



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner - 801-535-7932 – christopher.earl@slcgov.com

Date: January 27, 2020

Re: CINQ - PLNPCM2020-00750 & PLNPCM2020-00751 – Design Review & Planned Development

Design Review & Planned Development

PROPERTY ADDRESS: 530 W 200 S
PARCEL: 15-01-108-034-0000
MASTER PLAN: Downtown Plan (2016)
ZONING DISTRICT: GMU – Gateway Mixed Use Zoning District

REQUEST: Dustin Holt of dbURBAN, has requested Design Review and Planned Development approval for the CINQ apartment project to be located on the parcel located at 530 w 200 S. The proposal is for a 203-unit apartment building on a 1.24-acre (54,014 square feet) parcel. The proposed building will be seven stories in height and will be approximately 75-feet tall with a 4'-6" parapet wall. The apartments will be a mix of 1-bed, 2-bed, 3-bed and live/work office apartment units. The property is located in the G-MU – Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings. In addition, Design Review approval has been requested to address exterior material choices used on upper floors of the building.

STAFF RECOMMENDATION:

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

1. *Final approval of the details for site signage, development and site lighting, off-street loading, street lighting, streetscape details and sidewalk paving and public art to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Plan.*
2. *Glass shall not exceed 18% reflectivity.*
3. *Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.*
4. *A public easement will be recorded on the property for the new midblock walkway.*

ATTACHMENTS:

A. [Vicinity/Zoning Map](#)

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

PROJECT DESCRIPTION:

Overview

The proposed project is for a market rate 203-unit Mixed-use building on a 1.24-acre (54,014 square feet) parcel located at approximately 530 w 200 S in the G-MU – Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings. The Planned Development process may be used to modify some aspects of the zoning requirements; however, no modifications are being sought with this proposal. In addition, Design Review approval has been requested in order to modify some design aspects of the building. This includes a modification to the types of durable materials allowed. This is further detailed in the Key Considerations section of this report.



Site Configuration & General Project Details

The project site occupies the northwest corner of the intersection of 200 South and 500 West. On the site are two existing buildings. The first building is a vacant retail storefront on the west end of the site that will be demolished. The second building is a vacant four-level, concrete Central Warehouse Building that is situated nearly center on the property along 200 South. The warehouse has historic significance and will remain and be incorporated into the project. The

proposed buildings will be 75-feet tall, which is the maximum height in the G-MU zoning district. The design will also include a 4'-6" parapet wall. Parapet walls are allowed to a height of up to 5 feet above the allowable height of the zoning district.

The project will consist of two buildings separated by a mid-block walkway which runs north-south between them. The buildings will be connected by an open-air amenity deck space above the second level facing 200 S. This deck space is created by the taller residential portion of the building being stepped back and pulled away from the street. The west building will front 200 south and stand at the property line on the south façade. The east building will front 200 South as well as 500 West and will stand at the property line along the south and east facades. Street trees are required along both 200 S and 500 W. There are existing street trees on 200 S and on 500 W. These will need to be preserved or replaced with approval from the City's Urban Forester. The applicant's renderings included in [Attachment C](#) illustrate the layout.



Connectivity

The east building will have a driveway entrance from 500 W near the northern corner of the property and from the mid-block walkway that connects to a parking structure contained within the building. The west building will have a driveway entrance located off the mid-block walkway which will also lead to a parking structure contained within the building. The parking structure will have solid garage doors and will incorporate art murals in order to lessen the negative impact of a blank surface.

Although the mid-block walkway will be shared with vehicular traffic, there will be sidewalks on either side which will offer a safe place for pedestrian traffic. There will also be bollards at the

end of the walkway where it connects to the mid-block walkway to the north which will drastically reduce vehicular speed. Because the mid-block walkway will only be used by vehicles for the purpose of entering and exiting the parking parage and not as a thoroughfare, traffic speeds will be kept to a minimum. The reasoning for the combined mid-block design was to reduce the number of curb-cut entrances on 200 S in order to reduce the negative impact that these would cause to traffic movement.

The mid-block walkway will feature design elements such as landscaping, public art, pedestrian and catenary lighting, mixed paving used as wayfinding and traffic calming elements in order to enhance the pedestrian experience.

The G-MU district has specific parking requirements per 21A.030.G.2 – which specify ½ space per unit in the district for new residential uses. With 203 apartments, 102 parking spaces would be required. The project also includes amenity space as well as office space with live/work offices. In the G-MU district, no spaces are required for up to 10,000 square feet usable floor area for commercial uses. Over that 10,000 square feet threshold, 1 space per 1,000 usable square feet over 10,000 square feet would be required. The applicant is proposing 123 parking stalls, which exceeds the maximum number of parking stalls allowed in the G-MU zone. The applicant will seek transportation demand management allowance for these extra parking stalls.

The subject site is within close proximity to mass-transit options such as the Old Greek Town TRAX station, located on 200 S between 500 W and 600 W, and the Salt Lake City Intermodal Hub located at 300 S and 600 W. The hub is within walking distance of the subject site and provides access to a number of transportation options such as UTA TRAX and FrontRunner, UTA bus lines, Greyhound bus lines and Amtrak passenger rail. These mass-transit options help to minimize the dependence on passenger vehicles for residents as well as those visiting the property.

Historic Structure

The applicant has made it a point to save the majority of the existing Central Warehouse building, built in 1921, and make it a prominent feature of the proposed development's design. The applicant plans to only remove a small portion from the rear but keep most of the structure intact. The subject property is located within the Salt Lake City Warehouse National Historic District and the Central Warehouse building is designated as Eligible/Significant on this districts survey. The survey details the building's significance as:

“The Central Warehouse Building is significant because its detail, handling of style and proportions, and integrity, make it one of the best warehouse examples in the city. It is also significant because it documents early reinforced concrete structures in the area, and because of its association with the prominent Utah businessman, George E. Chandler, founder of the Central Warehouse Company.”



Unlike the Local Historic Districts within Salt Lake City, historic structures located in a National Historic District do not benefit from the same level of protection against demolition as those located within a local historic district. As part of their proposal, the applicant could have chosen to demolish the Central Warehouse Building, but instead have chosen to rehabilitate it into a prominent feature of the design.

Neighboring Development

This area has seen a recent rise in development with projects such as the Alta Gateway Apartments to the north on the west side 500 W, the Alta Depot on the south-east corner of 600 W and 100 S, the Central Station West Apartments across the street on the south-east corner of 200 S 600 W, the Centro Civico Senior Apartments to the north on 600 W and the Greenprint Gateway Apartments to the west on north-east corner of 200 S and 600 W. This proposal is generally compatible in height, design and material choices as the recent development in the surrounding area.

KEY CONSIDERATIONS:

Consideration 1: Neighborhood Compatibility

The proposed buildings will be located along 200 S and 500 W in an area of other residential and commercial development. It will replace a surface parking lot and a single-story commercial building and will restore and incorporate an existing vacant warehouse building. The proposed building will be at the maximum height of 75-feet allowed in the G-MU zoning district. While the building will be taller than the existing buildings located directly to the east along 200 S or southwest across 200 S, the height is in line with the anticipated building height limits in the zoning district in this area and with other projects currently being built or in the planning stage. This includes the recently approved Central Station West Apartments across the street on the south-east corner of 200 S 600 W (height varies from 65-72 feet), the Centro Civico Senior Apartments (75 feet tall) to the north on 600 W and the Greenprint Gateway Apartments (67 feet tall) to the west on north-east corner of 200 S and 600 W. The proposed building will be generally compatible with the surrounding neighborhood in terms of size and scale. The proposed building is in close proximity to the Intermodal Hub – the most transit-rich area in the state of Utah.

Consideration 2: Design Details & Public Realm Experience

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

Material Choices

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

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

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

- At the **pedestrian level** the elevations encompass considerable quantities of glass with brick, finished smooth concrete and metal paneling making up the remainder.
- The remainder of the building, the **residential levels**, are finished with fiber cement panels and siding. Inset windows along with flush and protruding balconies help to add articulation to these facades.

The applicant makes the argument that cementitious siding and panels (cement board) and metal panels are a durable material despite it not being listed so in the defined list in the G-MU zoning district. Staff would agree that while these are durable materials, it does come under the category of "other materials" in the definition so Design Review approval is needed in order for its use to be approved. The use of these materials have been approved on other recent projects including the Beverly Apartments, the Alta Depot Apartments and the Greenprint Gateway Apartments in the G-MU zoning. The materials are not uncommon elsewhere in the Depot or Gateway District and so the proposed use is appropriate in context.

Commercial and Active Spaces on the Ground Floor

The building design includes retail space, office and tenant amenity space that faces 200 S. The retail space is approximately 2,572 square feet in size with office space provided in live/work units on the ground floor level facing 200 S. The retail space will have windows and a presence on both 200 S and 500 W and will provided street activation on both facades. The commercial space will have two (2) entrances, one oriented toward 200 S and one oriented at the corner intersection of 200 S and 500 W. The main building entrance is also located on 200 S. The entrance leads to a lobby space. The warehouse building will accommodate amenity space and is oriented towards 200 S with large street-facing windows. The applicant has indicated that they anticipate the use of the commercial/retail space to be utilized as a restaurant. These uses, the retail, office and amenity space, will help create interaction between the pedestrian realm and the building. The building incorporates large street-facing windows in these spaces to help to provide eyes on the street and enhance the downtown neighborhood experience providing a pleasant interface

between the public and private realm.

Maximum Length of Blank Walls & Public Artwork Requirements

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

The project is designed so that that walls facing public streets are broken up by windows, doors, fenestrations and varying material choices. The applicant is proposing to include a public art piece on the wall behind the outdoor dining and seating area facing 200 S in order to break up the wall expanse and satisfy the public artwork requirements. Details in relation to the proposed artwork have not been provided to staff as of the date of this report. Review and approval of the artwork will be included as a condition of approval.

Orientation of Building Entrances

The project has a leasing office entrance oriented toward 200 S and is set back from the walkway under an overhang which will provide protection from weather elements and prevent door swings into the public sidewalk. The project has separate private entrances for residents with access from 200 S and 500 W. These entrances will also be set back from the public walkways under overhangs which will provide protection from weather elements and prevent door swings into the public sidewalk. If a project in the G-MU district faces multiple streets and does not meet the 40% glass requirement, an entrance must be provided on both streets. In this case, that glass is requirement is being met and although a second entrance is not required one is being provided along the 500 W façade to provide an additional access point from the street level.

Lighting, Street Trees and Signage

Final details on lighting and signage have not been provided to staff but will be a condition of approval. This includes the site lighting and any street lighting. City street lighting is already in place on 200 S and 500 W. If any fixtures need to be moved or are damaged through construction activities, the developer is responsible for moving and/or replacing. Street lighting in conformance with City standards will be included as a Condition of Approval to be verified at the Building Permit stage. Any proposed or replaced street trees will need to be approved by the Salt Lake City Urban Forester. This is discussed in the analysis for the Planned Development and Design Review applications and will be included as a Condition of Approval to ensure compliance.

Consideration 3: Master Plan Compliance

Downtown Plan (2016)

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

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

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

We value a downtown that...

- ...Provides Housing Choice
- ...Is Vibrant & Active
- ...Is Prosperous
- ...Fosters Equity & Opportunity
- ...Is Connected
- ...Is Walkable
- ...Is Welcoming & Safe
- ...Is Beautiful

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

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

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

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

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

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

Walkable: Address barriers to walking routes...

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

Mid-block walkways are an important element included in the Downtown Plan. The proposal shows a mid-block walkway dividing the property running north and south. The proposal is to have the mid-block walkway connect to the mid-block walkway that was included with the approved Alta Gateway Station Apartments located to the north of the subject property. The applicant has plans to include components such as public art and other elements that will enhance the pedestrian experience. Mid-block walkway enhancements are described in more detail in the applicant's narrative and plans included in [Attachment C](#).

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

Plan Salt Lake (2015)

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

- *Maintain neighborhood stability and character.*
 - *Create a safe and convenient place for people to carry out their daily lives.*
 - *Support neighborhood identity and diversity.*
 - *Encourage and support local businesses and neighborhood business districts.*
 - *Provide opportunities for and promotion of social interaction.*
 - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
 - *Encourage a mix of land uses.*
 - *Promote infill and redevelopment of underutilized land.*
 - *Accommodate and promote an increase in the City's population.*
-
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*
 - *Promote high density residential in areas served by transit.*
 - *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
 - *Having a public transit stop within ¼ mile of all residents.*
 - *Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking, and transit.*
 - *Reduce automobile dependency and single occupancy trips.*
 - *Encourage transit-oriented development (TOD).*
 - *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.*
 - *Promote increased connectivity through mid-block connections.*

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

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

Growing SLC: A Five-Year Housing Plan – 2018-2022 (aka – the Salt Lake City Housing Plan) was adopted in late 2017 as the City's first housing plan since 2000. The Housing Plan is intended to advance the vision that Salt Lake City is a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities. The overall intent of the plan is to increase housing opportunities within the City and the various goals and initiatives support that vision. The proposed use will add to the City's existing housing stock in the downtown area which is envisioned as a center for urban living. The use is in concert with the principles and strategies identified in the Salt Lake City Housing Plan.

DISCUSSION:

The applicant is proposing a use that is allowed in the zoning district and that is in concert with the established nature of the area. Much of the new development in the area is similar in scale to this proposal. Design elements chosen help to enhance the public realm experience by creating a

building with a distinct pedestrian level base, utilizing an abundance of glazing which promotes public/private interaction. The inclusion of retail space helps to pull in the public realm and promote that interaction within the space. The proposal helps to further many of the goals found within the Downtown Master Plan as well as the goals found in the Plan Salt Lake and Growing SLC plans. The applicant's narrative is included in [Attachment C](#) of this report. Staff recommends that both the Planned Development and Design Review applications be approved by the Planning Commission.

NEXT STEPS:

Planned Development and Design Review Approval

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

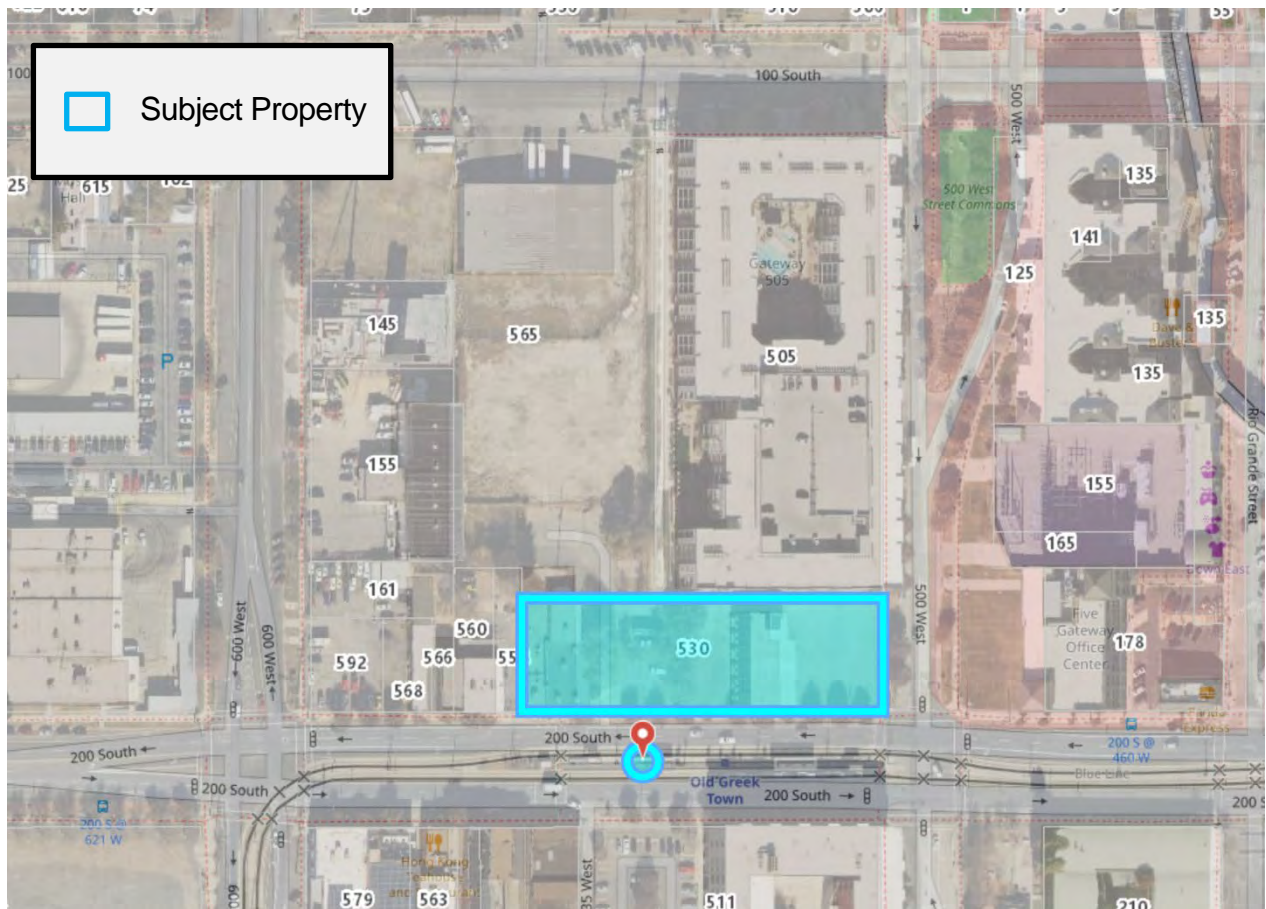
Planned Development and Design Review Tabled/Continued

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

Planned Development and Design Review Denial

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

ATTACHMENT A: Vicinity/Zoning Map



ATTACHMENT B: Site Photographs & Existing Conditions



**Central Warehouse
Building**



**View of site looking
west**



View of site looking east



Commercial building to be removed



**Old Greek Town
TRAX station**



**View of 200 South
looking east**



**View of mid-block
walkway connection
from 200 South**



**Closer view of mid-
block walkway
connection**



Examples of similar recent construction within close proximity of the subject property





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



September 25, 2020

RE: **Cinq – The northwest Corner of 200 South & 500 West
Design Review | GMU Ordinance Modifications**

To Whom it May Concern,

The project site occupies the N.W. corner of the intersection of 200 South and 500 West, and will deliver a 203 unit apartment building, consisting of a two story podium at street level with five wood framed stories above and incorporates the existing Central Warehouse

The following items are descriptive explanation of the GMU ordinance modifications associated with the proposed development:

Building Materials

1.) Ordinance Provision – 21A.31.010.P.1.a.2 | 70% Exterior Materials consisting of brick/masonry, textured or patterned concrete and or cut stone.

- a. This project will elevate the look and feel of the surrounding area and the design gives both a nod to the historic warehouse and blends new elements found at the adjacent Gateway Center.

Aesthetically the design intent is to allow the existing Central Warehouse to be the focal point of the development and let the new massing be secondary. This was achieved by placing the new massing away from the streetscape of 200 South and away from the existing warehouse once above the two-story podium.

The pedestrian streetscape along 200 South and 500 West is predominantly brick and glazing, with a portion being of a fiber-cement panel system. The exterior facade of the existing warehouse will be repaired, and stabilized, to preserve the historical nature of the community. The base of the project up to podium is of elements outlined within the ordinance and complies with the intent of the zone at pedestrian level. Above the podium at levels three through seven, we request the use of a fiber-cement cladding in both a lap and panel application be approved as an alternative material. These materials offer different combinations of texture and appearance allowing for more dramatic accentuation of building features. (i.e. unit balconies, fenestration patterns, etc.) The use of this material will achieve a,

360 West 300 South, Suite 102
Salt Lake City, UT 84101

[REDACTED]

[REDACTED]

sophisticated contemporary / minimal backdrop to accentuate the existing warehouse and street level architecture.

Preliminary plans & renderings have been attached for your review. We look forward to your consideration and approval of this project in its current form.

Respectfully Submitted,

A handwritten signature in dark ink, reading "Matthew Oxford". The signature is fluid and cursive, with the first and last names clearly legible.

Matthew Oxford
Project Manager



ATTENTION: Salt Lake City adopted changes to the Conditional Building & Site Design Review regulations.

Please read the following prior to submitting your Design Review application.

What is Design Review?

Design review is a commonly used tool to improve the design quality of the built environment. In Salt Lake City, design review is used to promote livability, safety, and economic vitality of the city and its neighborhoods and to provide flexible implementation of the specific design requirements set forth within individual zoning districts.

Purpose & Intent of the Design Review Process

The purpose of the design review chapter is to: 1) establish a streamlined process and standards of review for minor modifications to applicable design standards, and 2) ensure high quality outcomes for larger developments that have a significant impact on the immediate neighborhood and the city. The design review process is not intended to be a means to simply obtain variances from zoning regulations.

Administrative v. Planning Commission Review

Authority for administrative review is now more limited in scope (Section 21A.59.040). The Planning Commission is the review authority for all additional building height requests and may consider modifications that exceed the allowances listed in Table 21A.59.040 or any other design standard modification authorized in the base zoning district or Chapter 21A.37 Design Standards. Modifications to design standards for properties within a Historic Preservation Overlay District are subject to Section 21A.34.020 and authority for review is deferred to the Historic Landmark Commission.

Applications Eligible for Administrative Review:

Design Standards		Primary Modification Allowed	Secondary Modification Allowed
A. Ground Floor Use and Visual Interest			
1. Ground Floor Use Only		length: 10%	depth: 20%
2. Ground Floor Use and Visual Interest		planning commission only	
B. Building Materials			
1. Ground Floor Building Materials		planning commission only	
2. Upper Floor Building Materials		planning commission only	
C. Glass			
1. Ground Floor Glass		10%	
2. Upper Floor Glass		10%	
D. Building Entrances		planning commission only	

E. Maximum Length of Blank Wall	planning commission only	
F. Maximum Length of Street-Facing Facades	10%	
G. Upper Floor Step Back		
1. For street facing facades	20%	
2. For facades facing single- or two- family residential districts	planning commission only	

Review Standards

The Design Review ordinance states specific standards that the Planning Division or Planning Commission must use when evaluating a Design Review application. All applications must submit evidence demonstrating that the proposal complies with:

- The purpose of the individual zoning district,
- The purpose of the individual design standards that are applicable to the modification request, and
- The proposed modification is compatible with the development pattern of other buildings on the block face or on the block face on the opposite side of the street.

Applications eligible for **administrative review** must also submit evidence demonstrating that the proposal complies with *applicable* design review standards (Section 21A.59.050). Applications reviewed by the **Planning Commission** must also submit evidence demonstrating compliance with *all* design review standards (Section 21A.59.050).

Your application must include evidence showing that your project meets the standards of review (Section 21A.59.030(B)). Evidence includes photos of existing conditions and surrounding context, written narrative, graphic images, and relevant calculations.

Staff Consultation

If you have questions regarding the Design Review regulations or process, please contact the Salt Lake City Planning Counter staff at 801-535-7700 or zoning@slcgov.com. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter. Pre-submittal meetings are held every Thursday afternoon from 1:30 pm to 3:30 pm.



Design Review

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
------------	--------------	----------------	---------

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Design Review per GMU Zone

Address of Subject Property:

530 West 200 South Salt Lake City, UT 84101

Name of Applicant:

dbURBAN Communities

Phone:

Address of Applicant:

211 E Broadway Ste. 218 Salt Lake City, UT 84111

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Corner 64 LLC

E-mail of Property Owner:

Phone:

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

➔ Filing fee of **\$794** plus **\$121** per acre in excess of (1) acre.

➔ Plus additional fee for required public notices.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

Signed By: Dustin E. Holt

9/24/2020

Updated 7/1/20

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Written description of your proposal. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density. |

2. Minimum Plan Requirements

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A digital (PDF) copy of each plan and elevation drawing. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing. |

3. Site Plan

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site plan (see Site Plan Requirements flyer for further details). |
|--------------------------|-------------------------------------|---|

4. Elevation Drawing

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale. |
|--------------------------|-------------------------------------|---|

5. Additional Requirements

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All of the application information required for site plan review as identified in Section 21A.58 of this title. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Photos showing the facades of adjacent development, trees on the site, general streetscape character, and views to and from the site. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the applicable design review objectives (Section 21A.59.050) in written narrative, graphics, images, and relevant calculations. |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

- 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. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
 - 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.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
 - 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.
- D. Large building masses shall be divided into heights and sizes that relate to human scale.
 - 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.
- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:
 - 1. Changes in vertical plane (breaks in façade);
 - 2. Material changes; and
 - 3. Massing changes.
- 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 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.

- G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.
1. Human scale:
 - 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.
 - 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.
 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 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.
 - 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.
 3. Cornices and rooflines:
 - a. Shape and define rooflines to be cohesive with the building's overall form and composition.
 - b. Include roof forms that complement the rooflines of surrounding buildings.
 - 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.
- 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.
- 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. (Subsection 21A.37.050.K.)
- J. Signage shall emphasize the pedestrian/mass transit orientation.
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.
- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.
1. Provide street lights 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 features, improve sign legibility, and support pedestrian comfort and safety.

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
2. 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:
 - 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 neighborhood, or Salt Lake City.
 - 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.
 - f. Asphalt shall be limited to vehicle drive aisles.

CHAPTER 21A.59 DESIGN REVIEW

21A.59.010: PURPOSE STATEMENT:

21A.59.020: AUTHORITY:

21A.59.030: DESIGN REVIEW PROCESS:

21A.59.040: SCOPE OF MODIFICATIONS AUTHORIZED:

21A.59.050: STANDARDS FOR DESIGN REVIEW:

21A.59.060: TIME LIMIT ON APPROVED APPLICATIONS FOR DESIGN REVIEW:

21A.59.070: EFFECT OF APPROVAL OF APPLICATIONS FOR DESIGN REVIEW:

21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

21A.59.010 PURPOSE STATEMENT:

The purpose of the design review chapter is to: 1) establish a process and standards of review for minor modifications to applicable design standards, and 2) ensure high quality outcomes for larger developments that have a significant impact on the city. The intent of the process to review applications for minor modifications to applicable design standards is to allow some flexibility in how the design standards are administered by recognizing that the zoning ordinance cannot anticipate all development issues that may arise. The intent of the process to review larger developments is to verify new developments are compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the city as identified in the purpose statements of each zoning district.

21A.59.020 AUTHORITY:

Design review shall be required pursuant to the provisions of this chapter for developments and alternate building and site design features as specified within individual zoning districts before building permits may be issued.

A. Administrative Review: The planning director may approve, approve with modifications, deny or refer to the planning commission modifications to specific design standards when proposed as new construction, an addition or modification to the exterior of an existing structure, or a modification to an existing structure as authorized in Table 21A.59.040 or when authorized in the specific zoning district.

1. The director shall approve a request to modify a design standard if the director finds that the proposal complies with the purpose of the individual zoning district, the purpose of the individual design standards that are applicable to the project, the proposed modification is compatible with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, and the project is compliant with the applicable design review objectives (Section 21A.59.050).

2. The director may approve a request to modify a design standard with conditions or modifications to the design if the director determines a modification is necessary to comply with the purpose of the base zoning district, the purpose of the applicable design standards of the base zoning, to achieve compatibility with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, and the applicable design review objectives.
 3. The director shall deny a request to modify a design standard if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.
 4. The director may forward a request to modify a design standard to the planning commission if the director finds that the request for modification is greater than allowed by this chapter, a person receiving notice of the proposed modification can demonstrate that the request will negatively impact their property, or at the request of the applicant if the director is required to deny the request as provided in this section.
- B. Planning Commission Review: The following types of applications shall be reviewed by the planning commission. If an application for design review is not listed below, it shall be eligible for administrative review as outlined in Subsection 21A.59.020.A:
1. When required in the specific zoning district.
 2. All projects that include a request for additional building height or a reduction to a minimum height requirement;
 3. All projects that request additional square footage when authorized in the specific zoning district;
 4. Projects that have applied for a modification of base zoning design standards but could not be approved administratively because they exceed limits identified in Table 21A.59.040.
 5. Projects in the TSA Transit Station Area District that have a development score that requires planning commission review and approval.
- C. Planning Commission Decisions: When reviewing design review applications, the planning commission may take any of the following actions:
1. The commission shall approve a project if it finds that the proposal complies with the purpose of the zoning district and applicable overlay district(s), the purpose of the individual design standards that are applicable to the project, and the project is compliant with the applicable design review objectives found in this chapter.
 2. The commission may approve a project with conditions or modifications to the design if it determines a modification is necessary to comply with the purpose of the base zoning district, the purpose of the applicable design standards of the base zoning, or the applicable design review objectives.
 3. The commission shall deny the design of a project if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.

- D. Modifications to design standards for properties within an H Historic Preservation Overlay District are subject to the processes and applicable standards outlined in Section 21A.34.020 and not this design review chapter.

21A.59.030 DESIGN REVIEW PROCESS:

- A. A presubmittal meeting with planning staff is recommended prior to submitting an application for design review to ensure a detailed understanding of the application submission requirements and design review process.
- B. The design review application is considered complete when it includes all of the following:
1. All of the application information required for site plan review as identified in Section 21A.58 of this title.
 2. Photos showing the facades of adjacent development, trees on the site, general streetscape character, and views to and from the site.
 3. Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images.
 4. Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations.
 5. Demonstration of compliance with the applicable design review objectives (Section 21A.59.060) in written narrative, graphics, images, and relevant calculations.
 6. The zoning administrator may waive a submittal requirement if it is not necessary in order to determine if a request for a modification to a design standard complies with the standards of review.
- C. Public Notification and Engagement
1. Notice of Application for Administrative Review: Prior to the approval of an administrative decision for a modification to a specific design standard, the planning director shall provide written notice as provided in Chapter 21A.10.
 2. Required Notice for Planning Commission Review:
 - a. Applications subject to planning commission review of this chapter are subject to notification requirements of Title 2, Chapter 2.60 of this code.
 - b. Any required public hearing is subject to the public hearing notice requirements found in Chapter 21A.10.

21A.59.040 SCOPE OF MODIFICATIONS AUTHORIZED:

- A. The authority of the planning director through the design review process shall be limited to modification of the specific element referenced within each zoning district. For

planning director review, the design standards of the applicable zoning district (see Chapter 21A.37 Design Standards), may be modified according to the following table.

