

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner – 385-226-3860 - david.gellner@slcgov.com

Date: April 28, 2021

Re: Southern Highlands (SoHi) Apartments Design Review - PLNPCM2020-00662

Design Review

PROPERTY ADDRESSES: 927 South 400 West **PARCEL:** 15-12-180-017 **MASTER PLAN:** Downtown Plan (2016) **ZONING DISTRICT:** CG – General Commercial

REQUEST: Mark Garza, of TLG Company has requested **Design Review approval for Additional Building Height** for the Southern Highlands Apartments project to be located on a 0.50 acre (21,800 square feet) parcel in the CG – General Commercial zoning district. The proposed project is for a 104-unit apartment building that will be 77-feet tall. Buildings in excess of 60-feet tall in the CG zoning district are allowed through the Design Review process with Planning Commission approval.

STAFF RECOMMENDATION:

Based on the findings listed in the staff report, it is the Planning Staff's opinion that request for additional height generally meets the applicable Design Review standards and therefore, recommends the Planning Commission approve the request with the following conditions delegated to staff for verification at the Building Permit review:

- 1. Compliance with street tree requirements consistent with the recommendations of the Salt Lake City Urban Forester.
- 2. Compliance with sign and lighting requirements that meet the Salt Lake City Lighting Master Plan.

ATTACHMENTS:

- A. <u>Vicinity/Zoning Map</u>
- B. Site Photographs & Existing Conditions
- C. Applicant's Narrative, Plans & Rendering
- **D.** <u>Development Standards</u>
- E. Analysis of Standards
- F. Public Process and Comments
- G. Department Review Comments

PROJECT DESCRIPTION:



Project Quick Facts

Property Size: 0.50 acres Height: 77' (7 stories) Building Length: 130' (along 400 West) Ground Floor Uses: Lobby, gym, leasing office, mail room and parking Upper Floor Uses: Residential Number of Residential Units: 104 Exterior Materials: Glass, brick, stucco, fiber composite siding, composite vertical board, wood siding, aluminum fascia and parapet cap Parking: 114 interior stalls – 3 levels of

parking, one is underground **Review Process & Standards**: Design Review, and general zoning standards.

Overview

The proposed project is for a 104-unit apartment building that will be a mix of 1 bedroom, 2 bedroom and studio apartment units on a 0.50 acre (21,800 square feet) parcel in the CG – General Commercial zoning district. The proposed building will be 77-feet tall consisting of 5 levels of apartments over 3 levels of parking, one of which will be underground. Buildings in excess of 60-feet tall in the CG zoning district are allowed through the Design Review process with Planning Commission approval. The applicant is going through the Design Review process to request an additional 15-feet of building height over the 60-feet allowed by right in the district.

Site Configuration & General Project Details

The project is proposed on a single parcel that has been used for automotive related activities. Most recently, the site has been used as a towing, storage and impound lot. There is a small singlestory industrial building on the site that has been used for these functions. The building will be removed to make way for the new development. The site is largely paved and surrounded by security fences. The proposed building will be approximately 72 feet at the top portion of the livable space and will top out at approximately 77 feet at the top of some building details and parapets. Amenities provided for tenants include open-air courtyard at the 3rd floor level that faces 400 West. There will also be a lounge room available for residents near the outdoor deck. The courtyard will create a deep building inset to help break up the building length and mass along the west elevation.

The building itself faces 400 West. There are no existing street trees on 400 W. Street trees will be required. There are existing trees within the interior of the subject property that the Urban Forester has described as "specimen quality Honeylocust that we would attempt to save or charge a mitigation fee". Other existing trees on the site were not significant. Street trees will be required. Based on the street frontage of 174-feet, and the requirement of 1 tree per 30 feet of frontage per 21A.48.060.D.1, a total of five (5) trees will be required along 400 W. The applicant will work the Urban Forester on installation of any required street trees. A mitigation fee may also be required in relation to the existing trees on the site. The Urban Forester's comments are included in <u>Attachment G</u> of this report.

The exterior of the building is proposed with a variety of materials including 2 colors of stucco (light and dark), thin brick, metal and fiber composite siding, wood finish siding and architectural concrete.

The palette of materials is included below. These materials run to the ground level on the west elevation of the building. Black aluminum break material helps to separate some of these elements. The ground floor, and second floor levels, both of which contain parking are broken up with a glass storefront window panel system with a considerable amount of glass on both the east and west elevations. On the east, west and north elevations, some of the previously described material bands continue down to ground level. A security screen system is also used on the east elevation over the glass to provide additional privacy. The east facing elevation is not street facing but the north-east corner currently faces an unused railway right of way and another vacant property used for automotive related activities.

The applicant has made significant changes to the design to include additional active spaces at the ground level and increase the amount of glass to make the design more appealing at the pedestrian level on the 400 W façade. The total amount of glass on the street facing elevation as a whole is approximately 22%. However, on the street facing area below the podium level where the living space starts (first 2 floors that interact with the street and pedestrian level) the total glass is approximately 37%. A rendering of the west façade and materials is included below. The materials and colors are also described in more detail in the applicant's materials in <u>Attachment C</u>.



