



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or 801-535-7281

Date: January 16, 2020 (Publishing Date)

Re: PLNPCM2019-00926 Design Review

## Design Review

**PROPERTY ADDRESS:** 255 S State Street

**PARCEL ID:** 16-20-205-018-0000

**MASTER PLAN:** Downtown Community Master Plan

**ZONING DISTRICT:** D-1 (Downtown Central Business District)

**REQUEST:** A request by Michael Militello, representing KTG Architecture + Planning, for **Design Review for additional height** at approximately 255 S State Street. The proposed mixed use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the site providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site, that will be restored and incorporated into the overall project. The applicant is requesting an additional 60 feet of building height for the north tower 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 entrance to the proposed food hall/commercial space shall be added to the west elevation of the north building on State Street facing the public sidewalk to comply with the Design Standards that relate to building orientation as well as the purpose statement of the D-1 zoning district which emphasizes the importance of pedestrian oriented design.
2. A public easement will be recorded on the property for the midblock walkway.
3. The applicant shall submit more information to Planning Staff for signage, lighting, streetscape details, privately owned public space elements, and landscaping to demonstrate compliance with the *Salt Lake City Lighting Master Plan* and the standards for Design Review.
4. The unique midblock walkway paving pattern shall be limited to private property. The State Street paving pattern shall be incorporated along the street frontage of the subject property to comply with Streetscape Improvements Design Review standard as well as the Downtown Master Plan.

5. 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. [Property and Vicinity Photos](#)
- D. [D-1 Zoning Standards](#)
- E. [Design Review Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)

#### PROJECT DESCRIPTION:



The proposed mixed-use project consists of two buildings, a north tower and a south tower, with a pedestrian walkway that runs through the center of the site providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site that will be restored and incorporated into the overall project.

##### **Quick Facts**

**Height:** North Tower – 160 FT (13 stories)  
South Tower – 99 FT (8 stories)

**Ground Floor Uses (State Street):**  
Commercial (food hall), residential lobby and bike storage

**Ground Floor Uses (Midblock Walkway):** Commercial (food hall & community uses), residential leasing lobby, live work units.

**Upper Floor Uses:** Commercial (food hall) office and residential.

**Number of Residential Units:** North Tower – 117 units; South Tower – 73 units

**Exterior Materials:** Glass, brick veneer, standing seam metal, ACM metal panel, and fiber cement panel.

**Parking:** 95 underground stalls

**Review Process & Standards:** Design Review, D-1 zoning standards, and general zoning standards.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review considerations in [Attachment B](#).

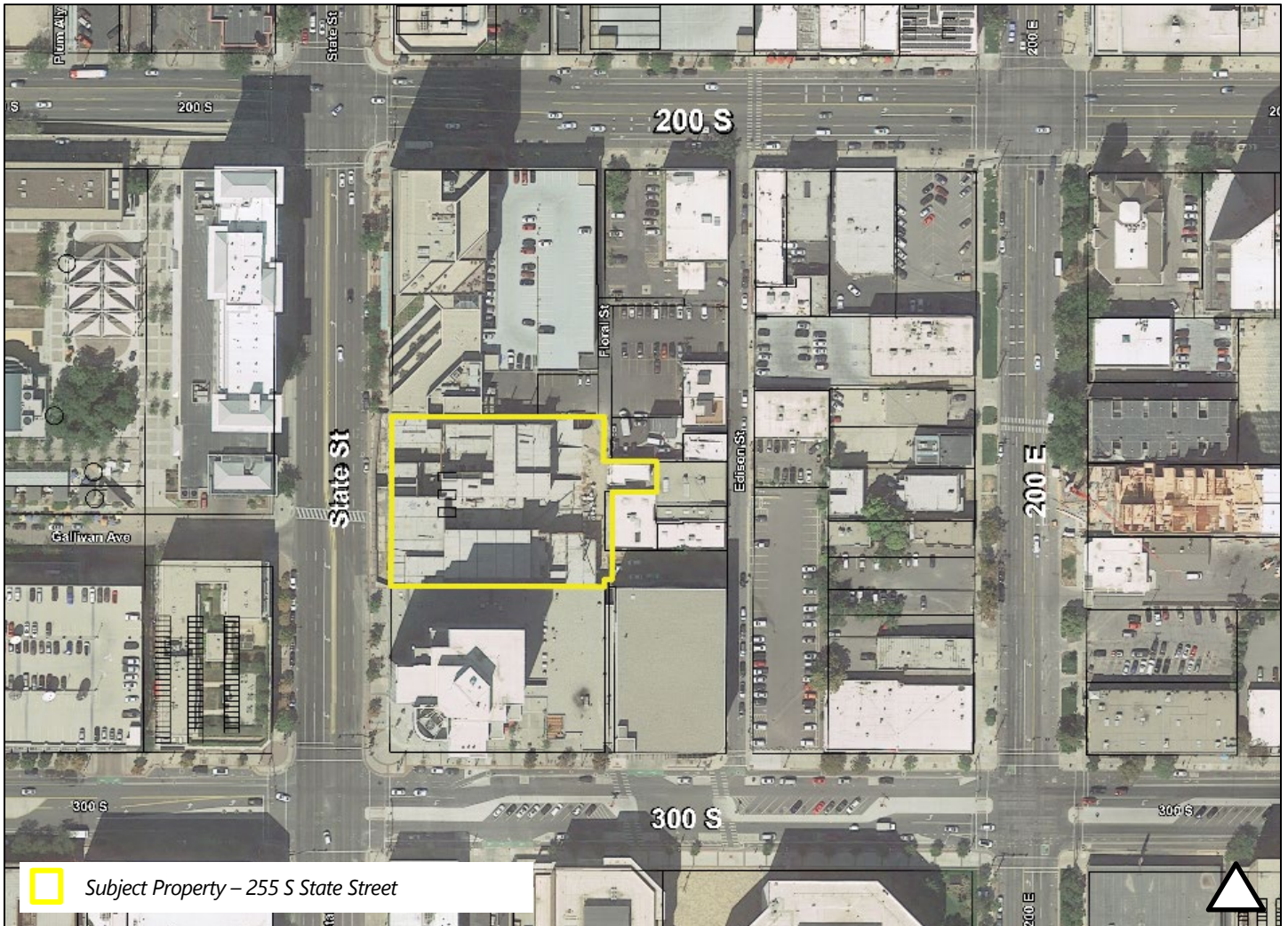
#### DEVELOPMENT DETAILS:

The north tower is a 13-story (160 FT tall) mixed use commercial and residential building. The 11 stories of residential include studios, and 1 & 2 bedrooms totaling 117 units. The south tower is an 8-story (99 FT tall) mixed use commercial and residential building with 73 residential units including studios, and 1, 2, 3- & 4-bedroom units. The north and south tower are connected below grade by an underground parking garage with 95 parking spaces that are accessible from Floral Street. A midblock walkway with outdoor seating and public gathering space is proposed between the buildings and provides pedestrian connections through the block as well as to other nearby public spaces.





EXISTING SITE - VIEW FROM STATE STREET FACING EAST





## PLANNING COMMISISON REQUESTS:

### **Design Review Request**

The applicant is going through the Design Review process to request an additional 60 feet of building height for the north tower. New buildings on land located between corner properties (mid-block areas) can be a maximum height of 100 feet in the D-1 Central Business District zone where the property is located. Builders taller than 100 feet buildings may be authorized through the Design Review process. The proposed building height of the north tower is 160 feet.

The south tower meets all the applicable zoning requirements, however, because the buildings are connected underground by a parking garage and additional height is requested on the north tower, the project is being presented as a whole to the Commission.

For complete analysis and findings in relation to the Design Review standards please refer to [Attachment E](#).

### **PROJECT BACKGROUND:**

During the early review stages of the petition, Planning Staff suggested several revisions to the design of the ground floor state street facing elevation to better comply with the purpose statements and goals of the D-1 zoning district as well as the Design Standards. In response to feedback received during Planning Staff's review of the proposal, the applicant provided updated plans that include the following revisions discussed below.

**Maximum Setback on State Street**– The initial design included a request to exceed the maximum 5-foot setback along State Street. The north building had setbacks that varied from approximately 8 ½ feet to 14 ½ feet and the south building had setbacks varying from 9 feet 10 inches to 33 ½ feet. The revised proposal complies with the maximum 5-foot setback requirements.





**PROPOSED 100,000 SQ FT COMMUNITY CENTER**

**ROOMS AND AREAS:**

- GENERATOR/ELECTRICAL: 202 SF, 243 SF
- FIRE CONTROL: 107 SF
- LEASING LOBBY: 863 SF
- FIRE SPRINKLER: 138 SF
- BIKE ROOM: 336 SF
- STAIR 2: 166 SF
- LOBBY, LEV. 2 & 3: 152 SF, 179 SF
- STAR 1: 166 SF
- TRASH ROOM: 636 SF
- KITCHEN: 938 SF
- BOH: 1142 SF
- DRIVEWAY SLOPE DOWN
- AMPHITHEATRE SEATING
- KID'S PLAY AREA
- "OUTDOOR COURT"
- LIVE / WORK LIMITS
- PASEO
- COMMERCIAL: 879 SF
- TRASH: 364 SF
- ARTISAN ALLEY
- COMMERCIAL: 4188 SF
- STAIR 4: 166 SF
- STAIR 5: 166 SF
- WELLNESS: 125 SF
- COMPUTER: 125 SF
- COMMUNITY ROOM: 1128 SF
- LIFE SKILLS: 847 SF
- LEASING LOBBY: 801 SF
- ELECTRICAL: 236 SF
- GENERATOR: 218 SF
- STAIR 3: 173 SF
- STAIR 4: 166 SF
- TRANSFORMER

**Other Features:**

- 0' SETBACK
- LOADING ZONE
- 3'-0"
- 7'-0"
- 9'-10"
- 43'-6"
- 34'-8"
- EXISTING SURFACE
- EXISTING CRAMER HOUSE
- EXISTING DRIVEWAY
- EXISTING PARKING LOT
- EXISTING PROPERTY LINE

The north building's residential leasing lobby is the only public entrance on State Street. Staff is recommending as a condition of approval that an entrance to the food hall be provided on State Street to better meet the Design standards and the purpose statement of the D-1 zone which is to foster a 24-

hour activity environment and intends for buildings that are designed to be oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape.

Ground Floor Uses– In the initial design, the mechanical equipment including transformers and the electrical and generator rooms were accessed from State Street. This resulted in large areas of blank walls and a lack of active uses along the street frontage. Revisions were made to the ground floor of both the north and south tower - the mechanical equipment was moved to the rear of the development and the street facing ground floor of both buildings are now predominantly active uses.

## **KEY CONSIDERATION:**

The key consideration listed below was identified through the analysis of the project, and discussion during the Work Session:

### **Building Height**

The north tower has a proposed height of 160 feet. The D-1 zoning district allows for additional height through the Design Review process. The proposed building height is compatible with heights of adjacent buildings, as well as anticipated building heights in the immediate vicinity of the downtown area.

The intent of the Design Review process as it relates to building height is to encourage design with an emphasis on human scale and mitigate any negative impacts. The proposed design incorporates elements that emphasize the human scale such as stepbacks, building articulation, material changes, architectural elements, and maintains transparency at the ground level. The building massing is broken up into smaller components and is designed with a distinctive base, middle and top section to help reduce the sense of apparent height, and also to maintain compatibility with surrounding smaller scale buildings. To mitigate potential negative impacts from the proposed height, the east elevation (rear) of the proposed building steps down to a height of approximately 31 feet, and the floors above are setback approximately 30 feet making the proposal more compatible with the height of neighboring buildings such as the Historic Landmark, the Cramer House, as well as the one story commercial buildings on Edison Street.

Please refer to [Attachment E](#) for Staff's analysis of the Design Review Standards.

## **NEXT STEPS:**

### **Approval of the Design Review Request**

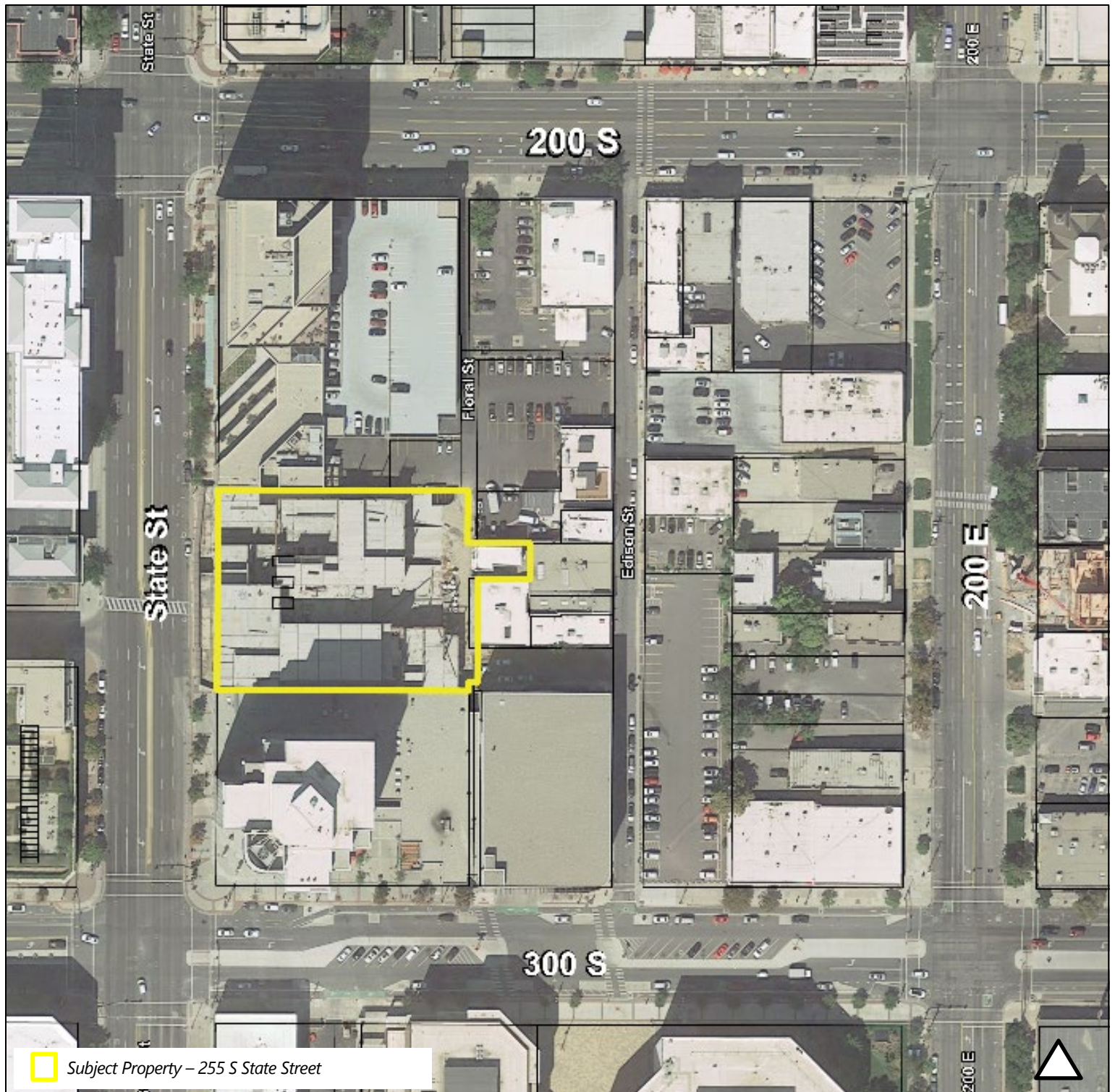
If the requests are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. A new subdivision plat will need to be submitted and recorded on the subject property. The applicant will be able to submit plans for building permits and 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 north tower could have a maximum height of 100 feet instead of the proposed height of 160 feet. A new subdivision plat will still need to be submitted and recorded on the subject property. 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