Table 21A.59.040

Design Standards	Primary Modification Allowed	Secondary Modification Allowed
A. Ground Floor Use and Visual Interest		
1. Ground Floor Use Only	length: 10%	depth: 20%
2. Ground Floor Use and Visual Interest	planning commission only	
B. Building Materials		
1. Ground Floor Building Materials	planning commission only	
2. Upper Floor Building Materials	planning commission only	
C. Glass		
1. Ground Floor Glass	10%	
2. Upper Floor Glass	10%	
D. Building Entrances	planning commission only	
E. Maximum Length of Blank Wall	planning commission only	
F. Maximum Length of Street-Facing Facades	10%	
G. Upper Floor Step Back		
1. For street facing facades	20%	
2. For facades facing single- or two-family residential districts	planning commission only	

B. The planning commission may consider modifications that exceed allowances listed in this section or any other design standard modification authorized in the base zoning district or Chapter 21A.37.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

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

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

- 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. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
 - 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.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
 - 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.
- D. Large building masses shall be divided into heights and sizes that relate to human scale.
 - 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.
- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:
 - 1. Changes in vertical plane (breaks in façade);
 - 2. Material changes; and
 - 3. Massing changes.

- 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 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.
- G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.
1. Human scale:
 - 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.
 - 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.
 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 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.
 - 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.
 3. Cornices and rooflines:
 - a. Shape and define rooflines to be cohesive with the building's overall form and composition.
 - b. Include roof forms that complement the rooflines of surrounding buildings.
 - 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.

- 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.
- 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. (Subsection 21A.37.050.K.)
- J. Signage shall emphasize the pedestrian/mass transit orientation.
 - 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.
- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.
 - 1. Provide street lights 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 features, improve sign legibility, and support pedestrian comfort and safety.
- L. Streetscape improvements shall be provided as follows:
 - 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
 - 2. 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:
 - 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 neighborhood, or Salt Lake City.
- 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.
- f. Asphalt shall be limited to vehicle drive aisles.

21A.59.060 TIME LIMIT ON APPROVED APPLICATIONS FOR DESIGN REVIEW:

No design review approval shall be valid for a period longer than one year from the date of approval unless a building permit is issued or a complete building plans and building permit applications have been submitted to the division of building services and licensing. An extension of one year may be granted by the entity that approved the application. Extension requests must be submitted prior to the expiration of the design review approval.

21A.59.070 EFFECT OF APPROVAL OF APPLICATIONS FOR DESIGN REVIEW:

- A. The approval of a design review application shall authorize the preparation, filing and processing of applications for any permits or approval that may be required by the city, including, but not limited to, a building permit.
- B. Following the approval of a design review application, any future alteration to the property, building or site shall comply with the approved design review application unless a modification is approved subject to the process outlined in this chapter.

21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

- A. Minor modifications: the planning director may authorize minor modifications to approved design review applications as listed below.
 - 1. Dimensional requirements that are necessary in order to comply with adopted building codes, fire codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable building code, fire codes, or engineering standard.
 - 2. Minor changes to building materials provided the modification is limited to the dimension of the material, color of material, or texture of material. Changes to a different material shall not be considered a minor modification.
- B. Any other modifications not listed in Subsection A of this section shall require a new application.



September 25, 2020

RE: **Cinq – The northwest Corner of 200 South & 500 West
Design Review**

To Whom it May Concern,

The project site occupies the N.W. corner of the intersection of 200 South and 500 West. On this site are two existing buildings. The first building is a vacant retail storefront on the West end of the site that will be removed. The second building is a vacant four-level, concrete warehouse, that is located almost in the center of the 200 South streetscape.

The existing warehouse will have a portion of the structure removed from the rear, to facilitate the new structure wrapping the West, North and East sides. The exterior facade adjacent to 200 South will remain and be repaired and stabilized.

This project will deliver a 203-unit apartment building, consisting of a two-story podium at street level with five wood framed stories above. (See, enclosed concept plans). The streetscape will consist of an active mix of retail, tenant amenity space, and live/work studios. Parking required by this zone has been met with integrated onsite enclosed parking garage capable of housing 125 vehicles.

Given the direct proximity to the Old Green Town Trax Station and the Gateway commercial development, we believe that this design will not only meet the City's vision for this district but will also enhance the area by adding a walkable, active, transit-oriented, multi-family option for City Resident in an area that is currently vacant.

We have detailed our intentions to meet the design standards listed in 21A.59.050 as described below:

Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

- 1.) Primary Entrances face the public sidewalk (secondary entrances can face the parking lot.)
 - a. Cinq Apartments will have a predominant residence entrance centred along 200 South. It will be recessed and covered by the building podium above to provide a distinctive separation between the building's public and private areas while protecting pedestrians from inclement weather.

Additional access is provided from 500 West and the mid-site alley.

360 West 300 South, Suite 102
Salt Lake City, UT 84101

[REDACTED]

[REDACTED]

Direct access to the retail, amenity space and live/work units is provided at both 200 South and 500 West.

- 2.) Building(s) shall be cited close to the public sidewalk, following and responding to the desired development patterns of the neighbourhood.

- a. Cinq's ground level façade aligns with the property line/sidewalk edge at 200 South and 500 West. The majority of the building face is lined with two story storefront glass windows providing views of the projects leasing, lobby, retail & amenity spaces.

The proximity of the building to sidewalk and proportion of glass windows allows engagement both inside & outside of the for pedestrian traffic.

- 3.) Parking shall be located within, behind or to the side of the building.

- a. An enclosed parking structure is located on the ground floor and level two behind the retail, amenity, and leasing areas and is hidden from the street and pedestrian view. Vehicle access has been split to multiple locations to reduce the traffic impacts. A portion of the residences will access the parking garage from 500 West, while the remainder will use the mid-site alley from 200 South. With the proximity of the Old Greek Town Trax Station and center medians at the roadway all vehicle access will be Right-In, Right-Out only.

Garage access will be defined with colored concrete or pavers contrasting in color to dress up the entrance and to reduce the appearance of a typical parking garage entry. This will help not to detract from the walkable street feel of the remaining façade.

Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest & interaction.

- 1.) Locate active ground floor uses at or near the public sidewalk.

- a. The apartment complex's entry, lobby, amenity space, leasing, and retail are all located along the public sidewalk of 200 South and the intersection of 200 South and 500 West.

- 2.) Maximize transparency of ground floor facades

- a. The ground floor has been primarily designed with large floor-to-ceiling, two story storefront at the leasing and retail. This not only maximizes the transparency of the ground floor at the sidewalk, but creates sight lines into the buildings active areas. Glass storefront is maximized on the 200 South façade and wraps the corner to 500 West to provide an inviting corner. Live/work units at both 200 South and 500 West will be a mix of glazing, masonry and fiber-cement panel system.

- 3.) Use or reinterpret traditional store front elements like sign bands, clerestory glazing articulation and architectural detail at window transitions.

- a. Ground floor glazing at the corner of 200 South and 500 West is accented by alternate textures of smooth concrete columns, and steel overhead window-awnings. Storefront windows will have dark mullions and are separated by concrete columns of considerable mass creating a visual contrast from the transparent glass. Windowpanes appear to be set in relief as the concrete columns and steel awnings create varying depths at each window group.

Along 200 South, just West of the existing warehouse, dark-framed floor to ceiling storefront creates visual interest and boldness for the stretch of building. This create a dynamic presence for those arriving/transferring at the Trax station.

Large masses shall be dividing into heights and sizes that relate to human scale.

- 1.) Relate building scale and massing to the size and scale of existing and anticipated buildings such as alignment established cornice heights building massing, step-backs and vertical emphasis.
 - a. Vertical emphasis is created at street level though varying heights of glass windows, awnings, concrete columns, and marquee elements. Steel awnings bisect the floor to ceiling windows which provides a “grounding” element emphasizing the human-scale factor for a 7-story building. Along 200 South the majority of the building height steps back significantly to provide expansive outdoor roof top amenity space for residence and opens up an amazing visual presence to the existing historic warehouse.
- 2.) Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights & widths) of the building in context to reduce the visual width or height.
 - a. Both vertical and horizontal emphases has been placed to reduce the visual massing from both 200 South and 500 West and allowed the historic warehouse to stand proud of the entire development.

Along 200 South, above level 2, the majority of the building shifts away from the property line approximately 30 to 45 feet. This allows for impressive outdoor rooftop amenity space for the tenants and for vertical separation from public to private spaces. The visual massing has also been reduced by creating U shaped corridors of varying sizes and depths to significantly decrease the massing of the overall project from the street.

- 3.) Include secondary elements such as balconies porches vertical bays, belt courses fenestration & window reveals.
 - a. Secondary elements have been included in the design of the project. You will find both recessed and Juliet balconies. A mix of fenestrations

varying in size and shape depending on locations. Color and material variations and several other elements throughout the development.

Building facades that exceed a combined contiguous length of 200' shall include:

- 1.) Changes in vertical plane (breaks in façade)
- 2.) Material Changes
- 3.) Massing Changes

- a. We have provided changes in the vertical plane through the varying of unit footprints, building layout, material transitions, balcony projections and recesses.

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 250 sq ft shall be included in the plaza. Seating shall be a minimum of 16" in height and 30" in width. Ledge benches shall have a minimum depth of 30".
- 2.) A Mixture of areas that provide seasonal shade
- 3.) Trees in Proportion to the space, at a minimum of one tree per 800 square feet at least 2" in caliber.
- 4.) Water Features or public art
- 5.) Outdoor dining areas
- 6.) Other amenities not listed above that provide a public benefit

- a. Along 200 South, is an 800 sqft outdoor private dining patio intended for use by retail patrons. Outdoor dining, shade, and sitting space will be provide

Building height shall be modified to relate to human scale and minimize the negative impacts.

1.) Human Scale

- a. The building has a distinct brick, concrete column and glazing base below the two-story podium, while fiber-cement lap and panel siding of varying sizes and styles helps to define the vertical elevations. The contrasting styles help to give the impression of commercial spaces at ground level with residences above, lending to a mixed-use style development and allows the Historic Warehouse to be the show piece of the development. (See renderings & elevations).

2.) Negative Impacts

- a. See explanations of building modulations in "Human Scale" Above. See Renderings & Elevations.
- b. The modular shape breaks and varying roof/parapet heights will also vary the intensity of shadows when cast.
- c. Wind Impacts – no impact different from neighbouring buildings of similar height and accented roof element.

3). Cornices & Rooflines

- a. Cinq has three distinct roofline elements integrating seamlessly with the overall design of the project. The first prominent roof line is the existing Warehouse, adorned with original Cornice that will be repaired. The second, above level two along 200 South. And the third, being atop of the building. All three areas of significance have varying height parapets and distinct design.

Parking & Circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities or midblock walkway.

- 1.) Waste & recycling containers, mechanical equipment, storage areas and loading docks that 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 the building or located within the structure.
 - a. The Trash & Recycling and Collection are located within alley and are not visible from the street.

Signage shall emphasize the pedestrian/mass transit orientation

- 1.) Define Specific spaces for signage that are integral to the design of the building. Signage for the complex will be located
 - a. Along the North East face of the building, visible traveling north on 500 West.
 - b. The South East corner parallel to 500, visible traveling West on 200 South.
 - c. Standing On/above the awning along 200 South, anticipated at the leasing office and residence entrance.
 - d. Above the retail's doors along 200 South and 500 West
 - e. Other possible locations for signage could include window signage for community branding along 200 South and 500 West.

Streetscape improvements shall be as follows:

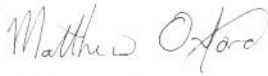
- 1.) One Street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be places for each 30' of property frontage.
 - a. Existing street trees species and installation complies with current Urban Forester requirements. The development site has existing and established street trees that average 30' maximum spacing where feasible. Areas that average more than 30' spacing for street trees is due to utilities, crosswalks, sight lines, and other obstructions. The proposed mid-block break and curb cut-outs will result in the removal of (3) existing street trees that are to be replaced in kind with 2" minimum calliper that have been re-distributed along the street frontage to recreate a consistent tree spacing along the frontage.
- 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 guidelines:

- a. The proposed hardscape transitions from private to public zones have a delineations (concrete banding, change of material, or change of finish) to separate spaces. The publicly accessible private spaces are anticipated to be high traffic urban zones. Due to the anticipated traffic, all hardscape materials are durable cast concrete or pre-cast products. The chosen materials occur in nearby developments and streetscapes of the GMU zoning to ensure consistency to adjacent streetscapes.

Preliminary plans & renderings have been attached for your review. We look forward to your consideration and approval of this project in its current form.

Respectfully Submitted,



Matthew Oxford
Project Manager

CINQ

530 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101



db URBAN COMMUNITIES

SCHEMATIC DESIGN PACKAGE

TEAM MEMBERS

OWNER
dbURBAN COMMUNITIES
211 EAST BROADWAY, STE 218
SALT LAKE CITY, UT 84111
(801) 828-0068

ARCHITECT
BJ LATERVEER
DWELL DESIGN STUDIO, LLC
360 WEST 300 SOUTH, SUITE 102
SALT LAKE CITY, UT 84101
(385) 273-3888

CIVIL
CIR ENGINEERING, LLC
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
(801) 949-6296

MECHANICAL
TO BE DETERMINED

ELECTRICAL
TO BE DETERMINED

PLUMBING
TO BE DETERMINED

STRUCTURAL
PRECISION SYSTEMS ENGINEERING
9805 SOUTH 500 WEST
SANDY, UT 84070
(801) 943-5555

LANDSCAPE/HARDSCAPE DESIGN
LANDFORM DESIGN GROUP
511 WEST 200 SOUTH, SUITE 125
SALT LAKE CITY, UT 84101
(801) 521-2370

INTERIOR DESIGNER
DWELL DESIGN STUDIO, LLC
360 WEST 300 SOUTH, SUITE 102
SALT LAKE CITY, UT 84101
(385) 273-3888

PROJECT INFORMATION

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS

- 2018 INTERNATIONAL BUILDING CODE (IBC), INCLUDING APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL (ICC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2017 NATIONAL ELECTRICAL CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF DWELL DESIGN STUDIO, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. DWELL DESIGN STUDIO, LLC. ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE, AND DATE OF FINAL REVISION FOR THE DRAWINGS

PROJECT RENDERING



VICINITY MAP



360 WEST 300 SOUTH
SUITE 102
SALT LAKE CITY, UT 84101
PHONE: 385.273.3888
dwelldesignstudio.com

CINQ

530 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101



ISSUE	DATE	DESCRIPTION	INCLD
2020-09-25	DESIGN REVIEW PACKAGE		X
2021-01-04	SCHEMATIC DESIGN PACKAGE		X

REVISION	DATE	DESCRIPTION	REV

DATE: _____

REVISIONS:

THE DRAWINGS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO, LLC. ANY AND ALL COPIES OF THE DRAWINGS OR DOCUMENTS MUST BE APPROVED BY DWELL DESIGN STUDIO, LLC. BEFORE THEY CAN BE USED FOR ANY OTHER PROJECT OR PURPOSE. DWELL DESIGN STUDIO, LLC. ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE, AND DATE OF FINAL REVISION FOR THE DRAWINGS.

NO PART OF THIS DRAWING OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DWELL DESIGN STUDIO, LLC.

SHEET NAME
COVER SHEET
SCHEMATIC DESIGN PACKAGE
JOB NUMBER: 2032701
DRAWN BY: Author
CHECKED BY: MO

CS-01

BUILDING SUMMARY

PARKING SPACE COUNTS:

NOTE: SEE SHEET SP-01, ARCHITECTURAL SITE PLAN, FOR GRAPHICAL REPRESENTATION OF ZONING REQUIREMENTS

PARKING SPACE COUNTS:

PARKING COUNT BY TYPE	
Level	QUANTITY
ADA	
LEVEL 1	2
LEVEL 2	2
	4
C	
LEVEL 2.5	3
	3
EV	
LEVEL 1	4
	4
STND	
LEVEL 0	21
LEVEL 1	51
LEVEL 2	34
LEVEL 2.5	5
	111
VAN	
LEVEL 1	1
	1
	123

REQUIRED NUMBER OF PARKING SPACES (PER TABLE 21A.44.030 FOR DISTRICT SPECIFIC)

203 DWELLING UNITS X 1/2 (GMU DISTRICT) = 102 SPACES

REQUIRED NUMBER OF ACCESSIBLE SPACES (PER SECTION 21A.44.020-D)

101 TO 150 = 5 ACCESSIBLE SPACE (1 VAN ACCESSIBLE PER 2018 IBC SECTION 1106.5)

INCREASE IN PARKING SPACE SUMMARY (PER SECTION 21A.44.050):

PROPOSED INCREASE OF PARKING SPACES FROM THE REQUIRED MINIMUM:
21 SPACES

(1) MAJOR TRANSPORTATION DEMAND MANAGEMENT STRATEGY:
ON PREMISES GYM OR WORKOUT FACILITY FOR RESIDENTS OR EMPLOYEES WITH AT LEAST FOUR HUNDRED (400) SQUARE FEET OF SPACE DEDICATED TO WORKOUT EQUIPMENT.
PROJECT IS PROVIDING 2,046 SF OF GYM/WORKOUT SPACE ON LEVELS 1 AND 2 (SEE FLOOR PLANS)

(1) MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGY:
PERMANENTLY SHELTERED, COVERED OR SECURE FACILITIES FOR THE REQUIRED BICYCLE PARKING.
PROJECT IS PROVIDING 911 SF OF SECURE BICYCLE STORAGE AT THE BASEMENT LEVEL OF THE EXISTING
CENTRAL WAREHOUSE (SEE FLOOR PLANS).

REQUIRED BICYCLE PARKING REQUIREMENTS (PER SECTION 21A.44.050)

123 PARKING SPACES X 5% = 7 BICYCLE PARKING SPACES

BICYCLE RACK PROVIDED OUTSIDE THE FRONT ENTRY OF THE LEASING OFFICE (SEE FLOOR PLANS)

BUILDING(S) DESCRIPTION:

PROPOSED PROJECT IS A FIVE STORY, MULTI-FAMILY RESIDENTIAL, OVER 2 STORY PARKING AND AMENITY. ACCESS TO PARKING GARAGE WILL BE FROM BOTH 500 WEST AND FROM ALLEY (PUBLIC WAY EASEMENT) ACCESS OFF OF 200 SOUTH.

THE RESIDENTIAL COMPONENT OF THE PROJECT WILL CONSIST OF 203 UNITS, WITH A MIX OF STUDIO, 1-BED, 2-BED AND 3-BED UNITS (SEE UNIT SUMMARY).

CONSTRUCTION AND OCCUPANCY SUMMARY:

OCCUPANCY TYPE (PER 2018 IBC):

R-2 (RESIDENTIAL APARTMENTS) WITH A-3 SEPARATED OCCUPANCIES
S-2 (PARKING GARAGE)

CONSTRUCTION TYPE (PER 2018 IBC):

BUILDINGS 1000 AND 2000 (LEVELS 1-2 AND BASEMENT)
IA
BUILDINGS 3000 AND 4000 (LEVELS 3-7)
IIIA

NOTE: SEE SHEET CD-01 AND CD-02 FOR BUILDING CODE DATA ON EACH PROPOSED BUILDING.



ISSUE	DATE	DESCRIPTION	APPROVED
1	2020-09-25	DESIGN REVIEW PACKAGE	X
2	2021-01-04	SCHEMATIC DESIGN PACKAGE	X

REVISION	DATE	DESCRIPTION	REV
1			
2			
3			

SCALE
1" = 16'

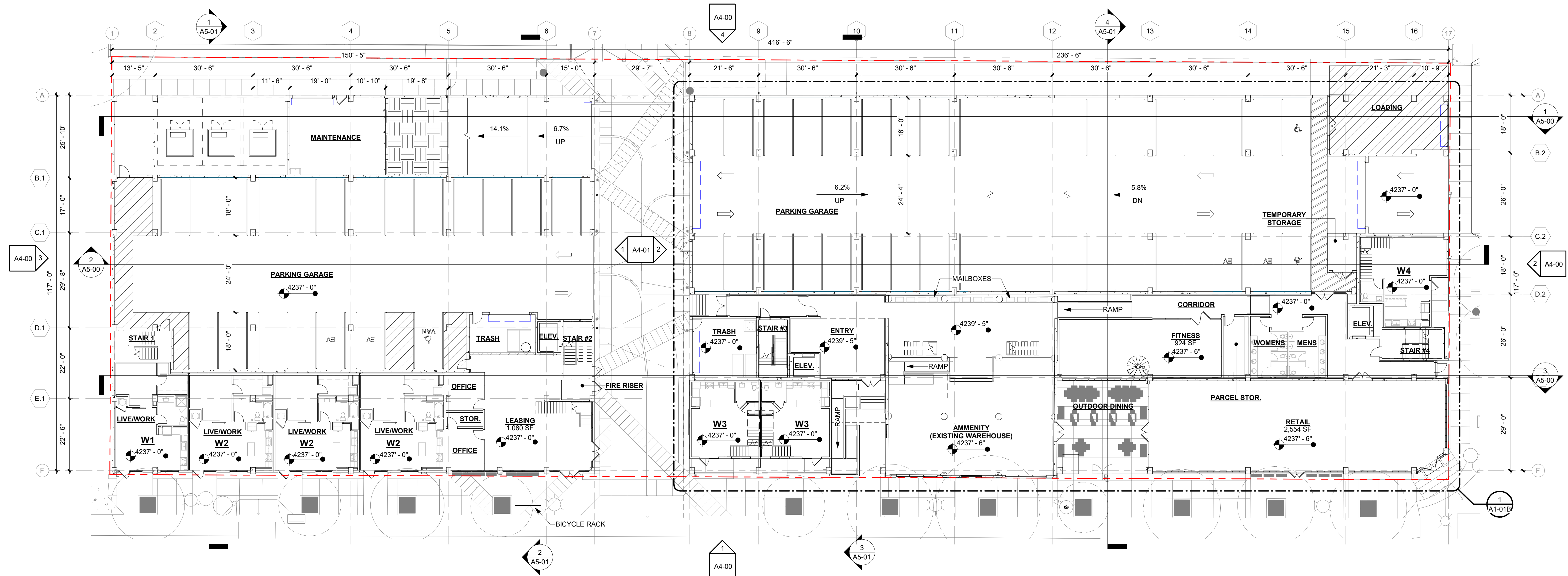
DESIGNER:
THE DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO. ANY AND ALL USE OF THIS DRAWING OR ASSOCIATED DOCUMENTS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO IS PROHIBITED.

SHEET NAME:
OVERALL BUILDING PLAN - LEVELS 4227'-0" & 4237'-0"
SCHEMATIC DESIGN PACKAGE

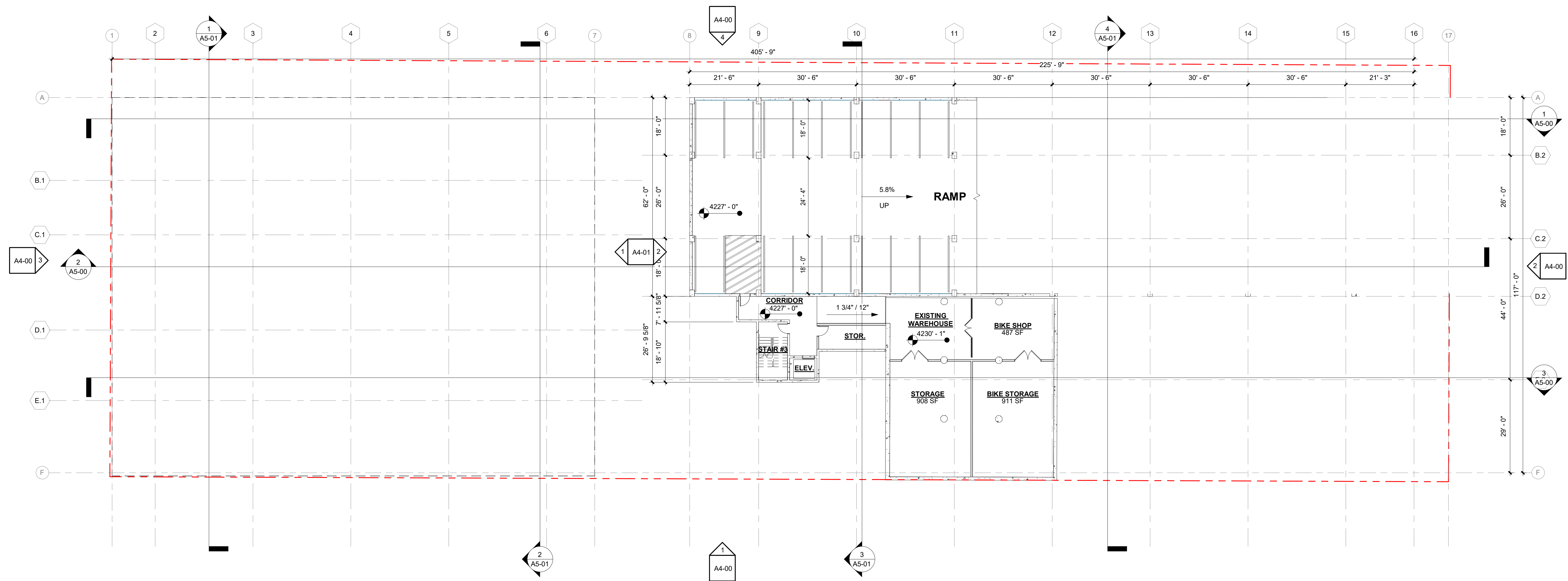
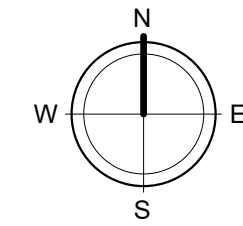
JOB NUMBER: 2032701
DRAWN BY: Author
CHECKED BY: Checker

A0-01

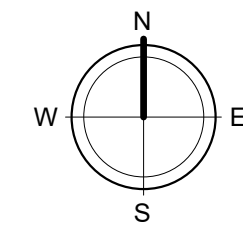
SCHEMATIC DESIGN PACKAGE



2 OVERALL BUILDING PLAN - LEVEL 4237'-0"
1/16" = 1'-0"



1 OVERALL BUILDING PLAN - LEVEL 4227'-0"
1/16" = 1'-0"



ISSUE	DATE	DESCRIPTION	APPROVED
1	2020-09-25	DESIGN REVIEW PACKAGE	X
2	2021-01-04	SCHEMATIC DESIGN PACKAGE	X

REVISION	DATE	DESCRIPTION	REV

DATE	DESCRIPTION

THESE DRAWINGS ARE ASSOCIATED DOCUMENTS AND ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO. ANY AND ALL USE OF THESE DRAWINGS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO IS PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO IS PROHIBITED. DWELL DESIGN STUDIO SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

SHEET NAME

OVERALL
BUILDING PLAN
- LEVELS
4247'-8" &
4258'-4"
SCHEMATIC DESIGN PACKAGE

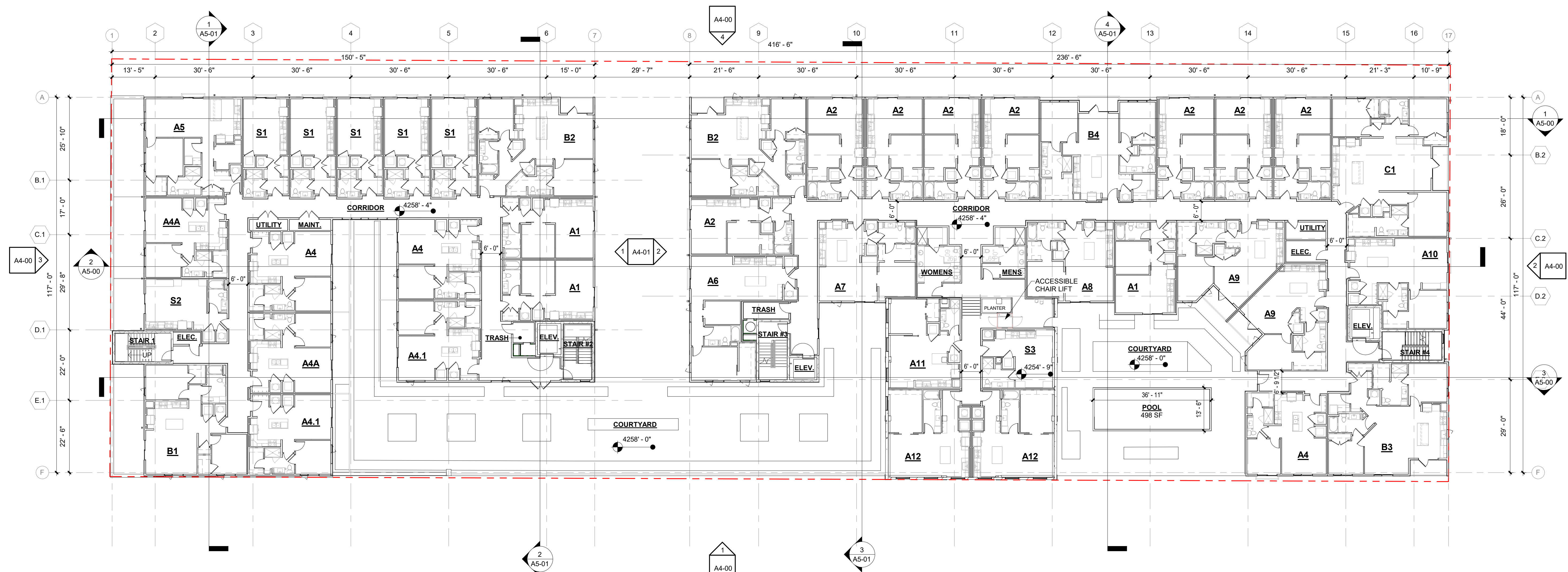
JOB NUMBER: 2032701

DRAWN BY
Author

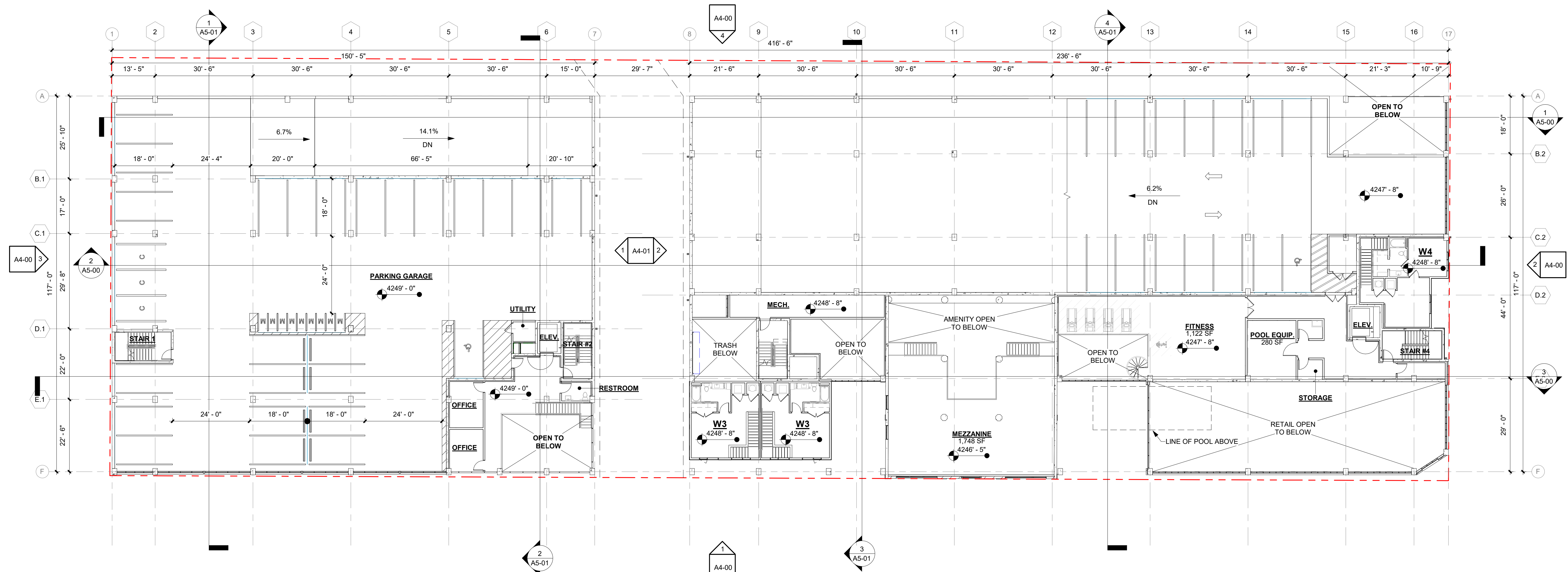
CHECKED BY
Checker

A0-02

SCHEMATIC DESIGN PACKAGE



2 OVERALL BUILDING PLAN - LEVEL 4258'-4"
1/16" = 1'-0"



1 OVERALL BUILDING PLAN - LEVEL 4247'-8"
1/16" = 1'-0"

dwelldesignstudio

360 WEST 300 SOUTH
SUITE 102
SALT LAKE CITY, UT 84101
PHONE: 385.273.3888
dwelldesignstudio.com

CINQ

530 WEST 200 SOUTH
SALT LAKE CITY, UT 84101

ISSUE

DATE

DESCRIPTION

NO.

