caffe Molise_07

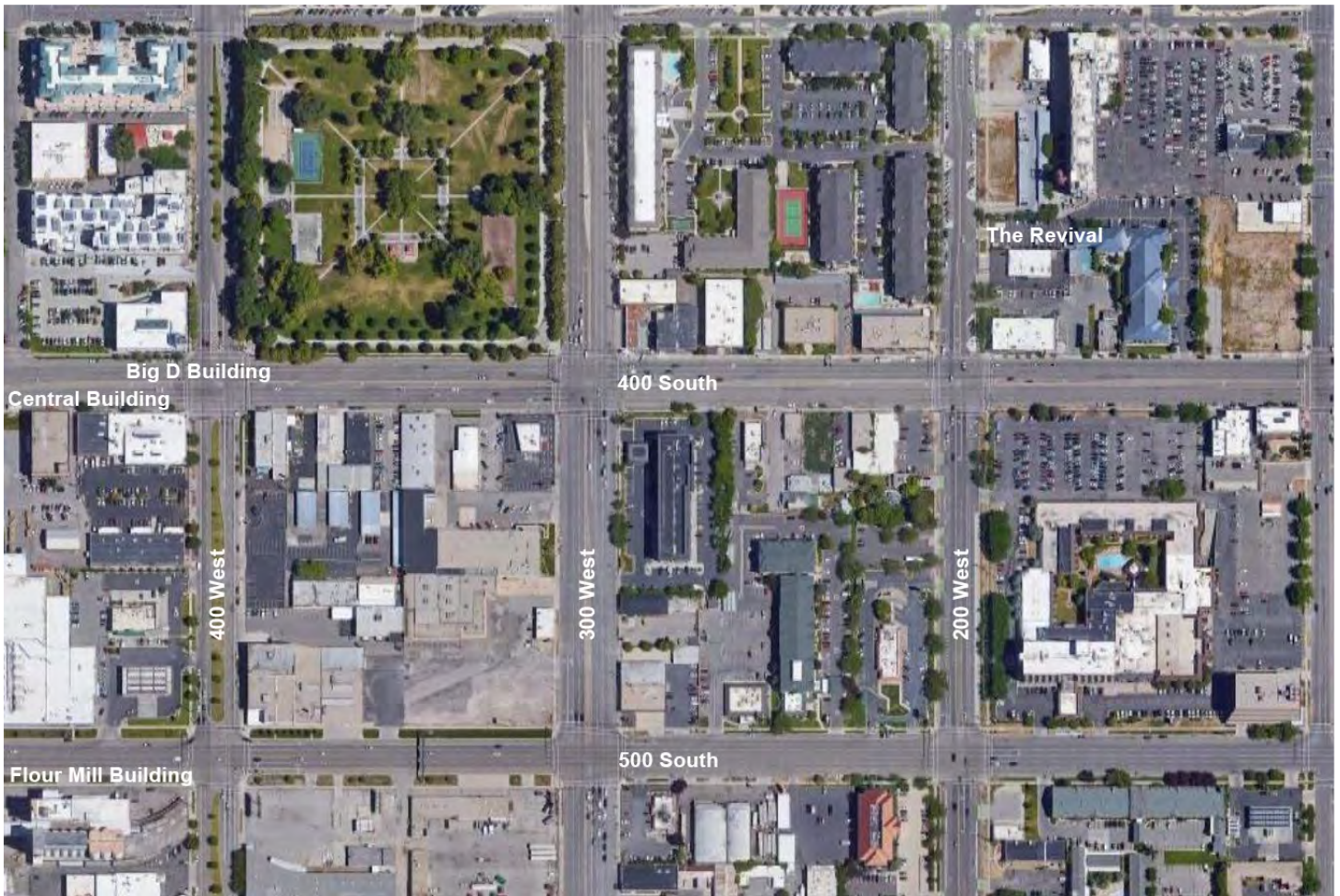


Caffe Molise_08



Caffe Molise_09

PRECEDENT PHOTO MAP



The Revival is designed after an Art Deco style warehouse of the 1920's similar to the nearby International Harvester/Central Building, the Husler Mill/Utah Flour Building, and the Big-D Building.