## **ATTACHMENT B – PLAN SET**

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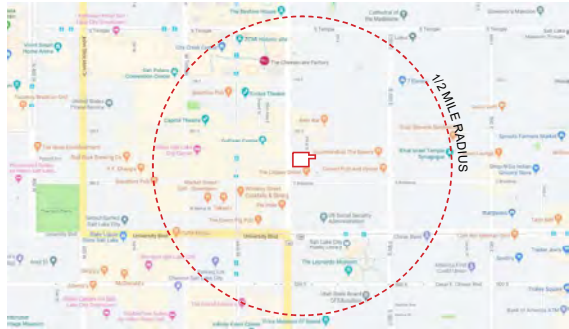


# 255 SOUTH STATE STREET

SALT LAKE CITY , UTAH



CONCEPTUAL PERSPECTIVE



VICINITY MAP



AERIAL VIEW

## PROJECT DESIGN TEAM:

APPLICANT:	ARCHITECT:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	GENERAL CONTRACTOR:
Brinshore Development LLC Contact: Whitney Weller 666 Dundee Road, Suite 1102 Northbrook, IL 60062 T: 312.505.0108 whitneyw@brinshore.com	KTGY Architecture + Planning Contact: Michael Militello 12555 W. Jefferson Blvd, Suite 100 Los Angeles, CA 90066 T: 310.439.3928 mmilitello@ktgy.com	ArcSitio Design Contact: Richard Gilbert 1058 East 2100 South Salt Lake City, UT 84106 T: 801.487.4923 rgilbert@arcsitiodesign.com	Anderson Wahlen & Associates Contact: Kirk Randall 2010 N. Redwood Rd. Salt Lake City, UT 84401 T: 801.521.8529 kirk@awaeng.com	Wadman Corporation Contact: Tyler Hollon 2920 South 925 West Ogden, UT 84401 T: 801.648.9323 thollon@wadman.com



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## PROJECT SUMMARY

ADDRESS:	255 South State Street
APN:	16-06-157-004-000
ZONE:	D-1 CBD (Central Business District)
SITE AREA:	1.12 AC - 48,787 SF
PROPOSED UNITS	190 DU
PROPOSED DENSITY	190/1.2 = 170 DU/AC
MAX HEIGHT ALLOWED:	100'
PROPOSED HEIGHT:	160' (per CSBDR)

**NORTH TOWER**  
MIXED USE COMMERCIAL & RESIDENTIAL BUILDING  
TYPE IIA CONSTRUCTION - 13 STORIES ABOVE GRADE & 1 STORY BELOW GRADE  
11 STORIES OF RESIDENTIAL LEVELS INCLUDE STUDIOS, 1BR, & 2BR TOTALING 117 DU  
TOTAL HEIGHT 160'

**SOUTH TOWER**  
MIXED USE COMMERCIAL & RESIDENTIAL BUILDING  
TYPE IIA CONSTRUCTION - 8 STORIES ABOVE-GRADE & 1 STORY BELOW-GRADE  
11 STORIES OF RESIDENTIAL LEVELS INCLUDE STUDIOS, 1BR, 2BR, 3BR, & 4BRs TOTALING 73 DU  
TOTAL HEIGHT 99'

PROPOSED PARKING:	95 SUBTERRANEAN RESI PARKING SPACES
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ZONING MAP



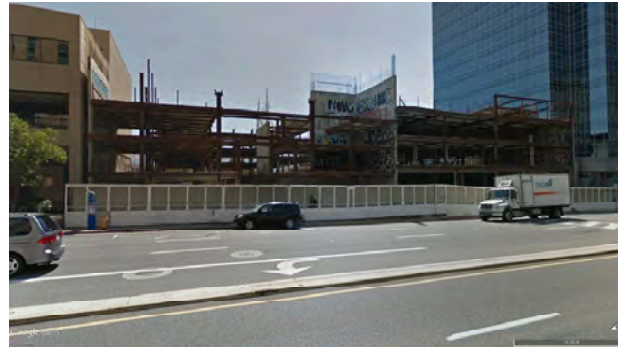
# FORMAL PLANNING SUBMITTAL #3

JANUARY 09, 2020  
#2018-0664





1. VIEW WEST FROM SITE TOWARDS GAVILAN TRAX STATION



2. VIEW OF SITE FRONTAGE ALONG STATE STREET



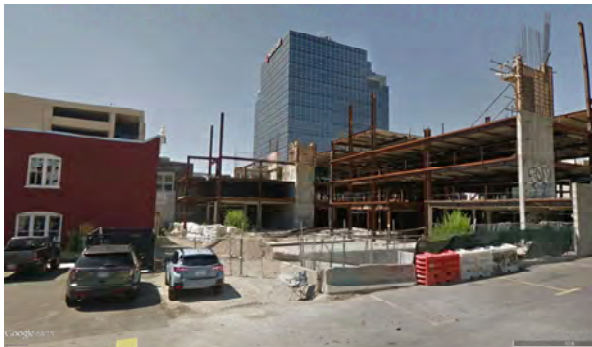
3. AERIAL VIEW OF CURRENT DEMOLISHED SITE



4. VIEW NORTH UP STATE STREET



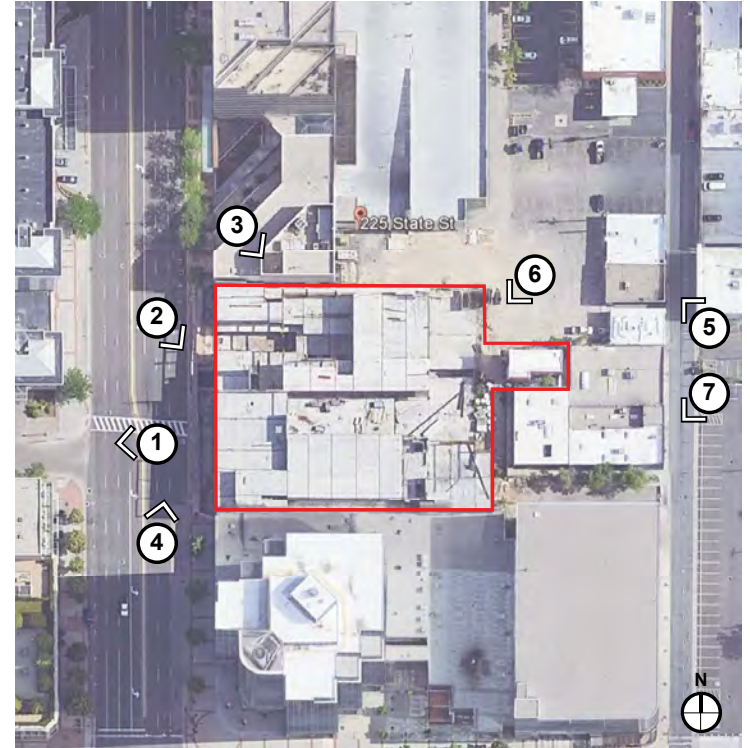
5. VIEW NORTH UP EDISON STREET ALLEY



6. VIEW SOUTH DOWN FLORAL STREET ALLEY TOWARDS SITE



7. VIEW SOUTH DOWN EDISON STREET ALLEY



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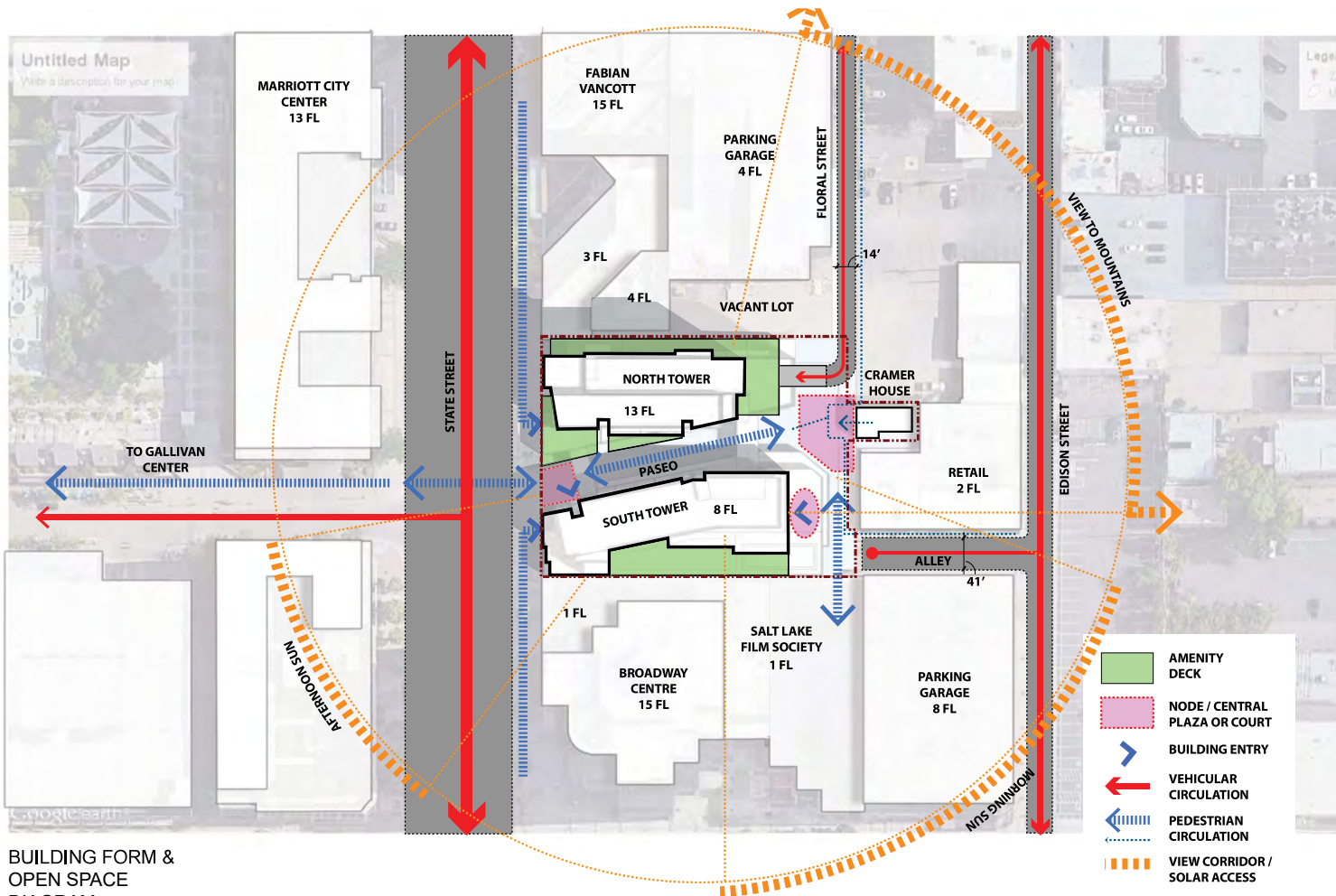
**255 SOUTH STATE STREET**

NTS.

**SITE CONTEXT**

**A0**





BUILDING FORM &  
OPEN SPACE  
DIAGRAM



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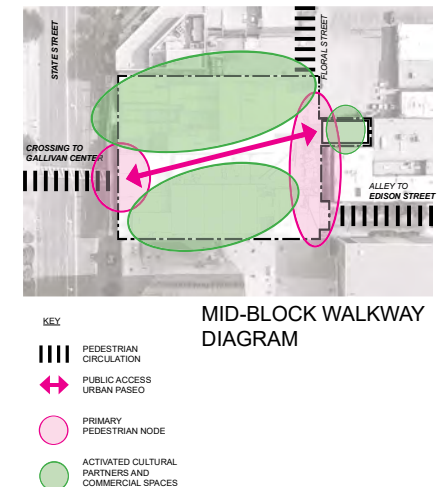
255 SOUTH STATE STREET

NTS.

## PROJECT NARRATIVE

The concept delivers on the mid-block walkway imagined in the master plan and design guidelines. This version is an activated public access urban paseo that will slice through the site providing access to the housing above and the cultural partners and commercial tenant spaces below. The existing State Street mid-block crossing, which connects directly to existing outdoor civic space at Gallivan Center and ultimately Main Street, will become the paseo entrance and primary pedestrian node along the West side of the site.