2020-09-25

DESIGN REVIEW PACKAGE

1

2021-01-04

SCHEMATIC DESIGN PACKAGE

2

REVISION

DATE

DESCRIPTION

REV

DESIGNER

DATE

DESCRIPTION

REV

OVERALL BUILDING PLAN
- 4269'-0" &
4279'-8"

SCHEMATIC DESIGN PACKAGE

JOB NUMBER: 2032701

DRAWN BY
Author

CHECKED BY
Checker

A0-03

SCHEMATIC DESIGN PACKAGE

C:\Users\Husam\Documents\Revit\Urban - CINQ_R20_ghasam815VX.rvt 1/5/2021 11:35:53 AM

ISSUE	DATE	DESCRIPTION	APPROVED
2020-09-25	DESIGN REVIEW PACKAGE		X
2021-01-04	SCHEMATIC DESIGN PACKAGE		X

REVISION	DATE	DESCRIPTION	REV

NOTES:
THE DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO, AND ANY REUSE OR REPRODUCTION OF ANY PART OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO. THIS PROJECT AND ITS SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO. THE DRAWING AND ASSOCIATED DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO. THE DRAWING AND ASSOCIATED DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DWELL DESIGN STUDIO.

SHEET NAME:
**OVERALL
BUILDING PLAN
- LEVELS
4290'-4" &
4301'-0"**
SCHEMATIC DESIGN PACKAGE

JOB NUMBER: 2032701
DRAWN BY: Author
CHECKED BY: Checker

A0-04

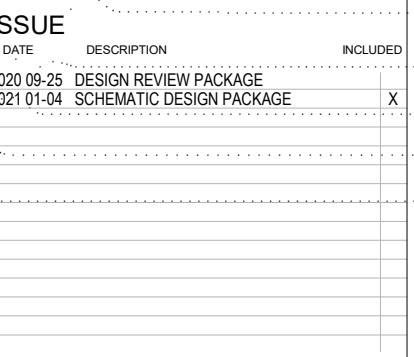
SCHEMATIC DESIGN PACKAGE



2 OVERALL BUILDING PLAN - LEVEL 4301'-0"
1/16" = 1'-0"



1 OVERALL BUILDING PLAN - LEVEL 4290'-4"
1/16" = 1'-0"



THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF DWELL DESIGN STUDIO. ALL DIMENSIONS AND SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 36 X 42 INCHES.

PROJECT NAME:	
OVERALL BUILDING ELEVATIONS	
SCHEMATIC DESIGN PACKAGE	
OB NUMBER:	2032701
DRAWN BY Author	CHECKED BY Checker



EXTERIOR FINISH LEGEND		
NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION
FCS	FIBER CEMENT LAP SIDING - COLOR 1	
FCP	FIBER CEMENT PANEL - COLOR 2	
MBV	MASONRY BRICK VENEER	
CMT	SMOOTH CEMENT	
SFG	STOREFRONT GLASS	
GL	GLASS CASING	
MP	METAL PANELING	
EBV	EXISTING WAREHOUSE BRICK VENEER	
ESG	EXISTING WAREHOUSE STOREFRONT GLASS	

[illegible]

LEGAL

THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF DWELL DESIGN STUDIO. ALL DIMENSIONS AND SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 30 x 42 INCHES.

SHEET NAME:

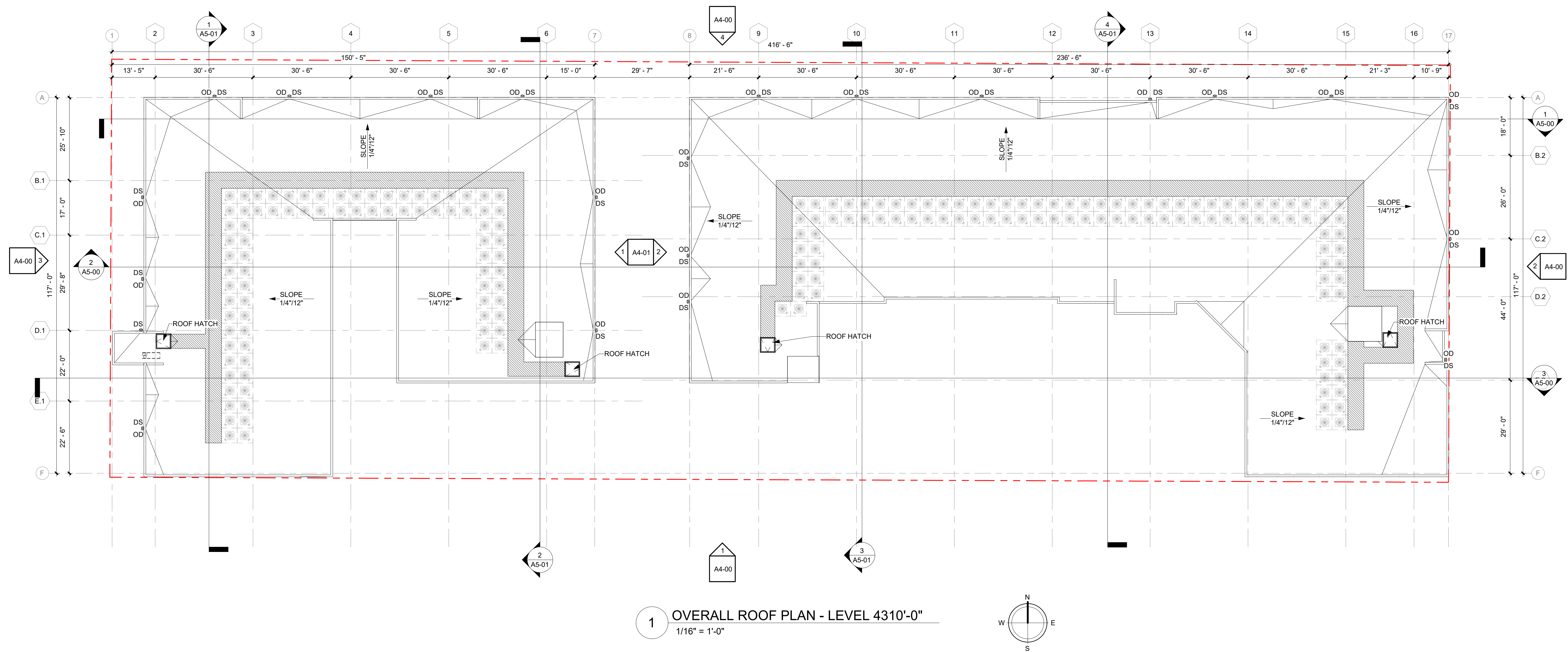
OVERALL ROOF
PLAN - LEVEL
4310'-0'

SCHEMATIC DESIGN PACKAGE

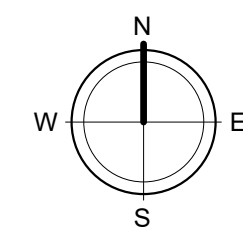
JOB NUMBER: 2032701

DRAWN BY: _____ CHECKED BY: _____

A0-05



1 OVERALL ROOF PLAN - LEVEL 4310'-0"
1/16" = 1'-0"



REVISION	DESCRIPTION	REV
DATE		

THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED ON THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF DWELL DESIGN STUDIO.

SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY, THE DIMENSIONS OF WHICH ARE 30 x 42 INCHES.

SCHEMATIC DESIGN PACKAGE

A5-00



[illegible]

REVISION		
DATE	DESCRIPTION	REV

REAL:

THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DWELL DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF DWELL DESIGN STUDIO.

SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 30 x 42 INCHES.

SHEET NAME:

OVERALL BUILDING SECTIONS

SCHEMATIC DESIGN PACKAGE

JOB NUMBER: 2032701

DRAWN BY EH/AL/SW	CHECKED BY MO
----------------------	------------------

A5-01



design

dwell

dbURBAN
CINQ
Salt Lake City, UT

studio



Existing Site Conditions



Overall Building



Leasing and Drop-Off



Retail Corner



Warehouse from TRAX



Alley



Live/Work Units



VIVINT
Arena

The Gateway
Entertainment
District

Project
Site

TRAX Station

Site: Views & Context



1 DECORATIVE SCREENING MURALS



TRAX STATION

Public Art Locations

dbURBAN | Salt Lake City, UT

January 06, 2021



1- WAREHOUSE FACADE



2- WAREHOUSE EXTERIOR



3- SITE VIEW

Site: Views & Context



4- WAREHOUSE VIEW FROM TRAX



5- SITE VIEW FROM ADACENT CORNER



6- SITE VIEW FROM SIDEWALK

Site: Views & Context



7- ADJACENT TRAX STATION

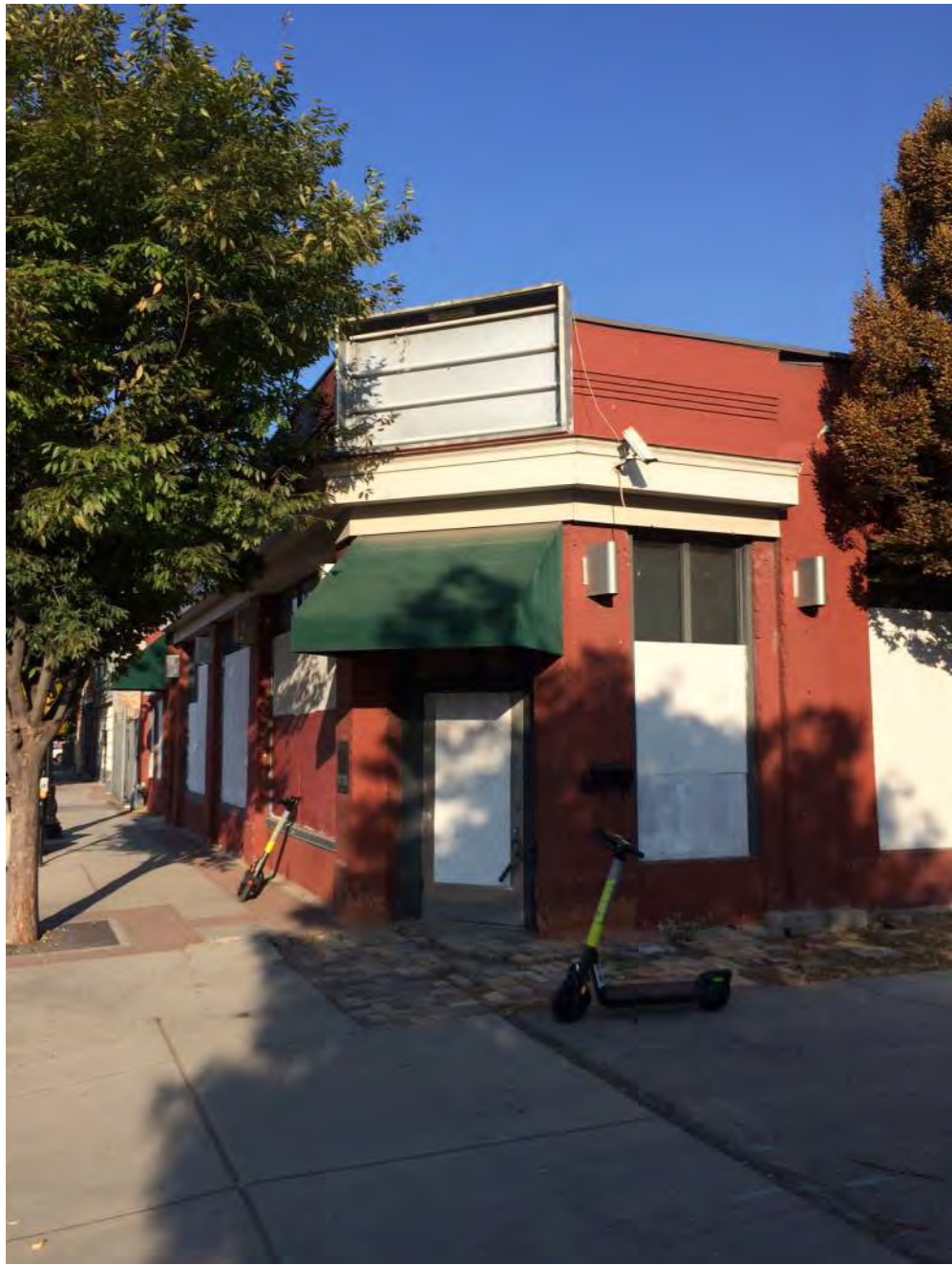


8- ADJACENT PROPERTIES VIEW FROM SITE



9- ADJACENT BUILDING

Site: Views & Context



10- SITE BUILDING (TO BE DEMOLISHED)



11- ADJACENT CONSTRUCTION PROJECT



12- ADJACENT BUILDING

Site: Views & Context



13- ADJACENT APARTMENTS



14- ADJACENT APARTMENTS



15- ADJACENT BUILDING

Site: Views & Context



16- THE GATEWAY ENTERTAINMENT DISTRICT



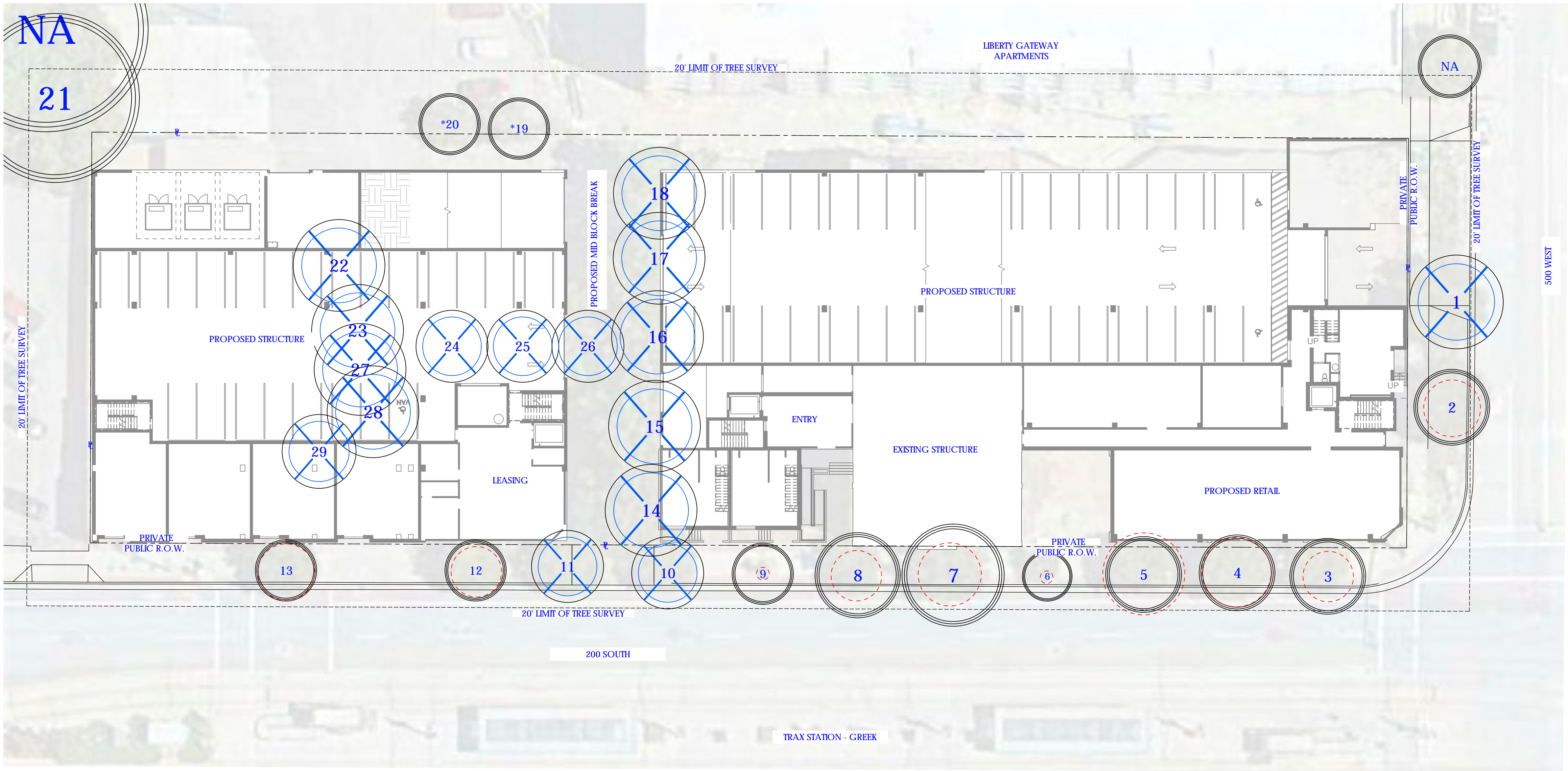
17- THE GATEWAY ENTERTAINMENT DISTRICT



18- THE GATEWAY ENTERTAINMENT DISTRICT

Site: Views & Context





EXISTING TREE SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO PROTECTED *TREES MARKED N/A ARE BEYOND THE LIMIT OF THE TREE SURVEY
	TREE PROTECTION ZONE FOR PRESERVED TREES

NOTES:
1. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IF ANY UNMARKED TREES ARE FOUND
2. ALL NEIGHBORING VEGETATION IS CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE
3. ALL PRIVATE LANDSCAPE AREAS TO BE CLEARED AND GRUBBED

EXISTING VEGETATION SCHEDULE

VEGETATION NUMBER	ACTION	TREE SPECIES	CONDITION	DBH	LOCATION	NOTE	R.O.W. TREE MITIGATION
1	DEMO	ZELKOVA SERRATA	GOOD	11"	R.O.W.	PROPOSED CURB CUT	11"
2	PROTECT	ZELKOVA SERRATA	GOOD	9"	R.O.W.	PARKSTRIP	0"
3	PROTECT	ZELKOVA SERRATA	GOOD	8"	R.O.W.	TREE GRATE	0"
4	PROTECT	ZELKOVA SERRATA	GOOD	11"	R.O.W.	TREE GRATE	0"
5	PROTECT	ZELKOVA SERRATA	GOOD	13"	R.O.W.	TREE GRATE	0"
6	PROTECT	ZELKOVA SERRATA	FAIR	2"	R.O.W.	TREE GRATE	0"
7	PROTECT	ZELKOVA SERRATA	GOOD	10"	R.O.W.	TREE GRATE	0"
8	PROTECT	ZELKOVA SERRATA	GOOD	8"	R.O.W.	TREE GRATE	0"
9	PROTECT	ZELKOVA SERRATA	FAIR	2"	R.O.W.	TREE GRATE	0"
10	DEMO	ZELKOVA SERRATA	GOOD	7"	R.O.W.	PROPOSED CURB CUT	7"
11	DEMO	ZELKOVA SERRATA	GOOD	8"	R.O.W.	PROPOSED CURB CUT	8"
12	PROTECT	ZELKOVA SERRATA	GOOD	8"	R.O.W.	TREE GRATE	0"
13	PROTECT	ZELKOVA SERRATA	GOOD	9"	R.O.W.	TREE GRATE	0"

PUBLIC R.O.W.: TOTAL TREES: 13 TOTAL DBH PRESERVED: 80" TOTAL DBH REMOVED: 26"
(3) TREES STREET TREES REMOVED - SEE PLANTING PLAN FOR LOCATION OF REPLACEMENT STREET TREES

14	DEMO	PLATANUS OCCIDENTALIS	GOOD	11"	PRIVATE	ROAD EASEMENT
15	DEMO	PLATANUS OCCIDENTALIS	GOOD	10"	PRIVATE	ROAD EASEMENT
16	DEMO	PLATANUS OCCIDENTALIS	GOOD	9"	PRIVATE	ROAD EASEMENT
17	DEMO	PLATANUS OCCIDENTALIS	GOOD	11"	PRIVATE	ROAD EASEMENT
18	DEMO	PLATANUS OCCIDENTALIS	GOOD	14"	PRIVATE	ROAD EASEMENT
19	*NA	PLATANUS OCCIDENTALIS	FAIR	5"	*PER SEPARATE PROJECT - TO BE REMOVED	
20	*NA	PLATANUS OCCIDENTALIS	FAIR	4"	*PER SEPARATE PROJECT - TO BE REMOVED	
21	PROTECT	ACER NEGUNDO	FAIR	30"	NEIGHBOR LOT	
22	DEMO	PLATANUS OCCIDENTALIS	FAIR	12"	PRIVATE	PROPOSED STRUCTURE
23	DEMO	PLATANUS OCCIDENTALIS	FAIR	14"	PRIVATE	PROPOSED STRUCTURE
24	DEMO	PLATANUS OCCIDENTALIS	FAIR	5"	PRIVATE	PROPOSED STRUCTURE
25	DEMO	PLATANUS OCCIDENTALIS	FAIR	5"	PRIVATE	PROPOSED STRUCTURE
26	DEMO	PLATANUS OCCIDENTALIS	FAIR	9"	PRIVATE	ROAD EASEMENT
27	DEMO	PLATANUS OCCIDENTALIS	FAIR	12"	PRIVATE	PROPOSED STRUCTURE
28	DEMO	PLATANUS OCCIDENTALIS	FAIR	16"	PRIVATE	PROPOSED STRUCTURE
29	DEMO	ULMUS PARVIFOLIA	FAIR	7"	PRIVATE	PROPOSED STRUCTURE

TOTAL ALL SITE: TOTAL TREES: 29 TOTAL DBH PRESERVED: 119" TOTAL DBH REMOVED: 161"



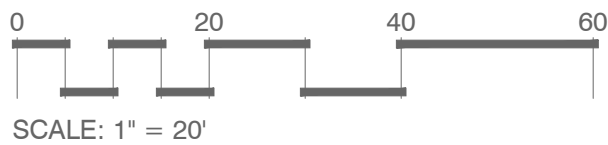
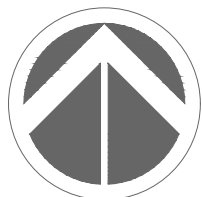
EXISTING SITE

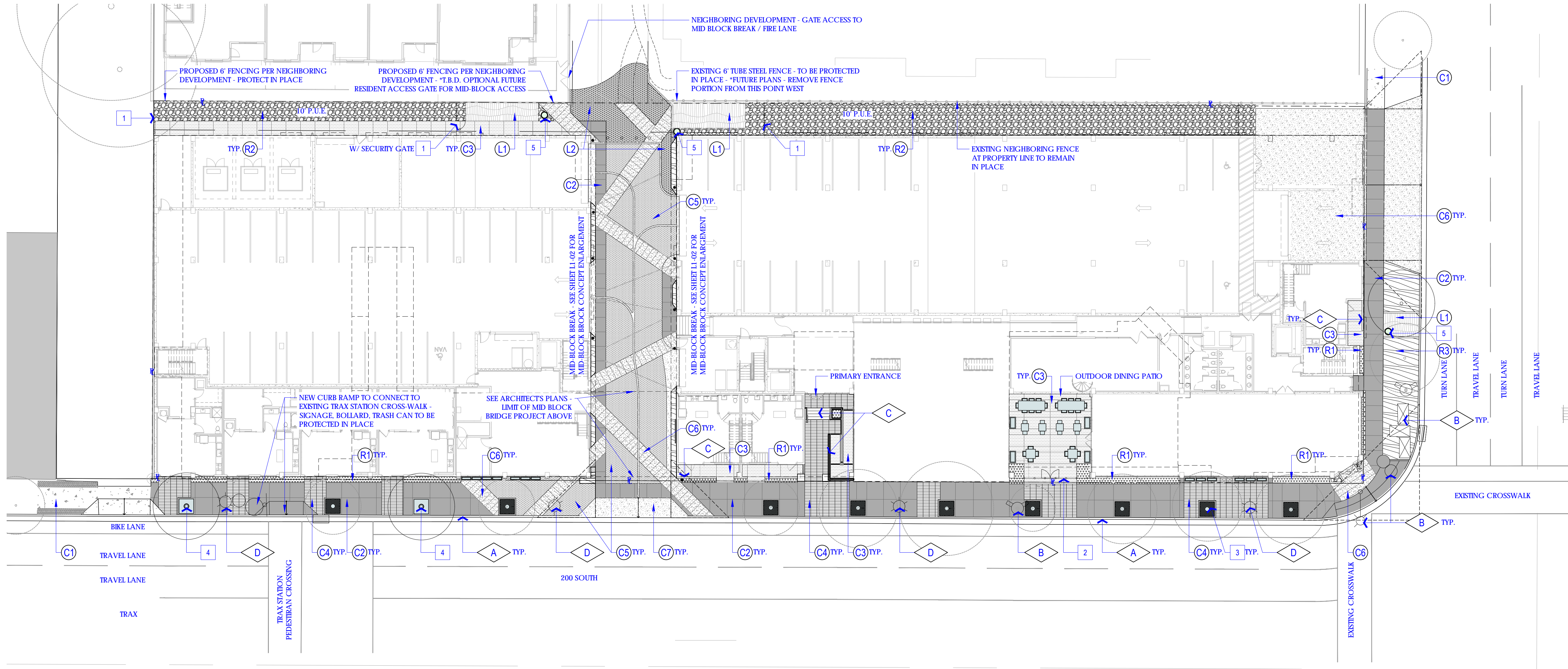
500 WEST PUBLIC R.O.W.

200 SOUTH PUBLIC R.O.W.



EXISTING PRIVATE SITE



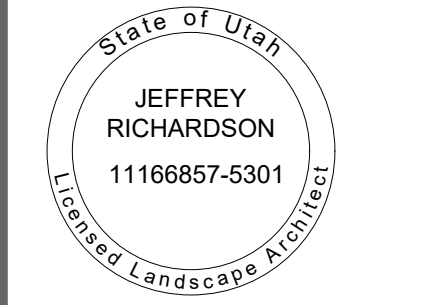
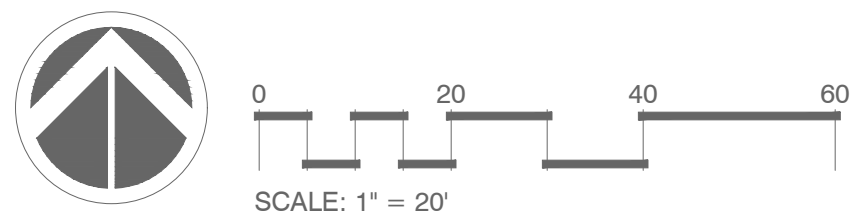


LANDSCAPE AREAS - SURFACING MATERIALS	
HATCH	DESCRIPTION
	EXISTING PUBLIC R.O.W. TO REMAIN - CONCRETE + PAVERS
	PUBLIC CONCRETE PAVING - NATURAL GRAY FINISH MUST COMPLY TO SLC PUBLIC SIDEWALK STANDARDS (APWA)
	PRIVATE CONCRETE PAVING SUCH AS: -LIGHT ETCH / ACID ETCH CONCRETE -1/2 DOSE COLOR T.B.D. TO CONTRAST AT PUBLIC R.O.W. INTERFACE
	PUBLIC R.O.W. ACCENT PAVING SUCH AS: -PAVERS TO MATCH EXISTING CHARACTER -C.I.P. CONCRETE W/ HAND SEEDED AGGREGATE
	PUBLIC // MID BLOCK BREAK PAVING SUCH AS (VEHICULAR & ENTRIES AREAS) -MODULAR CONCRETE PAVERS / BRCK PAVERS -DECORATIVE CONCRETE
	PUBLIC // MID BLOCK BREAK PAVING SUCH AS (PEDESTRIAN & CROSSINGS) -TIGHT SCORES ETCHED CONCRETE -TIGHT SCORES SANDSCAPE CONCRETE
	VEHICULAR CONCRETE - NATURAL GRAY CONCRETE
	DECORATIVE ROCK MULCH: 4\"/>
	DECORATIVE ROCK MULCH: 3\"/>
	LANDSCAPE MULCH: 4\"/>
	PET TURF- SYNTHETIC PET TURF (IRRIGATED FOR CLEANING)
	GRASSPAVE FIRE LANE- REAL TURF -OR- GRAVEL OVER FIRE LANE APPROVED GRASSPAVE SYSTEM - TO CONNECT AND MATCH ADJACENT FIRE LANE

KEYNOTES	
TAG	DESCRIPTION
	6\"/>
	3\"/>
	EXISTING TREE GRATE & STREET TREE - BASE BID ON REPLACING IN KIND // RE-USE IF POSSIBLE
	PROPOSED NEW TREE GRATE & STREET TREE (5X5)
	PET CLEAN UP STATION

SITE ITEMS	
TAG	DESCRIPTION
	EXISTING CURB AND GUTTER TO REMAIN (NO PARKING)
	ABOVE GROUND UTILITIES
	STAIRS, LANDING, AND WALLS FOR PEDESTRIAN ACCESS
	EXISTING STREET LIGHT

LANDSCAPE GENERAL NOTES
REGULATIONS:
1. ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) STANDARDS AND SPECIFICATIONS.
2. TREE PLANTING IN PUBLIC R.O.W. REQUIRES APPROVAL FROM SLC URBAN FORESTRY
3. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS
EXISTING CONDITIONS:
1. CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
2. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.
SITE PREPARATION:
1. ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED
2. APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
3. POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
4. ENGINEERING PLANS SHALL TAKE PRECEDENCE
SOIL:
1. MINIMUM OF 12\"/>



ALL RIGHTS RESERVED LANDFORM
DESIGN GROUP

Drawings shall not be reproduced by any method,
nor may they be used or re-used for any purpose
without the express prior written permission of
LANDFORM DESIGN GROUP.