West (Street Facing) Façade of the Building on 400 West



Rendering of the West Façade of the Building facing 400 West

Building Height & Location Context

The CG zoning designation allows for a building height of 60-feet by-right and up to 90-feet through the Design Review process. The properties surrounding the subject property are all zoned CG – General Commercial as well. Future re-development of properties zoned CG zoned areas would also be eligible for building heights of up to 60-feet by right or up to 90-feet through the Design Review process. The additional 18-feet of building height should not create significant additional impacts that would not be created with a 60-foot building within the CG zone. The applicant's narrative includes a shadow study showing the impact of the additional height on shadows. The extra building height requested by the applicant requires approval by the Planning Commission.

Parking

Parking for the SoHi Apartments will be accommodated within an internal parking structure. The design of the building is for five (5) levels apartments above 3 levels of concrete parking. Two of the parking levels will be above grade while one level will be below grade.

A total of 114 parking spaces will be provided for the project. This includes a total of 98 regular stalls, 9 electric vehicle stalls and 7 ADA stalls. Bicycle parking and storage will be accommodated withing the parking structure. The garage will have one entrance oriented toward 400 W. This project is not immediately adjacent to transit but within reasonable walking distance at approximately 0.35 miles to the Trax station on 900 S via the most direct legal walking path. There are bus stops on 900 S and 300 W at distances of 0.33 and 0.26 miles respectively via the most direct legal walking path.

Improvements to 900 S for construction of the 9-Line Trail will provide additional pedestrian and bike infrastructure to the neighborhood are expected to begin in 2022 and extend into 2023.

Based on the Chapter 21A.44.030 – Off Street Parking, Mobility and Loading - the D-4 zone requires 0.5 spaces for a studio, one space for a one bedroom and two spaces for a two (or more) bedroom unit. The 104 residential units would require a total of 92 parking stalls. The applicant is proposing a total of 114 parking stalls for the project. The 114 total parking stalls proposed for the project exceeds the required minimum. However, The CG zoning district is one that allows the maximum parking to exceed the minimum by up to 25% (21A.44.030.H). The maximum number of parking stalls allowed would be 115. The proposed parking meets the requirements for the use and zone.

KEY CONSIDERATIONS:

Consideration 1: Request for Additional Height and Neighborhood Compatibility

The additional building height provides space for an additional level of parking located interior to the building without sacrificing living units or adding a large surface parking area. The parking is all located within the building on 3 different levels, one of which is located underground.

The CG zoning designation allows for a building height of 60-feet by-right and up to 90-feet through the Design Review process. The properties surrounding the subject property are all zoned CG – General Commercial as well. Future re-development of properties zoned CG zoned areas would also be eligible for building heights of up to 60-feet by right or up to 90-feet through the Design Review process.

The impacts of additional building height on the surrounding properties, pedestrian realm and shadowing will be mitigated by the design of the building. The building is broken up into different masses with two distinct towers, one at each end of the building and large quantities of glass along the street-facing façade. The design includes active ground floor uses such as gym, leasing office and mail room and two elevator lobbies, one at each end to help relate to the human scale and pedestrian realm. An outdoor courtyard space in the middle of the building above the second floor will help reduce the perceived massing of the building and will not present as a monolithic plane along the street-facing elevation. This will help offset additional building shadows on the public realm and neighboring properties and help create wind breaks. Through thoughtful design that addresses the Design Review standards, the additional 17-feet of building height requested should not create significant additional impacts that would not be created with a 60-foot building within the CG zone.

Reducing the building height to 60' would eliminate the need for the building to comply with the more stringent Design Review standards. The Design Review standards help to ensure development that is compatible with its surroundings and interacts with the human scale, particularly at the pedestrian level of interaction. This is especially important in the CG zoning district which includes relatively few design standards to regulate buildings. The proposed building is higher quality and of a better design in terms of street level interaction and meeting pedestrian/human scale standards than one which could be built by right in the district given the lack of CG design standards. In an area that is expected to redevelop in the near future, this building will help to "set the standard" for future redevelopment in the immediate neighborhood.

Consideration 2: Master Plan Compliance

Downtown Plan (2016)

The proposed project is located within the Granary District which is described in the Downtown Plan. This area is generally envisioned for low to medium rise transit oriented uses and future development. The project lies immediately to the west of the Central Ninth area also described in the Downtown Plan. Given the proximity, the Central Ninth area is also referenced as part of this analysis as a relevant consideration.

The Granary District section of the plan recognizes the transition of this area from historically industrial and warehouse buildings to one that is characterized by creative industries and a mix of office, retail, restaurants and residential uses, especially mid-rise housing. It is recognized that the area is highly served by transit. The adjacent Central Ninth area is recognized as a growing neighborhood with a wide variety of housing choices and convenient transit access. A number of recent multi-family developments have been constructed in the Central Ninth area within close proximity to the proposed project.

The proposed building will add increased residential density within reasonable walking distance of the 900 S TRAX station at 200 West. This project is not immediately adjacent to transit but within reasonable walking distance at approximately 0.35 miles to the station via the most direct legal walking path. The general distance used with relation to transit and walkability is being located within 0.25 miles. This is slightly outside that distance but still has reasonably close and convenient transit access. The proposed project is adjacent to a UTA right-of-way proposed for re-establishment as an active rail corridor. This is slightly because while it may provide more convenient transit access, the establishment of a new Trax line along this rail corridor could create additional noise concerns for future residents. The applicant has been advised to take this into account in terms of noise mitigation measures when designing the building.

Specific initiatives in the Granary District section of the plan that support the use include the following:

- Provides housing choice
- Is walkable
- Is vibrant and active
- Welcoming and safe

The adjacent Central Ninth area also includes the initiatives mentioned above. The proposed building generally contributes to these principles by providing additional housing in a walkable area close to transit connections.