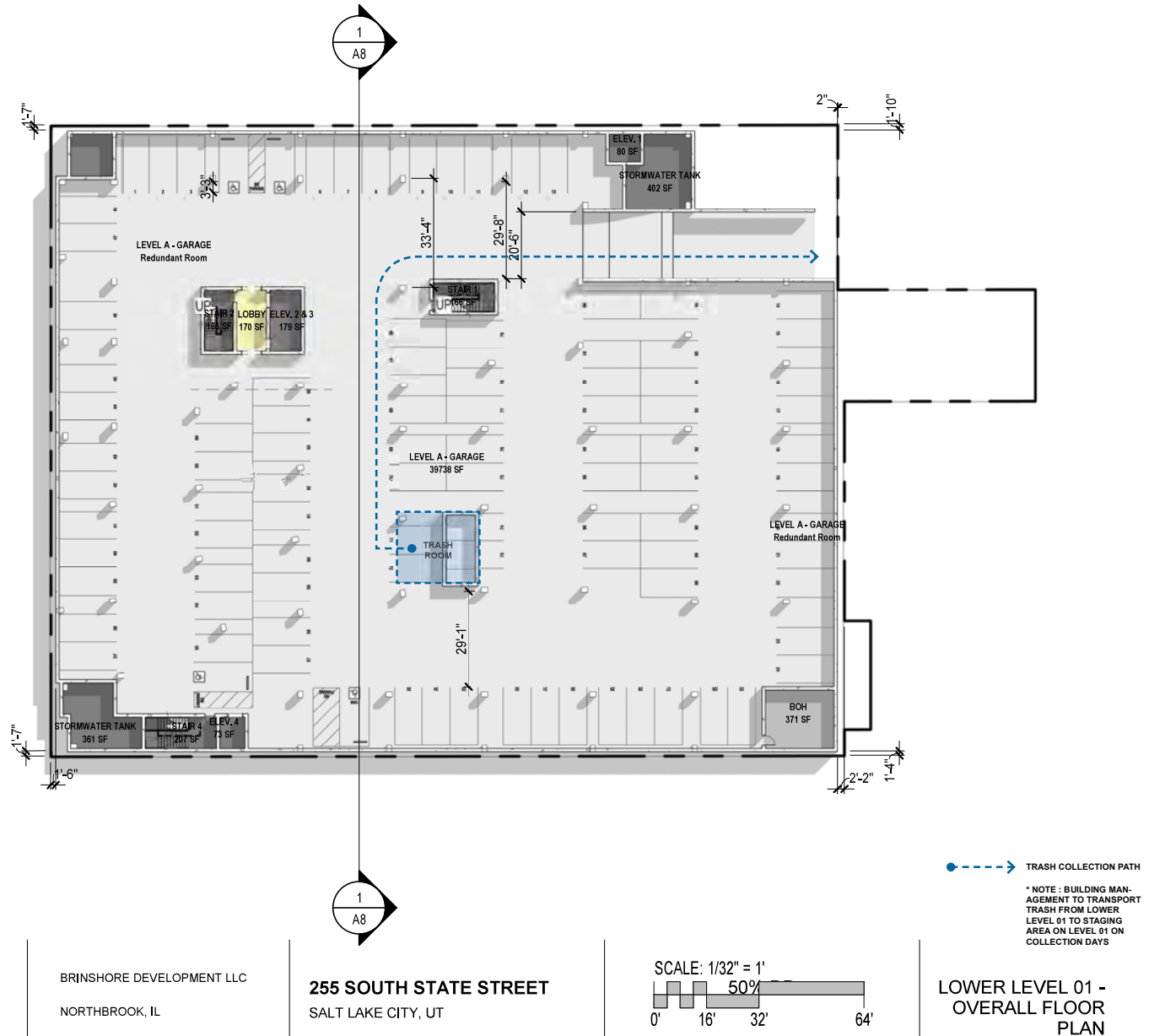
As viewed from State Street, the preserved Cramer House will act as a visual terminus to a non-orthogonal paseo and as the northern bounds of a gathering court. This gathering court in the Southeast quadrant of the site connects Floral Street, the alley to Edison Street, Cramer House, and the urban paseo. It is both the Eastern pedestrian node and a flexible space that can host café style eating, a Harmony Project recital, an event at an art gallery that bleeds outdoors, or a classic movie night. The concept is to fully **connect** pedestrians to and through the site via access to aesthetically pleasing, safe and well lit spaces influenced by the arts that make you want to stop and stay for awhile.



MID-BLOCK WALKWAY  
DIAGRAM

**PROJECT  
NARRATIVE**

**A1**



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SCALE: 1/32" = 1'  
 0' 16' 32' 64'

**LOWER LEVEL 01 -  
 OVERALL FLOOR  
 PLAN**

**A2**





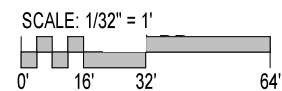
A3



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**LEVEL 02 -  
 OVERALL FLOOR  
 PLAN**

**A4**

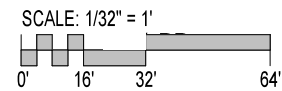




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LEVEL 03 -  
 OVERALL FLOOR  
 PLAN

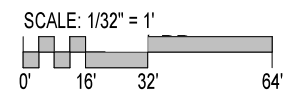
**A5**



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**LEVEL 04 - 13**  
**OVERALL FLOOR**  
**PLAN**

**A6**





(NB) TOP OF PARAPET  
160'-0"

(NB) ROOF LEVEL  
142'-6"

(NB) LEVEL 13  
133'-0"

(NB) LEVEL 12  
123'-0"

(NB) LEVEL 11  
113'-0"

(NB) LEVEL 10  
103'-0"

(NB) LEVEL 9  
93'-0"

(NB) LEVEL 8  
83'-0"

(NB) LEVEL 7  
73'-0"

(NB) LEVEL 6  
63'-0"

(NB) LEVEL 5  
53'-0"

(NB) LEVEL 4  
43'-0"

(NB) LEVEL 3  
31'-0"

(NB) LEVEL 2  
17'-0"

(NB) LEVEL 1  
0'-0"

(SB) TOP OF PARAPET  
99'-0"

(SB) ROOF LEVEL  
84'-0 1/4"

(SB) LEVEL 8  
74'-1"

(SB) LEVEL 7  
64'-1 3/4"

(SB) LEVEL 6  
54'-2 1/2"

(SB) LEVEL 5  
44'-3 1/4"

(SB) LEVEL 4  
34'-4"

(SB) LEVEL 3  
23'-8"

(SB) LEVEL 2  
13'-8"

(SB) LEVEL 1  
0'-0"

LOWER LEVEL 01  
-12'-0"

LEVEL SUB.  
-24'-6"



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**255 SOUTH STATE STREET**

SCALE: 3/64" = 1'-0"

**BUILDING  
SECTIONS**

**A8**



## 1 WEST ELEVATIONS



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SCALE: 3/64" = 1'-0"

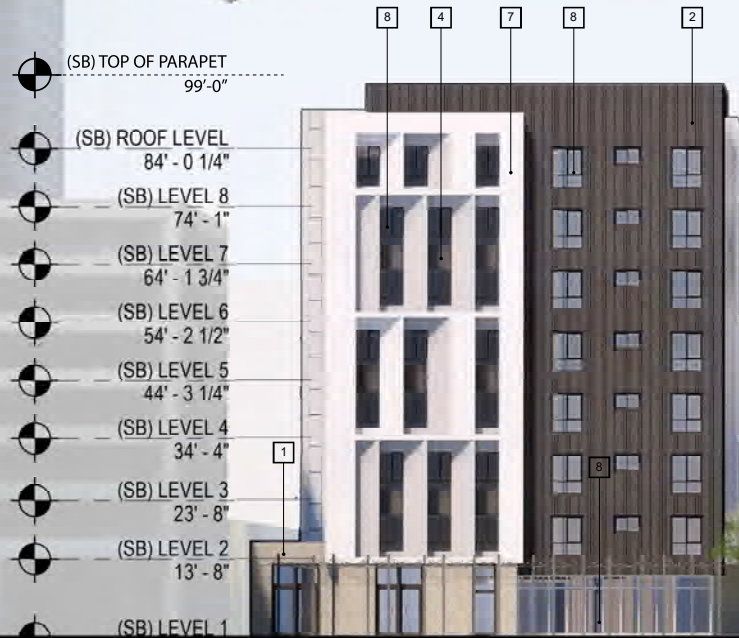
**OVERALL  
ELEVATIONS**

**A9**



# MATERIAL LEGEND

- 1 BRICK VENEER - "COVENTRY" COLOR
- 2 CORRUGATED METAL PANEL - "CHARCOAL" COLOR
- 3 METAL PANEL - LIGHT GREY COLOR
- 4 METAL PANEL - DARK GREY COLOR
- 5 METAL PANEL - PALE BLUE COLOR
- 6 METAL PANEL - WHITE COLOR
- 7 FIBRE CEMENT PANEL - OFF-WHITE COLOR
- 8 VINYL WINDOW
- 9 STOREFRONT WINDOW SYSTEM



## 2 EAST ELEVATIONS



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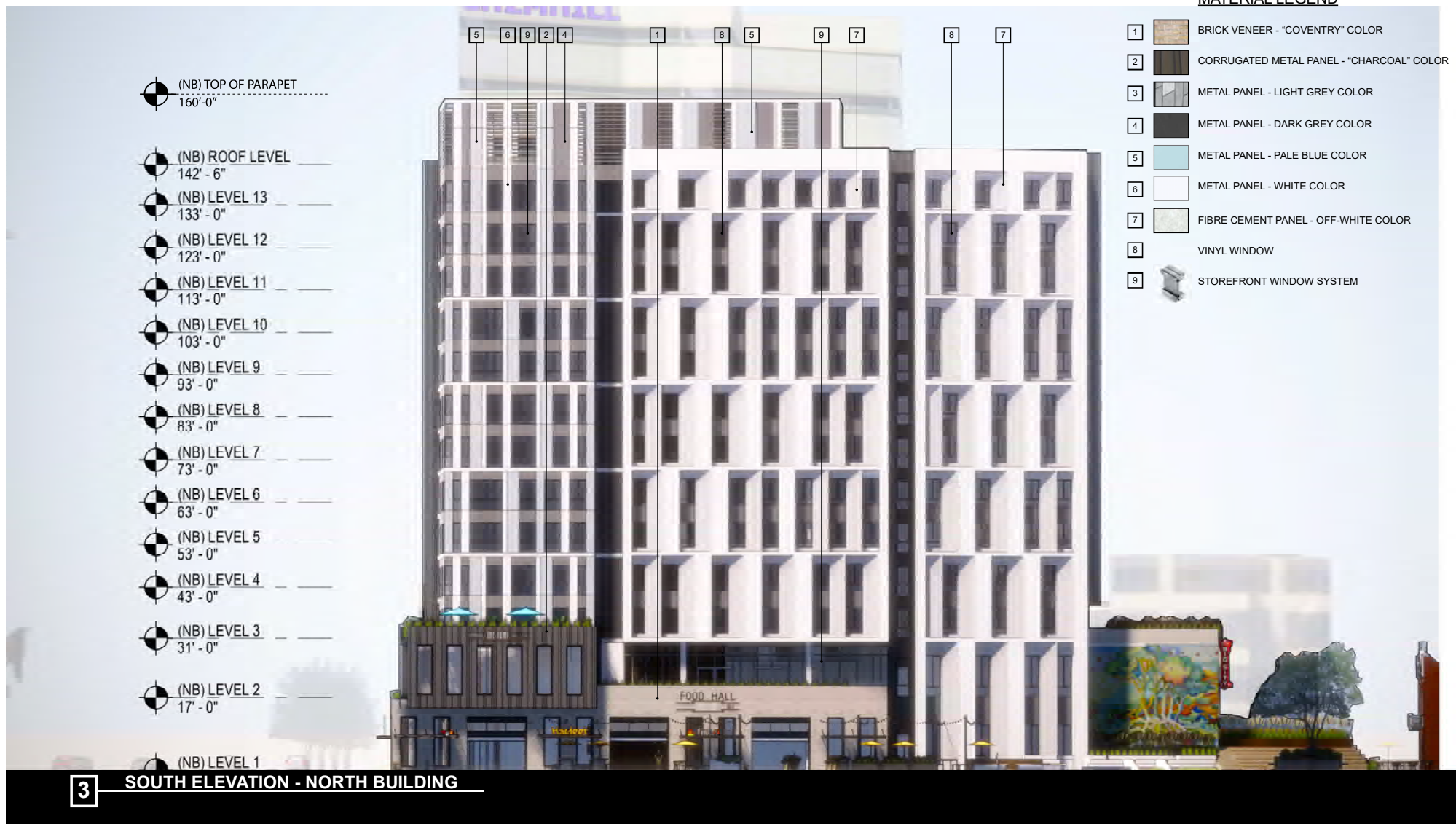
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255 SOUTH STATE STREET

SCALE: 3/64" = 1'-0"

**OVERALL  
ELEVATIONS**

**A10**



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**255 SOUTH STATE STREET**

SCALE: 3/64" = 1'-0"

**OVERALL  
ELEVATIONS**

**A11**



## MATERIAL LEGEND

- 1 BRICK VENEER - "COVENTRY" COLOR
- 2 CORRUGATED METAL PANEL - "CHARCOAL" COLOR
- 3 METAL PANEL - LIGHT GREY COLOR
- 4 METAL PANEL - DARK GREY COLOR
- 5 METAL PANEL - PALE BLUE COLOR
- 6 METAL PANEL - WHITE COLOR
- 7 FIBRE CEMENT PANEL - OFF-WHITE COLOR
- 8 VINYL WINDOW
- 9 STOREFRONT WINDOW SYSTEM



(SB) TOP OF PARAPET  
99'-0"

(SB) ROOF LEVEL  
84' - 0 1/4"

(SB) LEVEL 8  
74' - 1"

(SB) LEVEL 7  
64' - 1 3/4"

(SB) LEVEL 6  
54' - 2 1/2"

(SB) LEVEL 5  
44' - 3 1/4"

(SB) LEVEL 4  
34' - 4"

(SB) LEVEL 3  
23' - 8"

(SB) LEVEL 2  
13' - 8"