435 West 400 South, International Harvester Building/Central Building, 1918. Large box like form, concrete grid structural frame, simple flat parapet, large gridded windows, light brown brick in-fill panels, solid panels on sides, foundation planting at sidewalk.



425 West 500 South, Husler Mill/Utah Flour, 1923. Large box like form, brick pilasters with Art Deco capitals, square gridded windows, over build in vertical paneled material, cable supported awning, large building tower with uniform windows, blank vertical circulation towers, with materials of concrete, brick, metal, stucco, glass.



404 West 400 South, Big-D Building, 1922. Large box like form, pilasters and vertical capital tile detail, simple parapet, dark gridded windows, stucco wall finish, foundation planting at sidewalk.

ATTACHMENT E: ANALYSIS OF D-3 STANDARDS

D-3 Development & Design Standards

Requirement	Standard	Proposed	Compliance
Downtown Districts General Provisions: Refuse Control	Refuse containers must be covered and shall be stored within completely enclosed buildings.	Refuse area is located within an enclosed room in the parking structure.	Complies
Downtown Districts General Provisions: Lighting	On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.		More Information Needed Compliance will be verified during building permit review process
Lot Size Requirements	No minimum	Lot Area – 1.15 acres (50,000 sq. ft.) Lot Width: 183 ft (on 200 W façade) 283 ft (at widest point)	Complies
Maximum Building Height	Buildings taller than seventy-five feet (75') but less than ninety feet (90') may be authorized through the design review process.	89' 10" (site average)	Additional height requested through Design Review process
Minimum Yard Requirements	None required.	None proposed.	Complies

Mid-Block Walkways	As part of the City's plan for the downtown area, it is intended that mid-block walkways be provided to facilitate pedestrian movement within the area.	The proposed location is consistent with the midblock walkway network as shown in the Downtown Community Master Plan.	Complies
Minimum Open Space Area	All lots containing dwelling units shall provide common open space area in the amount of twenty percent (20%) of the lot area.	Common open space provided on level 3. Decks provided on levels 3 -7.	Complies
D-3 Design Standards: Ground Floor Building Materials	<p>70% - Other than windows and doors, a minimum of 70% the ground floor wall area shall be clad in durable materials. (Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board).</p> <p>In the D-3 Zoning District this percentage applies <i>to all sides of the building</i>, not just the front or street facing façade.</p>	<p>West Elevation – 80%</p> <p>North Elevation – 100%</p> <p>East Elevation – 100%</p> <p>South Elevation – 100%</p>	Complies
D-3 Design Standards: Upper Floor Building Materials	<p>70% - Floors above the ground floor level shall include durable materials on 70% of all building facades of those additional floors. Windows and doors are not included in that minimum amount.</p> <p>In the D-3 Zoning District this percentage <i>applies to all sides of the building</i>, not</p>	<p>West Elevation – 83%</p> <p>North Elevation – 83%</p> <p>East Elevation – 70 %</p> <p>South Elevation – 84%</p>	Complies

	just the front or street facing façade.		
D-3 Design Standards: Ground Floor Glass	<p>40% - The ground floor building elevation of all new buildings facing a street ... shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade.</p> <p>All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least 5 FT, excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title.</p>	72% glass between 3 FT and 8 FT above grade	Complies
General Provisions: Conformance with Lot and Bulk Standards	<p>Exceptions to the maximum building height in all zoning districts are allowed as indicated in table 21A.36.020C of this subsection:</p> <p>Elevator/stairway tower or bulkhead is allowed 16 feet above maximum building height in all Downtown districts.</p>	Elevator tower is 91' 4"	Complies
Off Street Parking	<p>Residential – 0.5 spaces/dwelling unit. Minimum and maximum requirements are equivalent.</p> <p>Non-Residential – no minimum spaces required. Up to 10 spaces for first 10,000 square feet. No more than 1 space</p>	<p>Residential: 142 parking stalls provided; 71 stalls permitted in D-3 zone.</p> <p>Non-Residential: 52 parking stalls provided; 2 stalls</p>	<p>Does not comply.</p> <p><i>Applicant has provided Transportation Demand Management strategies to increase allowed</i></p>