Plan Salt Lake (2015)

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

- Maintain neighborhood stability and character.
- Create a safe and convenient place for people to carry out their daily lives.
- Support neighborhood identity and diversity.
- Encourage and support local businesses and neighborhood business districts.
- Provide opportunities for and promotion of social interaction.
- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.
- Ensure access to affordable housing citywide (including rental and very low income)
- Encourage housing options that accommodate aging in place.

- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Promote high density residential in areas served by transit.
- Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:
 - Having a public transit stop within ¹/₄ 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 provide more housing into an area that is changing and expected to continue to develop a 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 population of the area.

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 Granary District and greater Central Ninth area both seen as evolving areas of urban living that will continue to develop with a wide range of housing choices. The use is in concert with the principles and strategies identified in the Salt Lake City Housing Plan.

DISCUSSION:

The applicant is proposing a use that is allowed in the zoning district and that is in concert with the established nature of the area. The applicant's narrative is included in <u>Attachment C</u> of this report. Staff recommends that the Design Review application be approved by the Planning Commission.

NEXT STEPS:

Design Review Approval

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

Design Review Tabled/Continued

If the Design Review application is 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 application.

Design Review Denial

If the Design Review application is denied, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance or they can construct a building up to 60-feet in height as allowed by the zone, provided that all Zoning Ordinance standards are met.

ATTACHMENT A: Vicinity/Zoning Map & Aerial

ATTACHMENT B: Site Photographs & Existing Conditions

Front of subject property along 400 West

Front of subject property along 400 West

Front of subject property along 400 West

400 West across from subject property looking north

Existing warehouse development on 400 W across from subject property

Abandoned railway tracks to the east of subject property

Surrounding Development and Zoning

Surrounding properties in all directions are also zoned CG – General Commercial. The development of surrounding properties is described as follows:

North – vacant parcel

South – Truck and automotive repair operation.

West – Warehouse uses

East - Auto collision repair use that extends along much of the eastern boundary. The northeast corner is adjacent to some out of service railway tracks and right of way.

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

[GENERAL LETTER]

TO: Salt Lake City Design Review

DATE: 04/13/2021

RE: 927 South 400 West, SOHI Apartments, Height Increase Request

We propose that this residential project be reviewed for a building height increase per SLC zoning code chapters 21A.59 and 21A.26.070 F1-F3.

Project Summary

SOHI is a proposed apartment building to be located at 927 South 400 West, adjacent to the abandoned rail line. The existing neighborhood is a commercial district populated mostly with lots for parked cars, trucks and mechanic type shops. Sohi Apartments aims to be a modern compliment to the artspace apartments across the street to the north and aims to revitalize and set a high standard for further development of the neighborhood. Id intends to meet design standard of the CG district and the design review as noted in the section below.

The new project proposes the construction of a single residential tower on top of a parking structure. It will contain 104 Units with 1 Bedroom, 2 Bedroom and Studio types. The covered structural parking provides a over 1:1 parking ratio (114 covered stalls per 104 Units). Although the CG zone allows fewer parking stalls (.5:1), we desire each unit to have an off street parking stall and have designed the garage to be sufficient for that purpose.

There are 5 levels of wood framed apartments, and 3 levels of concrete parking. One of the parking levels will be under grade level, with 2 parking levels above grade. The exterior materials are thin brick, cement board siding, stucco, and a wood finish metal siding.

Trash collection and a backup electric generator occur on the interior of the garage and are covered from street view.

Open deck courtyard amenities for the residents are designed to inhabit the top of the PT slab of the parking (Level 1). Lounge room provided on the 1st level for the residents adjacent to Outdoor Amenity Deck. At the street level there will be two entrances for the tenants – a north tower and south tower, that will have pedestrian scale sconce lighting and cover by metal awnings. There will be access to the parking garage with a glass panel overhead door that will tie into the commercial store front areas. This entrance is flacked by to commercial spaces that will house the gym and other amenities spaces.

DESIGN REVIEW STANDARDS

- 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. Noted. We believe the design meets and exceeds the development standards for a CG district as well as the standard design review guidelines as noted below.
- 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) Primary entrance faces the public sidewalk. Pedestrian access to the building is on the street level along 400 West. Future residents have access to the building through two secure entry

vestibules one accessing the north tower and the other accessing the south tower. There will be access to the parking garage with a glass panel overhead door that will tie into the two flaking commercial store front areas that will house the gym and other amenities spaces. All of these spaces are covered with metal awnings and street scape light providing a safe pedestrian scale place.

- 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. Building sits back 10' from the front setback as required per the 10' setback in 21A.26.070
- Parking shall be located within, behind, or to the side of buildings. Covered structural parking provides over 1:1 parking ratio. Although the CG zone allows fewer parking stalls (.5:1), we desire as much off street parking as possible for the residents to reduce parked cars on the street etc.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. Glass storefront as well as a grid panel overhead garage door system is being used along the street level as well as an overhanging canopy. At the street level there will be two entrances for the tenants a north tower and south tower, that will have pedestrian scale sconce lighting and cover by metal awnings. There will be access to the parking garage with a glass panel overhead door that will tie into the commercial store front areas. This entrance is flacked by to commercial spaces that will house the gym and other amenities spaces.
 - 1. Locate active ground floor uses at or near the public sidewalk. Ground floor uses are located at the street level. Two residence entries, Leasing office, gym and amenities space is off 400 West as well as parking garage entry
 - Maximize transparency of ground floor facades. Ground floor transparency has been maximized with stairwell windows, and leasing office storefront, mailroom and other storefront accents.
 - 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. The use of street framed overhang elements at street level interact with a modern storefront that create horizontal design language along the ground level. This horizontal language repeats on upper levels but employs change in material and window placement that wraps around entire building.
 - 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. There large upper courtyard on the podium that opens to the public street and is wrapped on three sides by the apartments.
- D. Large building masses shall be divided into heights and sizes that relate to human scale. The ground level storefront and canopies as well as a shifting material pallet establish a sense of human scale for pedestrians on the street.
 - 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. The apartments are 5 stories on top of a garage podium. The standard height matches the scale of anticipated developments in the area. Also, the massing of the building, the material changes from garage to apartment, the use of balconies, courtyards, help create pedestrian scale design.