(SB) LEVEL 1

## 4 NORTH ELEVATION - SOUTH BUILDING



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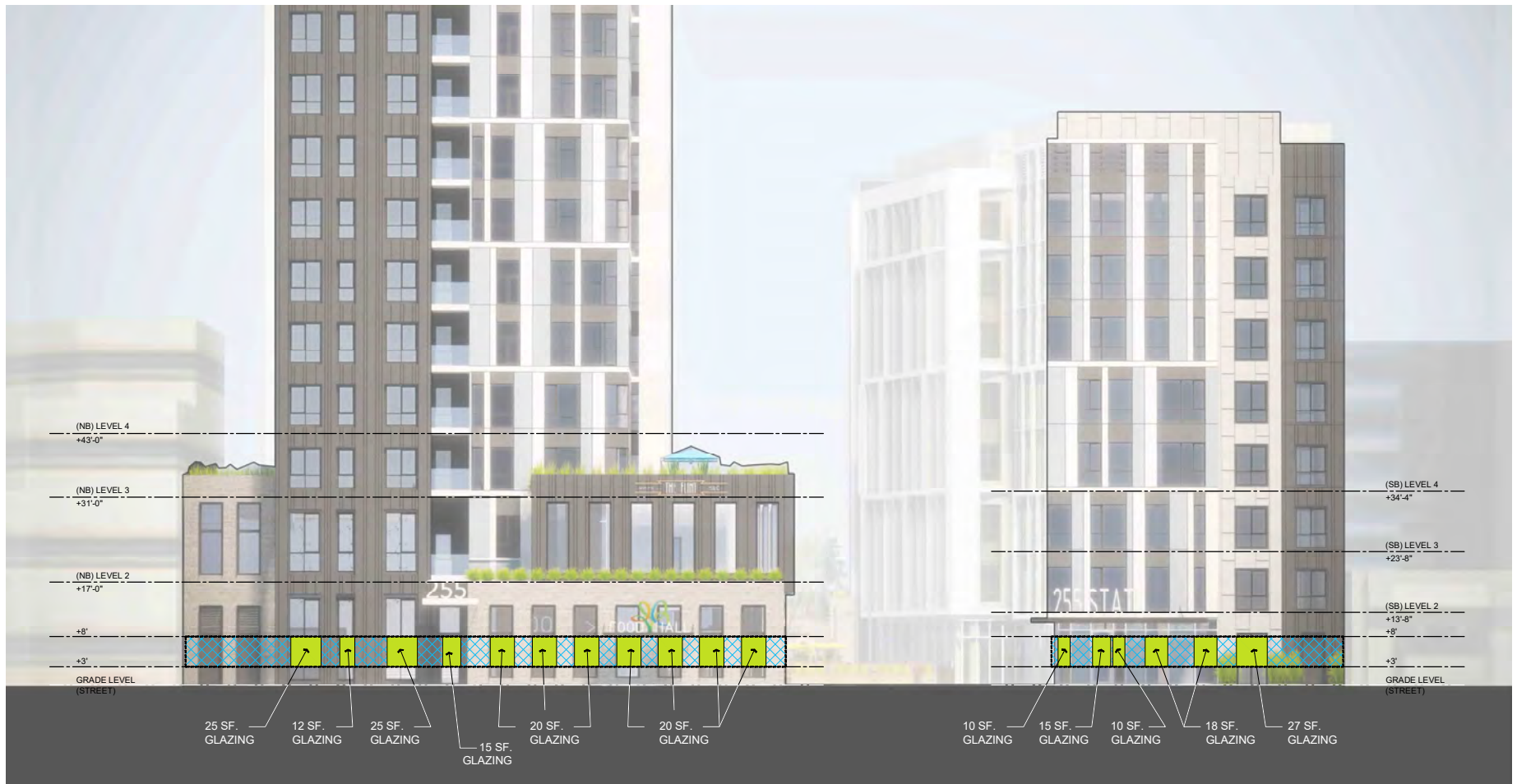
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255 SOUTH STATE STREET

SCALE: 3/64" = 1'-0"

**OVERALL  
ELEVATIONS**

**A12**



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**255 SOUTH STATE STREET**

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

**GROUND FLOOR  
 GLAZING  
 CALCULATION**

**A13**





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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A14**



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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A15**





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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A16**





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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A17**



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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A18**





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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A19**





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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A20**





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 Northbrook, IL 60062

**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A21**





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**255 SOUTH STATE STREET**

NTS.

**PERSPECTIVE  
 VIEW**

**A22**

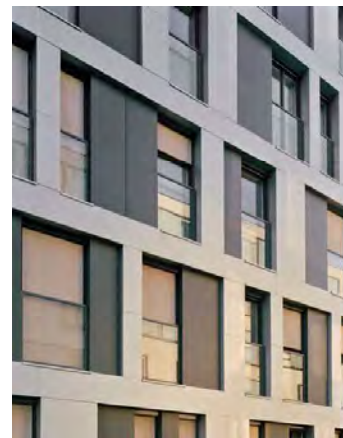
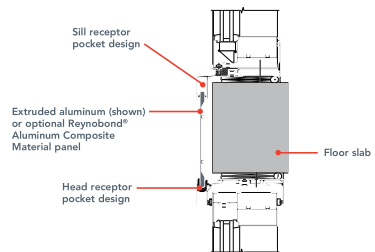
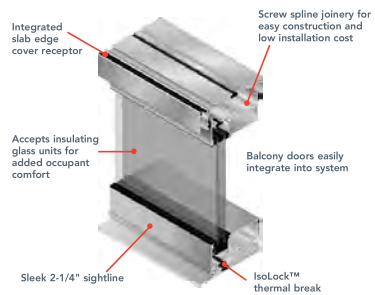
## Kawneer Window Wall

- Combination of :
  - Metal Panel
  - Aluminum Window
- North Tower = 9,576 SF
- South Tower = 4,758 SF

### Aesthetics and Versatility

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth makes it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.



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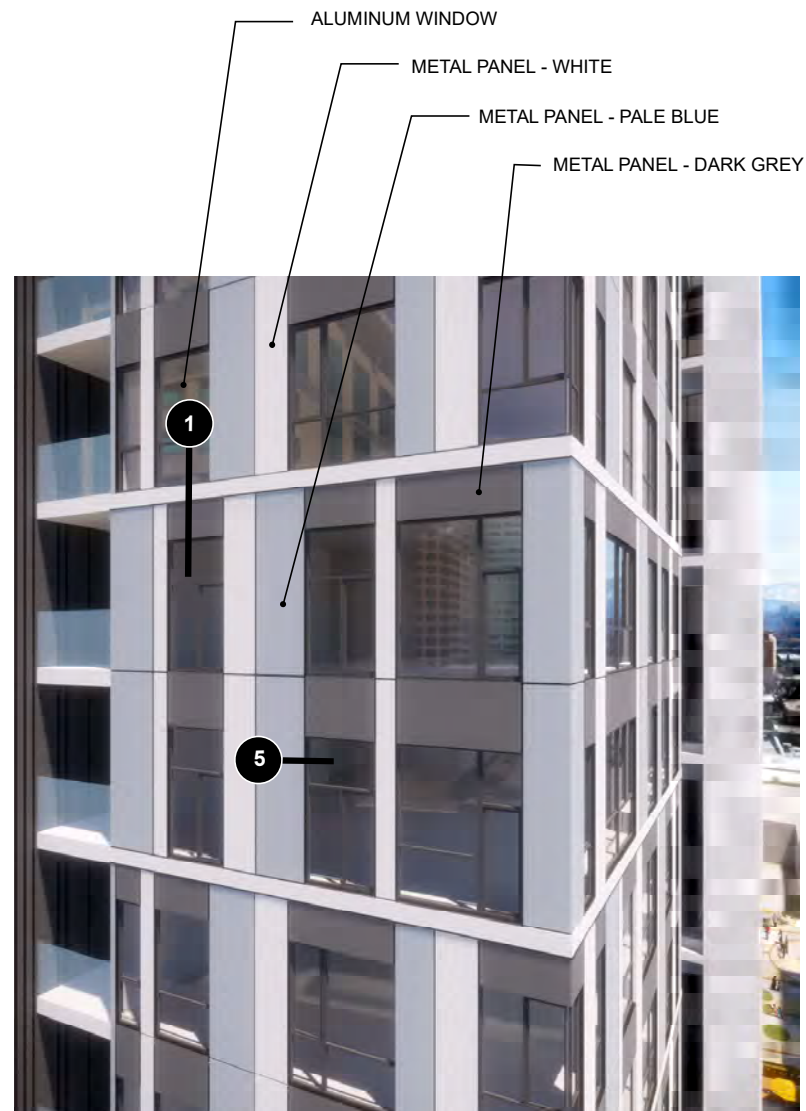
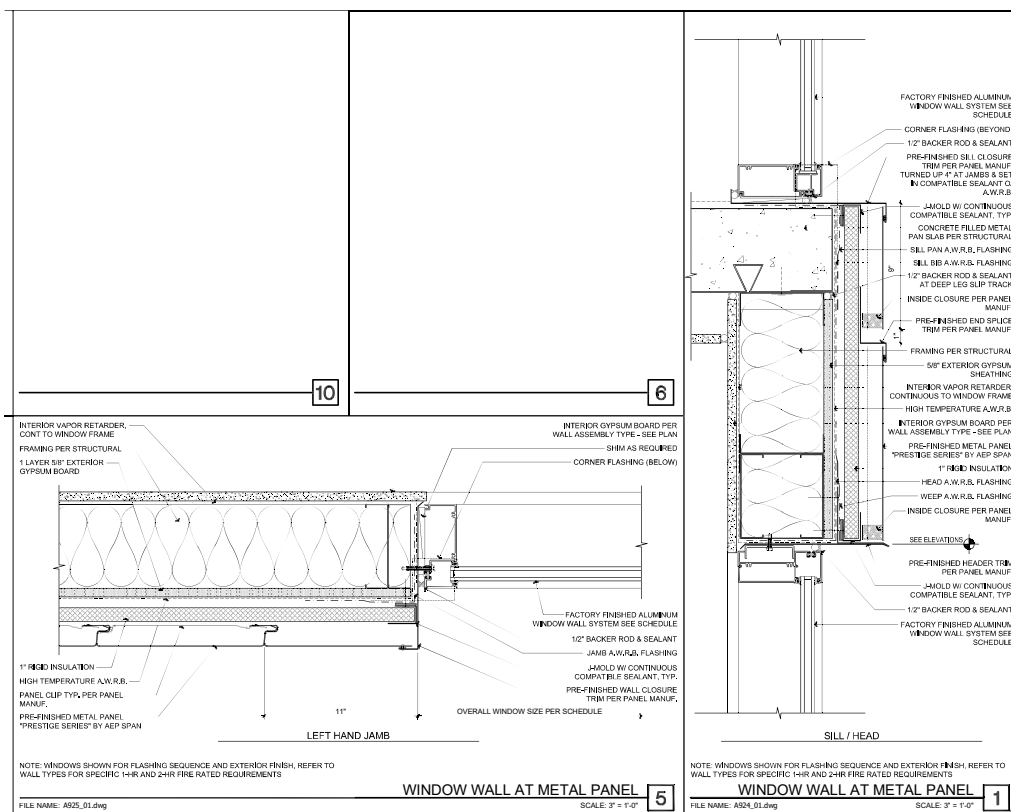
NTS.

**SKIN DETAILS**

**A23**



## Window Wall Details



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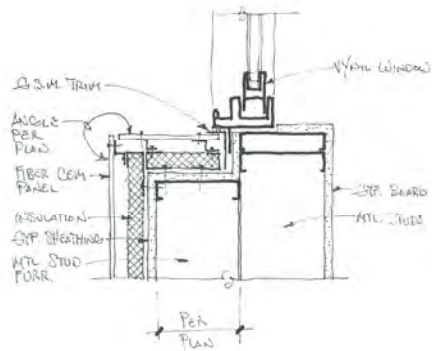
NTS.

## SKIN DETAILS

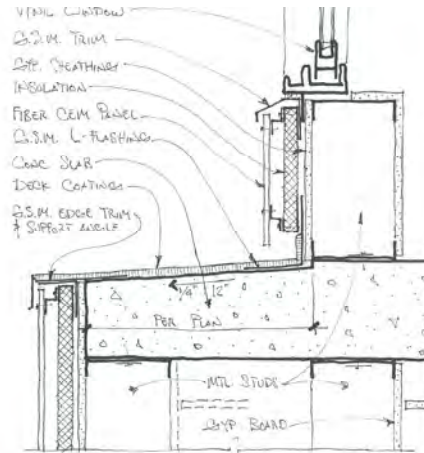
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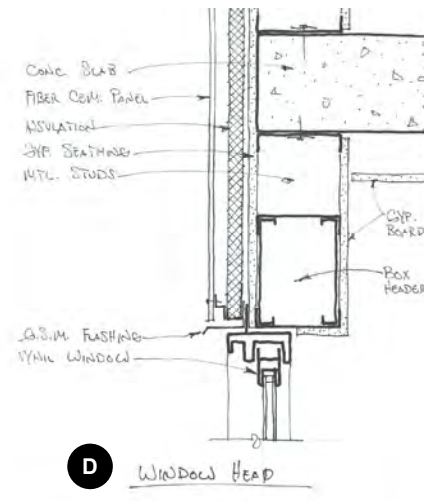
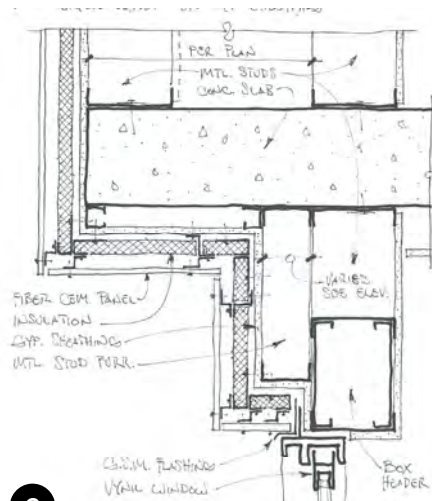
## Fiber Cement Details



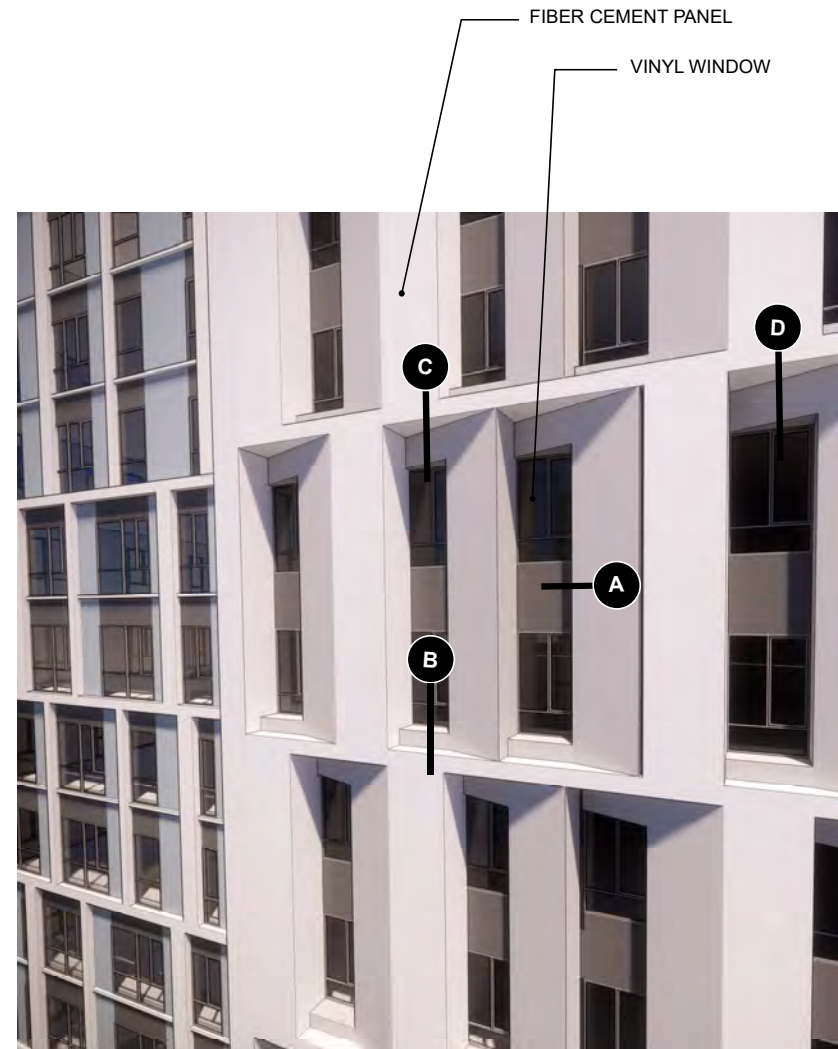
**A** Window Sill



**B** Window Sill



**D** Window Head



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255 SOUTH STATE STREET

NTS.