This design indicates relationships based on data
obtained from other parties and has been
interpreted or combined by Landform Design
Group to meet the requirements of this project.
The subsequent accuracy of this document, while
considered reliable, is not warranted or
guaranteed.

PROJECT:
SLC - CINQ
SALT LAKE CITY, UT

OWNER:

DATE: 12.20.2020

PROJECT: COM-20.10

REVIEWED: JDR

REVISIONS:

DESIGN REVIEW 11/30/2020

TITLE:

LANDSCAPE
SITE PLAN

SHEET:

L1-01

LANDFORM DESIGN GROUP

PROJECT INSPIRATIONAL IMAGERY



MIXED PAVING AS WAYFINDING



PEDESTRIAN LIGHTING ALONG PASEO



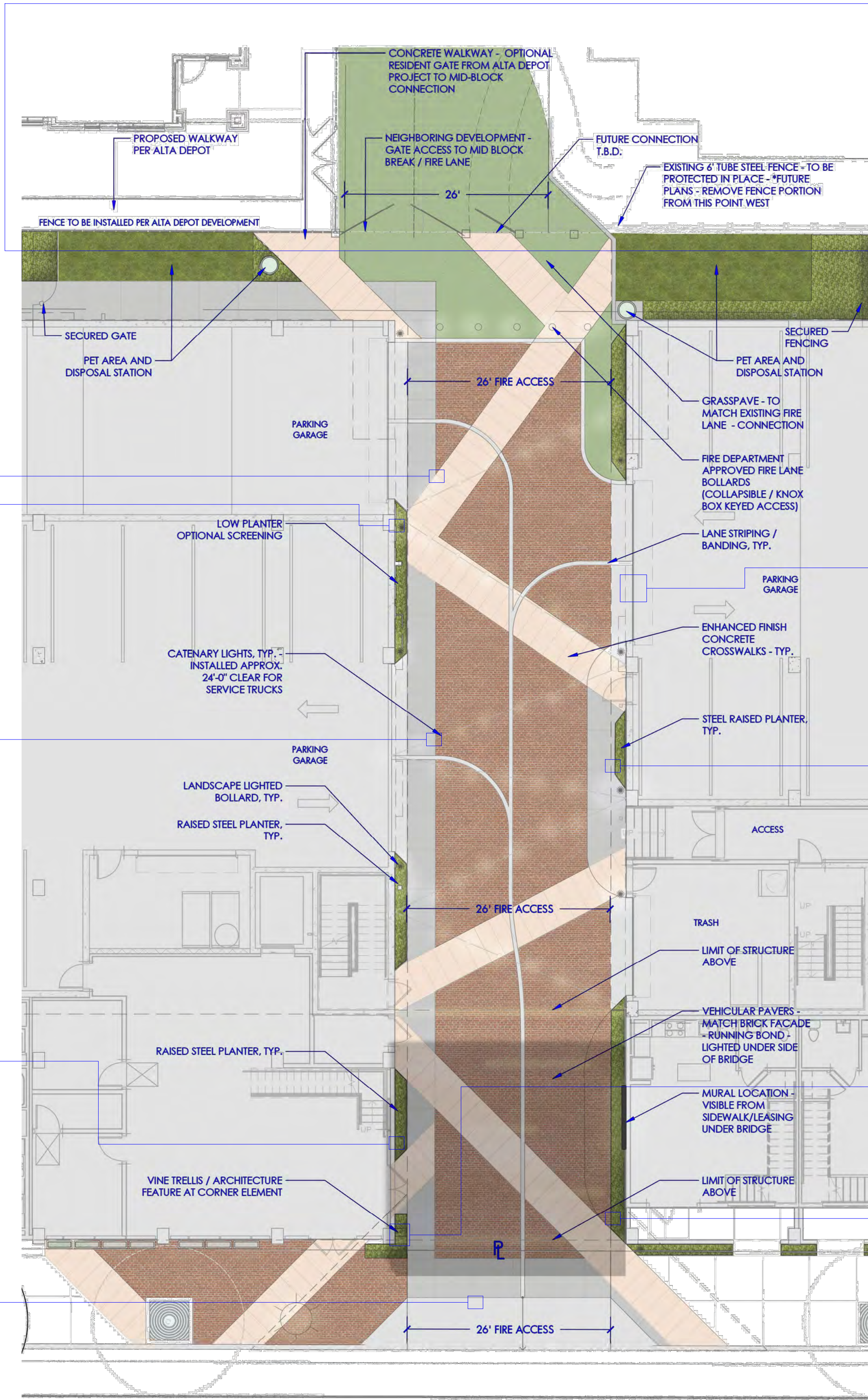
CATENARY LIGHTING



LIGHTED BRIDGE ELEMENT OVER PASEO



TRAFFIC CALMINGELEMENTS



MID BLOCK BREAK - CONCEPT DESIGN

PROJECT INSPIRATIONAL IMAGERY



ART ON GARAGE DOORS



SOFTENED ARCH. FEATURES



ARCH - LANDSCAPE FEATURES



RAISED PLANTERS



URBAN LANDSCAPE FEATURES



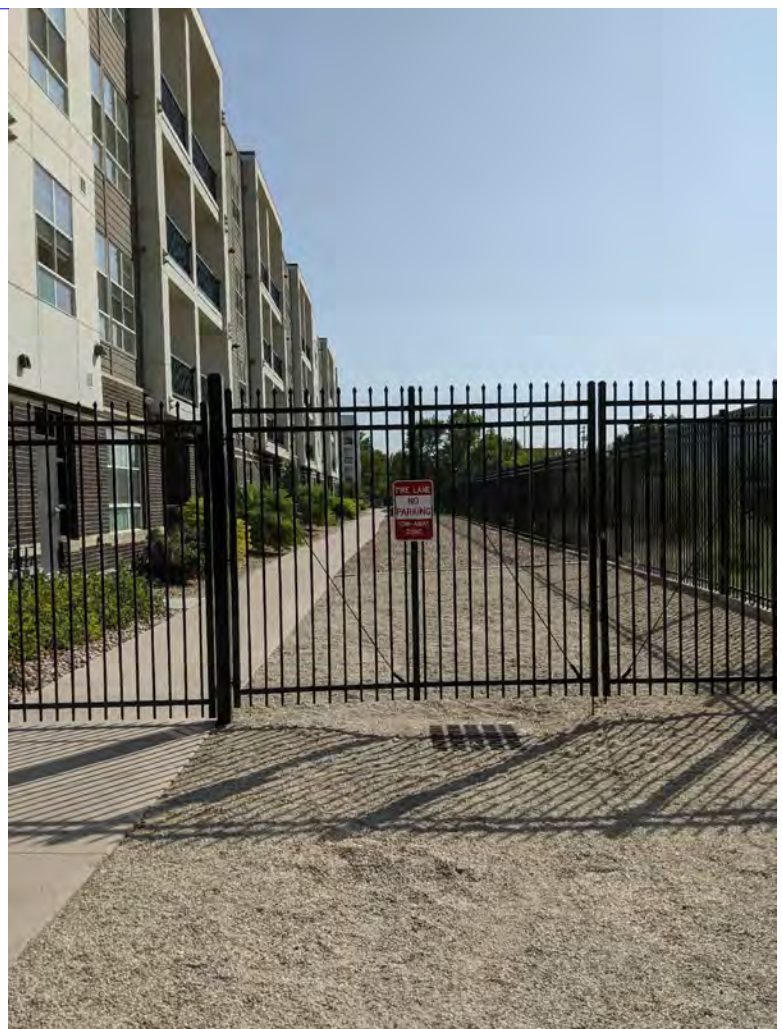
SHARED PASEO SPACE



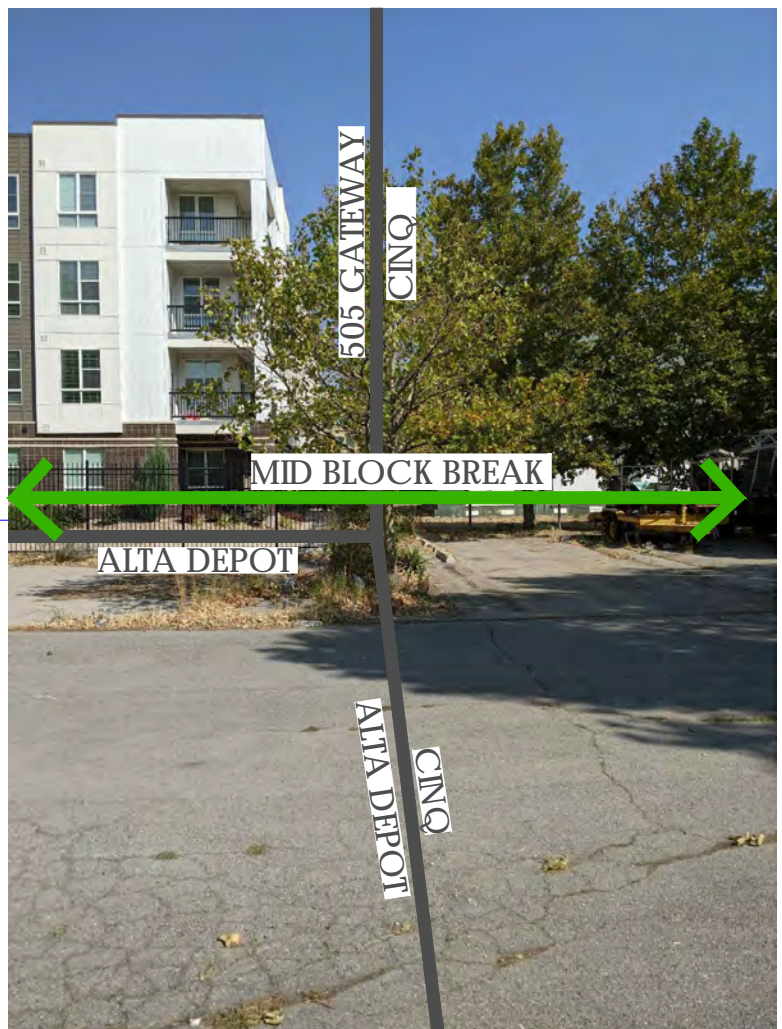
LIGHTED BOLLARDS



PUBLIC ART ON BLANK WALLS



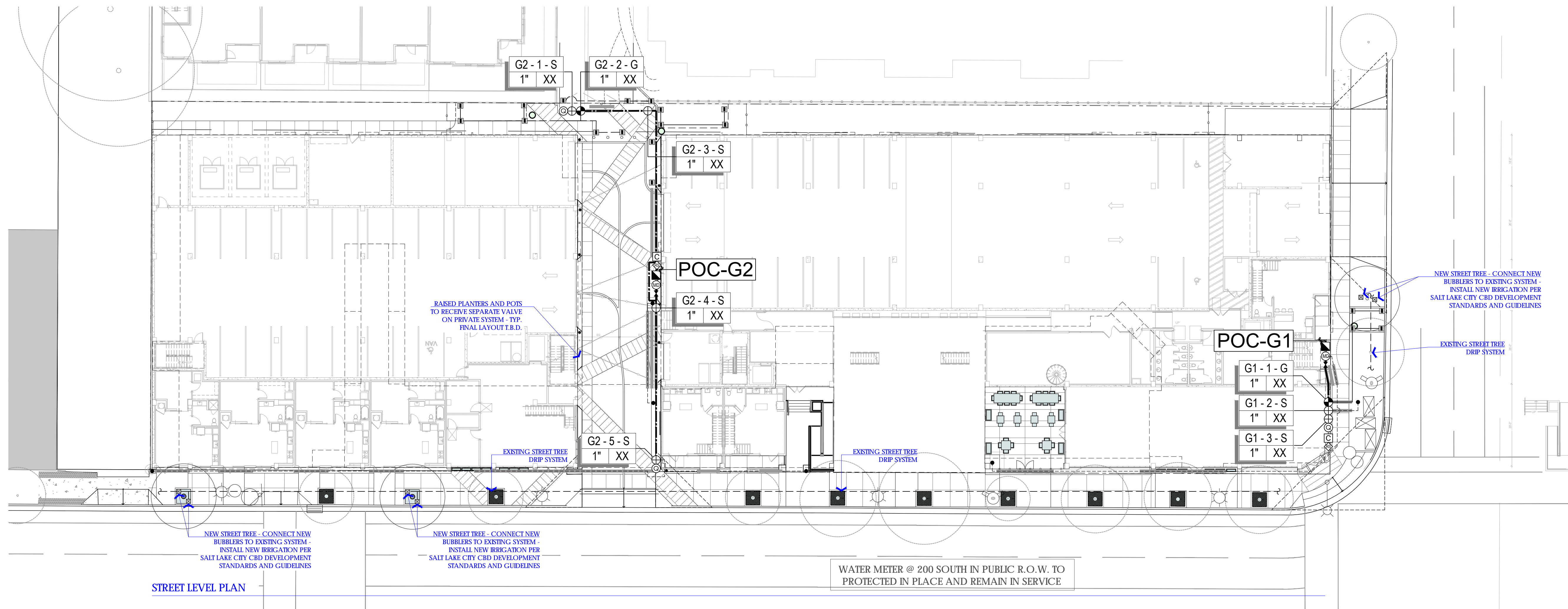
505 GATEWAY - EXISTING FIRE ACCESS GATE AT NORTHERN BOUNDARY. TYPICAL CONDITIONS
*FUTURE OPPORTUNITY TO REMOVE FOR PEDESTRIAN PASSAGE & MID BLOCK BREAK CONNECTION



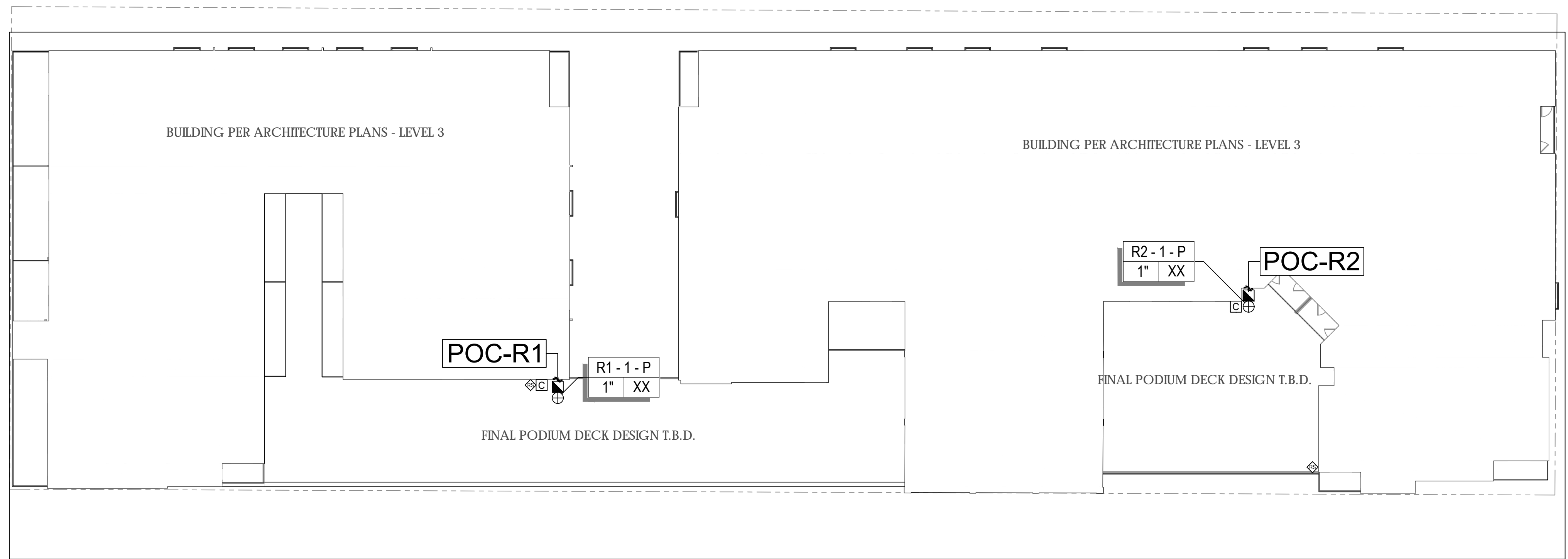
EXISTING CONDITIONS - MID BLOCK BREAK SHARED BOUNDARIES



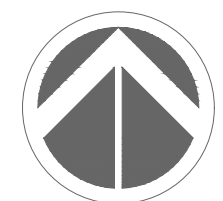
EXISTING CONDITIONS - MID BLOCK BREAK FROM 200 SOUTH



STREET LEVEL PLAN



ROOF LEVEL PLAN



0 20 40 60
SCALE: 1" = 20'

PROJECT:
SLC - CINQ
SALT LAKE CITY, UT

OWNER:
db
URBAN
COMMUNITIES

DATE: 12.20.2020

PROJECT: COM-20.10

REVIEWED: JDR

REVISIONS:

△ DESIGN REVIEW 11/30/2020

TITLE:

















IRRIGATION
PLAN

SHEET:

L2-01

LANDFORM DESIGN GROUP

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
<div>POC-G#</div> <div>POC-R#</div>	IRRIGATION POINT OF CONNECTION	NA	3/4" Type K Copper Stub (By Others)	Refer to Plumbing Plans	
	BACKFLOW PREVENTER	FEBCO	3/4" Reduced Pressure Backflow Preventer (825YA) WYE Strainer	In Guardshack Security Enclosure	IR2.00/1
	IRRIGATION CONTROLLER	RAINBIRD	ESP4ME	Wall mount X valves	
	RAIN SENSOR	RAINBIRD	Rain/Freeze Sensor (WR2)	Wireless Mount on building fascia	
	GATE VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve	Size per line size	
	QUICK COUPLER	RAINBIRD	Carson Standard Valve Box 1" Quick Coupler (44-LRC)		
	MANUAL DRAIN VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve		
	VALVE ASSEMBLY DRIP	RAINBIRD	Carson 1220 Jumbo Valve Box 1" Sch. 80 PVC Ball Valve 1" Drip Zone Control Kit (XCZ-100-PRB-COM)		
	VALVE ASSEMBLY TURF	RAINBIRD	Carson 1220 Jumbo Valve Box 3/4" Sch. 80 PVC Ball Valve 1" Control Valve (100-PESB) 3/4" Pressure Regulating Filter (PRF-075)	Pressure Regulating Filter to be installed upstream of control valve	
	TURF ROTARY SPRAY	RAINBIRD	RVAN-14 1806-SAM-P45 8'-14" Hand Adjustable Rotary Stream, w/1800 turf spray body on 6.0" pop-up. With Seal-A-Matic Check valve and 30 psi in-stem pressure regulator	Rotator nozzle on 1800 RD06-P30-S body. Matched Precipitation rate @ 0.6"/hr @ 30 psi	
	ROOTZONE BUBBLER	RAINBIRD	RWS-B-C-P-SOCK	Connected to existing tree drip system	
	PVC SLEEVEING	NA	Class 160 PVC		
	SERVICE LINE	NA	3/4" Type K Copper		
	PVC MAINLINE	NA	3/4" Class 200 PVC	Unless otherwise noted on plan	
	TURF LATERAL	NA	3/4" Sch 40 PVC	Unless otherwise called out on plan	
	DRIP LATERAL	NA	3/4" Polyethylene Drip Tubing	Unless otherwise called out on plan	
	END CAP	NA	Carson 910 Round Valve Box Poly Hose End Flush Cap		
VALVE CALLOUTS		EMITTER SCHEDULE			
		PLANT TYPE	EMITTER RATE	# OF EMITTERS	
		1 GAL PLANTS	0.5 GPH	ONE EACH	
		5 GAL PLANTS	0.5 GPH	TWO EACH	
		TREES	1.0 GPH	SIX EACH	
		PLANTER	RB SXB-180-SPKY	PER CONTRACTOR	
NOTES					
1. ALL PLANTERS SHALL BE IRRIGATED W/ RAIN BIRD SXB-180-SPYK, ADJUSTABLE BUBBLER. 2. ALL PLANT MATERIAL SHALL BE IRRIGATED W/ RAIN BIRD XB BARBED PRESS-ON TYPE SINGLE-PORT PRESSURE COMPENSATING EMITTERS. 3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH. 4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING.					

IRRIGATION POINT OF CONNECTION NOTES

1. POINT OF CONNECTION - STREET LEVEL: THERE ARE TWO (2) POINTS OF CONNECTION ON THE STREET LEVEL OF THIS PROJECT. PLUMBING CONTRACTOR IS PROVIDING WATER CONNECTION AND WILL PROVIDE A COPPER STUB TO THE EXTERIOR. IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR FOR LOCATION AND CONNECTION
- A. POC-G1 & POC-G2: LOCATE AND CONNECT TO THE 3/4" TYPE K COPPER STUB (PROVIDED BY OTHERS), LOCATED AT THE EXTERIOR OF THE BUILDING IN APPROXIMATE LOCATION SHOWN, WITH 3/4" TYPE K COPPER PIPE AND EXTEND TO BACKFLOW PREVENTER. INSTALL ONE FEBCO 825YA BACKFLOW PREVENTER IN A GUARDSHACK ENCLOSURE WITH A FROST BLANKET IN LANDSCAPE AREA. EXTEND 3/4" TYPE K COPPER PIPING, INSTALL ONE MANUAL DRAIN VALVE AND TRANSITION TO CL200 PVC. INSTALL ONE GATE VALVE AND EXTEND CL200 PVC TO VALVES AS SHOWN.
- B. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF EXTERIOR CONNECTION AND EQUIPMENT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. POINT OF CONNECTION - ROOF LEVEL: THERE ARE TWO (2) POINTS OF CONNECTION ON THE ROOF LEVEL OF THIS PROJECT. PLUMBING CONTRACTOR IS PROVIDING WATER CONNECTION AND WILL PROVIDE A COPPER STUB TO THE EXTERIOR. IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR FOR LOCATION AND CONNECTION
- A. POC-R1 ,POC-R2: LOCATE AND CONNECT TO THE 3/4" TYPE K COPPER STUB (PROVIDED BY OTHERS), LOCATED AT THE EXTERIOR OF THE BUILDING IN APPROXIMATE LOCATION SHOWN, WITH 3/4" TYPE K COPPER PIPE AND EXTEND TO BACKFLOW PREVENTER. INSTALL ONE FEBCO 825YA BACKFLOW PREVENTER IN A WALL MOUNT GUADSHACK ENCLOSURE WITH A FROST BLANKET. TRANSITION TO 3/4" CL200 PVC AT DOWNSTREAM SIDE OF BACKFLOW PREVENTER AND INSTALL WALL MOUNTED VALVE(S) AS SHOWN (SEE SHEET XX, DETAIL XX). EXTEND LATERALS TO PLANTERS.
- B. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF EXTERIOR CONNECTION AND EQUIPMENT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. CONTROLLER LOCATION: THERE ARE FIVE (5) CONTROLLERS ON THIS PROJECT: TWO (2) CONTROLLERS ON THE STREET LEVEL AND THREE (3) ON THE ROOF LEVEL. EACH CONTROLLER WILL BE WALL MOUNTED ON BUILDING IN PROXIMITY TO EACH OF THE POINTS OF CONNECTION AS INDICATED ON THE PLANS. CONNECTION TO 120 VOLT POWER, ALL NECESSARY CONDUIT AND ALL RELATED EQUIPMENT SHALL CONFORM TO LOCAL CODES. REFER TO ELECTRICAL AND ARCHITECTURAL PLANS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION REGARDING ELECTRICAL SERVICE AND FINAL LOCATION FOR THE CONTROLLER.
4. SENSOR: MOUNT THE RAIN/FREEZE SENSOR FOR EACH CONTROLLER ON THE FASCIA OF THE WALL OF THE BUILDING. SENSOR SHALL BE MOUNTED IN LOCATION IN FULL SUN, OPEN TO RAINFALL AND AWAY FROM HEAT SOURCES. SENSOR SHALL BE LOCATED NO MORE THAN 500' (LINE OF SIGHT) FROM THE CONTROLLER. MOUNT THE RECEIVER ADJACENT TO OR ON THE SIDE OF THE CONTROLLER PRIOR TO SENSOR INSTALLATION. SENSOR SHALL BE SET TO TURN OFF AT 1/4" RAINFALL.
5. SYSTEM PRESSURE: THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF 30 PSI AND A MAXIMUM SAFE FLOW OF 8 GPM. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OPERATING PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF DEFICIENT EQUIPMENT, LOW PRESSURE OR LOW FLOW CONDITIONS ARE ENCOUNTERED. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.

IRRIGATION SLEEVEING NOTES

1. INSTALLATION OF SLEEVEING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
3. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
4. SLEEVEING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVEING.

SLEEVED PIP	SIZE/WIRE QTY
3/4"-1" PIPING	2" PVC (1)
1-50 CONTROL WIRES	2" PVC (1)

REQUIRED SLEEVE SIZE AND QTY:

IRRIGATION NOTES

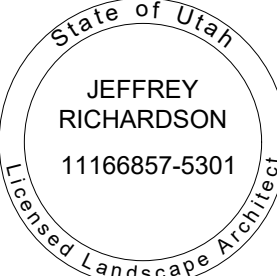
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND IT'S COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK, THE CONTRACTOR SHALL PAY FOR ANY/AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.
9. PLANT MATERIAL LOCATIONS TAKE PRECEDENTS OVER IRRIGATION LINES, THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
10. IF IRRIGATION SLEEVEING IS REQUIRED A MINIMUM OF 10" HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ON-SITE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
11. ALL VALVE BOXES / LIDS SHALL BE PLASTIC, COLOR TAN, WITH LOCKING COVERS, PER THE CONSTRUCTION DETAILS. UNDER NO CIRCUMSTANCES ARE VALVE BOXES TO BE LOCATED IN THE TURF AREAS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
12. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
13. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
14. TREES, SHRUBS, AND GROUNDCOVER SHALL BE IRRIGATED BY PRESSURE REGULATING, SINGLE OUTLET EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.
15. PLANTERS SHALL BE IRRIGATED BY ADJUSTABLE BUBBLER, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO DETERMINE QUANTITY AND SPACE EVENLY IN PLANTER.
16. THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATIONS SYSTEM TO AVOID /REDUCE OVER-SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
17. THE CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE CONTROLLER TO THE END OF THE MAINLINE OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX WITH A QUICK COUPLING VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COPPER WIRE FOR ALL UNDERGROUND WIRING.
18. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.



LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370

WWW.LANDFORMDESIGNGROUP.COM



ALL RIGHTS RESERVED LANDFORM DESIGN GROUP

Drawings shall not be reproduced by any method, nor may they be used or re-used for any purpose without the express prior written permission of LANDFORM DESIGN GROUP.

This design indicates relationships based on data obtained from other parties and has been interpreted or combined by Landform Design Group to meet the requirements of this project. The subsequent accuracy of this document, while considered reliable, is not warranted or guaranteed.