0.801.438.9500

3115 East Lion Lane, #200 Holladay, Utah 84121 f. 801.438.9501

- 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. Refer to elevations to see the massing of the building, the material changes from garage to apartment, the use of balconies, courtyards, and overhangs that meet this standard.
- 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. This has been done, refer to Elevations.
- 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. Varying window sizes, use of storefront in lower and upper level, large double leaf glass balcony doors with a modern grid and mullion layout create a better aesthetic for the neighborhood that exceeds existing buildings and set a higher precedent for the area.
- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: N/A. While our building isn't longer than 200, it does in fact provide the below listed changes and are easily seen on the elevations
 - 1. Changes in vertical plane (breaks in facade);
 - 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: N/A
 - 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 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. Subtle step backs occur with vertical framing elements that divide the building visually and extend from the ground to the roof. Horizontal step backs occur with the use of an open courtyard on the podium level that opens to the street. Upper and lower roof overhangs also extend and add shadow and texture to the building.
 - 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. The building is broken into several masses that are materially and visually different. The parking garage and podium, the apartment building, and the podium level courtyard as well as balcony rails and other overhangs create this sense of proper scale.

2. Negative impacts:
a) Modulate taller
buildings vertically and
horizontally so that it steps up
or down to its neighbors. See
site plan attached, the roof
plan does have modulation.

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. Effects of height increase Building shadow are minimal. The neighboring rail road

as daytime operating businesses are minorly affected by the shadow it at all.

- 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. Vertical fins that extend beyond the roof of the building as well as balconies and canopies mitigate the effects of the wind as it engages the building.
- 3. Cornices and rooflines:
 - 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. Noted, see elevations. Roof design is an integral part of the cohesive design and is aligned materially to finish the vertical and horizontal language of the building elevations.
 - 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. Planted courtyards to be provided
- 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. All resident parking is inside the covered parking garage underneath the podium. Full ADA stalls and access are provided.
- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.) These functions are located within the parking garage and are shielded from all residents and pedestrians with elements the completely hide their function.
- J. Signage shall emphasize the pedestrian/mass transit orientation. Primary building signage will be owner provided under a separate application
 - 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. One sign set at the top floors of the stairwell spell out "SOHI"

- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. n/a
- 3. Coordinate sign location with landscaping to avoid conflicts. n/a
- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark skygoals.
 - 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. Contingent on a site study by electrical engineer, as street lighting is required it shall be added.
 - 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. Lighting shall not create light pollution.
 - Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. Low street lighting shall be provided in front of leasing area and garage that will coordinate with design.
- L. Streetscape improvements shall be provided as follows:
 - 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. Trees will need to be planted along 400 west to comply with this standard. Landscape architect shall be incorporate this requirement into design.
 - 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. Noted: design will comply
 - b) Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. N/A
 - c) Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). No surface parking. Light colored concrete will be used for pedestrian walkways, and grass/vegetation will be planted in the landscape and along the sidewalks.
 - d) Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. Design complies with this intent, building and site reference and improve the character of the neighborhood.
 - 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. Accessible primary entries are provided to support universal access.
 - f) Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019) Noted.

Formal Request

We'd like to request the height increase allowance.

The proposed building lots are zoned CG with a building height limit of 60'-0". Per SLC code 21A.26.070/F3 a height increase of up to 30' is allowed, and we therefore formally request that same allowance be considered and granted for this project. The main reason for the request is it mitigate the

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RENDERINGS

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E	ISSUE DESCRIPTION ISS. DAT	SCHEMATIC DESIGN 06.03.202	SITE PLAN REVIEW 8-11-202			

A1 LEVEL PL FLOOR PLAN - SPEED RAMPS A098 1/8" = 1'-0"

PARKING PROVIDED					
PARKING LEVEL	AMOUNT				
LEVEL P0					
LEVEL P0	ADA	2			
LEVEL P0	STANDARD	42			
		44			
LEVEL P1					
LEVEL P1	ELECTRIC VEHICLE	9			
LEVEL P1	STANDARD	20			
		29			
LEVEL P2					
LEVEL P2	ADA	5			
LEVEL P2	STANDARD	36			
		41			
TOTAL		114			

LEVEL P0 FLOOR PLAN

	beecherwalker	Architecture/Interiors	o. 801.438.9500 3115 EAST LION LANE, #200 BEECHI f. 801.438.9501 HOLLADAY, UTAH 84121	
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PARKING PROVIDED				
PARKING LEVEL	STALL TYPE	AMOUNT		
LEVEL P0				
LEVEL P0	ADA	2		
LEVEL P0	STANDARD	42		
		44		
LEVEL P1				
LEVEL P1	ELECTRIC	9		
	VEHICLE			
LEVEL P1	STANDARD	20		
		29		
LEVEL P2				
LEVEL P2	ADA	5		
LEVEL P2	STANDARD	36		
		41		
TOTAL		114		