SKIN DETAILS

**A25**





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**255 SOUTH STATE STREET**

NTS.

**CONTEXT  
 MASSING**

**A26**





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**255 SOUTH STATE STREET**

NTS.

**BUILDING  
 LIGHTING**

**A27**

D-1 Central Business District Standards Compliance

Chap 21A.30.020

D. GENERAL REGULATIONS

REQUIREMENT	STANDARD	PROPOSED
2. Minimum Yard Requirements	a. Front and corner side yards: No minimum yards are required, however no yard shall exceed five feet (5') except as authorized through the CBDSDR process.  b. Interior Side and Rear Yards : None required	Front Yard (State St.) : 0' Side Yards: 0'  Rear Yard: 0'
3. Restrictions on Parking Lots & Structures	b. Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and corner side lot lines or park	Parking garage proposed is fully subterranean
5. Location of Service Areas	All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street.	Loading dock area is proposed along rear of property, off Floral St. alley
6. Landscape Requirements	see Landscape Plan	
7. Mid Block Walkways	A Mid Block Walkways is to be provided to facilitate pedestrian movement within the area.	A 30'+ wide privately-owned public paseo bisects the property and acts as a Mid Block Walkway

F. SPECIAL CONTROLS OVER MID BLOCK AREAS

REQUIREMENT	STANDARD	PROPOSED
3. Height Regulations	No building shall be more than one hundred feet (100') in height; provided, that taller buildings may be authorized through the conditional building and site design review process	Project is asking for CBDSDR exception for height in excess of 100'. Height of point of tallest tower is 160'

OFF-STREET PARKING REQUIREMENTS Chap 21A.44

REQUIREMENT	STANDARD	PROPOSED
G2. Minimum Off Street Parking Requirements	Residential : 1/2 space per dwelling unit Nonresidential : No spaces required up to 25,000 sf usable floor area. 1 space per 1,000 usable sf over 25,000 sf thereafter	Residential spaces : 190 Units x 1/2 = 95 Spaces provided in one level of subterranean parking garage Commercial spaces : None provided
H2. Maximum Off Street Parking Requirements	Residential : Equivalent to minimum Nonresidential : Up to 25 spaces for first 25,000 sf. No more than 1 space per 1,000 sf thereafter	

Standards For Design Review

Chap 21A.59.050

STANDARD	PROPOSED
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design guidelines found within the zoning district in which the project is located	See previous chart for project's proposed compliance to D-1 zoning standards and guidelines
B. Development shall primarily be oriented to the sidewalk, not an interior courtyard or parking lot	A significant portion of the project's commercial frontage and residential lobby entries are oriented off State Street sidewalk. No interior courtyards or parking lots are proposed.
C. Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction	Residential towers include facades with multiple languages offering varied detailing including metal panel and window wall combination, fiber cement brise soleil, and a standing seam zinc metal cladding. Podium levels include storefront glass systems as well as brick facades with large punched window openings and roll up garage door openings which help to encourage pedestrian permeability into the buildings.
D. Large building masses shall be divided into heights and sizes that relate to human scale	The north residential tower's proposed 160 ft height more closely matches the surrounding Parkside Tower to the north and the Broadway Centre Tower to the south, creating an even rhythm of vertical masses. The façade is divided into groups of 2 levels using horizontal banding of ledges, reducing the perception of the overall scale.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1) changes in vertical plane 2) material changes 3) massing changes	Both buildings contain various vertical breaks and notches to help break up the length of the facades. A variety of materials like metal cladding and fiber cement brise soleil wrap around the residential towers at various points. The podium levels are broken down into various horizontal massing volumes using recessed wall planes, cantilevered extrusions, and angular facades.
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a min. 16" in height and 30" width. 2. A mixture of areas that provide seasonal shade 3. Trees in proportion to the space at a min. of one tree per 800 sf, at least 2" caliper when planted 4. Water features or public art 5. Outdoor dining areas 6. Other amenities not listed above that provide a public benefit	The proposed privately-owned public paseo will include the following elements: 1. Sitting space of approx (100 seats) at 16" high x 30" wide which is greater than the 57 seats required for a 14,300sf public space (see calcs on sheet L101) 2. Outdoor dining areas associated with the Food Hall, Cramer House, and the other food-centric commercial spaces 3. a Kid's Play area with playground-like equipment as well as amphitheater seating benefiting the surrounding community

STANDARD	PROPOSED
G. Building height shall be modified to relate to human scale and minimize negative impacts. 1. Human scale: a. Utilize stepbacks to design a building that relates to the height and scale of adjacent and nearby buildings b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design with distinct base, middle and top sections to reduce the sense of apparent height 2. Negative impacts: a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors b. Minimize shadow impacts of building height on the public realm by varying building massing. c. Modify tall buildings to minimize wind impacts on public and private spaces 3. Cornices and rooflines: a. Cohesiveness b. Complement Surrounding Buildings c. Green Roof & Roof Deck	The north residential tower sits on a 2-storey podium base, a segment of which steps back at the 3rd level - much like the podium of the Parkside Tower. The tall roof parapet not only screens mech. equipment but acts as a visual "crown" at the top of the tower. There is a 10 ft setback between the north tower upper levels and the Parkside podium. The resulting sliver of 2-level podium provides a sizeable "gap" between the proposed project and Parkside Tower. While there is a portion of the south tower almost completely adjacent to the Broadway Centre Tower to the south, the rear of the building angles back along the paseo to provide another sizeable "gap" between the proposed building and adjacent tower.  The long shadows cast by the proposed project from the rising sun in the east and setting sun in the west will fall either on State Street or the back-alleys and Floral St. The noon-day shadows will have minimal impact on the Parkside Tower to the north. The proposed south building of the project was intentionally made shorter so as to minimize shadow impacts on the proposed Midblock Paseo.
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.	Proposed access to the underground parking is found at the rear of the site off Floral St. alley so as to preserve pedestrian-focused open spaces closer to State Street and Midblock Walkway (Paseo).
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.	Residential and Commercial Trash Rooms are located inside both buildings. The loading area is appropriately screened from view on the other side of the parking garage ramp entrance off of Floral St.
J. Signage shall emphasize the pedestrian/mass transit orientation	Signage will be appropriately located at Podium and Ground Floor at State Street and Paseo frontages. Residential lobby entries and addresses will be demarcated with signage above canopies and/or awnings.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals	All exterior building lighting will be located to accent special architectural features and provide adequate levels of illumination for signage and entry. Low-level illumination outdoor landscape lighting will be chosen to minimize glare and light trespass on adjacent properties as well as direct uplighting to the sky.
L. Streetscape Improvements 1. One street tree . . . 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. Permitted materials shall meet following standards: a. Use materials that are durable, require min. maintenance, and are easily repairable or replaceable b. Where practical, use materials that allow rainwater to infiltrate into the ground and recharge the water table c. Limit contribution to heat island effect	New street trees are proposed along State Street - one for every 30'. Hardscape paving materials and patterns like colored concrete and stone pavers are proposed for the Midblock Walkway Paseo. In some areas, pervious paving will be proposed in order to enable infiltration and stormwater runoff. See Landscape Plan / Site Plan for more information.



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255 SOUTH STATE STREET

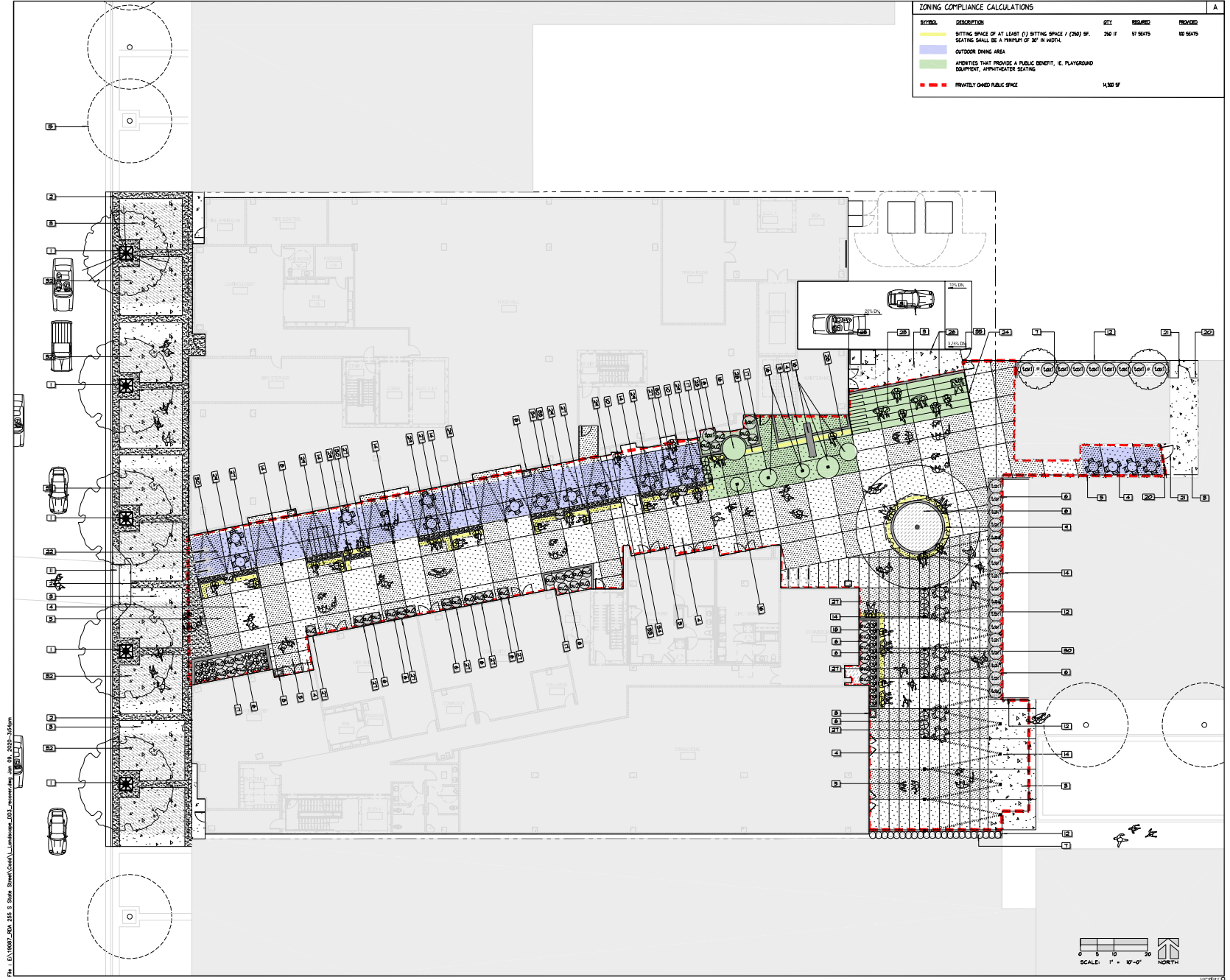
NTS.

ZONING  
COMPLIANCE

A28







ZONING COMPLIANCE CALCULATIONS				
SYMBOL	DESCRIPTION	REQ.	ISSUED	PROVIDED
Yellow	SITTING SPACE OF AT LEAST (1) SITTING SPACE / (250) SF. SEATING SHALL BE A MINIMUM OF 30" IN WIDTH.	250 SF	17 SEATS	101 SEATS
Blue	OUTDOOR DINING AREA			
Green	AMENITIES THAT PROVIDE A PUBLIC BENEFIT, I.E. PLAYGROUND EQUIPMENT, AMPHITHEATER SEATING			
Red	PRIVATELY OWNED PUBLIC SPACE			4,182 SF

**ArcSitio Design**  
 Landscape Architecture &  
 Architectural Site Design  
 1058 East 2100 South Salt Lake City, Utah 84108  
 office 801.497.4823 fax 801.496.3046

**Developer**  
 BRINSHORE DEVELOPMENT LLC  
 666 DUNDEE ROAD, SUITE 1102  
 NORTHBROOK, IL  
 PHONE NO. \_\_\_\_\_  
 FAX NO. \_\_\_\_\_

255 SOUTH STATE STREET  
 SALT LAKE CITY, UT

No.	Date	Description
	12-09-2019	SUBMITTAL

License Stamp  
 SITE LANDSCAPE PLAN  
 LEVEL 01

L-L101



NORTHBROOK, IL. \_\_\_\_\_  
 PHONE NO. \_\_\_\_\_  
 FAX NO. \_\_\_\_\_

SALT LAKE CITY, UT

[illegible]

License Stamp

SITE LANDSCAPE PLAN  
LEVEL 02

L-L102



Developer

BRINSHORE DEVELOPMENT LLC  
666 DUNDEE ROAD, SUITE 1102

NORTHBROOK, IL. \_\_\_\_\_  
 PHONE NO. \_\_\_\_\_  
 FAX NO. \_\_\_\_\_

255 SOUTH STATE STREET

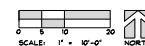
SALT LAKE CITY, UT

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License Stamp

SITE LANDSCAPE PLAN  
LEVEL 03

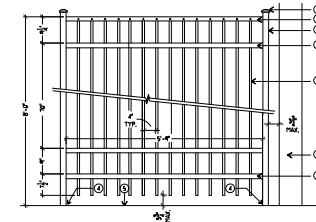
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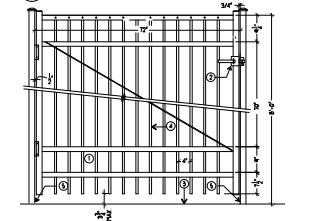


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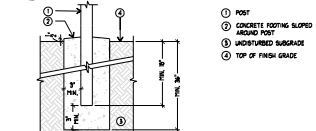
- ① 2-1/2" POST CAP, TYP. REFER TO SPEC. FOR FINISH  
② 1" SQUARE PICKETS, TYP. (SEE NATURAL LEGEND FOR FINISH)  
③ 30-40" x 8 HOLE HD. HEADER OR STRINGER, TYP. 1-1/2" x 1-1/2" (REFER TO SPEC. FOR FINISH)  
④ TOP OF FINISH GRADE (NOT TAILOR)  
⑤ BUILDING OR WALL