PROJECT:

SLC - CINQ
SALT LAKE CITY, UT

OWNER:



DATE: 12.20.2020

PROJECT: COM-20.10

REVIEWED: JDR

REVISIONS:

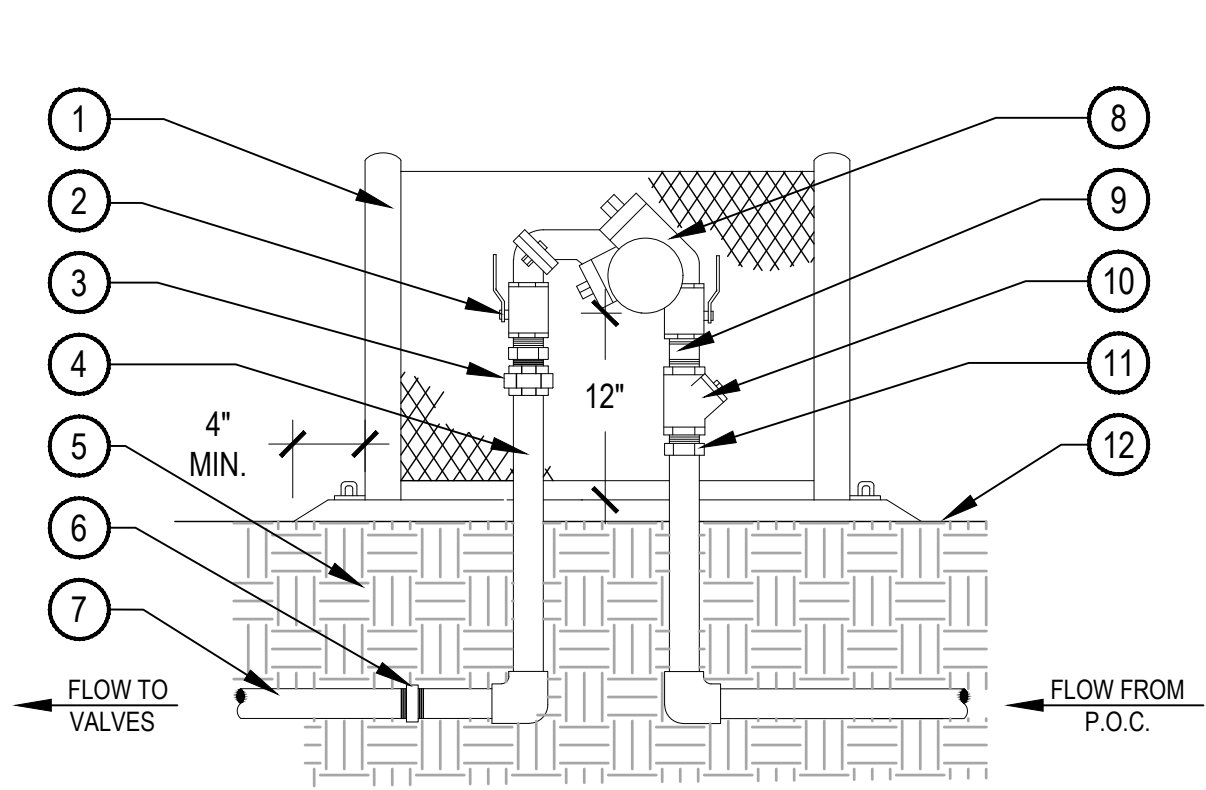
Δ DESIGN REVIEW 11/30/2020

TITLE:

IRRIGATION
LEGEND &
NOTES

SHEET:

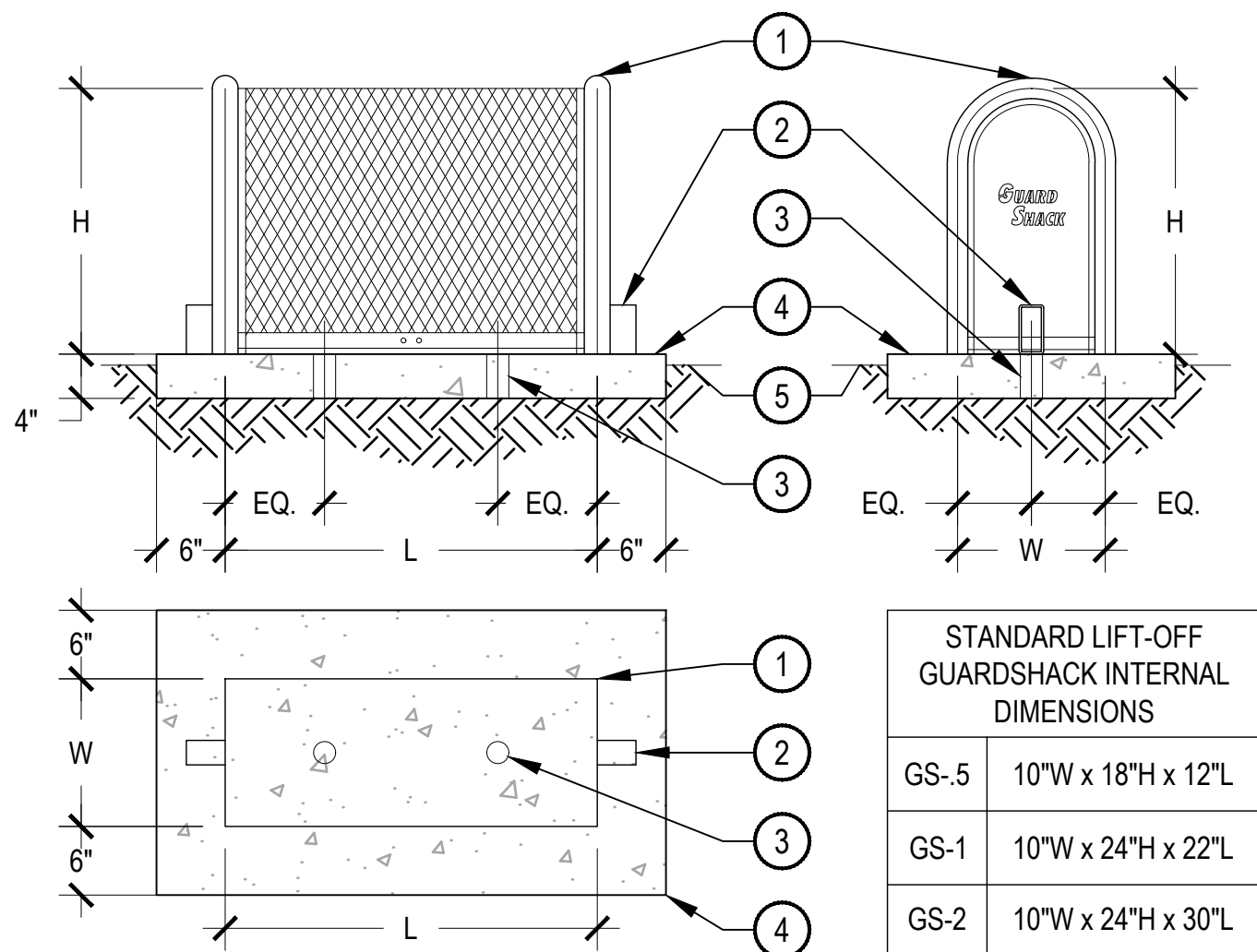
L2-02



- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
 3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
 4. PROVIDE THRUST BLOCKS FOR LINES 2-1/12" OR LARGER.

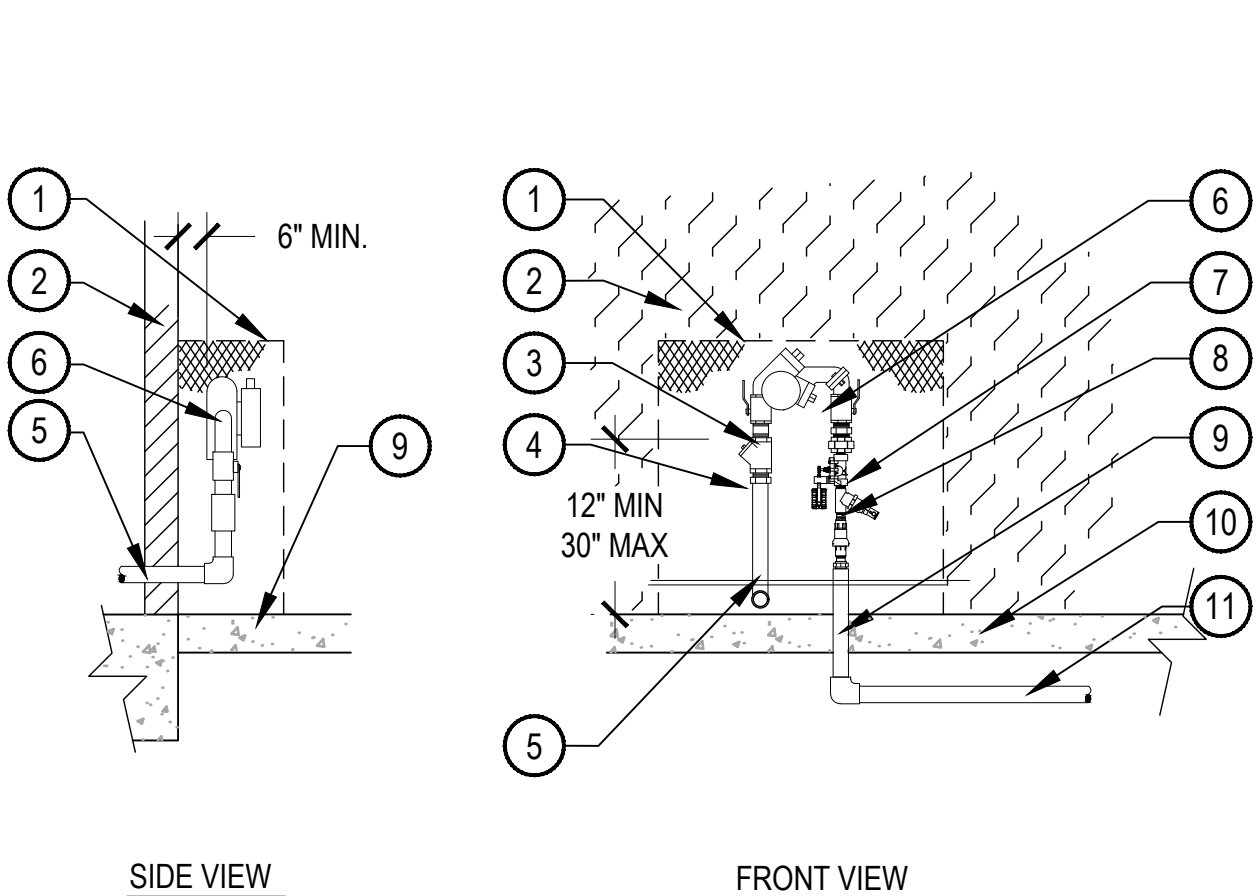
1 BACKFLOW PREVENTER

SCALE: NTS



2 LIFT-OFF GUARDSHACK ENCLOSURE

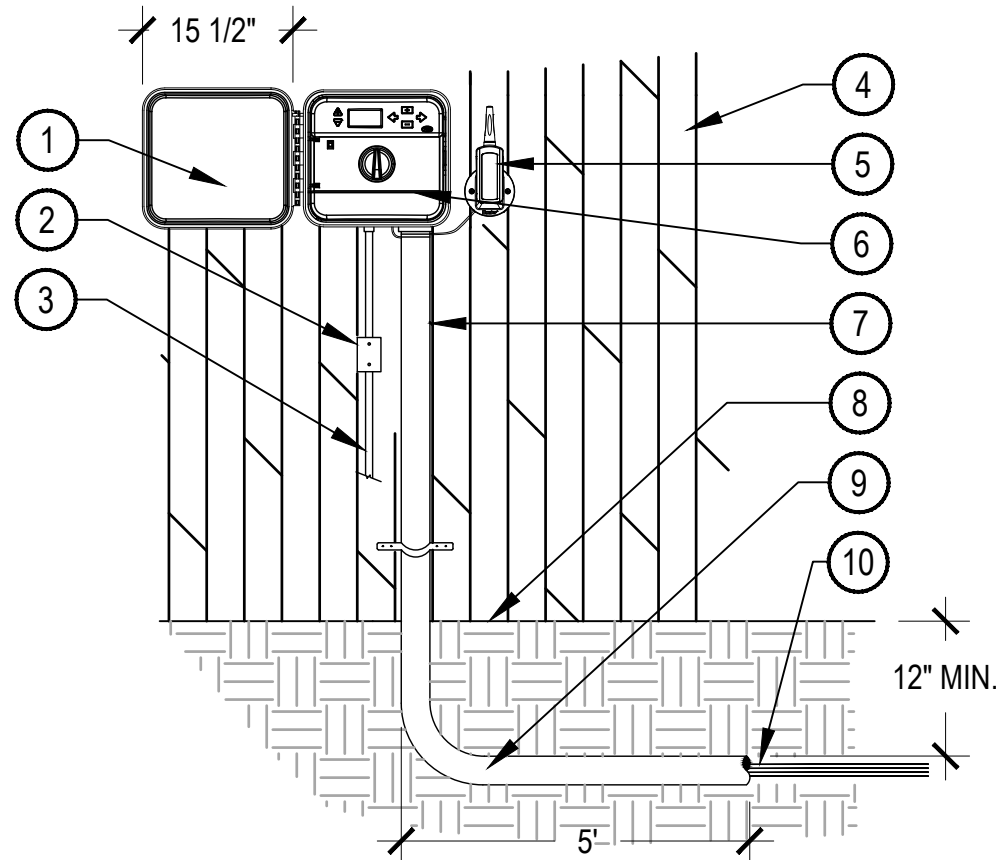
SCALE: NTS



- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE PVC PIPE PROTECTION AND FLEXIBLE WATERPROOF SEALANT AROUND SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB.
 3. ALL BOLTS FOR MOUNTING BRACKETS SHALL BE ZINC PLATED TAMPER PROOF.
 4. PRODUCT AVAILABLE FROM GUARDSHACK 3831 E. GROVE ST. PHOENIX, AZ 85040 PH: (602) 426-1002 EXT. 422 FX: (602) 426-1005

3 BACKFLOW PREVENTER AT ROOF DECKS

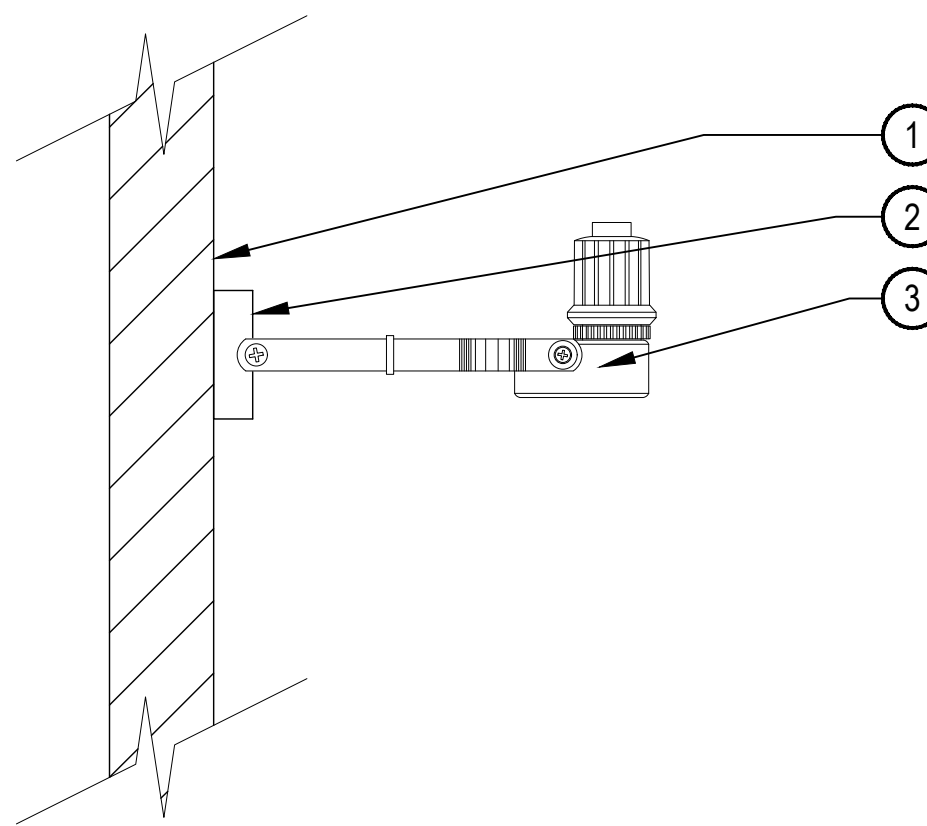
SCALE: NTS



- NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
 3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
 5. PROVIDE LOCK AND KEY FOR ENCLOSURE.

4 WALL MOUNT IRRIGATION CONTROLLER

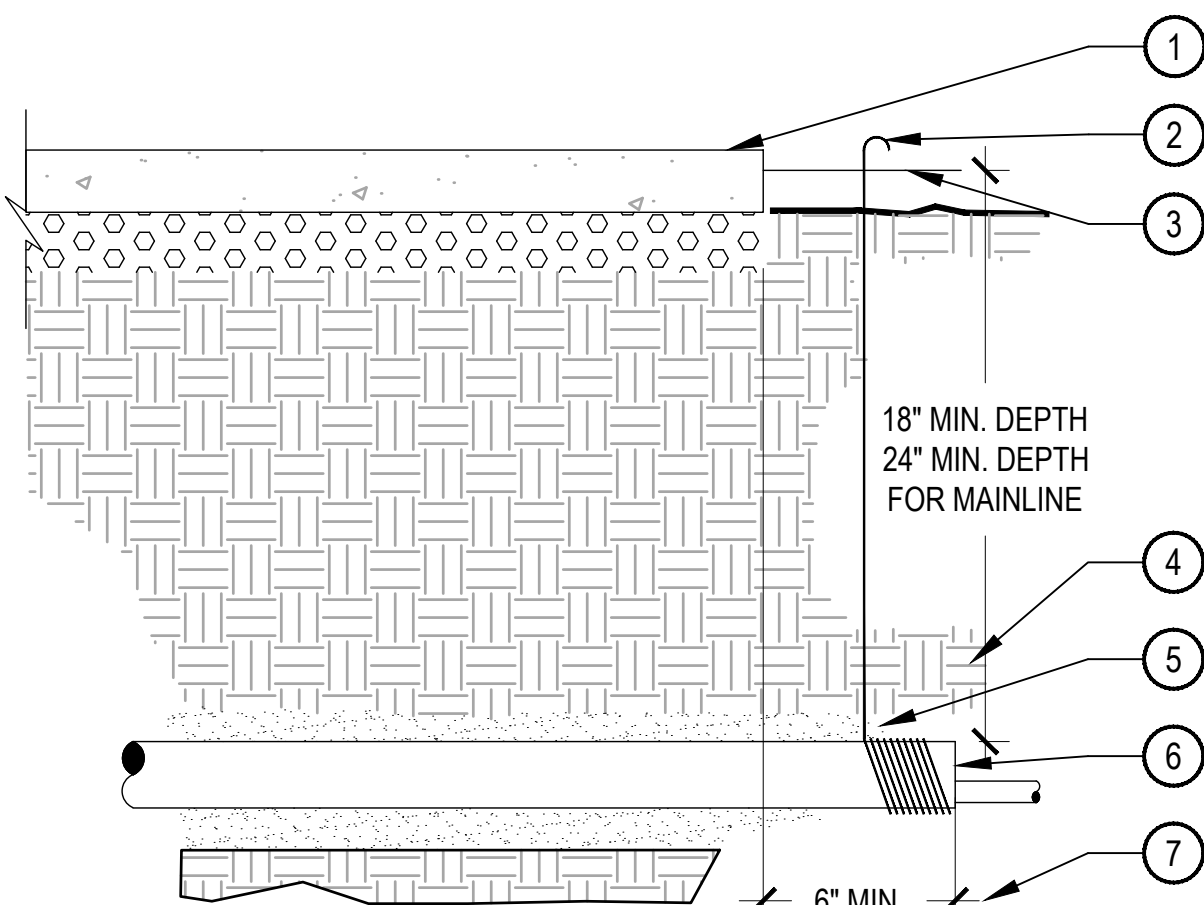
SCALE: NTS



- NOTE:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
 2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNERS REPRESENTATIVE.

5 RAIN SENSOR

SCALE: NTS

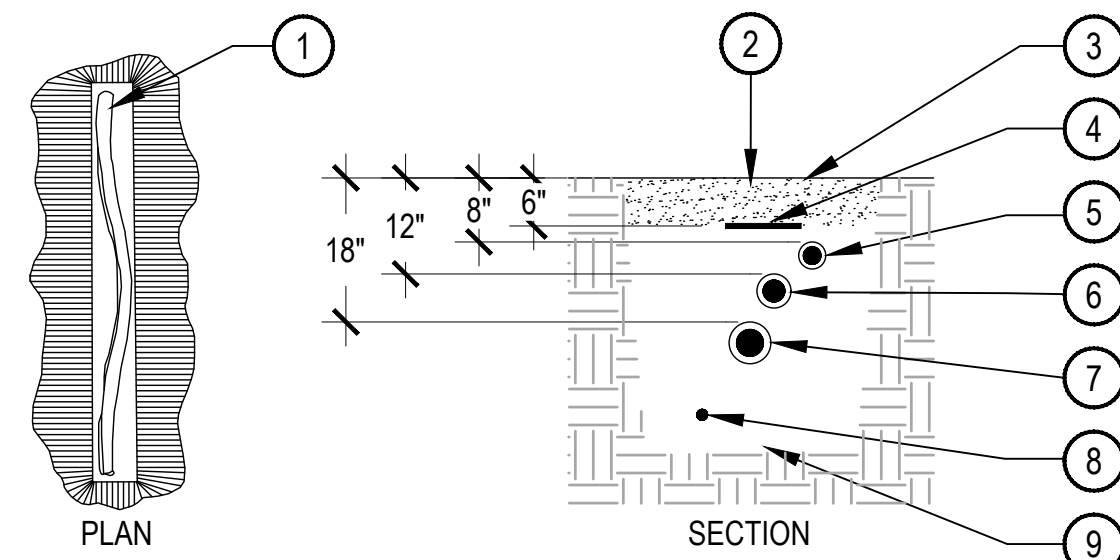


- NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
 2. CAP SLEEVES UNTIL USE.
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

6 IRRIGATION SLEEVE

SCALE: NTS

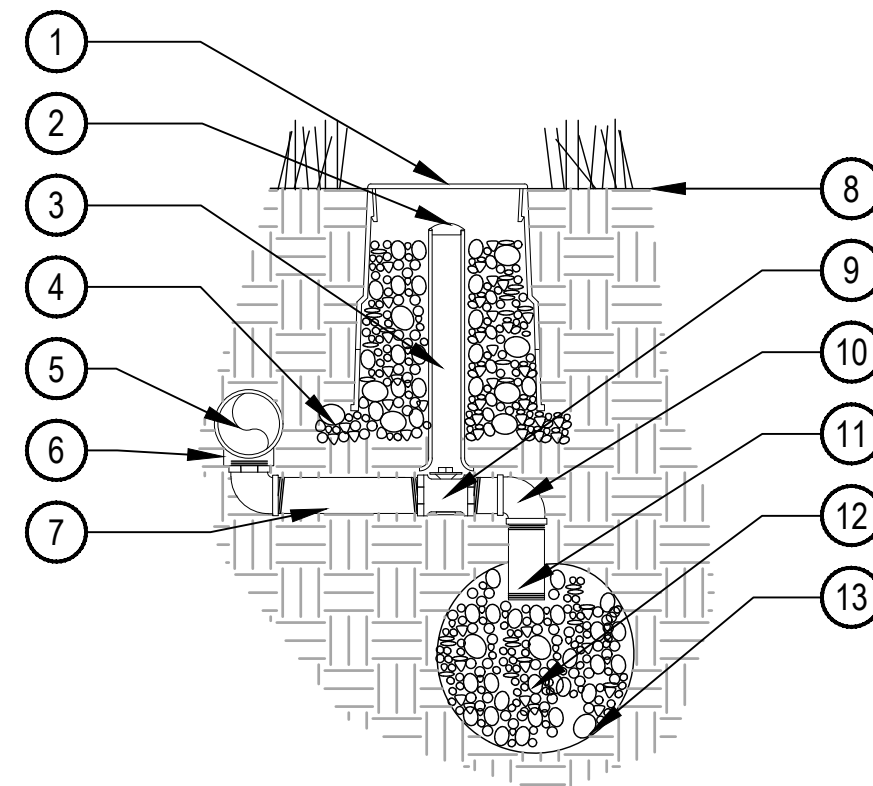
1. CONTROLLER PER SCHEDULE MOUNT AT EYE-LEVEL W/ CLEARANCE FOR DOOR OPENING, PER MANUFACTURER'S RECOMMENDATIONS
2. DISCONNECT JUNCTION BOX
3. CONNECT PER LOCAL CODE TO EXISTING POWER SOURCE IN STEEL CONDUIT (BY OTHERS)
4. BUILDING WALL
5. WIRELESS SENSOR RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
6. SENSOR MODULE IS PROVIDED IN CONTROLLER
7. RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES AND GROUNDING
8. FINISH GRADE
9. CONDUIT TO EXTEND 5 FT. BEYOND WALL
10. UF DIRECT BURIAL WIRE TO REMOTE CONTROL VALVES.



- NOTE:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

7 IRRIGATION TRENCH

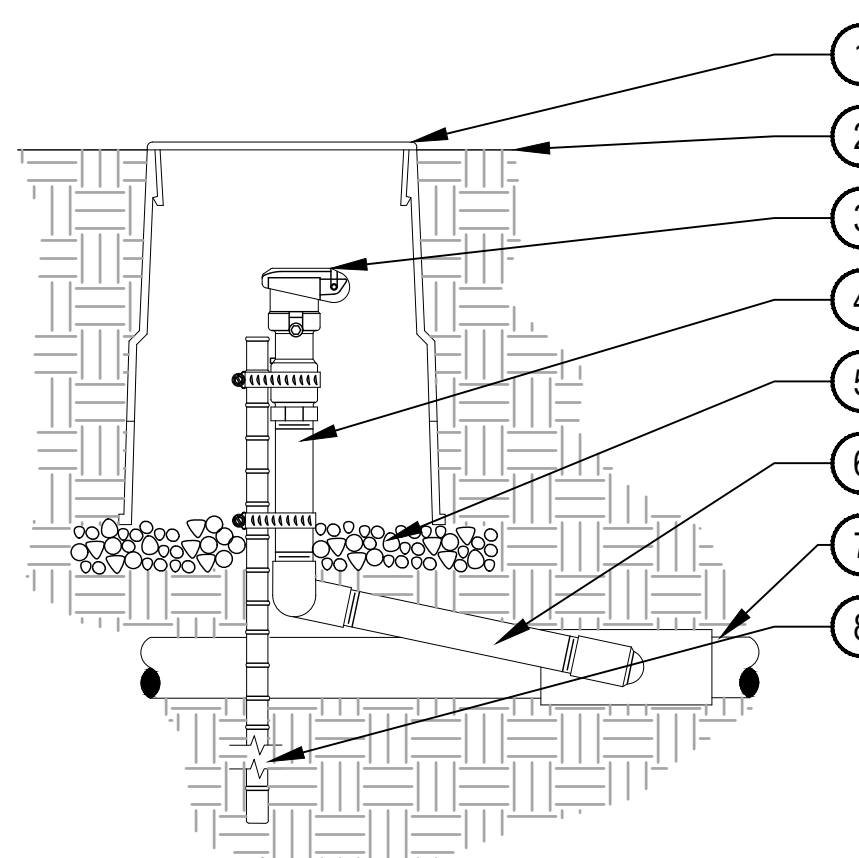
SCALE: NTS



- NOTE:
1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
 2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

8 MANUAL DRAIN VALVE

SCALE: NTS



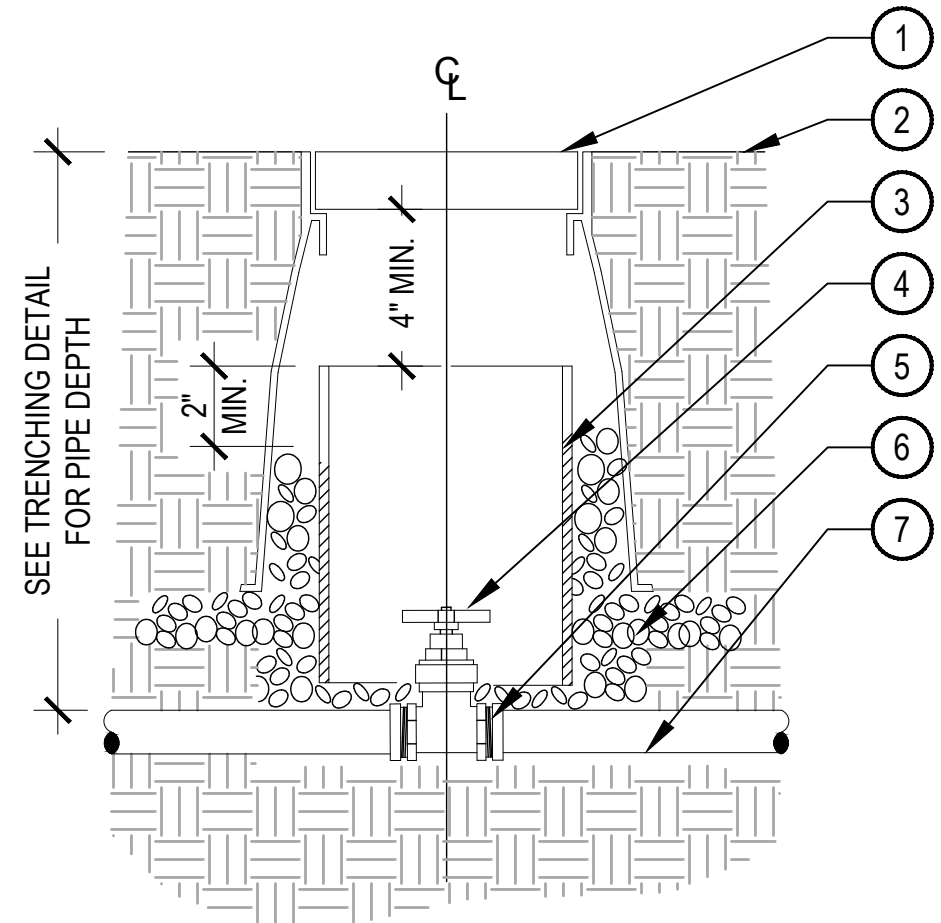
- NOTE:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
 2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 3. QUICK COUPLER SHALL HAVE YELLOW LOCKING RUBBER COVER
 4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

9 QUICK COUPLER

SCALE: NTS

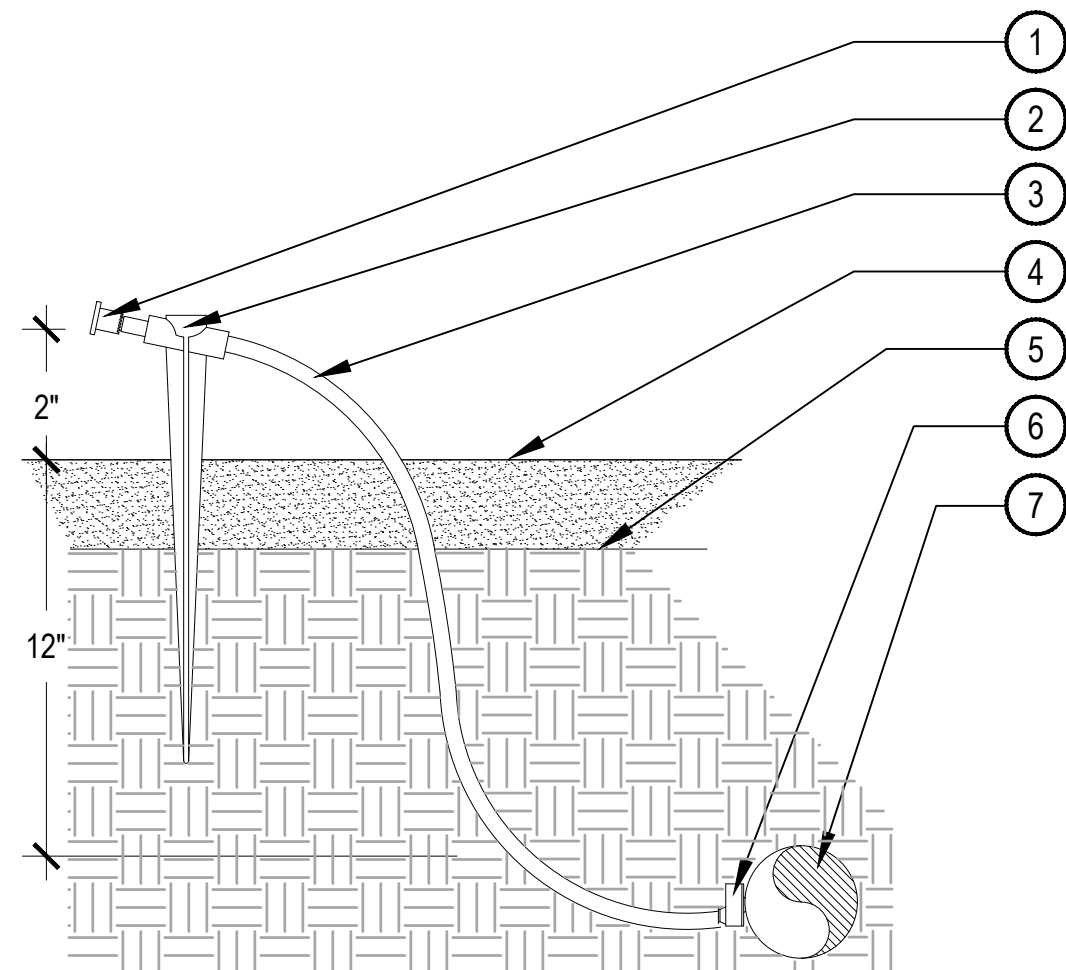
1. PVC PIPE IN TRENCH
2. EXCAVATED COVER MATERIAL (SEE NOTES)
3. FINISH GRADE
4. INDICATOR TAPE
5. PVC DRIP LATERAL (8" MIN. COVERAGE, 24" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
6. PVC TURF LATERAL
7. PVC IRRIGATION MAINLINE
8. VALVE WIRING
9. BEDDING MATERIAL (SEE NOTES)