	per 1,000 square feet thereafter.	permitted in D-3 zone.	<i>parking (see below).</i>
Transportation Demand Management Standards	<p>The number of bicycle parking spaces provided for any residential or commercial use shall be five percent (5%) of the vehicular parking spaces required for such use. At least two (2) bicycle parking spaces are required.</p> <p><i>Office Uses:</i> The number of bicycle parking spaces provided for any office use shall be ten percent (10%) of the vehicular parking spaces required for such use. At least five (5) bicycle parking spaces are required and at least twenty five percent (25%) of the required bicycle parking spaces shall be in the form of bicycle lockers or another means of secure, protected bicycle storage.</p>	<p><i>Residential and Commercial uses:</i> 15 secured spaces provided (exceeds minimum required).</p> <p>Office uses: 5 secured spaces provided.</p>	Complies
Transportation Demand Management Parking Incentives	<p>The minimum number of off-street parking spaces ... can be increased to double the minimum requirement ... provided the applicant fulfills at least:</p> <ul style="list-style-type: none"> • one (1) of the major transportation demand management strategies; and 	<p><i>Major TDM Strategies fulfilled:</i></p> <p>1) At least fifty percent (50%) of the required bicycle parking provided in the form of secured long-term bicycle parking located</p>	Complies on condition of meeting Transportation Demand Management strategies

	<ul style="list-style-type: none"> one (1) of the minor transportation demand management strategies listed in this subsection. 	<p>in the interior of a building. 2) On-site business center or satellite office facility. 3) On-premises gym</p> <p><i>Minor TDM Strategies fulfilled:</i></p> <p>(1) Permanently sheltered, covered or secure facilities for the required bicycle parking.</p>	
Off-Street Loading	1 short loading berth required (10 feet wide x 35 feet deep).		<p>More Information Needed</p> <p>Compliance will be verified during building permit review process</p>
Signs	<p>Flat Sign (storefront orientation) – 1.5 sq. ft./linear foot of store frontage. 1 sign/storefront permitted.</p> <p>Wall sign or flat sign (general building orientation) – 1.5 sq. ft./linear foot of building face. 1 sign/building face permitted.</p>	<p>1 Flat Sign (storefront orientation):</p> <p>25 sq. ft. (400 South façade)</p> <p>1 Wall sign or flat sign (general building orientation):</p> <p>80 sq. ft. (200 W façade)</p>	Complies

Landscaping and Buffering	<p>Landscape Plan Required:</p> <p>A landscape plan shall be required whenever landscaping or alteration of landscaping is required by this title. Landscape plans must be approved by the zoning administrator prior to the issuance of a building permit.</p>	<p><i>Areas with landscaping:</i></p> <p>3rd floor common area</p> <p>Mid-block walkway</p> <p>Foundation plantings on 200 West façade</p> <p>Park strip landscaping</p>	<p>More Information Needed</p> <p>Compliance will be verified during building permit review process</p>
Site Plan Review	<p>Lighting: All developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area.</p> <p>Light sources shall be shielded and shall not shine onto adjacent properties.</p>		<p>More Information Needed</p> <p>Compliance will be verified during building permit review process</p>

ATTACHMENT F: ANALYSIS OF DESIGN REVIEW STANDARDS

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

Standard	Finding	Rationale
A. 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.	Complies	<p>The purpose of the D-3 Downtown Warehouse/ Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The ... construction of new buildings are to be done as multi-family residential or mixed-use developments containing retail or office uses on the lower floors and residential on the upper floors. ...The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.</p> <p>The proposal is consistent with some aspects of the purpose of the zoning district. It provides a new residential development with a small retail component on the lower floor. It will add residents to the neighborhood.</p> <p>The project detracts from Salt Lake City's air quality goals by increasing parking counts in one of Salt Lake City's most walkable neighborhoods. The bike parking,</p>