**(A) FENCING**  
SCALE: NTS  
ELEVATION



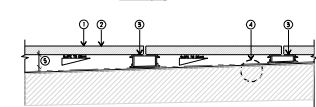
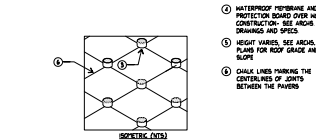
- NOTE:  
1. FENCE HARDWARE REQUIRED - COORDINATE WITH SECURITY AND UNDISTURBED DRAINAGE.  
2. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR LAYOUT OF FENCING FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- ① 1" SQUARE PICKETS, TYP. (SEE SPEC. FOR FINISH)  
② FENCE POST FOOTING (NOT TAILOR)  
③ 30-40" x 8 HOLE HD. HEADER OR STRINGER, TYP. 1-1/2" x 1-1/2" (SEE SPEC. FOR FINISH)  
④ HINGE AND LATCH PER SALT LAKE CITY HEALTH CODE  
⑤ TOP OF FINISH GRADE

**(B) GATE**  
SCALE: NTS  
ELEVATION



**(C) POST FOOTING**  
SCALE: NTS  
SECTION

- NOTE:  
1. IF BRIDGING AN ITEM IS NECESSARY, THE ADJUSTABLE FEEDSTOCKS THAT ARE TO BE PLACED TO SUPPORT A STEEL PLATE AND POST BE SET TO THE HEIGHT OF THE SURROUNDING FEEDSTOCKS. THE THICKNESS OF THE STEEL PLATE, THICKNESS AND SIZE OF STEEL PLATE PER MANUFACTURER'S RECOMMENDATIONS.
- ① ROOF PAVES - SEE SPECIFICATIONS  
② TOP OF FINISH GRADE  
③ BISON FEEDSTOCK SYSTEM, SEE SPECIFICATIONS  
④ WATERPROOF MEMBRANE AND PROTECTION BOARD OVER WOOD CONSTRUCTION - SEE ALUMINUM DRAWINGS AND SPEC.  
⑤ HEIGHT VARIATION, SEE ALUMINUM PLANS FOR ROOF GRADE AND SLOPE  
⑥ CHALK LINES MARKING THE CENTERLINES OF JOINTS BETWEEN THE PAVES



**(D) ROOF PATIO PAVES OVER WOOD CONSTRUCTION**  
SCALE: 1/8"=1'-0"  
ISOMETRIC/SECTION

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Landscape Architecture &  
Architectural Site Design  
1059 East 2100 South Salt Lake City, Utah 84106  
office 801.497.4923 fax 801.496.3046

Developer

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NORTHBROOK, IL  
PHONE NO. \_\_\_\_\_  
FAX NO. \_\_\_\_\_

255 SOUTH STATE STREET  
SALT LAKE CITY, UT

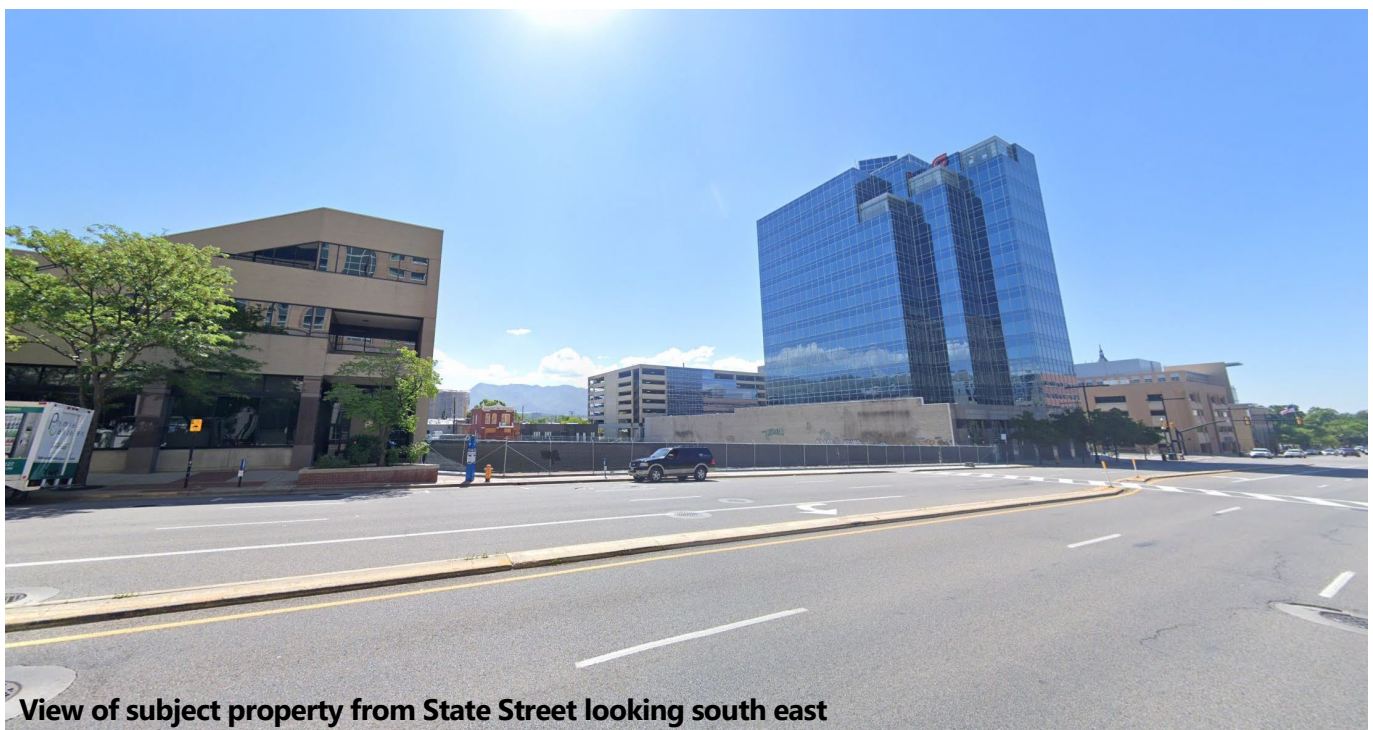
No.	Date	Description
12-09-2019	12-09-2019	SUBMITTAL