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Valker /Interiors LANE, #200 BEECH DCCDCT Architecture 6. 801.438.9500 3115 EAST LION f. 801.438.9501 HOLLADAY, L 462.1905 DWN BY CHKD BY Author Checker SITE PLAN REVIEW LEVEL P1 FLOOR PLAN

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A1 LEVEL PU FLOOR PLAN - SPEED RAMPS A100 1/8" = 1'-0" 2

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LEVEL P0		ADA
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LEVEL P1		
LEVEL P1		ELECTRI VEHICLE
LEVEL P1		STANDAR
LEVEL P2		
LEVEL P2		ADA
LEVEL P2		STANDAR
TOTAL		

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A1 LEVEL 1 FLOOR PLAN A101 1/8" = 1'-0"

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FLOOR PLAN GENERAL NOTES: A. GENERAL NOTES APPLY TO ALL DRAWINGS. B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF EXTERIOR STRUCTURAL SHEATHING, INTERIOR WALL STUD CENTER LINE, FACE OF MASONRY AND CONCRETE OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED. C. EXTERIOR GRIDS ARE FACE OF CONCRETE OR EXTERIOR WALL STRUCTURAL SHEATHING UNLESS OTHERWISED NOTED. D. INTERIOR GRIDS AT DEMISING WALLS ARE CENTER LINE OF WALL STUD UNLESS OTHERWISE NOTED E. INTERIOR GRIDS AT CORRIDOR ARE ON STUD FACE; CORRIDOR SIDE OF WALL F. DO NOT SCALE DRAWINGS. G. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT. H. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC., INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS. I. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE J. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC... SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT. K. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID. L. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS. M. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE. N. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED THERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR O. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR. P. SEE SHEET A610 FOR WALL TYPES. Q. SEE SHEET A601 FOR DOOR AND WINDOW TYPES. R. SEE DETAIL B5/A541 FOR FIRE EXTINGUISHER CABINET. S. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRA AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETV STORY AND A ROOF OR ATTIC SPACE. T. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. U. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS. 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. V. FIREBLOCKING SHALL BE PROVDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. W. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORADANCE WITH UL 103 AND UL 127. X. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES. Y. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTUAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BBATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. Z. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS. AA. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2018 IBC. BB. DRAFTSTOPPING - OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS. CC. ZDRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING DD. ADRAFTSTOPS MUST BE PLACED INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. EE. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS. FF. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS. GG. APRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.

HH. ALL DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2017 (SEE SHEET G002). 2% WILL BE TYPE "A" UNITS THE REMAINING WILL BE TYPE "B" UNITS. II. ALL EXTERIOR BALCONIES ARE NOT RATED, BUT WILL BE PROVIDED WITH SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 1406.3 EXCEPTION 3. JJ. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH KK. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2018 IMC. LL. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL

MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

FLOOR PLAN GENERAL NOTES:

- A. GENERAL NOTES APPLY TO ALL DRAWINGS. B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF STUD, INTERIOR WALL TO FACE OF GYPSUM
- BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED. C. DO NOT SCALE DRAWINGS. D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD
- CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT. E. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED
- OTHERWISE. F. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC... SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
- G. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID. H. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER
- REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES.
- ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE. J. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED THERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT.
- EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR K. ARCHITECTURAL FINISH FLOOR ELEVATION OF 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR ON CIVIL DRAWINGS. L. SEE SHEET A610 FOR WALL TYPES.
- M. SEE SHEET A601 FOR DOOR AND WINDOW TYPE ELEVATIONS. N. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL
- 0. GENERAL CONTRACTOR SHALL COORDINATE THE SIZE, THICKNESS AND LOCATION OF CONCRETE HOUSEKEEPING PADS WITH MECHANICAL AND ELECTRICAL EQUIPMENT SUPPLIERS. P. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENT PIPES AND DUCTS AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

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AFT OPENINGS (BOTH VERTICAL	
WEEN FLOORS, BETWEEN A TOP)

MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING, SEE SHEET G003.

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LEVEL 1 FLOOR PLAN

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26' - 2 1/8"

A1 LEVEL 3 FLOOR PLAN A103 1/8" = 1'-0"

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6	WOOD FINISH SIDING - (AL SIMILAR) (SHIP LAP 6" WIDE)
$\langle \overline{1} \rangle$	ARCHITECTURAL FINISH C
< <u>8</u> >	WIRE MESH RAIL
8	ALUMINUM BREAK METAL
(9)	REAR SECURITY SCREEN

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS. B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS. C. USE IMPACT RESISTANT EIFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:

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- A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS. B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING. D. STUCCO CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS BUT NO LENGTH SHOULD
- BE GREATER THAN 18 FT. IN EITHER DIRECTION BETWEEN JOINTS. E. NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION.
- SECTIONS. G. NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2:1 IN A GIVEN PANEL. H. A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE

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F. NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR

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EXTERIOR ELEVATIONS

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EXTERIOR MATI	ERIALS LEGEND:
	STUCCO, (MUST COMPLY WITH NFPA 285 N E84 STANDARDS.)
2>	STUCCO, (MUST COMPLY WITH NFPA 285 E84 STANDARDS.)
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STUCCO, (MUST COMPLY W E84 STANDARDS.)	ITH NFPA 285 NAD ASTM		WOOD FINISH SIDING - (AL SIMILAR) (SHIP LAP 6" WIDE)
STUCCO, (MUST COMPLY W E84 STANDARDS.)	ITH NFPA 285 NAD ASTM	$\langle \hat{7} \rangle$	ARCHITECTURAL FINISH C
THIN BRICK		8	WIRE MESH RAIL
FIBER COMPOSITE	SIDING SYSTEM, ED	< <u>8</u> >	ALUMINUM BREAK METAL
METAL SIDING, VE	RTICAL	\$	REAR SECURITY SCREEN

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G - (ALLURA LAP, FAST PLANK OR

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> SITE PLAN REVIEW EXTERIOR ELEVATIONS

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EXTERIOR MATERIALS LEGEND:

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STUCCO, (MUST COMPLY WITH NFPA 285 NAD ASTM E84 STANDARDS.) THIN BRICK	STUCCO, (MUST COMPLY WIT E84 STANDARDS.)	H NFPA 285 NAD ASTM
THIN BRICK	STUCCO, (MUST COMPLY WIT E84 STANDARDS.)	TH NFPA 285 NAD ASTM
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6	WOOD FINISH SIDING - (ALLURA SIMILAR) (SHIP LAP 6" WIDE)
$\langle \hat{1} \rangle$	ARCHITECTURAL FINISH CONCF
<u> </u>	WIRE MESH RAIL
8	ALUMINUM BREAK METAL
9	REAR SECURITY SCREEN

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ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS. B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.

ELEVATION GENERAL NOTES:

- A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS. B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
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- E. NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION. F. NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
- G. NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2:1 IN A GIVEN PANEL. H. A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.

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C. USE IMPACT RESISTANT EIFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON

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A r c h i t 6. 801.438.9500 31 6. 801.438.9501 31 462.1905 DWN BY CHKD BY Author Checker SITE PLAN REVIEW EXTERIOR COURTYARD ELEVATIONS DRAWING NUMBER A205

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depth of the parking garage and raise it out of the water table. The parking garage is 3 levels. 1 below ground, and 2 above ground.

Relevant Information Lots:

Lots 13-19

- Address: 927 South 400 West
- Parcel # 15-12-180-017
- Acre 0.5

Building

Residential SF:	79,213	
Occupancy:	R-2	
Construction:	III-B (2H	IR exterior wall with flame retardant framing members and sheathing)
Allowable building	Height p	er IBC: 75'-0"
Units: 104		
Bedroom =	40	
Studio=	64	
Open Air Amenity	SF=	2,052 SF
Parking Structure	SF:	50,462 (includes leasing office, trash, generator, resident storage)
Parking Stalls: 104	(4 ADA,	100 Standard)
Building Setback: ²	10'-0" on	each side East and West; 3' 0" North and South
Building Max Heigl	nt: 75'-0"	

Sincerely, Beecher Walker & Associates

ISSUED BY:

(Signature)

(Date)

SOHI SITE

NORHTWEST VIEW

WEST VIEW

SOUTHWEST VIEW

NORTH VIEW

CG – General Commercial Zoning District

The subject property is located within the CG – General Commercial zoning district. The purpose of the CG district from Chapter 21A.26.070 follows:

The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

The modification for additional building height is being requested through the Design Review process.

Applicable General Zoning Standards:

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	10,000 square feet/60 feet wide	Lot Area – 21,800 square feet Lot Width – 114 feet (north) and 125 feet (south)	Complies
Front Yard -	10 feet	10 feet	Complies
Side/ Rear Yard	0 feet/10 feet	3 feet/10 feet	Complies
Maximum Height	60 feet by right or up to 90 feet when approved through the Design Review process	77 FT to top of parapet	Complies: Pending Planning Commission approval for additional height in accordance
			with Design Review standards
Landscape Yard - Front	10 feet on all front or corner yards	10 feet	Complies
Landscape Yards - Other	Not required on sides 10 feet in rear	3 feet on side yards and 10 feet in rear yard	Complies

CG Development Standards – Summarized from Chapter

Design Standards	The CG zone requires that the following design standards found in Chapter 21A.37 be met. 1. Building entrances (at least 1 per street facing façade) 2. Parking lot lighting must be shielded to adjacent residential properties.	 There is only one street facing façade on the building and it includes an entrance. Parking lot is interior to building and exterior lighting is downlit. There are no adjacent residential properties by the proposal. 	Complies
Off-Street Parking Requirements	Minimum – 0.5 spaces for a studio, one space for a one bedroom and two spaces for a two (or more) bedroom unit. (92 stalls total required for this project)Maximum- 25% more than minimum (115 for this project)Electric Vehicles- 1 stall per 25 vehiclesBike Parking- 5% of total parking provided	 114 total stalls provided 7 electric vehicle stalls provided Bike parking and storage provided. 	Complies

DESIGN REVIEW STANDARDS – Planning Application PLNPCM2020-00662

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
Standard 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.	Finding Complies	RationaleThe intent of the GeneralCommercial zoning district found inChapter 21A.26 speaks to thecommercial aspects of the zone.Residential uses are only addressedin a in a limited way. The purposedoes include a statement on the desirefor a mix of land uses which provideeconomic development opportunities.Multi-family residential uses areallowed in the zone and the purposeof the zone does speak to ahierarchy that considerspedestrians first, bicycles secondand automobiles third.The proposed multi-family housingis a permitted use in the CG zone.The height and scale of theproporiate and reasonable giventhe context of the site in the CGzoning district and the potentialredevelopment of neighboringproperties that are also zoned CG.The proposed use complies with theapplicable master plans and Citypolicies as discussed in the KeyConsiderations section of thisreport.