		<p>8 EV charging stations, and landscaping on the 3rd floor deck represent a degree of mitigation to these negative air quality impacts.</p> <p>Walkability is increased by the introduction of a pedestrian connection through the middle of the block, which is intended to eventually reach a mid-block crossing on West Temple and connect to Market Street as the block redevelops.</p> <p>The project meets a few goals of the Downtown Master Plan including increasing the residential population downtown, providing a mix of housing types, and beginning to implement a more walkable, connected downtown with the introduction of a mid-block walkway.</p> <p>The project is located within the Broadway District of Downtown and includes a public art component along the mid-block walkway and the northwest corner of the street façade intended to animate street life in accordance with the Master Plan.</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"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	<p>Complies</p>	<ol style="list-style-type: none"> 1. The primary entrance to the building is located on the ground floor within an expanse of glass that rises to near the top of the building. 2. The building is sited four feet from the sidewalk. 3. Parking is located within the building.
<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"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 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>Complies</p>	<ol style="list-style-type: none"> 1. Active uses include a retail area, entryway, mailroom, and leasing office located on the ground floor adjacent to the public sidewalk. Public art located on panels along the mid-block walkway enlivens the façade of the parking structure. 2. The proposed project maximizes the transparency of the ground floor street-facing facades by including large vertical commercial windows. 3. The street façade has horizontal mullions, which the design team argues are a “modern interpretation of clerestory windows.” 4. Third floor terrace has views of the city to the east. Decks have city views.

<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 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. 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. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 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. 	<p>Complies</p>	<ol style="list-style-type: none"> 1. The block face largely consists of surface parking and vacant lots. See discussion in “Consideration 4: Relationship to context,” above. 2. See Consideration 1: Request for Additional Height, above. 3. See Consideration 1: Request for Additional Height, above. 4. The design team argues that the building is a modern interpretation of a warehouse building, which reflects the scale and solid-to-void ratio desired in the master plan.
<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"> 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes. 	<p>Complies</p>	<p>The south building façade is the only one that exceeds 200’ in length:</p> <ol style="list-style-type: none"> 1. Vertical plane changes at 192 feet at the podium level and is primarily made up of voids. Upper floors have 8 breaks in the façade and will be most visible portion of the building from 400 South. 2. Podium level material changes include cast-in-place concrete and CMU blocks. Upper floors have multiple material changes. 3. Massing changes are created by step backs at the podium.

<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"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two-inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	<p>Complies</p>	<p>See discussion under Consideration 2: Mid-Block Walkway, above.</p> <p>The provided mid-block walkway is a privately owned, public space. These elements are included:</p> <ol style="list-style-type: none"> 1. The walkway is on the north side of the building and will have abundant shade. 2. Trees will be provided. 3. Public art will be featured along the walkway.
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In Downtown ... building height shall contribute to a distinctive city skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a) Utilize step backs 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. b) For buildings more than three 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. 	<p>Complies</p>	<p>See discussion under Consideration 1: Request for Additional Height, above.</p> <p>1a. The building has a 5' step back where the parking podium meets the residential tower.</p> <p>1b. The podium with storefront windows creates a base, the middle is created by a 5-foot step back and metal railing, and the top is created via a material</p>

<p>2. Negative impacts:</p> <p>a) Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.</p> <p>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.</p> <p>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.</p> <p>3. Cornices and rooflines:</p> <p>a) Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.</p> <p>b) Complement surrounding buildings: Include roof forms that complement the rooflines of surrounding buildings.</p> <p>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.</p>		<p>change and a change in fenestration style.</p> <p>2a. Building step back occurs at level 3, approximately 30 feet above the sidewalk.</p> <p>2b. The mid-block walkway is located to the north of the building, and will be in shade much of the year, at most times of day. The west-facing public sidewalk will be in shadow during the morning for much of the year.</p> <p>2c. Building step back at level 3 will serve as a windbreak. In addition, the orange metal accent band along the first-floor street façade stands proud of the columns and windows along the ground floor, above recessed entrance doors, and may also mitigate some climate impacts.</p> <p>3a. Cornice and rooflines are cohesive.</p> <p>3b. Roofline complement surrounding buildings.</p> <p>3c. Roof deck for residents is incorporated on level three.</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>Complies</p>	<p>Primary entrance is located on the sidewalk. Pedestrian-only midblock walkway runs east/west north of the parking garage.</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.</p>	<p>Complies</p>	<p>Waste containers, etc. are incorporated within the building, as are service uses.</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> 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. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts. 	<p>Complies</p>	<p>An 80 sq. ft. orange metal sign is located at the top of the elevator tower, which is clad in black brick. This sign will be visible primarily to vehicles and transit on 400 South.</p> <p>There is an approx. 25 sq. ft. pedestrian-level sign located on the southwest corner of the CMU building façade. The applicant has proposed a vintage-style sign in this location.</p> <p>Sign locations do not conflict with landscaping.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building 	<p>More Information Needed</p> <p>Compliance will be verified during building permit review process</p>	

features, improve sign legibility, and support pedestrian comfort and safety.		
<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. 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: <ol style="list-style-type: none"> 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. b) Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c) Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d) Utilize materials and designs that have an identifiable relationship to the character of the site, the 	<p>More Information Needed</p> <p>Compliance will be verified during building permit review process</p>	