License Stamp  
SITE LANDSCAPE  
DETAILS  
DESIGN DEVELOPMENT

L-L502

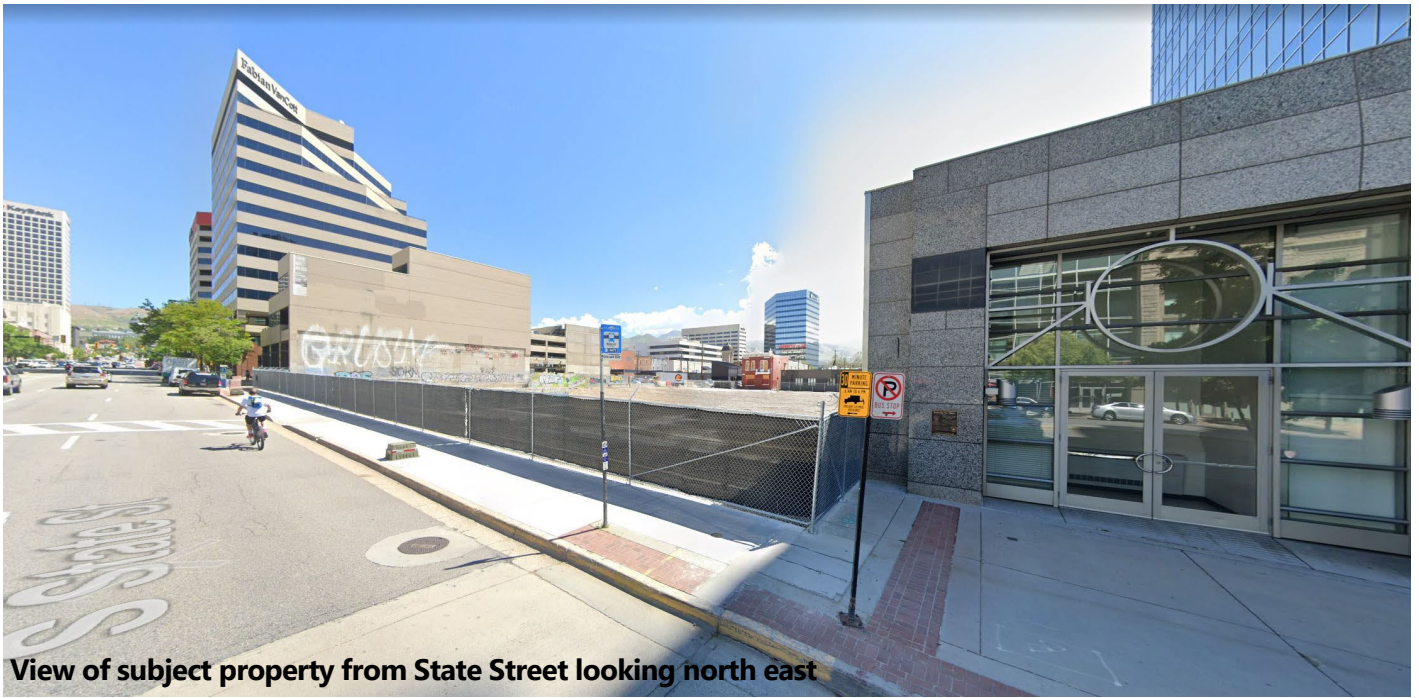


## **ATTACHMENT C – PROPERTY AND VICINITY PHOTOS**



**View of subject property from State Street looking south east**





**View of subject property from State Street looking north east**



**View of subject property from Floral Street looking south west**





**View of Floral Street from 200 south facing south – proposed vehicular access for the project**

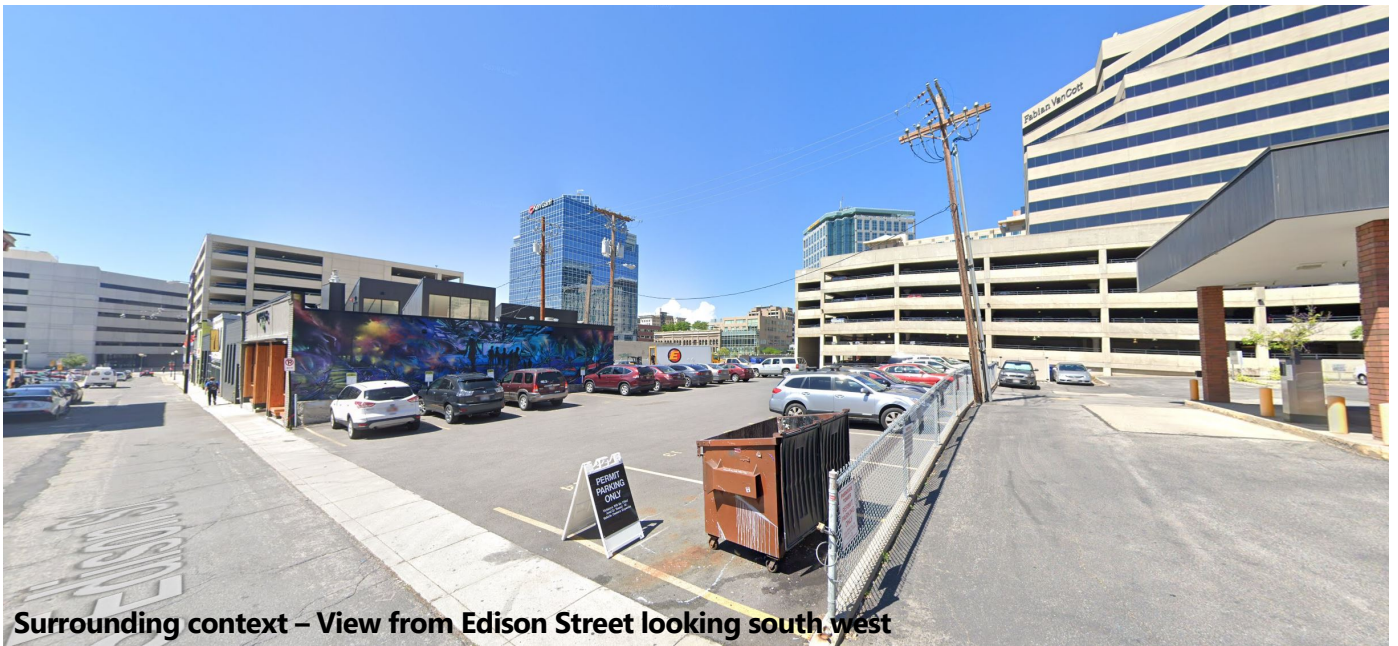


**View of Floral Street looking north from rear of subject property**

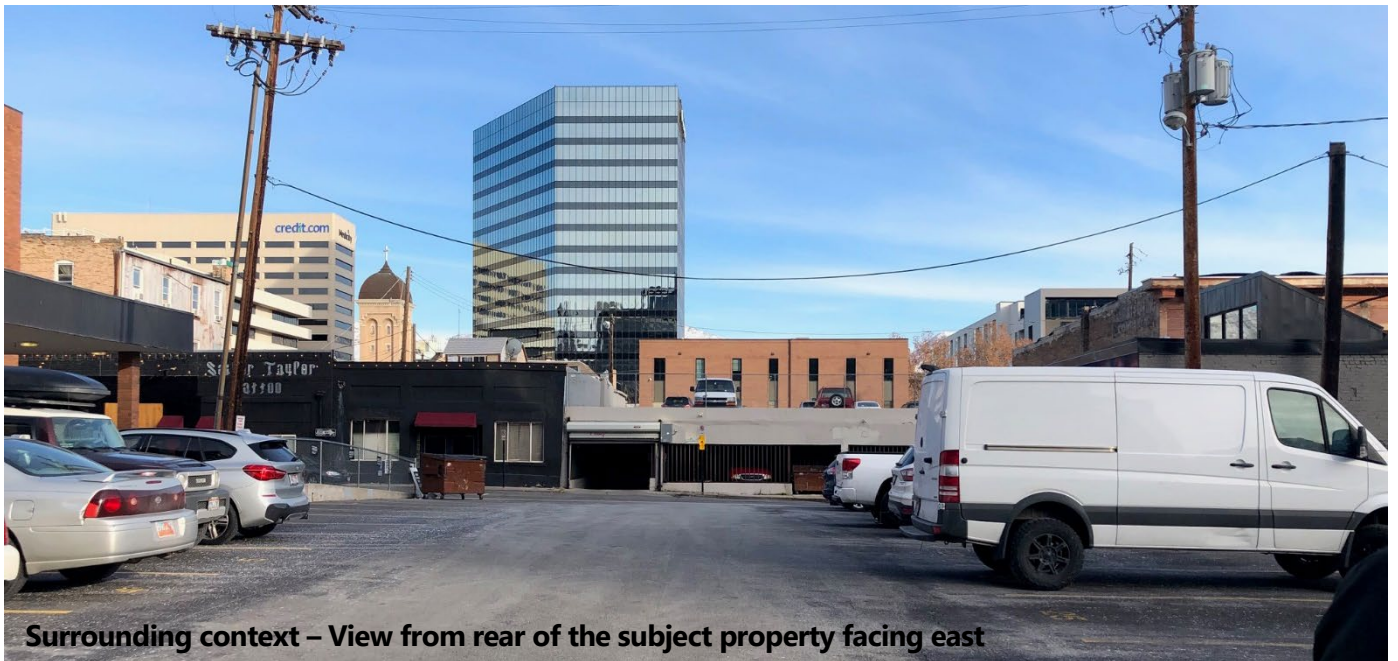


**View of private alley looking west from Edison Street.**





**Surrounding context – View from Edison Street looking south west**



**Surrounding context – View from rear of the subject property facing east**



**Surrounding context – west side of State Street**



## ATTACHMENT D – D-1 ZONING STANDARDS

### D-1 Development & Design Standards

Requirement	Standard	Proposed	Compliance
<b>Lot Area/Lot Width</b>	No minimum	Lot Area – 1.12 acres Lot Width – 195 FT	<b>Complies</b>
<b>Front/Corner Side Yard - 400 S</b>	No Minimum Setback  5 FT Maximum Setback	  5 FT Max Setback	<b>Complies</b>
<b>Side/ Rear Yard</b>	No Minimum		<b>Complies</b>
<b>Maximum Height</b>	New buildings on land located between corner properties (mid-block areas) can be a maximum height of <b>100 FT</b> in the D-1 zone. Taller buildings may be authorized through the design review process.	North tower - 160 FT	<b>Additional height requested through Design Review process</b>
<b>Restrictions on Parking Lots &amp; Structures</b>	No special restrictions shall apply to belowground parking facilities.	Proposed parking is all below grade.	<b>Complies</b>
<b>Location of Service Areas</b>	All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street.	Loading, refuse and service areas are located to the rear of the development.	<b>Complies</b>
<b>Mid-Block Walkways</b>	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. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed after the effective date hereof within the D-1 Central Business District shall conform to this officially adopted plan for mid-block walkways	Midblock walkway is proposed between the north and the south tower connecting pedestrians from state street to Floral and Edison street. The proposed location is consistent with the midblock walkway network as shown in the Downtown Community Master Plan.	<b>Complies</b>

<b>Ground Floor Glass</b>	40% - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade. 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.	Proposed glazing between 3 and 8 FT is 44%.	<b>Complies</b>
<b>Minimum Off-Street Parking Requirements</b>	<u>Residential</u> – 1/2 space per dwelling unit <u>Nonresidential</u> – No spaces required up to 25,000 SF of usable floor area. 1 space per 1,000 SF of usable floor area over 25,000 SF thereafter	190 residential units proposed – 95 residential stalls provided.  Plans indicate that no nonresidential parking is provided. Calculations are needed to show any nonresidential square footage over 25,000 SF and 1 parking space per 1,000 SF above the 25,000 SF will be required for the development. If reductions to parking are sought through TDM, applicant will need to submit information to show compliance. Required off street parking will be verified during building permit review process.	<b>More Information Needed</b>  <b>Compliance will be verified during building permit review process</b>



## ATTACHMENT E – DESIGN REVIEW STANDARDS

**21A.59.050: 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
<p><b>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.</b></p>	<p><b>Complies</b></p>	<p>The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.</p> <p>The proposal is consistent with the purpose statement of the zoning district as it provides a building with active uses and the proposed development is sited to encourage pedestrian activity along State Street as well as provide pedestrian connections through the block and to other nearby outdoor public spaces.</p> <p>The project meets several goals of the Downtown Master Plan including increasing the residential population downtown and providing a mix of housing types and sizes in the Central Business District, creating a unique place that attracts different age groups and interests and activates the public realm with the public plaza/midblock</p>

		walkway and proposed uses along the walkway.
<p><b>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</b></p> <ol style="list-style-type: none"> <li>1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).</li> <li>2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.</li> <li>3. Parking shall be located within, behind, or to the side of buildings.</li> </ol>	<p><b>If Recommended Conditions are Imposed - Project Complies</b></p> <p><b>Recommended Condition – Add pedestrian entrance on State Street</b></p>	<ol style="list-style-type: none"> <li>1. The residential lobby is the only public entrance along State Street. To comply with this standard, Staff is recommending as a condition of approval that a public entrance to the food hall/commercial space be added on the State Street elevation facing the public sidewalk.</li> <li>2. The setbacks are close to the public sidewalk, and still provide for some articulation of the building and do not exceed the required maximum 5 FT setback.</li> <li>3. The parking is located within the building (underground) and is accessed from Floral Street which is at the rear of the proposed development.</li> </ol>
<p><b>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</b></p> <ol style="list-style-type: none"> <li>1. Locate active ground floor uses at or near the public sidewalk.</li> <li>2. Maximize transparency of ground floor facades.</li> <li>3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.</li> <li>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.</li> </ol>	<p><b>Complies</b></p>	<ol style="list-style-type: none"> <li>1. The proposed building has sufficient glass and detailing at the ground level to facilitate pedestrian interest. Active uses including a commercial element (a food hall) and lobby space will be located on the ground floor and will be readily visible and inviting to pedestrians on the sidewalk.</li> <li>2. The proposed project maximizes the transparency of the ground floor street-facing facades by including large vertical commercial windows on the ground floor which has a ceiling height of approximately 17 feet.</li> <li>3. The glass surfaces of both street facades vary in size and window type and broken up by articulation and material variations.</li> <li>4. Outdoor dining areas are located along the midblock walkway. The midblock walkway is public space that includes landscaped areas and various seating options. As viewed from State Street, the Cramer House, a Salt Lake City Historic Landmark Site, acts as a visual terminus for the midblock walkway as the and centerpiece for a public plaza. The midblock walkway also provides direct access to the Gallivan Center/Gallivan Avenue which connects through to Main Street, as well as Floral Street and</li> </ol>



		Edison Street. The outdoor landscaped podium deck located on level 3 also provides a visual connection to State Street.
<p><b>D. Large building masses shall be divided into heights and sizes that relate to human scale.</b></p> <ol style="list-style-type: none"> <li>1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.</li> <li>2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.</li> <li>3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.</li> <li>4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.</li> </ol>	<p><b>If Recommended Conditions are Imposed - Project Complies</b></p> <p><b>Recommended Condition – Add pedestrian entrance on State Street</b></p>	<ol style="list-style-type: none"> <li>1. The existing development pattern to the north and south of the subject parcels reflects building heights allowed in the D-1 zone as well as the goals of providing a diverse commercial area with buildings adjacent to one another with a strong pedestrian emphasis in the design. The overall proposed height of 160 FT will closely match the surrounding Parkside Tower to the north and the Broadway Centre Tower to the south, creating an even rhythm of vertical masses. The proposed development is designed to be compatible with taller buildings throughout the zone while the variation of height and massing relates well to the older, and much shorter, buildings directly to the east on Edison Street.</li> <li>2. The proposed structure modulates well to relate to both the human scale of pedestrians as well as to the abutting one-story buildings to the east, and others within the vicinity. The building steps back at the second story level helping to create a human centric space and also interacts well with the smaller scale surrounding buildings as the ground floor articulation is of similar height.</li> <li>3. The thoughtful inclusion of secondary elements in the design of the structure serves to modulate the tower and orient it toward other buildings in the area. For example: <ul style="list-style-type: none"> <li>- The landscaped podium deck on level 3 creates a strong articulation across the mass of the entire building and corresponds well to more historic buildings along State Street.</li> <li>- The building is articulated at the ground level with varying setbacks (a maximum of 5 FT), material changes and entrance awnings creating a horizontal visual change along the State Street frontage.</li> </ul> </li> </ol>

		<p>Windows are inset approximately 2 inches adding dimension and creating shadow lines on the façade. The façade is divided into groups of 2 levels using horizontal banding of ledges, reducing the perception of the overall scale.</p> <p>4. The large storefront windows provide transparency at the ground level and are consistent with the character of the neighborhood. Staff is recommending as a condition of approval that an additional pedestrian entrance is added on State Street (to the proposed Food Hall) to comply with this standard as well as master plan policies that related to pedestrian oriented design and encouraging activity at the ground level of the building.</p>
<p><b>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</b></p> <ol style="list-style-type: none"> <li>1. Changes in vertical plane (breaks in façade);</li> <li>2. Material changes; and</li> <li>3. Massing changes.</li> </ol>	<p><b>Complies</b></p>	<p>The north tower building façade is approximately 101 feet in length and the building façade length of the south tower is approximately 45 feet. The north and south towers are separated by the midblock walkway that is approximately 45 feet wide along the State Street frontage. This standard is not applicable because the building lengths do not exceed 200 feet, but the development does include changes in vertical plane, material and massing changes as explained in the previous standard.</p>
<p><b>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</b></p> <ol style="list-style-type: none"> <li>1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");</li> <li>2. A mixture of areas that</li> </ol>	<p><b>Complies</b></p> <p><b>Recommended Condition – Final details regarding these elements be delegated to Planning Staff.</b></p>	<p>The proposal includes a midblock walkway with the following elements:</p> <ol style="list-style-type: none"> <li>1. The privately owned public midblock walkway/plaza space is approximately 14,300 SF which requires 57 sitting spaces. 100 seats have been provided.</li> <li>5. Outdoor dining areas associated with the food hall, Cramer House, and other food-centric spaces is included.</li> <li>6. A children's play area with playground-like equipment as well as amphitheater seating benefitting the surrounding community is proposed.</li> </ol>



<ul style="list-style-type: none"> <li>provide seasonal shade;</li> <li>3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;</li> <li>4. Water features or public art;</li> <li>5. Outdoor dining areas; and</li> <li>6. Other amenities not listed above that provide a public benefit.</li> </ul>		<p>More information is needed regarding these elements including the seating design/measurements and the children's play area. Staff is recommending final details regarding these elements be delegated to Planning Staff.</p>
<p><b>G. Building height shall be modified to relate to human scale and minimize negative impacts.</b></p> <p>In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.</p> <ul style="list-style-type: none"> <li>1. Human scale: <ul style="list-style-type: none"> <li>a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.</li> <li>b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.</li> </ul> </li> <li>2. Negative impacts: <ul style="list-style-type: none"> <li>a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.</li> <li>b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are</li> </ul> </li> </ul>	<p><b>Complies</b></p>	<ul style="list-style-type: none"> <li>1. Human Scale <ul style="list-style-type: none"> <li>a. Please see Standard D of this section. The varying massing components of the structure, as well as the open landscaped podium deck effectively function as stepbacks.</li> <li>b. The building has distinct base, middle, and top elements as illustrated by the podium deck, stepbacks of floors above the ground floor level, and architectural elements. Additionally, the design incorporates a distinct roof top design which reduces the visual weight of the structure and provides visual interest.</li> </ul> </li> <li>2. Negative Impacts <ul style="list-style-type: none"> <li>a. The building is modulated horizontally by the various elements described in Design Standard D. The vertical modulation is broken up into sections with various setbacks and horizontal banding reducing the overall visual appearance of the height of the building along State Street. The north residential tower sits on a 2-storey podium base, a segment of which steps back at the 3rd level - much like the podium of the Parkside Tower. The tall roof parapet not only screens mech. equipment but acts as a visual "crown" at the top of the tower. There is a 10 ft setback between the north tower upper levels and the Parkside podium. The resulting sliver of 2-level podium provides a sizeable "gap"</li> </ul> </li> </ul>

<p>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. Shape and define rooflines to be cohesive with the building's overall form and composition.</p> <p>b. 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>between the proposed project and Parkside Tower. While there is a portion of the south tower almost completely adjacent to the Broadway Centre Tower to the south, the rear of the building angles back along the paseo to provide another sizeable "gap" between the proposed building and adjacent tower. The building massing has been broken up into three distinct elements as discussed in 2a.</p> <p>b. The long shadows cast by the proposed project from the rising sun in the east and setting sun in the west will fall either on State Street or the back-alleys and Floral St. The noon-day shadows will have minimal impact on the Parkside Tower to the north. The proposed south building of the project was intentionally made shorter to minimize shadow impacts on the proposed midblock walkway/plaza area.</p> <p>c. The horizontal reveals that define the low-rise, mid-rise, and high-rise massing will provide wind breaks above the ground level.</p> <p>3. Cornices and Rooflines</p> <p>a. The roof is shape is designed to act as a visual crown to the top of the tower. It complements the design and provides, and elegant treatment of the extra height required by elevator and mechanical equipment.</p> <p>b. The roof form of the proposed building is complimentary to others within the vicinity.</p> <p>c. There is a podium deck on the second level accessible to patrons of the food hall and overlooking the midblock walkway. The third floor podium deck provides an amenity to residents including landscaping, and seating areas. The landscaped deck provides a visual feature on State Street adding to the building design.</p>
<p><b>H. Parking and on-site circulation shall be</b></p>	<p><b>Complies</b></p>	<p>Structured underground parking is proposed for the tenant parking for the</p>



<p><b>provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</b></p>		<p>development. Vehicular access to the parking as well as service and loading areas are located off Floral Street which is accessed from 200 south. The on-site circulation is largely separated from the midblock walkway and by utilizes and existing street (Floral Street) eliminating additional driveway cuts over the public sidewalk. The proposed design provides for safe interactions with pedestrians and other vehicles.</p>
<p><b>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.</b></p>	<p><b>Complies</b></p>	<p>The fire sprinkler and control room are required as proposed along the State Street frontage, however these areas are setback from the building façade and architectural detailing is provided on the building walls screening fire rooms. Trash service, mechanical equipment, storage and service areas are located to the rear of the development on the interior of the first floor of the building. They will be fully screened by the garage doors.</p>
<p><b>J. Signage shall emphasize the pedestrian/mass transit orientation.</b></p> <ol style="list-style-type: none"> <li>1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.</li> <li>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</li> <li>3. Coordinate sign location with landscaping to avoid conflicts.</li> </ol>	<p><b>Complies</b></p>	<ol style="list-style-type: none"> <li>1. The building includes signage on the ground level located above the windows that are a featured design element on the street facades. Signs are oriented toward the pedestrian.</li> <li>2. Signs are designed to be integrated into the building design and are located above awnings.</li> <li>3. There should be no conflicts with proposed sign locations and landscaping.</li> </ol>
<p><b>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</b></p> <ol style="list-style-type: none"> <li>1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.</li> </ol>	<p><b>Complies</b></p> <p><b>Recommended Condition – Final details regarding these elements be delegated to Planning Staff.</b></p>	<ol style="list-style-type: none"> <li>1. The street lighting will be provided in accordance with the Salt Lake City Lighting Master Plan as indicated on the civil site plan. The light poles on State Street are required to match the existing fixtures as indicated in the Lighting Master Plan. See</li> </ol>