1. 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
2. 2" VALVE MARKER
3. 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
4. 3" DEPTH 3/4" CRUSHED GRAVEL 6" BEYOND EDGE OF BOX
5. PVC PRESSURE MAIN LINE
6. SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
7. SCH. 80 PVC NIPPLE
8. FINISH GRADE
9. 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR
10. SCH. 80 PVC ELL
11. SCH. 80 PVC NIPPLE
12. 3/4" GRAVEL SUMP - 1 CU. FT. MIN
13. SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5 OZ. OR EQUAL

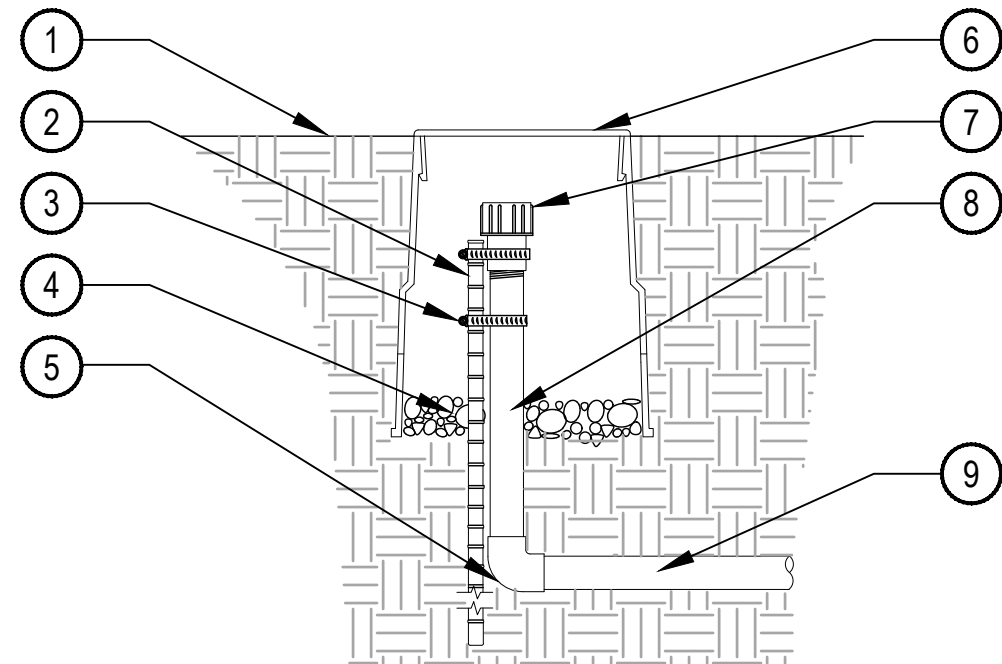


- NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

- 1 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 2 FINISH GRADE
- 3 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 4 GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
- 5 THREADED MALE ADAPTER
- 6 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED. EXTEND 6" BEYOND EDGE OF BOX
- 7 PVC MAINLINE AS PER PLAN



- 1 DBC-25 DIFFUSER CAP
- 2 UNIVERSAL 1/4" TUBING STAKE
- 3 1/4" DISTRIBUTION TUBING: LENGTH NOT TO EXCEED 8'
- 4 TOP OF MULCH
- 5 FINISH GRADE
- 6 PRESSURE COMPENSATING EMITTER PER EMITTER SCHEDULE. LOCATE ON TOP OR SIDE OF DRIP LATERAL
- 7 3/4" POLYETHYLENE TUBING DEPTH PER DETAIL



- NOTE:
1. DO NOT PLACE 10" LOCKING ROUND BOX ON LATERAL.
 2. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 3. SECURE STAKE TO FLUSH END CAP OR PVC NIPPLE WITH A MINIMUM OF 2 STAINLESS STEEL WORM DRIVE CLAMPS.
 4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

- 1 FINISH GRADE
- 2 24" #4 REBAR
- 3 (2) STAINLESS STEEL CLAMPS
- 4 3/4" GRAVEL SUMP - 4" DEPTH
- 5 SCH 80 PVC ELL
- 6 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 7 HOSE END FLUSH CAP
- 8 SCH 80 PVC TOE NIPPLE (LENGTH AS REQUIRED)
- 9 PVC LATERAL

1 GATE VALVE

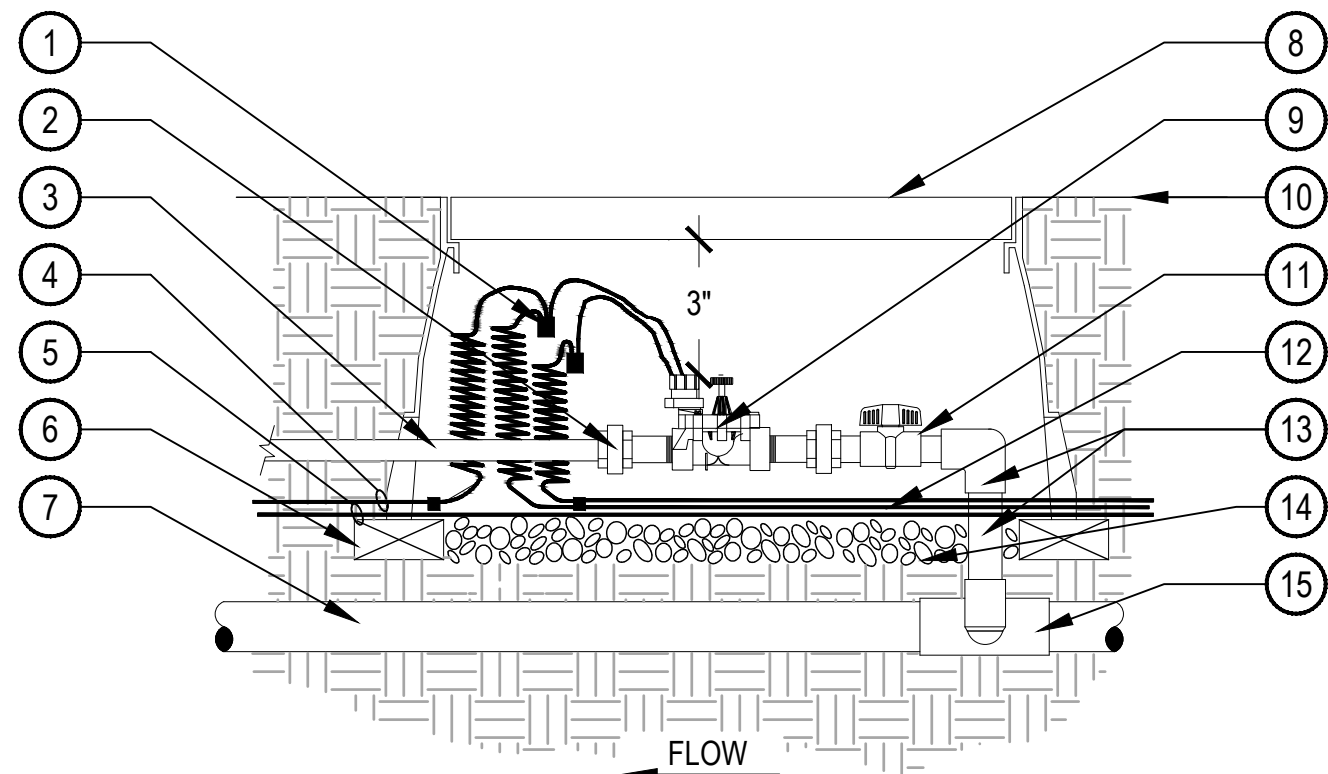
SCALE: NTS

4 SINGLE OUTLET EMITTER

SCALE: NTS

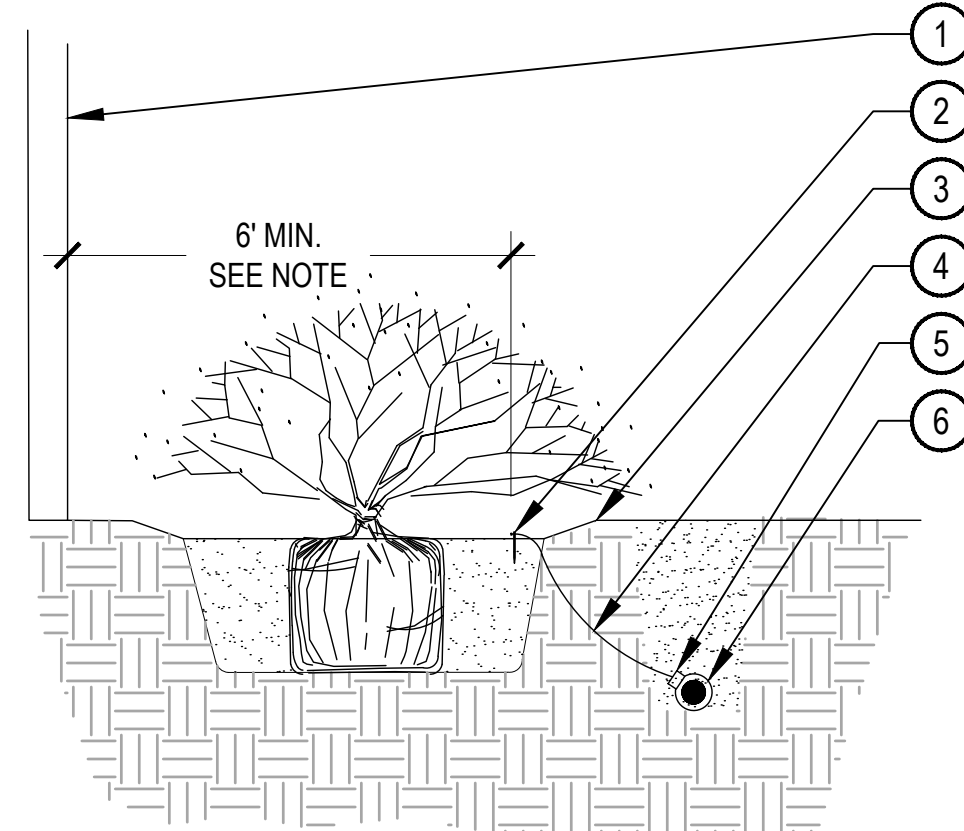
7 FLUSH END CAP

SCALE: NTS



- NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.

- 1 WATERPROOF CONNECTORS
- 2 (2) SCH. 80 PVC UNION SxS
- 3 PVC LATERAL
- 4 COMMON WIRE TO NEXT VALVE(S)
- 5 CONTROL WIRE TO NEXT VALVE(S)
- 6 BRICK SUPPORTS 4 MIN.
- 7 PVC MAINLINE
- 8 PLASTIC LOCKING VALVE BOX PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 9 VALVE ASSEMBLY
- 10 FINISH GRADE
- 11 PVC BALL VALVE SxS
- 12 WIRES FROM CONTROLLER
- 13 SCH. 80 ELL SxS
- 14 3/4" GRAVEL SUMP. 4" DEPTH
- 15 SCH. 80 TEE SxSxS



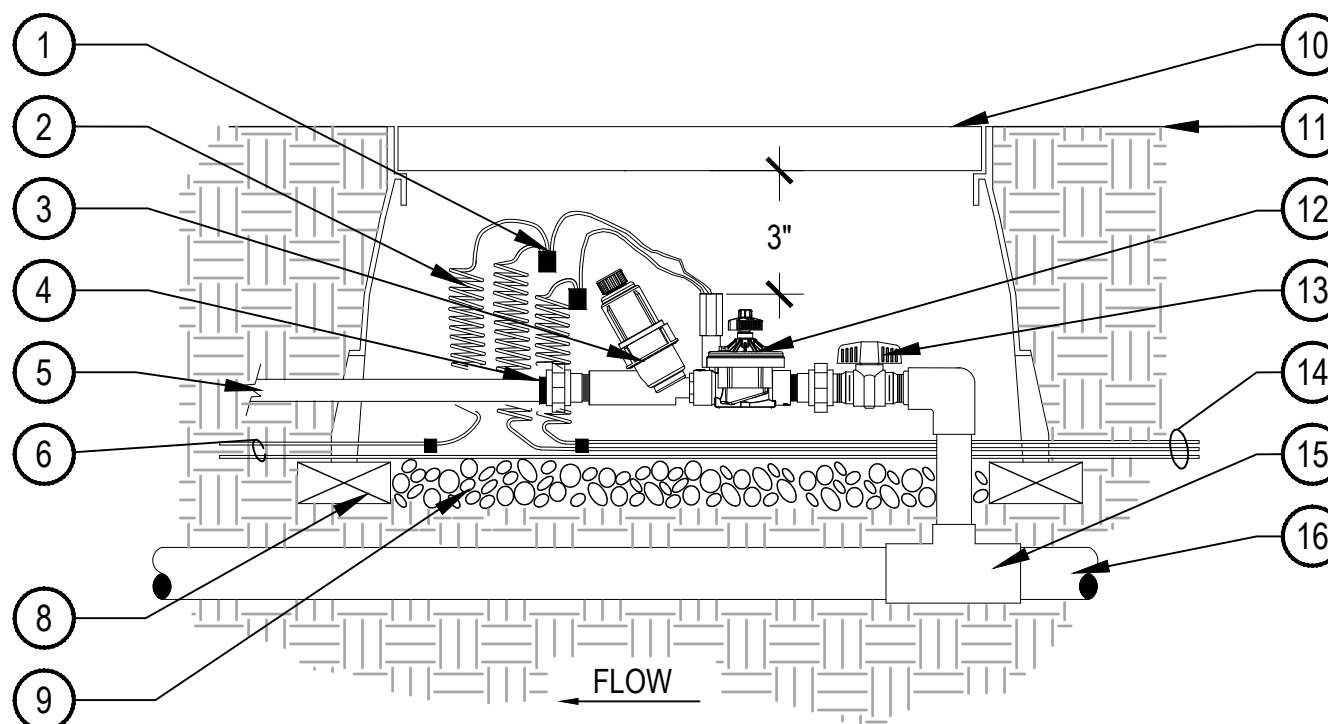
- NOTE:
1. ALL IRRIGATION TO BE A MINIMUM OF 6' FROM BUILDING, OR AS DEFINED WITHIN THE GEOTECH REPORT, WHICHEVER IS GREATER.

5 EMITTER PLACEMENT NEAR BUILDING

SCALE: NTS

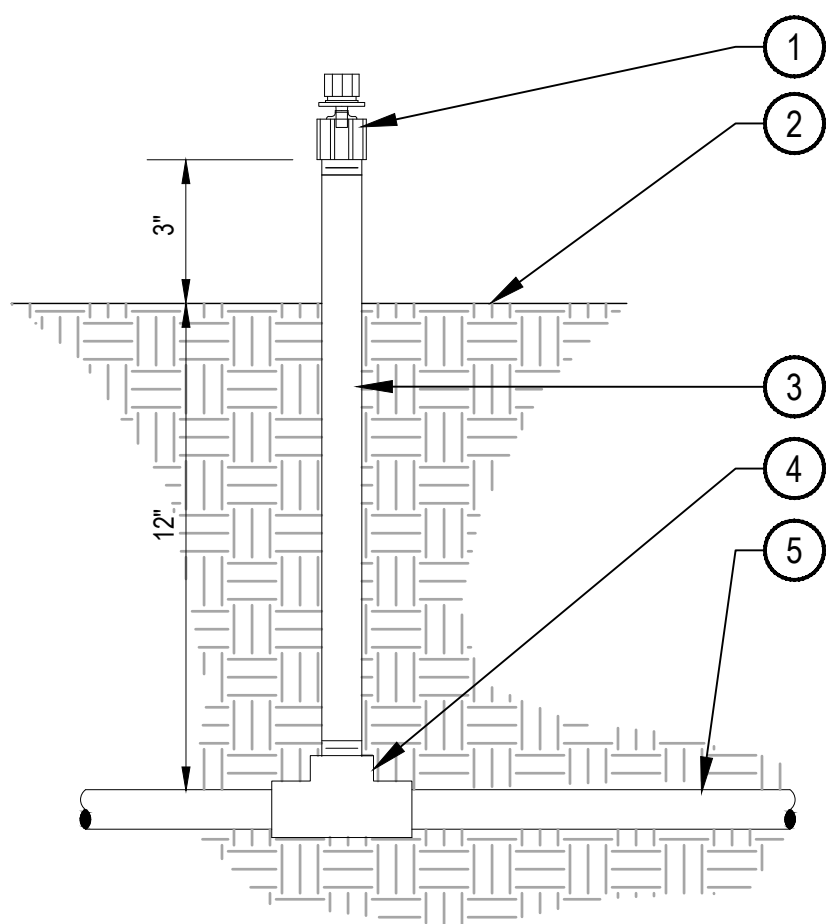
8 ROOT ZONE WATERING SYSTEM

SCALE: NTS



- NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.

- 1 WATERPROOF CONNECTORS
- 2 30" COIL OF WIRE
- 3 PRESSURE REGULATING FILTER PER SCHEDULE
- 4 (2) SCH. 80 PVC UNION
- 5 3/4" PVC LATERAL
- 6 CONTROL AND COMMON WIRE TO NEXT VALVE(S)
- 7 BRICK SUPPORTS (4 MIN.)
- 8 4" DEPTH GRAVEL SUMP
- 9 VALVE BOX PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 10 FINISH GRADE
- 11 REMOTE CONTROL VALVE PER LEGEND
- 12 SCH 80 PVC BALL VALVE
- 13 CONTROL AND COMMON WIRES FROM CONTROLLER
- 14 SCH 80 TEE
- 15 PVC MAINLINE



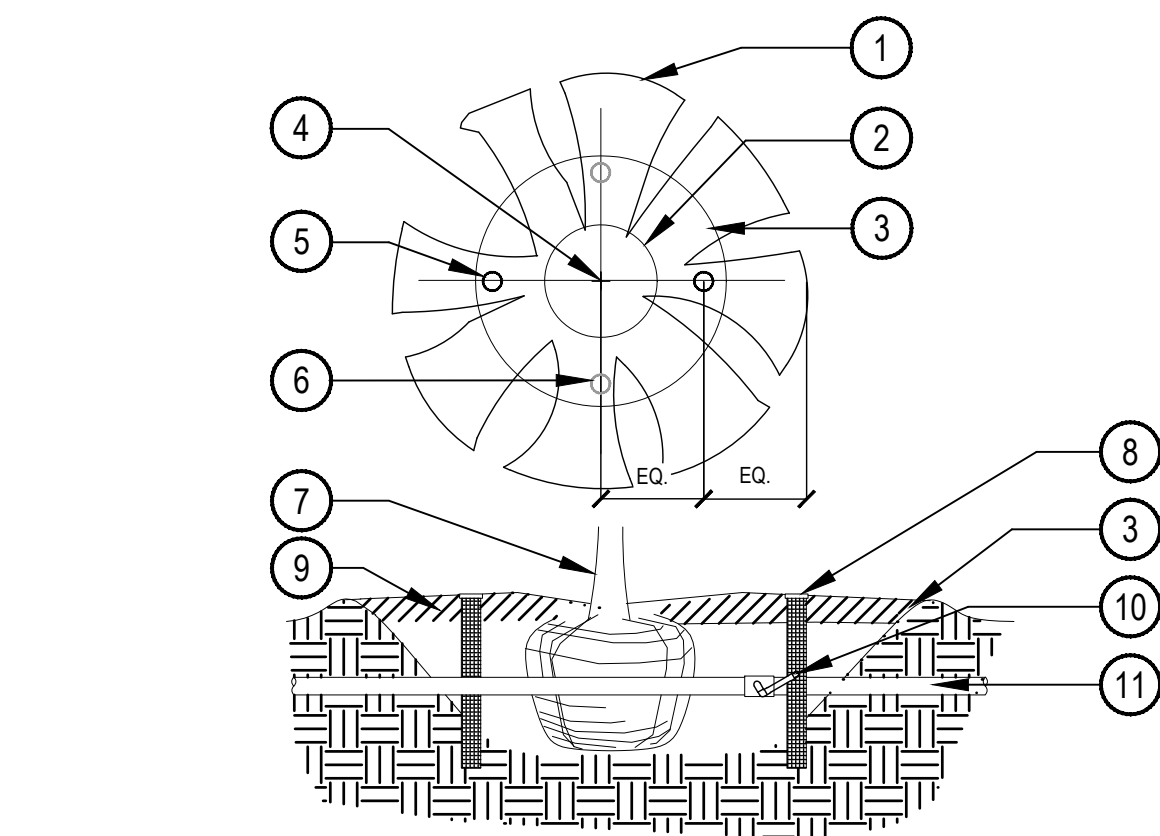
- NOTE:
1. ADJUST SPACING AND FLOW RATE OF BUBBLERS PER THE DENSITY AND TYPE OF PLANT MATERIAL.
 2. BUBBLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, ETC.
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE (3 WRAPS MAXIMUM).

6 ADJUSTABLE SHRUB BUBBLER

SCALE: NTS

9 TREE ROOT ZONE BUBBLER

SCALE: NTS



- NOTE:
1. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
 2. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.

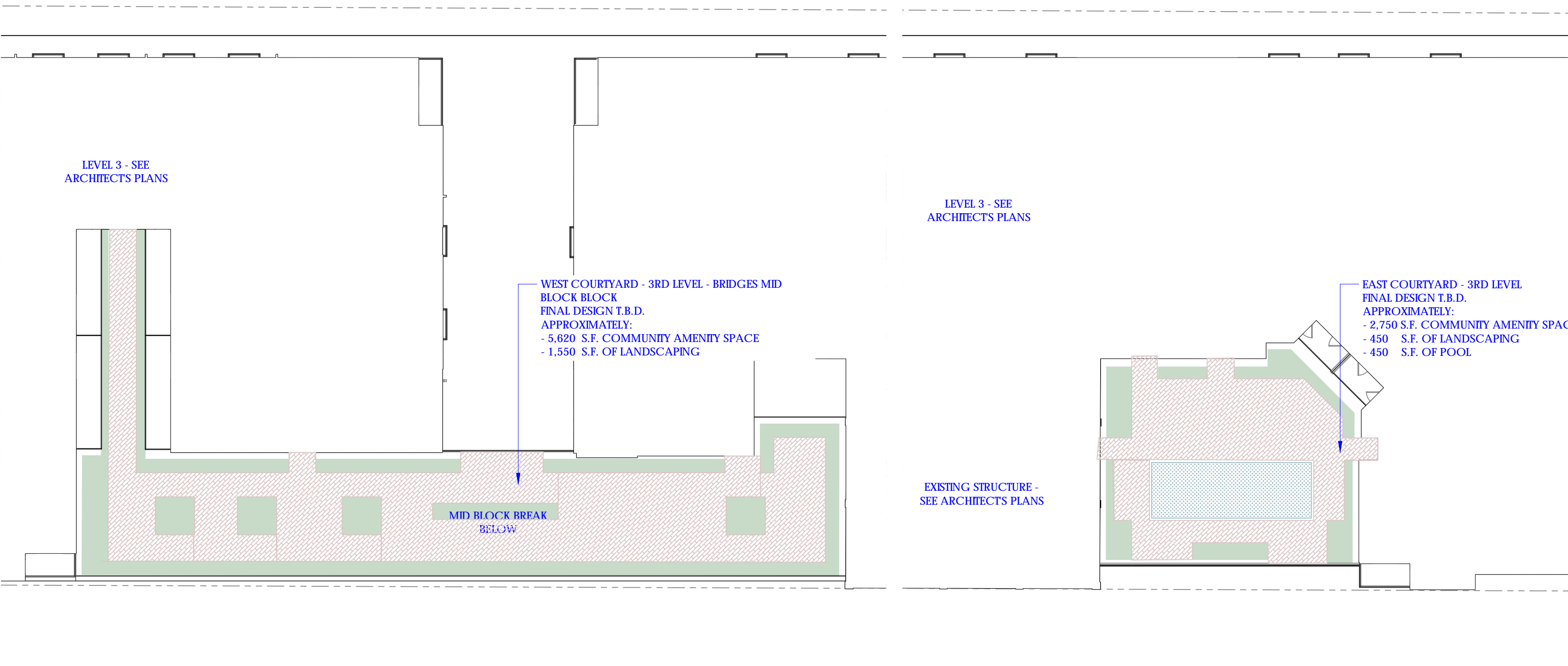
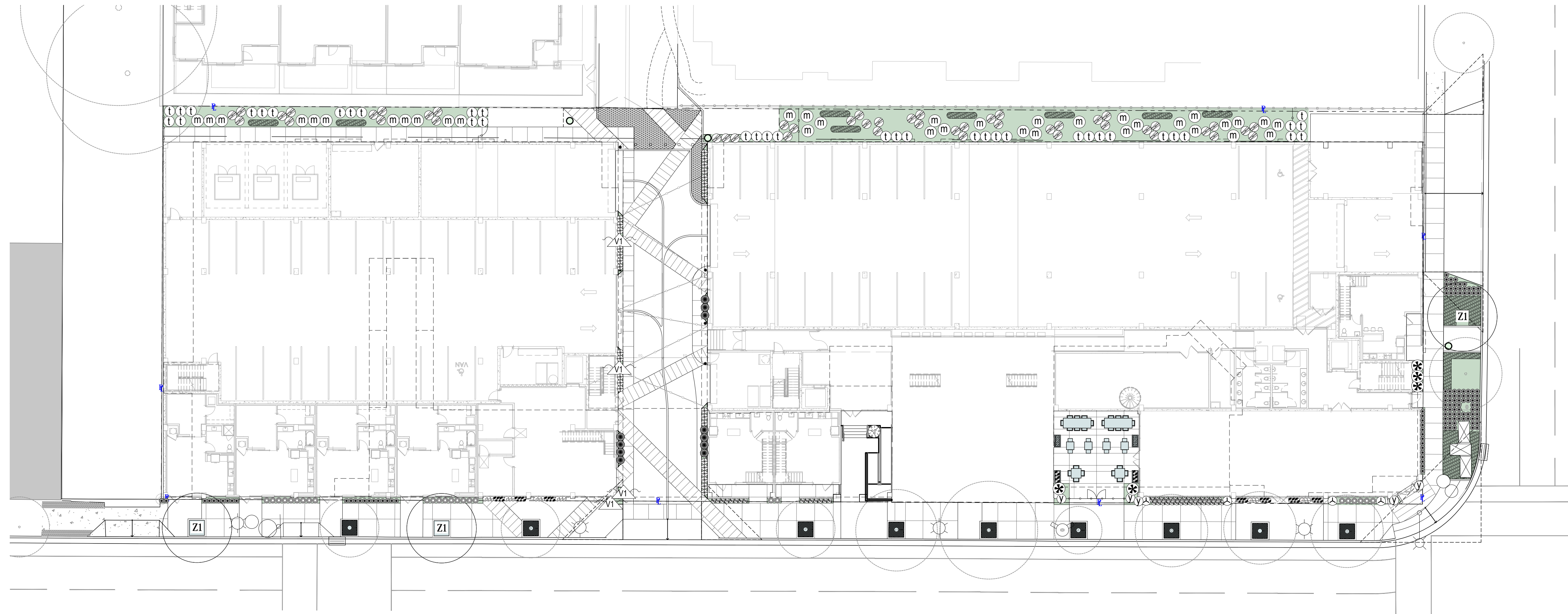
- 1 TREE CANOPY (DRIPLINE)
- 2 PLANT ROOT BALL (TYP.)
- 3 PLANT PIT (TYP.)
- 4 PLANT CENTER (TYP.)
- 5 ROOT ZONE WATERING BUBBLER
- 6 ADDITIONAL ROOT ZONE WATERING POINTS
- 7 TREE TRUNK
- 8 ROOT ZONE WATERING SYSTEM
- 9 MULCH LAYER RE: LANDSCAPE
- 10 SWING JOINT W/ 1/2" FPT THREADED POLY ADAPTER
- 11 DRIP LATERAL PER SCHEDULE

2 TURF VALVE ASSEMBLY

SCALE: NTS

3 DRIP VALVE ASSEMBLY

SCALE: NTS



LANDSCAPE PLANT AREA CONCEPT - 3RD LEVEL WEST COURTYARD

LANDSCAPE PLANT AREA CONCEPT - 3RD LEVEL EAST COURTYARD

PLANTING MATERIALS - CINQ

TREES							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	SPACING	DROUGHT TOLERANT	NOTES
	NA	EXISTING TREE PROTECTED IN PLACE					
C1	2" CAL.	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	TD2	AS SHOWN	Y	20'x25'
Z1	2" CAL.	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	TD4	AS SHOWN	Y	40'x25'

SHRUBS, GROUNDCOVERS, GRASSES

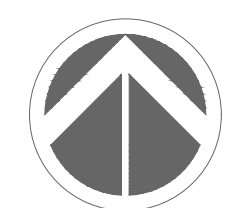
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	SPACING	DROUGHT TOLERANT	NOTES (IfxW)
	3 GAL.	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	TW0	24"	Y	2'x1'
	10 GAL.	CAMPIS RADICANS	TRUMPET VINE	GV1	NA	Y	4'x4'
	10 GAL.	CORNUS SERICEA 'FARROW'	ARTIC FIRE DOGWOOD	*MED (3)	NA	Y	30'x20'
	FLATS	DELOSPERMA NUBIGENUM 'YELLOW'	YELLOW ICE PLANT	P1	16"	Y	1'x1'
	3 GAL.	DRYOPTERIS FILIX-MAS	MALE FERN	*MED (3)	30"	Y	2.5'x2.5'
	3 GAL.	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	TW1	16"	Y	1'x1'
	FLATS	GALIUM ODORATUM	SWEET WOODRUFF	TW0	8"	Y	.5'x1.5'
	1 GAL.	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	TD2	18"	Y	1'x2'
	3 GAL.	KNIPHOFIA UVARIA	RED HOT POKER	P1	36"	Y	3'x3'
	1 GAL.	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	P2	18"	Y	1.5'x1.5'
	5 GAL.	MAHONIA AQUILIFOLIUM COMPACTA	COMPACT ORANGE GRAPE	SE3	48"	Y	4'x4'
	5 GAL.	MISCANTHUS SINENSIS	MAIDENHAIR GRASS	TW2	48"	Y	4'x4'
	3 GAL.	PENNSETUM ALOPECUROIDES 'HAMELN'	BLACK FOUNTAIN GRASS	TW2	24"	Y	2'x2'
	3 GAL.	PENNSETUM ALOPECUROIDES 'MOUNDRY'	BLACK FOUNTAIN GRASS	TW2	24"	Y	2'x2'
	5 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	AUTUMN SUMAC	GV1	42"	Y	1.5'x3'
	5 GAL.	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	SE3	42"	Y	3'x5'
	5 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	COLOR GUARD YUCCA	SE0	48"	Y	4'x4'