 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. 	Complies	There will be 2 building entrances that face the public sidewalk that will be required on 400 W. Both entrances will provide access to a stairway lobby, elevator, and the parking garage. The entrances will not face a parking lot. The parking is located within the building. The proposed building is sited approximately 10 feet back from the front property line as required. No outdoor plazas or gathering spaces have been proposed within the front (10-feet) setback. The space however exists for those to be added in the future if so desired. This standard has been met.
 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. 	Complies	The building has been designed with street level glass and an overhanging canopy to provide pedestrian engagement. At the ground floor level there are pedestrian entrances, a gym, a mailroom and leasing office and elevator lobbies at each end of the building with glassed in entrances and visibility to the street. The design includes balconies from the 3 rd floor and up to facilitate more eyes on the street. While the entrance to the parking garage is located in the middle of the building, the rest of the front façade has been designed to facilitate pedestrian interaction. The required support functions such as the parking and garbage drop off areas are located out of site within the building itself or behind the building. The CG zoning district is not one that includes design standards in Chapter 21A.37 that specify that a certain percentage of glass is required or that active ground floor uses, or commercial space are a requirement. However, the amount of glass being provided on the street facing levels of the building below the podium (first 2 floors that

I

		interact with the street level and pedestrian realm) is approximately 37%. On the first floor only, the percentage is closer to 50%. The glass could be considered a reinterpretation of traditional storefront elements, although they lack the typical knee walls and other elements usually associated with store fronts. The glass does however provide visibility into the space to facilitate pedestrian interaction and eyes on the street. The awnings above and the clerestory-like transom windows of the second story help ground the building and reinterpret traditional storefront elements. No outdoor plazas or gathering spaces have been proposed within the front (10-feet) setback. An outdoor courtyard will be located between the building towers on the top of the parking deck. This amenity will face the public street. Staff feels that the proposed design meets this standard.
 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. 	Complies	 The proposed building will be taller than other existing building in the area which mainly consist of low height warehouse type uses. Given the CG zoning, these properties could however be redeveloped in the future at an allowable height and scale that would be much closer to the proposed building. The architecture of the building puts emphasis on the pedestrian scale through the active ground floor uses and abundant glass as well as overhangs The building is well modulated and uses different materials to create vertical and horizontal elements. The elements help relate the building to the pedestrian scale. The perceived height of the building is reduced through pedestrian oriented features such as metal awnings and the glass along the base level facing 400 West.

		 The building includes balconies a. The building includes balconies b. and window reveals to break up b. and to create visual interest. The courtyard further helps to break up the 400 West street-facing elevation. The ground-level façade facing 400 West includes solid surfaces and panel glass windows The existing neighborhood includes mainly industrial and warehouse buildings constructed of cement or cinder block. There is little to relate to in the immediate neighborhood in terms of the solid-to void ratio of existing buildings. However, there are elements in the design such as square windows with inset smaller panes that relate to what is seen in the in the larger warehouse district. Staff feels that these standards have been met.
 E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: Changes in vertical plane (breaks in facade); Material changes; and Massing changes. 	Not Applicable	Does not apply. The longest building façade will be approximately 169-feet long so does not exceed the 200-feet dimension.
 F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 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"); A mixture of areas that provide seasonal shade; 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; Water features or public art; Outdoor dining areas; and Other amenities not listed above that provide a public benefit. 	Not Applicable	None provided. This standard is not applicable.

G Building height shall be modified to relate	Complies	The applicant's narrative included in
to human scale and minimize negative	compiles	Attachment Courlines how they feel
impacts. In downtown and in the CSHBD		this standard is being met
Sugar House Business District building		this standard is being filet.
hoight shall contribute to a distinctive City		
skyling		1) The building is proposed
skyllile.		1) The building is proposed
I. пишан scale:		with a well-defined base
a. Utilize stepbacks to design a building		and middle. It does not
that relate to the height and scale of		include a full top section
adjacent and nearby buildings, or		but does include some top
where identified, goals for future scale		elements and articulation
defined in adopted master plans.		that are carried upward,
b. For buildings more than three (3)		particularly along the 400
stories or buildings with vertical mixed		W front-facing building
use, compose the design of a building		elevation.
with distinct base, middle and top		
sections to reduce the sense of		The building includes
apparent height.		horizontal step backs
2. Negative impacts:		through the courtyard
a. Modulate taller buildings vertically		element, thereby
and horizontally so that it steps up or		eliminating a massive
down to its neighbors.		single plane along the
b. Minimize shadow impacts of building		street-facing elevation. The
height on the public realm and semi-		building is also divided
public spaces by varying building		into different masses that
massing. Demonstrate impact from		break it up. The
shadows due to building height for the		applicant's narrative
portions of the building that are subject		includes a rendering of the
to the request for additional height.		anticipated shadow
c. Modify tall buildings to minimize wind		impacts and the amount
impacts on public and private spaces,		related to the extra
such as the inclusion of a wind break		building height. Second-
above the first level of the building.		story glazing and openings
		reflect historic warehouse
		design and help elevate the
3. Cornices and rooflines:		perceived height of the
a. Cohesiveness: Shape and define		building's base.
rooflines to be cohesive with the		
building's overall form and		Protruding partial cornices
composition.		at the building corners
b. Complement Surrounding Buildings:		create a termination point
Include roof forms that complement		that help reduce the
the rooflines of surrounding buildings.		perceived height of the
c. Green Roof and Roof Deck: Include a		building
green roof and/or accessible roof deck		bunung.
to support a more visually compelling		The base level includes
roof landscape and reduce solar gain.		large glass window
air pollution, and the amount of water		systems which look into
entering the stormwater system		the leasing office and gym
		The west facedo includes
		active uses and There are
		motel exemples above the
		first lovel which helps to
		arosto o more podestrier
		create a more pedestrian
		scale to the building.