<ol style="list-style-type: none"> <li>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.</li> <li>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</li> </ol>		<p>department comments in <a href="#">Attachment G</a> for more information on required street lighting on State Street.</p> <ol style="list-style-type: none"> <li>2. The building base will be adequately illuminated to provide pedestrian safety and comfort while maintaining the allowable lighting levels. Low-level illumination outdoor landscaping lighting will be provided to minimize glare, light trespassing and night sky pollution. Lastly, the exterior lighting will maintain the overall intensity and character of the immediate neighborhood and Salt Lake Downtown.</li> <li>3. All exterior lighting will be located to accent special architectural features and provide adequate levels of illumination for signage and entry. The exterior lighting will complement the architectural design and highlight its massing, articulation and key features. It will illuminate building's communal amenity levels and exterior terraces that define the overall building massing. The exterior lighting will be coordinated with the location of major signs and landscaping.</li> </ol> <p>More information is needed regarding proposed architectural lighting as well as lighting in the midblock walkway area. Staff is recommending final details regarding lighting be delegated to Planning Staff.</p>
<p><b>L. Streetscape improvements shall be provided as follows:</b></p> <ol style="list-style-type: none"> <li>1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of 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.</li> <li>2. Hardscape (paving material)</li> </ol>	<p style="text-align: center;"><b>If Recommended Conditions are Imposed - Project Complies</b></p> <p><b>Recommended Conditions –</b></p> <ol style="list-style-type: none"> <li>1. Midblock paving pattern be limited to private property</li> <li>2. State Street paving pattern be incorporated along the State Street</li> </ol>	<ol style="list-style-type: none"> <li>1. New street trees will be planted every 30 FT along State Street. Tree species will be consistent with the street tree list and urban forestry guidelines. A soil cell pavement support system will be required to provide suitable conditions that promote healthy tree growth.</li> <li>2. Hardscaping on the public sidewalk on State Street shall follow the City Engineers standards and incorporate State Street's iconic paving pattern which utilizes approximately 80% concrete and 20% red concrete paver design. As noted in the Downtown Master Plan, privately owned</li> </ol>



<p>shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:</p> <ol style="list-style-type: none"> <li>Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.</li> <li>Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.</li> <li>Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).</li> <li>Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.</li> <li>Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.</li> <li>Asphalt shall be limited to vehicle drive aisles.</li> </ol>	<p><b>frontage of the development</b></p>	<p>walkways, such as the midblock walkway, should not extend unique paving patterns across public right of ways. As a condition of approval, Staff is recommending the unique midblock walkway paving pattern be limited to private property, and not extend beyond the public sidewalk and the State Street paving pattern be incorporated along the street frontage of the subject property to comply with this standard. In some areas along the midblock walkway, pervious paving is proposed to enable infiltration and stormwater runoff. Staff is recommending that final details regarding paving materials be delegated to Planning Staff.</p>
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## **ATTACHMENT F – PUBLIC PROCESS & COMMENTS**

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### **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:

- November 12, 2019 – The Central City Community Council, the Downtown Community Council and the Downtown Alliance were sent the 45-day required notice for recognized community organizations.
- November 19, 2019 - Property owners and residents within 300 FT of the development were provided early notification of the proposal.
- November 20, 2019 – The Downtown Alliance discussed the proposal at their monthly Downtown Development Committee meeting.
- December 12, 2019 - A City Open House was held on the project and four members of the public attended the open house.

### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed on January 9, 2020
- Public notice posted on City and State websites and Planning Division list serve on January 9, 2020
- Public hearing notice sign posted on the property January 13, 2020

### **Public Input:**

As of the publication of this Staff Report, Staff has received two public comments on the proposal. The public comments received are included on the next page of this Staff Report. If Staff receives any future comments on the proposal, they will be included in the public record.



# PUBLIC COMMENT FORM

Design Review:  
255 S State Street



Planning Division  
Department of Community and  
Neighborhoods

Name: Margaret Holloway

Address: 1412 West 1100 North

SLE Zip Code 84116

Phone: \_\_\_\_\_ E-mail: [REDACTED]

Comments: The design looks interesting and walkable

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You may submit this sheet before the end of the open house, or you can provide your comments via e-mail at [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or via mail at the following address: Amy Thompson, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

# PUBLIC COMMENT FORM

Design Review:  
255 S State Street



Planning Division  
Department of Community and  
Neighborhoods

Name: Sarah Vaughn

Address: 215 S State Street, SLU, UT 84111

Zip Code                     

Phone:                                      E-mail [REDACTED]

Comments: As a resident of a neighboring building,  
I am concerned about increased traffic on 200 south,  
Edison street, and Floral street to add 290 additional  
residential units who will need to access their units.  
If a traffic study has been done, I would like to be  
provided that study. Also, I have concerns about height  
restrictions. A lot of time and effort goes into zoning  
requirements. By lifting these requirements building by  
building (rather than a zoning change) how can we be  
sure the proper safety measures are being taken. For  
example, changing zoning requirements often requires many years

You may submit this sheet before the end of the open house, or you can provide your comments via e-mail at [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or via mail at the following address: Amy Thompson, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. →

Traffic study



of work up to ensure streets are capable of handling increased traffic, fire fighters can properly access the increased amount of residents, adequate public utilities such as water and sewage and reports by certified public engineers.

By short cutting this process, the citizens are not sure, and have no way of knowing, that all proper steps are being taken.

The growth of the city is not going to slow down. Instead of granting ~~limiting~~ limited exceptions to well-established building codes and regulations, the city should properly address this issue and uniformly change zoning, assuming it is even feasible.

## **ATTACHMENT G – DEPARTMENT REVIEW COMMENTS**

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**Engineering:** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

Engineering does not object to the increased height of the proposed building.

There was a 2011 development at this site, called State Street Plaza, construction for which was started but not completed. Since the 2011 subdivider platted condo units, and the new developer wishes to vary from that design, I anticipate that the new subdivider will need to record a new plat, if for no other reason than to “erase” the condos that were platted in 2011. If so, the new subdivider will need to execute a Subdivision Improvement Construction Agreement. The SICA requires the subdivider to post a security for the estimated value of the public improvements, including utilities, sidewalk, trees, etc. that are within the city’s public way jurisdiction (between curb and front property line on State Street). This will not need to be done immediately, but it will need to precede the recording of a new plat.

**Transportation:** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

Transportation does not have any issues with the request for additional height. The proposed plans do not appear to comply with the minimum off street parking requirements for nonresidential uses in the D-1 zoning district. For every 1,000 SF of usable floor area above 25,000 SF, 1 parking space is required. Additional nonresidential parking spaces may be required for compliance. Reductions to the required parking may be authorized under section 21A.44.050 of the zoning ordinance if applicant provides information showing that the required number of transportation demand strategies are met. Parking calculations per 21A.44 including minimum passenger vehicle parking, ADA parking, EV parking and bicycle parking requirements will need to be submitted for compliance during the building permit review.

**Urban Forestry:** (Cory Davis at [cory.davis2@slcgov.com](mailto:cory.davis2@slcgov.com) or 801-972-7839)

Silva Cells or another similar soil cell product is recommended to provide suitable conditions to support maximum street tree growth. Tree species should be consistent with the street tree list and urban forestry guidelines. A public right of way tree planting permit is required for trees in the public right of way.

**Public Utilities:** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com))

Future review during the building permit review process will address concerns with utility services, separation of utilities, shared utility maintenance and any easements required.

**Street Lighting** (David Pearson at [david.pearson@slcgov.com](mailto:david.pearson@slcgov.com) or 801-483-6738)

Installation of “Tear Drop” along State Street will be required (see attached spec sheet). Spacing should be about 100’ to 110’ but keeping with the spacing of the existing lights. If new lights are placed somewhere near where the old ones were that spacing would likely be appropriate.

**Zoning Review:** (Greg Mikolash at [gred.mikolash@slcgov.com](mailto:gred.mikolash@slcgov.com))

No zoning related issues associated with this proposal. Future comments may be a part of the zoning review for the building permit.

**Building Code:** (Todd Christopher at [todd.christopher@slcgov.com](mailto:todd.christopher@slcgov.com))

Building Code has no issues with the proposed height increase.

**Fire:** (Ted Itchon 801-535-6636 or [tred.itchon@slcgov.com](mailto:tred.itchon@slcgov.com)) *See Attached Fire Building Permit Review Comments*

No Issues

**Police:** (Scott Teerlink [scott.teerlink@slcgov.com](mailto:scott.teerlink@slcgov.com))

This looks pretty good from a CPTED perspective, but there are a few suggestions -



- For the parking garage it is great that all of the stairwells are contained in the buildings. I would just recommend that the driveway to the garage have controlled access with a roll door. This will help prevent transients from going into the garage and setting up camp or gaining access to the rest of the buildings through the stairwells.
- The area labeled 'paseo' and 'outdoor court' is a great public space, with a lot of public seating. It would be recommended that the benches and seats either have raised partitions or are textured to prevent people from sleeping or sitting on them for extended periods of time.
- In the public spaces there are a lot of raised garden spaces. It would be recommended that the planter boxes in the middle of the space be lower to provide an unbroken line of sight and prevent people from using the boxes as ambush points or areas to hide. It would also be recommended that the larger garden areas are landscaped with hostile vegetation (rose bushes, pyracantha, ect.). This will help prevent transients from sleeping in these areas or storing their bags in these areas.
- For the public spaces between and around the buildings, it would be recommended that even consistent LED lighting be used to illuminate these areas. However, it would be recommended that the lighting not exceed 4 lumens, but above 1 lumen.

# Salt Lake City

## Specifications

### POST DESCRIPTION

The lighting post shall be cast iron and steel construction, massively tapered with a deep, 16-flute steel shaft and a classic 16-flute cast iron base. The shaft and base shall be joined together at the factory and shipped as one piece. Slipover, clamshell, or other multiple piece post designs are not acceptable. The post shall be Holophanes' catalog number NY23/20-CIS/BK.

For complete post specifications, see US-1807.

### ARM DESCRIPTION

The West Liberty Decorative Crossarms shall be all aluminum construction with a decorative design of leaves and arched arms.

For complete arm specifications, see US-2071.

### FITTER DESCRIPTION

The fitter body, top cover, and threaded male connector shall be heavy wall copper free cast aluminum, 356 alloy. All mounting and locking hardware shall be stainless steel.

For complete fitter specifications, see US-1483.

### LUMINAIRE DESCRIPTION

The teardrop luminaire utilizes a borosilicate prismatic glass lens to provide an I.E.S. type 3 cut off distribution. The refractor assembly hinges from the electrical/reflector assembly and is latched by a stainless steel, captive wing nut assembly. The teardrop meets Salt Lake City requirements for a prismatic glass lens only.

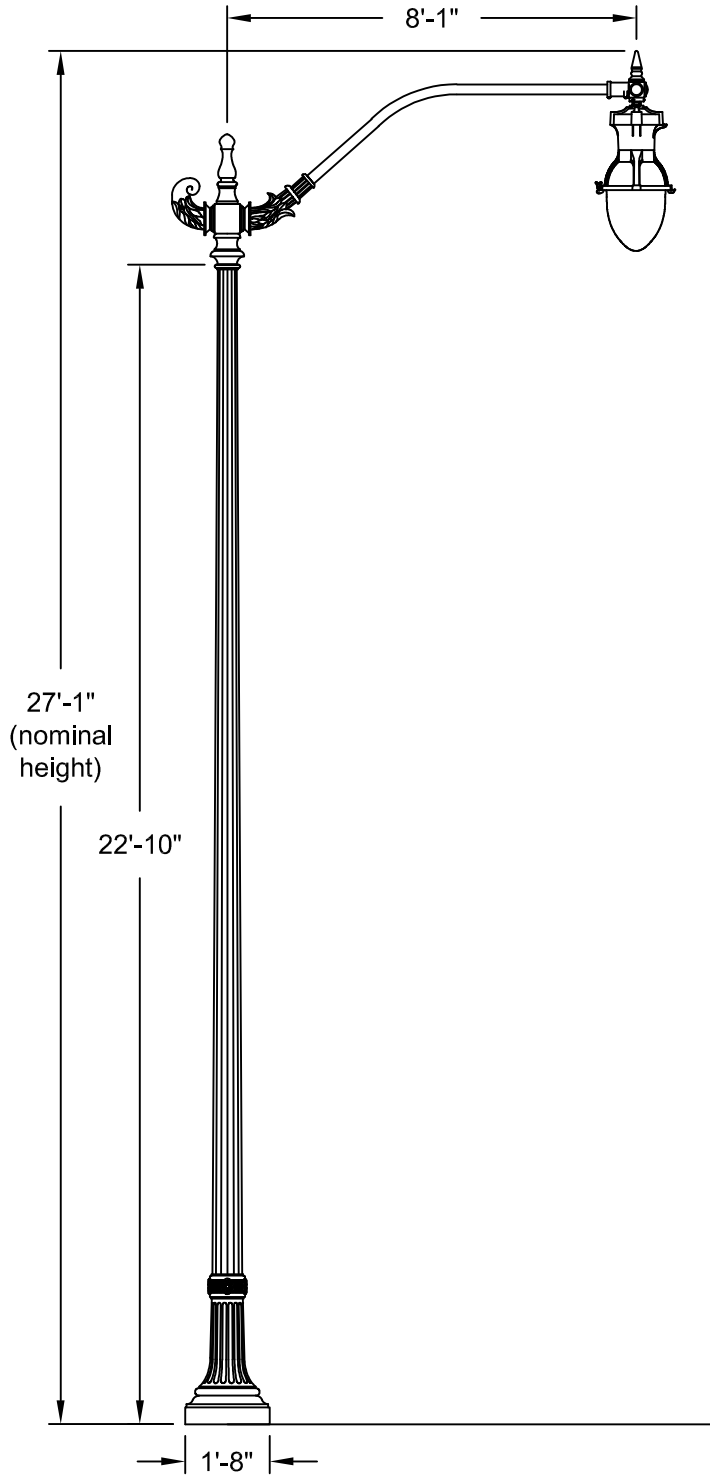
For complete luminaire specifications, see US-1255.

### Catalog #:

ESL2P40S40KASBKTG3SP5

NY23/20CIS BK

WLC96/1-CA BK



ARCHITECTURAL OUTDOOR ORDER #:

TYPE:

DRAWING NO: US-3610r1

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SCALE: N/A  
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DATE: 02-14-03