*ADDITIONAL PLANTING CHOSEN FOR ROOF DECK SHALL BE SELECTED FROM SLC WATER WISE PLANT LIST // LANDSCAPE BMP MANUAL

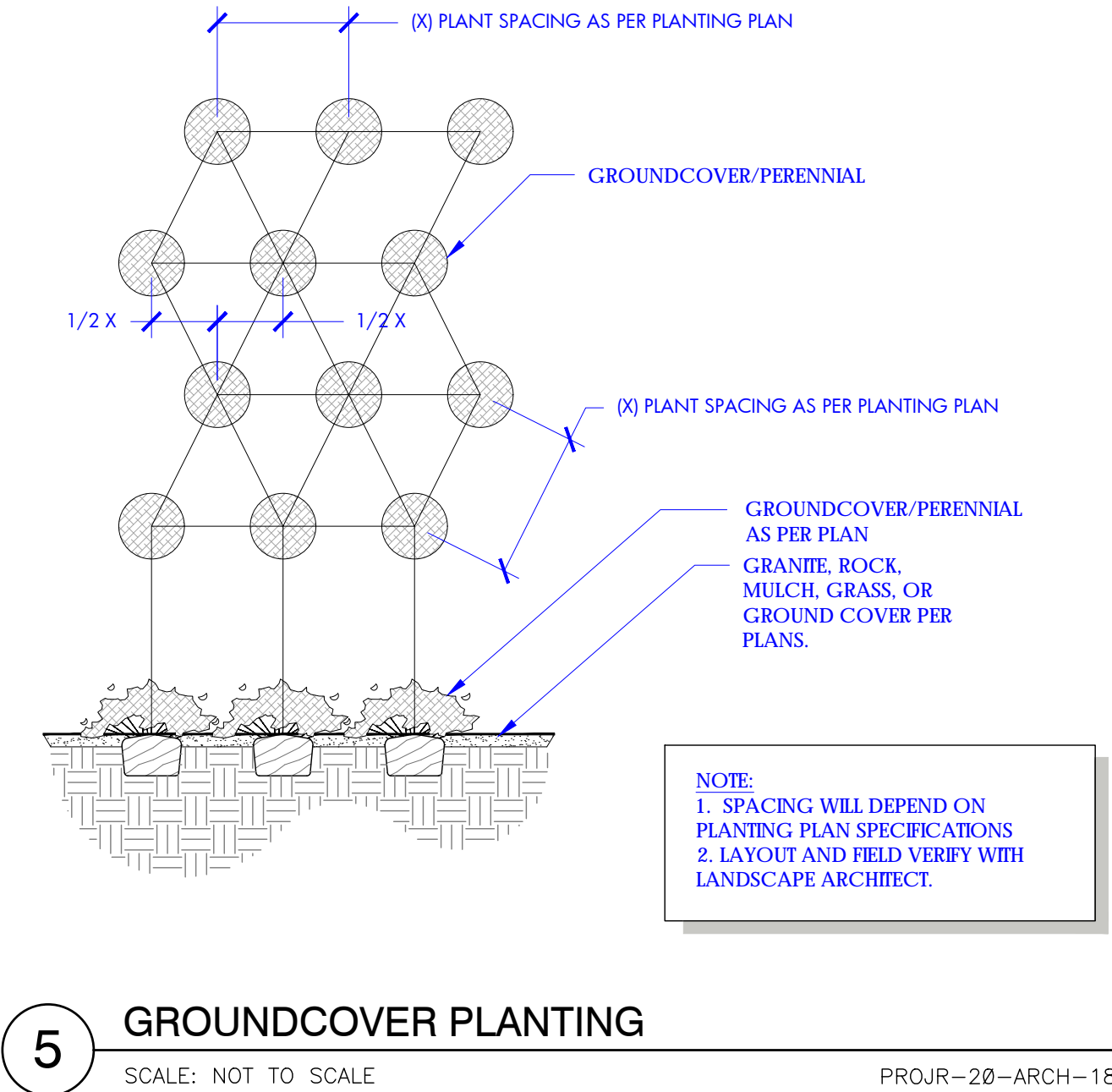
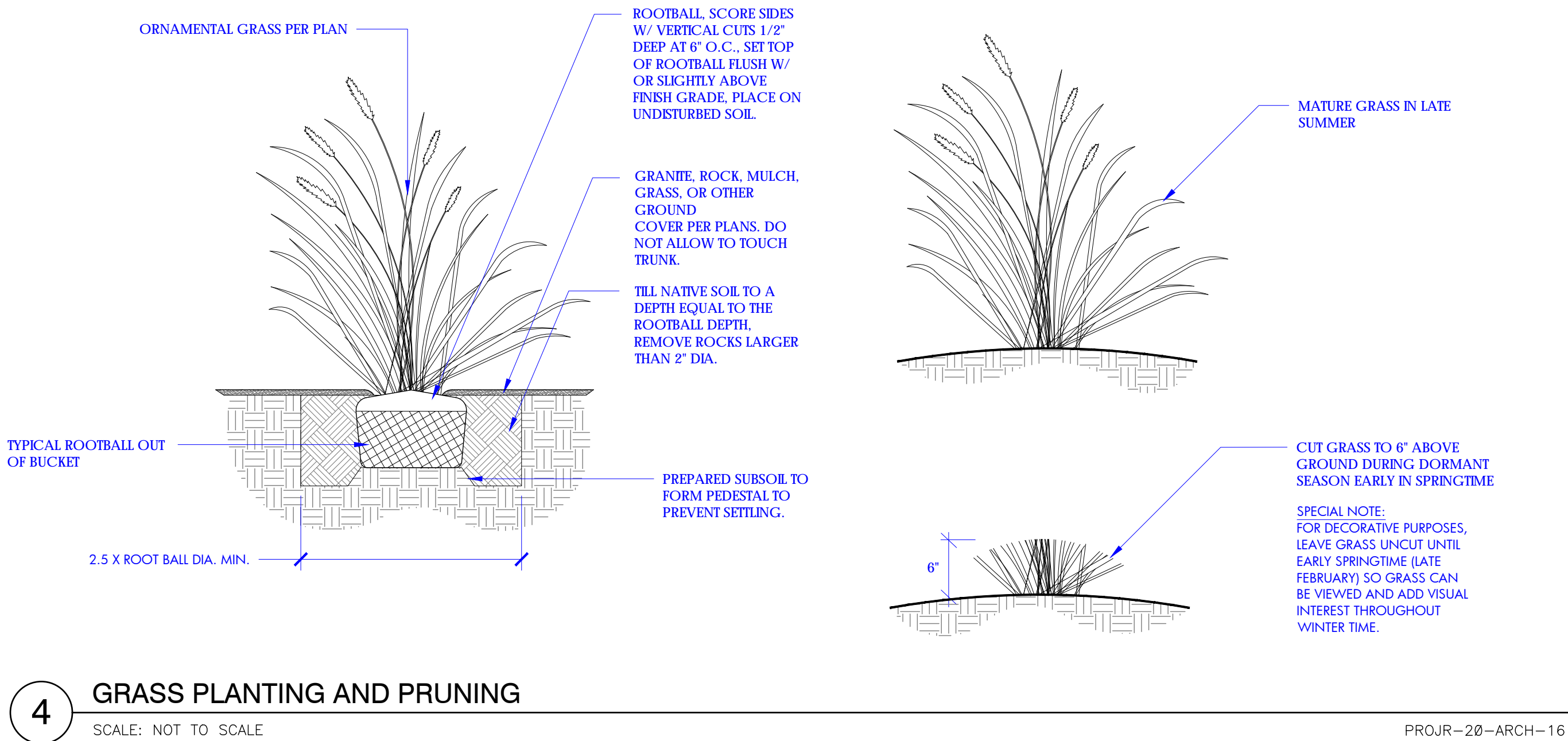
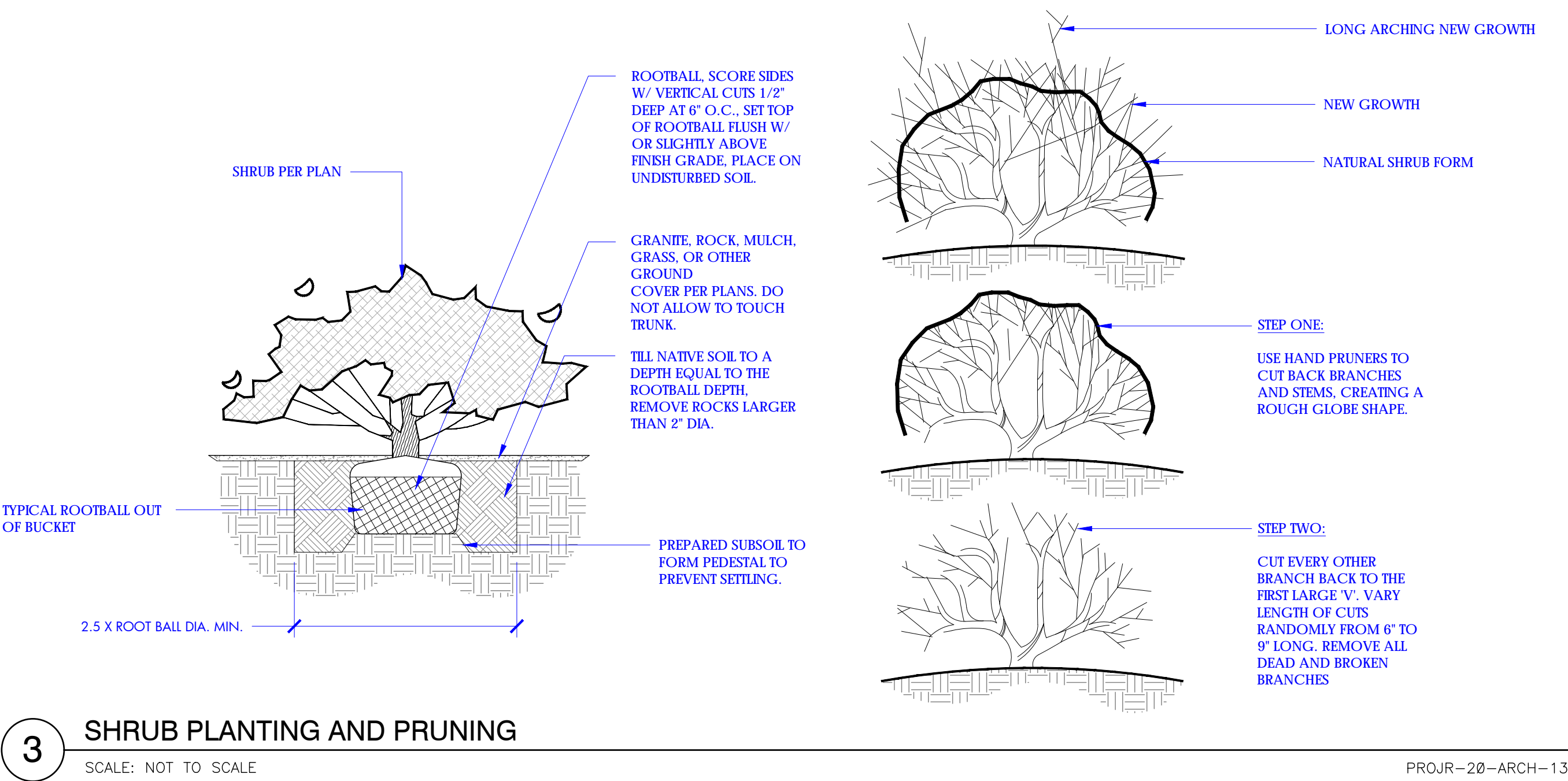
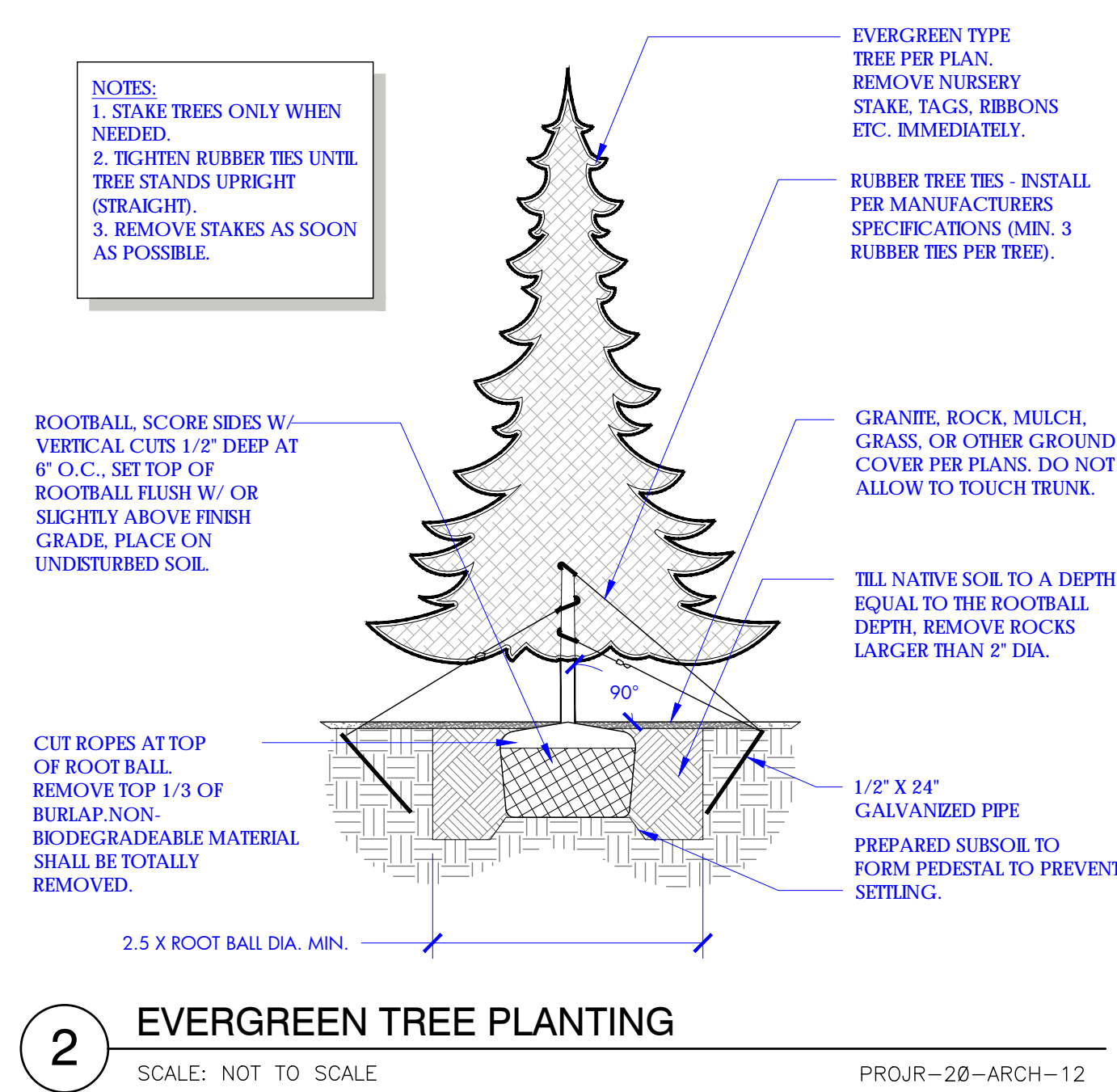
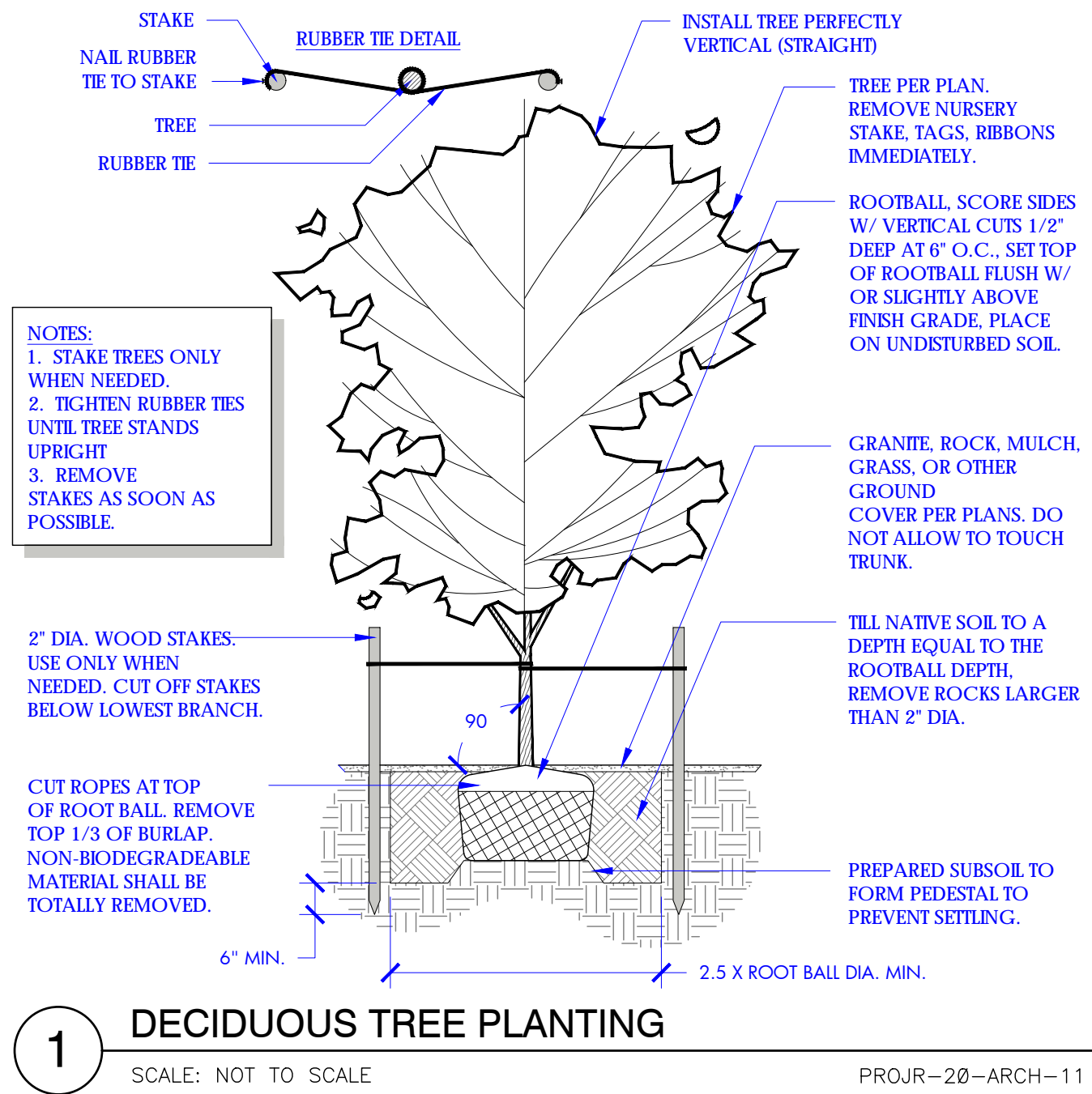
SOD INSTALLED OVER GRASSPAVE FOR FIRE LANE

CITY OF SALT LAKE LANDSCAPE CALCULATIONS:

ZONE: GMU		WATER WISE PLANTS FOR SALT LAKE CITY DROUGHT TOLERANT SHRUBS
TOTAL SITE :	54,238 S.F.	
PROVIDED LANDSCAPING AREAS:		REQUIRED: 80%
STREET LEVEL:	4,100 S.F.	PROVIDED: 96%
PODIUM LEVEL:	2,000 S.F.	
TOTAL TURF AREA:	300 S.F.	DROUGHT TOLERANT TREES
(FIRE LANE ONLY)	4.9% OF LANDSCAPE	REQUIRED: 80%
		PROVIDED: 100%
ROW LANDSCAPE AREAS:		
TOTAL LANDSCAPE COVERAGE:	820 S.F.	
(LOW GROWING SHRUBS/GROUNDCOVERS)		
200 SOUTH - ALL ROW PLANTING IN TREE GRATES		



0 20 40 60
SCALE: 1" = 20'





ATTENTION: Salt Lake City Adopted Changes to the Planned Development Regulations

Please read the following prior to submitting your Planned Development application

What is a Planned Development?

A planned development (PD) is a development approved by the Planning Commission through a special review process. The process is regulated by section 21A.55 of the zoning ordinance and is intended to allow for the flexible application of most zoning standards provided certain objectives are met.

Purpose and Objectives of a Planned Development

The PD process is not intended to be a means to simply obtain variances from zoning regulations. A PD should result in a more enhanced product than would be achievable through the strict application of land use regulations by:

- Implementing the City's vision for future growth;
- Encouraging efficient use of land and resources;
- Promoting greater efficiency in public and utility services;
- Encouraging innovative planning and development; and
- Reinforcing the character of the surrounding neighborhood.

There are a number of objectives that the City seeks to achieve through the PD process. These objectives are listed in Section 21A.55.010 of the PD zoning regulations (see attached ordinance).

Your application submittal must include evidence showing that your project meets at least one of the objectives identified in Section 21A.55.010 of the Zoning Ordinance.

Review Standards

The Planned Development ordinance states specific standards that the Planning Commission must use when approving a PD. In summary, the Planning Commission must find that the PD:

- Meets the PD purpose statement and at least one of the listed City objectives;
- Is generally consistent with City master plans;
- Is compatible with the surrounding neighborhood;
- Preserves and provides appropriate landscaping;
- Promotes City mobility goals;
- Preserves natural and built features that significantly contribute to the surrounding character; and
- Does not have a detrimental effect on city utilities.

Section 21A.55.050 of the PD regulations (attached) lists the specific standards of review. **Your application submittal must include evidence (written and graphical) showing that your project meets the Planned Development standards of review.**

Staff Consultation

If you have questions regarding the PD regulations and/or process, please contact the Salt Lake City Planning Counter staff at 801-535-7700 or zoning@slcgov.com. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with the Salt Lake City Planning Staff by contacting the Planning Counter. Pre-submittal meetings are held every Thursday afternoon from 1:30 p.m. to 3:30 p.m.



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:

Received By:

Date Received:

Zoning:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Planned Development per GMU Zone

Address of Subject Property:

530 West 200 South Salt Lake City, UT 84101

Name of Applicant:

dbURBAN Communities

Phone:

Address of Applicant:

211 E. Broadway Ste 218 Salt Lake City, UT 84111

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Corner 64 LLC

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:

Planning Counter

PO Box 145471

Salt Lake City, UT 84114

In Person:

Planning Counter

451 South State Street, Room 215

Telephone: (801) 535-7700

REQUIRED FEE

Filing fee of **\$793** plus **\$121** per acre in excess of (1) acre.

Plus additional fee for required public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

Signed By: Dustin E. Holt

9/24/2020

SUBMITTAL REQUIREMENTS

Staff Review

☐
☒

1. Project Description

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

☐
☒

2. Planned Development Information.

Provide the following written and graphic information (please attach additional sheet/s):

- a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance;
- b. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance; and
- c. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.

3. Minimum Plan Requirements

☐
☒

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

☐
☒

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

☐
☒

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

4. Site Plan

☐
☒

Site plan (see *Site Plan Requirements* flyer for further details)

5. Elevation Drawing (if applicable)

☐
☒

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

☐
☒

Type of construction and list the primary exterior construction materials

☐
☒

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DH

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

Chapter 21A.55 PLANNED DEVELOPMENTS

21A.55.010: PURPOSE STATEMENT:

21A.55.020: AUTHORITY:

21A.55.030: PLANNING COMMISSION DECISION:

21A.55.040: PROCEDURES:

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

21A.55.060: MINIMUM AREA:

21A.55.070: APPEAL OF THE PLANNING COMMISSION DECISION:

21A.55.080: TIME LIMIT ON APPROVED PLANNED DEVELOPMENT:

21A.55.090: EFFECT OF APPROVAL OF PLANNED DEVELOPMENT:

21A.55.100: MODIFICATIONS TO DEVELOPMENT PLAN:

21A.55.110: DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS:

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve city goals identified in adopted master plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The city seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

- A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands:
 - 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
 - 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
 - 3. Development of connected greenways and/or wildlife corridors.
 - 4. Daylighting of creeks/water bodies.
 - 5. Inclusion of local food production areas, such as community gardens.
 - 6. Clustering of development to preserve open spaces.

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the city either architecturally and/or historically, and that contribute to the general welfare of the residents of the city.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the city and contribute to the general welfare of the city's residents.

C. Housing: Providing affordable housing or types of housing that helps achieve the city's housing goals and policies:

1. At least 20% of the housing must be for those with incomes that are at or below 80% of the area median income.
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
2. Improvements that encourage transportation options other than just the automobile.

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use and Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
2. Reuse of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, state, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

F. Master Plan Implementation: A project that helps implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the master plan related to building scale, building orientation, site layout, or other similar character defining features.

21A.55.020: AUTHORITY:

The planning commission may approve planned developments for uses listed in the tables of permitted and conditional uses for each category of zoning district or districts. The approval shall be in accordance with the standards and procedures set forth in this chapter and other regulations applicable to the district in which the property is located.

In approving a planned development, the planning commission may change, alter, modify or waive the following provisions of this title:

- A. Any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development except that the planning commission cannot approve a use that is not allowed in the zoning district in which the planned development is located, with the exception of off-site parking as further described in this section.
- B. Off-site parking in zoning districts where off-site parking is not an allowed use. The parking must be located within the planned development area and can only be used for the uses within the planned development.
- C. Up to five feet of additional building height, except in the FR, R-1, SR, or R-2 zoning districts where additional building height cannot be approved through the planned development process.
- D. Density: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed except as allowed below. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public streets located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.
 - 1. In the RMF zoning districts and on lots 0.20 acres or more in size, developments that change a nonconforming commercial use to a residential use that is allowed in the zoning district are exempt from the density limitations of the zoning district when approved as a planned development.

21A.55.030: PLANNING COMMISSION DECISION:

- A. No Presumption of Approval: A request for a planned development does not constitute an assurance or presumption that such planned development will be approved. Rather, each proposed planned development shall be evaluated on an individual basis, in relation to its compliance with the standards and factors set forth in this chapter and with the standards for the zoning district in which it is located, in order to determine whether the planned development is appropriate at a particular location.
- B. Approval: The planning commission may approve a planned development as proposed or may impose conditions necessary or appropriate for the planned development to comply with the standards and factors set forth in this chapter.
- C. Denial: The planning commission may deny an application for a planned development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of this chapter, or is not consistent with the standards and factors as set forth in this chapter.

21A.55.040: PROCEDURES:

- A. Application: The applicant must file an application for planned development approval with the planning director. A complete application shall contain at least the following information submitted by the applicant, unless certain information is determined by the planning director to be inapplicable or unnecessary to appropriately evaluate the

application. The application submittal shall include one (1) paper copy and one (1) digital copy:

1. A complete description of the proposed planned development including the zoning regulations being modified in the planned development and the planning objectives being met;
2. When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities;
3. A written statement with supporting graphics showing how the proposed planned development is compatible with other property in the neighborhood;
4. Plans, as required pursuant to Section 21A.58.060 of this title, with the exception of the number of copies required;
5. Architectural graphics including floor plans, elevations, profiles and cross sections;
6. A preliminary subdivision plat, if required;
7. Traffic impact analysis, where required by the city transportation division; and
8. Other information or documentation the planning director may deem necessary for proper review and analysis of a particular application.

- B. Determination of Completeness: Upon receipt of an application for a planned development, the planning director shall make a determination of completeness of the application pursuant to Section 21A.10.010 of this title.
- C. Staff Report: Upon completing a site plan review and receiving recommendations from applicable city department(s)/division(s), a staff report evaluating the planned development application shall be prepared by the planning division and forwarded to the applicant and the planning commission.
- D. Public Hearing: The planning commission shall hold a public hearing to review the planned development application in accordance with the standards and procedures set forth in Chapter 21A.10 of this title.
- E. Planning Commission Action: Following the public hearing, the planning commission shall decide, on the basis of the standards contained in Section 21A.55.050 of this chapter whether to approve, approve with modifications or conditions, or deny the application.
- F. Notification of Decision: The planning director shall notify the applicant of the decision of the planning commission in writing, accompanied by one copy of the submitted plans marked to show such decision and a copy of the motion approving, approving with modifications, or denying the development plan application.

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

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

- A. **Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.
- B. **Master Plan Compatibility:** The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.
- C. **Design and Compatibility:** The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:
1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;
 2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;
 3. Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.
 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
 6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
and

7. Whether parking areas are appropriately buffered from adjacent uses.

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
4. Whether proposed landscaping is appropriate for the scale of the development.

E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
4. Whether the proposed design provides adequate emergency vehicle access; and
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

21A.55.060: MINIMUM AREA:

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in Table 21A.55.060 of this section.

TABLE 21A.55.060
PLANNED DEVELOPMENTS

District	Minimum Planned Development Size
Residential districts:	
FR-1/43,560 Foothills estate residential district	5 acres
FR-2/21,780 Foothills residential district	5 acres
FR-3/12,000 Foothills residential district	5 acres
R-1/12,000 Single-family residential district	24,000 square feet
R-1/7,000 Single-family residential district	14,000 square feet
R-1/5,000 Single-family residential district	10,000 square feet
SR-1 and SR-1A Special development pattern residential district	10,000 square feet
SR-2 Reserved	
SR-3 Special development pattern residential district	4,000 square feet
R-2 Single- and two-family residential district	10,000 square feet
RMF-30 Low density multi-family residential district	9,000 square feet
RMF-35 Moderate density multi-family residential district	9,000 square feet
RMF-45 Moderate/high density multi-family residential district	9,000 square feet
RMF-75 High density multi-family residential district	9,000 square feet
RB Residential/business district	No minimum required
R-MU-35 Residential/mixed use district	9,000 square feet
R-MU-45 Residential/mixed use district	9,000 square feet
R-MU Residential/mixed use district	No minimum required
RO Residential/office district	No minimum required
Commercial districts:	

	CN Neighborhood commercial district	No minimum required
	CB Community business district	No minimum required
	CS Community shopping district	No minimum required
	CC Corridor commercial district	No minimum required
	CSHBD Sugar House business district	No minimum required
	CG General commercial district	No minimum required
	TC-75 Transit corridor district	No minimum required
Manufacturing districts:		
	M-1 Light manufacturing district	No minimum required
	M-2 Heavy manufacturing district	No minimum required
Downtown districts:		
	D-1 Central business district	No minimum required
	D-2 Downtown support district	No minimum required
	D-3 Downtown warehouse/residential district	No minimum required
	D-4 Downtown secondary central business district	No minimum required
Special purpose districts:		
	RP Research park district	No minimum required
	BP Business park district	No minimum required
	FP Foothills protection district	32 acres
	AG Agricultural district	10 acres
	AG-2 Agricultural district	4 acres
	AG-5 Agricultural district	10 acres
	AG-20 Agricultural district	40 acres
	A Airport district	No minimum required
	PL Public lands district	No minimum required
	PL-2 Public lands district	No minimum required
	I Institutional district	No minimum required

	UI Urban institutional district	No minimum required
	OS Open space district	No minimum required
	MH Mobile home park district	No minimum required
	EI Extractive industries district	No minimum required
	MU Mixed use district	No minimum required

21A.55.070: APPEAL OF THE PLANNING COMMISSION DECISION:

Any person adversely affected by a final decision of the planning commission on an application for a planned development may appeal to the appeals hearing officer in accordance with the provisions of Chapter 21A.16 of this title. Notwithstanding Section 21A.16.030 of this title, the filing of the appeal shall not stay the decision of the planning commission pending the outcome of the appeal, unless the planning commission takes specific action to stay a decision.