<p>neighborhood, or Salt Lake City.</p> <p>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.</p> <p>f) Asphalt shall be limited to vehicle drive aisles.</p>		
--	--	--

(Ord. 15-13, 2013)

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

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

- September 17, 2019 – The Downtown Community Council and the Downtown Alliance were provided notice of the proposal.
- September 17, 2019 – Early notification was mailed to property owners and residents within 300 feet of the proposed project.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on January 31, 2020

Public hearing notice posted on January 31, 2020

Public notice posted on City and State websites and Planning Division list serve on January 31, 2020.

Public Input:

As of the publication of this Staff Report, Staff has received one email comment, attached here. Planning staff met with the business owners of the adjacent building on November 6, 2019 to discuss their concerns and provide an overview of the Design Review process.

Immediately south of the proposal on the corner of 200 West and 400 South, stands the 16-foot tall “Simply Sushi” building, which houses a restaurant and nightclub. The restaurant and nightclub operators rent the space, and the landlord also owns the parcel where the proposed “Revival” will be developed. The applicant plans to make parking stalls in the garage available to those establishments. The business owners, however, have concerns that customer parking and loading facilities will not be available during construction. In addition, the operator of “Simply Sushi,” recently made a significant investment in a grease trap for the restaurant in an area that is now slated for demolition.

Disagreements between property owners and tenants are not a consideration of the Planning Commission or the City. Construction easements and parking agreements can be negotiated between property owners without City involvement. This issue is mentioned to highlight the applicant’s justification for more parking stalls and to recognize the adjacent business owner’s concerns about construction impacts that are noted in the Public Comments attachment.

If Staff receives any future comments on the proposal following the publication of the staff report, they will be included in the public record.

From: [Curt Lund](#)
To: [Bandara, Laura](#); [Zoning](#); [REDACTED]
Subject: (EXTERNAL) proposed project 355s 200west and impact on Simply Sushi
Date: Friday, November 1, 2019 4:55:00 PM

Simply Sushi
180 west 400 south suit 110
Salt Lake city Utah 84101

10-30-2019

Laura Bandara and whom it may concern,

Thank you for returning my call. I am sharing my concerns after our discussion today. This is in regards to the proposed project of a multi family residential / commercial building going up in my parking lot. (355 s. 200 west) I own Simply Sushi located 180 west 400 south. I have been at this location for over 10 years. The first I heard of this project was with your mailer October 15th. I've been trying to get ahold of you since then. Since I got your flyer I have walked through the proposed project with Matt Kramble of PEG construction and I understand it. I happened to see a group of guys discussing their future plans and interrupted. My land lords, Vectra management, PEG and the City Planning has known about this project for some time why I am just finding out through a flyer. Matt with PEG informed me he has been working on this since March. The manager of the Marriot next door said they've known since January. I am extremely upset by the purposed project, and its impact on my business. The proposed project, will remove all parking spaces at my business entrance permanently. Matt said they would supply parking under their building and we wouldn't loose any spaces we would actual gain parking. Well what do we do during construction with no parking at all for over a year or more!!!!!!??????? We have two separate issues construction and finished. Here are some of my concerns. I have included in 2 pictures of delivery vehicle's that come periodically through out the day, everyday something is being delivered. How is a semi truck going to deliver to us and make this new turn? How does handicap parking work at its new proposed location with semi trucks blocking there access? How has a property line been changed to the middle of my parking lot and no one has notified me? Does ingress and egress work for delivers and emergency vehicles, the club, which is attached to our building, had a sprinkler head go off the other night and hook and ladder truck came from the fire department. We are at our location for one simple reason "parking!" Many people are lazy and want to pull up and and eat. Also our Togo business, where do they park? Should they park underneath the building and than walk across the parking lot to pick up a take out order. This is inconvenient and dangerous. Some of our lunch crowd only have: 30 min they come eat and get back to work, where do they park. Also people will have to now be walking from a back underground parking area through a lot in the winter that will now never see daylight again it will be an ice rink in the winter. This proposed project has not been thought trough on how it will impact my business or the club IBIZA next door. How it has been

explained to me is a death sentence to my business.