21A.55.080: TIME LIMIT ON APPROVED PLANNED DEVELOPMENT:

No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing. The planning commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.

21A.55.090: EFFECT OF APPROVAL OF PLANNED DEVELOPMENT:

The approval of a proposed planned development by the planning commission shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the city, including, but not limited to, a building permit, a certificate of occupancy and subdivision approval.

21A.55.100: MODIFICATIONS TO DEVELOPMENT PLAN:

Following planned development approval, the development plan approved by the planning commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

- A. New Application Required for Modifications and Amendments: No substantial modification or amendment shall be made in the construction, development or use without a new application under the provisions of this title. Minor modifications or

amendments may be made subject to written approval of the planning director and the date for completion may be extended by the planning commission upon recommendation of the planning director.

- B. Minor Modifications: The planning director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in Chapter 21A.58 of this title, when such modifications appear necessary in light of technical or engineering considerations. Such minor modifications shall be limited to the following elements:
1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
 2. Adjusting the location of any open space;
 3. Adjusting any final grade;
 4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
 5. Signs;
 6. Relocation or construction of accessory structures; or
 7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modifications shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of this title.

- C. Major Modifications: Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The planning commission shall give notice to all property owners consistent with notification requirements located in Chapter 21A.10 of this title. The planning commission may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission determines that a major modification is not in substantial conformity with the approved development plan, then the commission shall review the request in accordance with the procedures set forth in this section.

21A.55.110: DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS:

Planned developments, approved under this title after January 1, 1997, shall include provisions for disclosure of future private infrastructure maintenance and placement costs to unit owners.

- A. Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer of any planned development shall calculate an initial estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development including roads, sidewalks, curbs, gutters, water and sewer pipes and related facilities, drainage systems, landscaped or paved common areas and other similar facilities (“infrastructure”), for a period of sixty (60) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the planned development, whichever is later.
- B. Initial Estimate Disclosure: The following measures shall be incorporated in planned developments to assure that owners and future owners have received adequate disclosure of potential infrastructure maintenance and replacement costs:
1. The cost estimate shall be recorded with and referenced on the recorded plat for any planned development. The initial disclosure estimate shall cover all private infrastructure items and shall be prepared for six (6) increments of ten (10) years each.
 2. The recorded plat shall also contain a statement entitled “notice to purchasers” disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the city.
 3. The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period.
- C. Yearly Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures.
- D. Maintenance Responsibilities: The property owners in a planned development shall be collectively and individually responsible, on a pro rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the planned development is available to the city for emergency and other services and to ensure that the condition of the private infrastructure allows for the city’s continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent.



September 25, 2020

RE: **Cinq – The northwest Corner of 200 South & 500 West
Planned Development Review**

To Whom it May Concern,

The project site occupies the N.W. corner of the intersection of 200 South and 500 West. On this site are two existing buildings. The first building is a vacant retail storefront on the West end of the site that will be removed. The second building is a vacant four-level, concrete warehouse, that is located almost in the center of the 200 South project streetscape.

The existing warehouse will have a portion of the existing structure removed from the rear, to facilitate the new structure wrapping the West, North and East sides. The exterior facade adjacent to 200 South will remain and be repaired and stabilized.

This project will deliver a 203-unit apartment building, consisting of a two story podium at street level with five wood framed stories above. (See, enclosed concept plans). The streetscape will consist of an active mix of retail, tenant amenity space, and live/work studios. Parking required by this zone has been met with integrated onsite enclosed parking garage capable of housing 125 vehicles.

Given the direct proximity to the Old Green Town Trax Station and the Gateway commercial development, we believe that this design will not only meet the City's vision for this district but will also enhance the area by adding a walkable, active, transit-oriented, multi-family option for City Resident on a site that is currently vacant.

Planned Development Information

A. Purpose and Objective (21A.55.010)

The proposed development increases the efficient use of the land and resources at this location, while preserving the historical value and appearance of the existing warehouse. With the removal of the existing vacant retail space, and surface parking, the project will contribute to the revitalization of the community and delivers 203 apartment units, and retail space to the Gateway District.

The mid-site alley proposed, will provide direct pedestrian access from the Old Greek Town Trax Station to this project as well as align with the adjoining sites to the North. This will provide improved connectivity and creates a pedestrian friendly walkable community.

360 West 300 South, Suite 102
Salt Lake City, UT 84101

[REDACTED]

[REDACTED]

This project will elevate the look and feel of the surrounding area and the design gives both a nod to the historic warehouse and blends new elements found at the adjacent Gateway Center. The proposal complies with the requirements of the Gateway-Mixed Use zone and further enhances the purpose of the City's vision of what the Gateway Mixed-use zone will become as expressed in its Master Plan.

B. Standard for Planned Development (21A.55.050)

- Planned Development Objectives

The proposed project meets the standards for planned development by meeting multiple development objectives, as set forth above, including the objectives of preserving the historical value of the warehouse, decreases the reliance of automobile transportation, and improving the connectivity of the joining sites to create a pedestrian friendly walkable community.

- Master Plan Compatibility

The proposed project is consistent with the adopted policies in the City's Master Plan applicable to the project site. By redeveloping the site's existing use, the project delivers an efficient, high-density residential use with a supporting retail component.

- Design and Compatibility

The scale and mass of the proposed development are justified by delivering 203 residential units to the area immediately adjacent to the Gateway commercial district and Old Town Greek Trax station. The building is oriented parallel to 200 South and includes storefront glass at the Leasing and Amenity areas. The Retail area at the corner of 200 South and 500 West will provide pedestrian interest and activation of this area.

On-site covered and secured parking is located behind the building facade, hidden from the street and pedestrian view. Garage access has been designed to reduce the volume of residential vehicles at entry points by providing multiple garage entrances. This provides a calm, and non-impactful traffic area.

The building has been designed and positioned to provide direct street presence along 200 South and 500 West. Along 200 South once above the podium, the massing will step back to allow for multiple expansive rooftop amenity decks adjacent to the existing warehouse. This allows amazing presence of the warehouse and provides a pleasing pedestrian scale to the project from the street and sidewalk.

With the use of varied mix of exterior materials, and glazing we meet the zoning requirements. The look and feel of the building is not only compatible with its surrounding, but it elevates the surrounding community.

- Landscaping

The landscaping for this development is consistent with the requirements of the G-MU zoning and Salt Lake Code of Ordinances. Zoning G-MU provides the opportunity to create an attractive urban streetscape by using tree grates and minimal buffers. The chosen landscaping plan utilizes minimal, low maintenance plant material to accent blank walls and architectural features. All plant material selected for this development is drought-tolerant to the micro-climate the vegetation will be located, as well as all plant selections being selected from the Salt Lake City Plant List & Hydrozone Schedule.

The design of the architecture and paving elements was purposefully located to avoid established street trees, with each tree that is to be lost due to construction, being replaced in kind within the public right-of-way.

This development will not be removing any buffer plantings adjacent to neighboring parcels and will be providing a planted Public-Utility-Easement along the northern property line that enhances the adjacent existing vegetation along the border. The development is located on a corner lot where only one border (Northern) has a maintained landscape.

The landscape and hardscape is designed to maintain the urban fabric of the 200 South corridor, while accenting the new development. Hardscape materials were chosen to match existing elements found along 200 South, while the layout of the design pulls attention to the existing structure and architectural features. The goal of the landscaping is to assist in connecting the development to the existing urban fabric and community.

The landscaping at the ground level has been chosen to be consistent with adjacent streetscapes with trees located in grates to soften the hardscape elements. The architectural elements at the ground level includes many areas of visual change and interest, while the landscaping pockets have been located to enhance blank walls and foundations. This project includes (3) amenity decks that will provide landscaping to visually soften the project at multiple elevations.

- Mobility

This development supports the city-wide transportation goals and promotes safe and efficient circulation to the surrounding neighborhood. Parking Garage access has been split to multiple locations to reduce and calm the traffic impact. Pedestrians have direct adjacent access to the Old Greek Trax Station minimizing the need for automotive transportation.

The storefront glass design of the Retail, Leasing and Amenity areas along 200 South and 500 West provide pedestrian interest and activation. Residence of the building will have direct access from 200 South to a recessed and covered foyer, that provides a distinctive separation in the building's public and private areas and protects pedestrians from inclement weather.

- Existing Site Features

Existing site includes a vacant, retail building, surface parking and an existing vacant warehouse in need of repair. The retail and surface parking will be removed. A portion of the warehouse structure will be removed from the rear to facilitate the new structure wrapping the West, North and East sides. The exterior facade adjacent to 200 South will be repaired, and stabilized, to preserve the Historical Icon of the community.

- Utilities

Per city staff report at the DRT meeting, utilities currently available to the site will be sufficient for the propose redevelopment.

C. Long-Term Maintenance (21A.55.110)

In compliance with Section 21A.55.110 of the City Code, we plan to calculate the initial estimate of costs for maintenance and capital improvements of all infrastructure related to this project as those costs become available. Based upon our pre-

application meeting with planning staff, it appears that the water line that will service the project has been replaced recently and is adequately sized. As a result, the estimate will include the maintenance of drainage systems, landscape and paved areas and other similar facilities. This cost estimate will be recorded with the plat.

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

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

Respectfully Submitted,



Matthew Oxford
Project Manager

ATTACHMENT D: Development Standards

G-MU – Gateway Mixed Use Zoning District

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

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

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

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

Applicable General Zoning Standards:

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

Requirement	Standard	Proposed Development Status
Front/Corner Side Yard	No minimum except that a minimum of 25% of the façade shall be no more than 5 feet from the right-of-way	Complies - The 500 W façade of the east building sits on the property line. The 200 S façades of both buildings sit on the property line.
Side/ Rear Yard	No Minimum	Not applicable.
Lot Area	No Minimum or Maximum	Not applicable.
Lot Width	No Minimum	Not applicable.
Building Height	Minimum building height is 45 feet. 25 feet along 200 S. Maximum building height is 75 feet except buildings with non-flat roofs may be 90 feet,	The building will vary in height. The lowest portion of the building will be along 200 S and will have a minimum height of 25 feet in some sections. The maximum height of the building will be 75 feet with a parapet wall of 4'-6".

	Additionally, height may be raised to 120 feet through design review	Complies – the proposed building meets the height limits for the zoning district.
Step Back Requirements	None	Not applicable.
First Floor/Street Level Requirements	Active residential or commercial uses are required	Complies - Commercial and office spaces are proposed along 200 S as required in the G-MU zoning district. One of these spaces will also have frontage on 500 W.
Architectural character and materials	<p>A differentiated base is required</p> <p>70% of materials are to be brick masonry textured or patterned concrete or cut stone</p> <p>Two-dimensional glass curtain wall prohibited</p> <p>Arcades and awnings are permitted</p> <p>Per 21A.31.010.P.3.a.3 – the maximum length of an uninterrupted wall on the first floor is fifteen feet (15'). This wall could be broken up with windows, doors, art or architectural detailing.</p>	<p>Design Review Modification Requested – Building design achieves a differentiated base by stepping back the taller residential portion of the building and using differing materials which pulls the base down to the pedestrian level. Lengths of facades are broken up by varying heights and depths of the ground level façade, the use of glazing and differing materials design details.</p> <p>The proposed design includes the following items that do not meet the Urban Design standards but are being addressed through the Design Review process:</p> <p>The proposed building materials do not meet the 70 percent durable material requirement. The composition of materials is more fully described in Key Considerations section of this report.</p> <p>A Design Review application has been submitted and is part of this project that will be reviewed concurrently by the Planning Commission to allow modification of these items.</p>
Windows and fenestration	<p>Buildings with smooth surfaces prohibited</p> <p>All windows (except bay, projecting or balcony) recessed from exterior wall by 3 inches</p> <p>Reflectivity of glass less than 18%</p>	<p>Complies – Recessed and Juliet balconies are integrated into many of the upper elevations. The design also uses windows that are recessed from the exterior walls on the upper elevations. The use of these elements will limit the existence of smooth surfaces and blank walls on the upper levels.</p> <p>The project features many vertical and horizontal fenestrations in order to reduce visual massing as well as add emphasis on the warehouse building.</p>

		Final details on glass reflectivity have not yet been provided to Staff. As a result, glass with a reflectivity level with a maximum of 18% is a condition of approval being recommended by Staff.
Entrance and visual interest	40 % minimum first floor glass One operable door per façade if the 40% glass requirement is not met. Maximum length of blank wall shall be 15 feet	Complies The proposal includes 57-62% first floor glazing on the south elevation 52% glazing on the east street facing elevation. Operable entrances have been provided on both street-facing elevations.
Building lines and front area	The majority of ground level façade is parallel, not at an angle, to the street (primarily applies to parking structures)	Complies – both the 200 S and W 500 West façades are parallel to the street.
Public amenities and art	Street lighting should match the City lighting policy Public art shall be included	Complies or will comply. Any street lighting will be installed in conformity to City policy. Complies – Art murals will be installed on the garage door entrances, the screened loading bay as well as the outdoor dining area. This will help to address the blank areas presented by the parking garage doors as well as provide a more positive pedestrian experience along the mid-block walkway. These items are also outlined in the Key Considerations section of this report. The installation of public art is being included as a condition of approval.
Location of service areas	All loading and service be located on block interior away from view from public street	Complies - Service areas are located within the parking structure on the ground floor level and will be screened from public view.
Parking location	Parking structures shall be located behind principal buildings or provide retail goods/services establishments, offices and or restaurants on the first floor adjacent to the street.	Complies – Parking is contained within the building and located behind retail and office uses on the ground floor and second level.

ATTACHMENT E: Analysis of Standards

PLANNED DEVELOPMENTS (Planning Application PLNPCM2020-00187)

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

Standard	Findings	Rationale
A. Planned Development Objectives The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict applicable of the land use regulations.	Complies	<p>The applicant's Planned Development narrative indicates that the proposed development meets the standards based on the following:</p> <p>"The proposed development increases the efficient use of the land and resources at this location, while preserving the historical value and appearance of the existing warehouse. With the removal of the existing vacant retail space, and surface parking, the project will contribute to the revitalization of the community and delivers 203 apartment units, and retail space to the Gateway District. The mid-site alley proposed, will provide direct pedestrian access from the Old Greek Town Trax Station to this project as well as align with the adjoining sites to the North. This will provide improved connectivity and creates a pedestrian friendly walkable community."</p> <p>The project meets objectives B, D and E of the Planned Development objectives as required. The Planned Development process generally speaks to an enhanced project through the modification of zoning regulations. In this case, it should be noted that the Planned Development process is mandated by the G-MU zoning district and is not being used to request modifications to the base zoning ordinance standards.</p>
B. Master Plan Compatibility	Complies	The proposed development is consistent with the goals and policies

<p>The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>		<p>related to growth and housing outlined in the citywide master plan, Plan Salt Lake, the Downtown Plan, and the city's 5-year housing plan, Growing SLC.</p> <p>The proposed development is compatible with the neighborhood in terms of the master plan and will provide more housing.</p>
<p>C. Design and Compatibility The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design; 2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design; 3. Whether building setbacks along the perimeter of the development: <ol style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. b. Provide sufficient space for private amenities. 	<p>Does not Comply –Design Review Approval Requested</p>	<p>The proposed development addresses the Design and Compatibility Standards in the following manner:</p> <ol style="list-style-type: none"> 1. The scale, mass and general intensity of the proposed development is compatible with the area. The type of development and the building height is anticipated for this area. Policies in the Master Plan and other City documents support the proposal. 2. The proposed building orientation is compatible with the area and applicable policies. The materials are compatible, but a modification to the material requirements is being requested through the Design Review process. Details of how the architecture will be compatible with the neighborhood are articulated in the applicant's narrative. 3. The south and east façades of the building are situated at the property line. This meets the requirements for the G-MU zoning district and complies with the intent of the Master Plan for the area. 4. The abundant ground floor street-facing glass offers transparency into the commercial spaces to facilitate pedestrian interest and interaction. Both facades exceed the 40% glazing requirements. A second entrance is provided on 500 W.

<ul style="list-style-type: none"> c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to street, driveways and sidewalks. e. Provide sufficient space for maintenance. 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and 7. Whether parking areas are appropriately buffered from adjacent uses. 		<ul style="list-style-type: none"> 5. A lighting plan has not been provided. Compliance will be verified at the building permit stage. 6. The dumpsters and service areas are located within the parking structure on the first floor of the building. 7. Parking is located within a parking structure integrated into the building.
<p>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p> <ul style="list-style-type: none"> 1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained; 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; 	<p>Complies or Will Comply</p>	<p>There are currently 13 street trees located along the 200 S and 500 W street frontages. All trees will be protected in place or replaced with like trees in accordance with the Urban Forestry Department. Proposed landscaping is consistent with the requirements of the G-MU zoning district. The applicant's narrative describes the proposed landscape plan as: "An opportunity to create an attractive urban streetscape by using tree grates and minimal buffers. The chosen landscaping plan utilizes minimal, low maintenance plant material to accent blank walls and architectural features. All plant material selected for this development is drought-tolerant to the micro-climate the vegetation will be located, as well as all plant selections</p>

<ol style="list-style-type: none"> 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and 4. Whether proposed landscaping is appropriate for the scale of the development. 		<p>being selected from the Salt Lake City Plant List & Hydrozone Schedule.”</p>
<p>E. Mobility: The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> 1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street; 2. Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; 4. Whether the proposed design provides adequate emergency vehicle access; and 5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way. 	<p>Complies</p>	<p>The proposed development supports City goals and promotes safe and efficient circulation.</p> <ol style="list-style-type: none"> 1. The development has been designed to limit the number of curb cuts required to access the parking garage. There will be one curb cut for garage access from 500 W with two other points of entry to the parking garage from the midblock walkway that bisects the development. This design limits the number of access points directly on major public streets and will not negatively impact the safety or character of the street. 2. The development provides access to the sidewalks on 200 S and 600 W. Bicycle parking will be provided as required by Chapter 21A.44. The Old Greek Town TRAX station is adjacent to the development providing easy access to public transportation. There are no anticipated or foreseen conflicts between different transportation modes. 3. The development is self-contained within the site and parking is contained within the building. 4. The proposal will be required to comply with all fire code requirements before obtaining a building permit. Comments from the Fire Department can be found in Attachment G of this report.

		5. The loading and service areas are adequate for the site. The proposal meets this criterion.
--	--	--

DESIGN REVIEW STANDARDS – Planning Application PLNPCM2020-00751

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

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

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

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>According to Chapter 21A.31 the intent of the Gateway Districts are to provide controlled and compatible settings for residential, commercial, and industrial developments, and implement the objectives of the adopted gateway development master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential.</p> <p>The proposed multi-family housing and commercial space are both permitted in the G-MU zoning district. The height and scale of the proposed development is appropriate and reasonable given the context of the site in the G-MU zoning district. Moreover, the proposed project meets the intent of the district as stated above and would support the intent of developing mixed used urban neighborhoods and providing</p>

		<p>additional higher density housing. The specific development would provide housing units not readily available in the district at this time, with easy access to mass transit.</p> <p>The proposed use also complies with the applicable master plans and City policies as discussed in the Key Considerations section of this report.</p>
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 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. 	Complies	<p>The primary entrance to the proposed building will face the public sidewalk on 200 S. A second entrance for residents will be located on 500 W facing the public sidewalk.</p> <p>Parking is located within the building and behind the building, as required.</p> <p>The proposed building is sited at property line on 200 S and 500 W.</p> <p>This standard has been met.</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 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. 	Complies	<p>The building has been designed with commercial space located at street level on 200 S with one space also extending onto the 500 W side of the building. These spaces will be visible from the public realm. Glass is a main component in the design of these spaces, maximizing the transparency on the ground level.</p> <p>The building design uses a mix of materials, fenestrations and height in order to help differentiate the commercial, amenity and office spaces found on the ground floor. Outdoor dining space has been provided along 200 S with visual connection to the street as well as provided public interaction.</p> <p>The required support functions such as the parking and garbage drop off areas are located out of site within the building itself.</p> <p>Staff feels that the proposed design meets this standard.</p>

<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 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>	<p>Building design includes varying heights of glass windows, awnings, concrete columns, and marquee elements. Steel awnings bisect the floor to ceiling windows which provides a grounding element emphasizing the human-scale factor for of the taller building. Along 200 South the majority of the building height steps back significantly to allow the warehouse to be a more prominent feature of the development. Various colors and material changes have been used to break up the building as well as balconies and windows. In combination with the abundant first floor glass, the net effect helps to make the design more related to the human and pedestrian scale.</p> <p>These items and the how the proposed design specifically meets the standards are further articulated in the applicant's narrative included in Attachment C of this report.</p> <p>Staff feels that these standards have been met.</p>
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	<p>Complies</p>	<p>Building design includes changes in vertical and horizontal planes, building layout, material transitions, balcony projections and recesses. Along the ground level there are lengths of differing but complimentary design using varying material choices that tie together. With slight recesses and varying height of the Central Warehouse Building, the feel of one continuous building is broken up. The step back of the upper residential levels along with the "U" shape layout adds varying depth and articulation of the building helping to minimize the large massing.</p>

<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 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>Along 200 South is an 800 square foot outdoor private dining patio intended for use by retail patrons. Outdoor dining, shade, and sitting space will be provided.</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 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 (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> 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 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. 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>Complies</p>	<p>The applicant's narrative demonstrates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall area. The standards are addressed as follows:</p> <p>1. Human scale</p> <p>The building is designed with a distinct base, middle and top. The building has a base of differing materials with sufficient glazing at the ground level. The taller residential portion of the building will be stepped back approximately 30-45 feet in order to reduce the vertical massing effect from the pedestrian level and will use different material and other elements from that found on the street-facing ground level. As such, there is a distinct difference between the ground level public elements and living space above which helps to break up the massing of the building. This also helps to pull the warehouse building forward, making it a more</p>

<p>3. Cornices and rooflines:</p> <ul style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. 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>prominent feature. The building also uses a simple cornice that mimics the cornice found on the warehouse building which caps off the building to form a top.</p> <p>2. Negative impacts</p> <ul style="list-style-type: none"> a. Described in Human Scale elements above. b. No additional height over what is allowed by right in the zoning district has been requested c. Wind Impacts – not addressed/not applicable. <p>3. Cornices and rooflines.</p> <p>The proposed building utilizes a simple cornice which is intended to mimic that found on the warehouse building. A green roof and/or roof top deck is not included as part of the design. The design does include an amenity deck above the ground floor level space which will have green and garden space. The design incorporates private balconies for the individual units.</p> <p>Additional information about the design is included in the applicant's narrative and renderings found in Attachment C of this report.</p> <p>Staff feels that the overall design complies with the intent of these standards.</p>
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p>	<p>Complies</p>	<p>The project incorporates first and second floor parking within the building.</p> <p>Sidewalks are located along both public facades of the building for safe pedestrian circulation around the site.</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the</p>	<p>Complies</p>	<p>These functions will all be located within the building and screened from public view.</p>

front line of building or located within the structure. (See subsection 21A.37.050K of this title.)		
<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. 	Condition of approval	<p>The entrance signage is described as follows by the applicant:</p> <p>“Signage for the complex will be located</p> <ol style="list-style-type: none"> a. Along the North East face of the building, visible traveling north on 500 West. b. The South East corner parallel to 500, visible traveling West on 200 South. c. Standing On/above the awning along 200 South, anticipated at the leasing office and residence entrance. d. Above the retail's doors along 200 South and 500 West e. Other possible locations for signage could include window signage for community branding along 200 South and 500 West.” <p>Primary building signage will be provided under a separate application. Any encroachment permits for the awnings will be secured with the City.</p> <p>Compliance with signage approval is a condition of approval being recommended by Staff.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 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 up lighting directly to the sky. 	Condition of approval	<p>Building lighting and public streetlights will comply with the building's architecture and SLC Lighting Master Plan. Details have not been provided so Staff is recommending this be a condition of approval. Streetlights on 200 S and 500 W are existing.</p>

<p>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</p>		
<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 neighborhood, or Salt Lake City. 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. f. Asphalt shall be limited to vehicle drive aisles. 	<p>Condition of Approval</p>	<p>There are currently 11 street trees along 200 S and 2 along 500 W. 3 trees are planned to be removed for construction access or to relocate the drive entrance but will be replaced in kind in the same location or in a location that maintains the rhythmic pattern of existing street trees.</p> <p>Specification of tree species and planting details require approval from the City's Urban Forester.</p> <p>Ordinance requirements are "Park strip trees, when required, shall be provided at the equivalent of at least one tree for each thirty feet (30') of street frontage and may be clustered or spaced linearly as deemed appropriate by the city forester." Based on the size of frontage along 200 S and along 500 W, 18 trees are required. Street trees have already been installed along the 200 S and 500 W property lengths. Plans include to only retain the number of trees that are currently installed. Staff is including a condition of approval that the applicant work with Urban Forestry at the Building Permit stage to ensure compliance with the number of required street trees and the process for any removal and replacement permits.</p> <p>Plans show the use of concrete with a different treatment style in the area designated for outdoor dining in order to differentiate public/private space.</p>

ATTACHMENT F: Public Process and Comments

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

Public Notices:

- Notice of the project and a formal letter requesting comments was sent to the Chairs of the Downtown Community Council and Downtown Alliance on October 30, 2020. Neither Community Councils made a request for the applicant or staff to attend a meeting to discuss the project.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on October 30, 2020 providing notice about the project and information on how to give public input on the project.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on October 30, 2020 and ended on December 14, 2020.
- The 45-day recognized organization comment period expired on December 14, 2020.

Public Hearing Notice:

- Public hearing notice mailed: January 15, 2021
- Public hearing notice sign posted on property: January 15, 2021
- Public notice posted on City and State websites & Planning Division list serve: January 15, 2021

Public Comments:

To date, one public comment has been received in relation to the proposal. The comment was in favor of the project.

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

From: [Mike Fife](#)
To: [Earl, Christopher](#)
Subject: (EXTERNAL) CINQ PLNPCM2020-00750 & PLNPCM2020-00751
Date: Monday, November 23, 2020 8:40:28 PM

I really like this project. Quality materials, breaking up of the facade into distinct sections, good scale, what appears to be a connection to some mid block walkways, and preservation of a great deal of the historic warehouse building make this project a winner.

ATTACHMENT G: Department Review Comments

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

Transportation Review: (Michael Barry, Michael.barry@slcgov.com)

There are no issues from Transportation.

Building Review: (Steve Collett, steven.collett@slcgov.com)

- Building code has no issues with the use of a fiber-cement cladding in both a lap and panel applications above the podium level. The design and installation shall meet all requirements and limitations of the State of Utah adopted building and fire codes, ES-reports or equivalent, & manufacture installation instructions.

Engineering Review: (Scott Weiler, weiler.scott@slcgov.com)

- Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.

Public Utilities Review: (Jason Draper, draper.jason@slcgov.com)

- All improvements must meet SLCPU standards, policies, ordinances and practices. Any unused water and sewer connections must be capped at the main. If the property is not subdivided, water service for the property will need to be consolidated for the new buildings and the existing buildings.
- Water
The property currently has a 2" culinary meter connected to the 12" main in 200 S and a landscape meter connected to the 12" water main in 500 West. There is also a water meter along the property frontage that is used for irrigation of the 200 S median that will need to remain in service.
If a 4" meter or larger is required, provide justification and sizing criteria.
- Sewer
The property currently has a sewer main an easement through the property. This has been proposed to be abandoned as part of this development and the project to the North. Finalize this abandonment and purchase of the easement will be required.
- Storm Drain
There is storm drain in 200 S and 300 West. This property will be required to detain stormwater onsite. Please provide a technical drainage study with the building permit application. A SWPPP will be required for this project.

Zoning Review: (Alan Michelsen, alan.michelsen@slcgov.com)

- The Building Services Division has no issues zoning concerns with the conditional design proposal to use fiber cement siding in the GMU zone or the planned development as required for all new development in the GM-U zone.
- A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions).
- The project has an easement on the lot which will be developed as driveway access to the parking.
- A Certified Address is to be obtained from the Engineering Division for use in the plan review and permit issuance process.
- See 21A.31 for design standards and general and specific regulations of the G-MU zoning district.

- See 21A.36.010 for Use of Land and Buildings and 21A.36.250 for a permanent recycling collection station.
- Any signage will require a separate sign permit.
- See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement as well as clear pedestrian pathways from the parking lot to the entry of the building and the public sidewalk.
- Provide a Landscape Plan. Any park strip tree removal/protection/planting will need to be approved by Urban Forestry.
- See 21A.48 for landscaping.

Fire Review (from DRT meeting notes): (Doug Bateman, douglas.bateman@slcgov.com)

- *Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet or less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a width of not less than 26 feet

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

*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. This measurement starts at the face of curb. See appendix D for approved turnarounds

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on

the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. 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. Some exceptions apply.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building.

*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.

Urban Forestry: (Rick Nelson, rick.nelson@slcgov.com)

- I visited the site today to evaluate this project from an Urban Forestry point of view. There are currently 13 trees in the Public Right of Way, 3 of which are proposed for removal to accommodate driveways. We have been discouraged from approving removal of healthy trees being replaced by driveways both because of the immediate loss of tree canopy, but also because of the loss of a planting location for future trees. Also, this site has 12 trees located in the parking lot west of the old warehouse that are specimen quality trees that we would propose to attempt to save, or charge a mitigation fee to offset their loss. Please feel free to contact me with any further questions at rick.nelson@slcgov.com

SL Art Design Board: (Felicia Baca, Felicia.baca@slcgov.com)

- No comment provided