Curt Lund

Simply Sushi Owner



ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

ZONING REVIEW:

Anika Stonick, Development Review Planner II

PLNPCM2019-00640, Design Review petition for additional structure height; property address is 355 So. 200 West and is zoned D-3; request is to extend building from height limit of zoning district of 75 feet to height that can be “less than ninety feet (90”)” when authorized through design review process- proposed height of building is shown to be 89 feet and 10 inches. There are no zoning issues with that proposal.

More information also shared here: Plans show address of 360 So. 200 West, which would be on west side of 200 West- applicant should correct plans to show accurate address, and, must obtain certified address ahead of seeking building permit (from SLC Engineering Division).

Provide average grade information on all elevation drawings (provided on one, please provide on all).

Development proposal to address:

- Required parking (both design and calculations regarding);
- Preservation of billboard view corridor;
- Property is located within a seismic special study area so must provide a site-specific natural hazards report for review;
- Separate demolition permits needed for each principal building to be demolished;
- To pay impact fees (will have exemptions available per demolitions);
- Public way encroachments to be leased with real estate services; and
- Development to be per 21a.30, 21a.36, 21a.44, 21a.48 and all other applicable portions of zoning ordinance

TRANSPORTATION REVIEW:

Michael Barry, Transportation Engineer V

Transportation has no objection to the additional height.

Transportation has a protected bike lane on 200 W and the proposal does not appear to comply with our standards.

Please show the streetscape to match the existing infrastructure with a curb-protected bike lane on all site plans and renderings.

FIRE REVIEW:

Douglas Bateman, Fire Protection Engineer

The fire access through the proposed parking garage is acceptable if the unobstructed clear height is at least 13-feet 6-inches and clear width is at least 20-feet; and the parcel is owned by the Fairfield Inn or there is a recorded cross access easement agreement tied to the parcel for eternity.

The fire department access roads shall be a minimum 26 foot clear width, The vertical clearance is 13 ft. 6 inches; and

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of 80,000 pound fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius.

The required turning radius of 20 ft. inside and 45 feet outside a fire apparatus access road. This includes the pull through to the neighboring property

503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

D104.1 Buildings exceeding three stories or 30 feet in height.

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions.

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

The building shall have fire sprinklers installed throughout. This includes the parking garage and should be noted that piping may reduce the total height clearance requirement for the drive through.

Fire Department Connection shall be located on the street address side of the building and have a fire hydrant located within 100- lineal feet.

Fire hydrants installed to within 400-feet of all exterior portions of the first floor.

Building 75-feet and greater, as measured from the lowest level of fire department access shall be provided with all high-rise requirements, including fire command center, water supply, fire pumps, communications, etc.

BUILDING REVIEW:

Jason Rodgers, Plans Examiner I

Plans indicate a new retail building (NOTE: Not part of this Design Review process)

Overall site design shows no issues at this time for building code.

Provide a complete set of Building structure design for the new retail building.

Occupancy and code compliance needs reviewed separately from the design review application.

The provided architectural plans from applicant appears incomplete.

ENGINEERING REVIEW:

Scott Weiler, Public Way Permits Manager

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

PUBLIC UTILITIES REVIEW:

Jason Draper, Public Utilities Engineer VI

- There is water, sewer and storm drain service available to the property with some conditions.
- The water main in 200 W will need to be replaced. We will need to work out the details, but they show it in their preliminary plans.
- Review and acceptance of the Design Review does not provide full permit review or approval for utility or building permits.
- Public Utility Standards, policies and ordinances must be met.
- There are multiple existing water and sewer services that will need to be capped.
- Extension of the storm drain system may need to be done either in 200 West or 400 South.
- Streetlights along the street frontages will need to be evaluated and may require upgrade.