		 2) The deep step back for the courtyard element on floors 3 and above help to create modulation in the design. The deep courtyard will also act as a wind break by not creating a flat elevation toward the west side. All sides of the building include projections such as fins, balconies and canopies that will help create wind breaks along the building surfaces. Shadow impacts are shown in the applicant's narrative. The additional height would not create a substantial impact on the surrounding areas in excess of what could be developed by right on the property. 3) The design of the building features vertical fins that run from the base of the building and end as a partial cornice feature. This element helps to modulate the form as seen from the street-facing elevation and helps to create a sense of balance. An outdoor courtyard space is being included as an amenity for tenants.
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.	Complies	The project incorporates parking on the first two above ground levels of the building and one underground level. Doorways from the building will lead onto the public sidewalk along 400 West. Currently no sidewalk exists along the property. The applicant will be required to install a sidewalk per city standards and this will provide for safer pedestrian circulation to and around the site.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)	Complies	These functions will all be located within the building. The trash service area will be located in a corner of the garage away from the street frontage. The containers will be manually wheeled toward the garage door for servicing. Other equipment will be located within the garage or appropriately screened from view.
 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. 	Complies – Verification at Building Permit	The building includes lettering signage that will have the name "SOHI" on the southwest corner of the building facing toward. This is a vertical sign/lettering that will integrate into the building design. No other signs have been proposed or indicated on the plans. Primary building signage will be provided under a separate application. Compliance with signage approval is delegated to staff and will be verified at the building permit stage.
 K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 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. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. 	Condition of Approval Verification at Building Permit	The Design Standards in Chapter 21A.37 specify that lighting must not trespass onto adjacent properties. This standard includes provision for exterior building lighting and parking lots. Neither would apply in this case as the exterior provision does not apply to the CG zone and the parking is interior to the building. However, the applicant has indicated that their lighting would support the standards found in this section, contingent upon a site study by an electrical engineer. A preliminary lighting plan has been submitted. This is being included as a condition of approval. Compliance with this

		standard will be verified at the building permit stage.
 L. Streetscape improvements shall be provided as follows: 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. 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: 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. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). Utilize 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. 	Condition of Approval Verification at Building Permit	There are currently no street trees along 400 W. Plans show that nine (9) areas of evergreen shrubs are planned for the 400 W side of the site. Deciduous trees are planned for the east side of the site to provide additional buffering between the property and un-used railway line on the east. The rail corridor is slated for reuse by UTA for a TRAX line expansion. 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." At total of five (5) trees will be required along the approximately 175-feet of street frontage. Specification of tree species and planting details require approval from the City's Urban Forester. Staff is including meeting this standard as a condition of approval in order to allow the applicant to work with Urban Forestry at the Building Permit stage to ensure compliance with the number of required street trees and the process for any removal and replacement permits. There are no privately owned public spaces being provided in the development. There are common areas that are located within the building. No active uses are proposed in the setback area between the building and sidewalk.
drive aisles		

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 Chair of the Ball Park Community Council on October 20, 2020
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on October 20, 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 19, 2020 and ended on December 7, 2020.
- Staff and the applicant attended an online meeting of the Ball Park Community Council held on December 3, 2021
- The 45-day recognized organization comment period expired on December 7, 2020.

Public Hearing Notice:

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

Public Comments:

No formal comments were submitted by the Ball Park Community Council in relation to the proposal.

To date only one public comment was received in relation to the proposal. The following comments was submitted via email:

Kyle Deans – 10/21/2020

Southern Highlands - I am in full support of the additional height being requested for this project at approx. 927 S 400 W. As a resident of Salt Lake City and this neighborhood, I feel that it is densities, like the one being proposed, that will breathe additional life into this neighborhood above and beyond what has already started to occur thanks to Artspace, Fisher, Kiitos, TF, Industry and many more. This area has the potential to be a very vibrant neighborhood adjacent to downtown. I like the fact that they are not asking for more units than the number of parking spaces. Please approve this requested change.

ATTACHMENT G: Department Review Comments

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

Zoning & Building Review – Greg Mikolash

Building Services finds no building code related issues.

Engineering – Scott Weiler

In the public way, please specify APWA Std. Plan 251 for the proposed asphalt tie-in and APWA Std. Plan 255 for the restoration of the pavement above utility trenches.

Unless the driveway egress out to 400 West will be controlled by a stop or yield sign, ADA doesn't recommend using detectable warning strips in the sidewalk.

Transportation – Michael Barry

The applicant will need to provide complete parking calculations showing the requirements for ADA, electric vehicle and bicycle parking. The narrative states that the parking requirement in the CG zone is 0.5 spaces per unit which is incorrect. The standard parking requirements apply; 0.5 spaces for a studio, one space for a one bedroom and two spaces for a two (or more) bedroom unit. There is a way to reduce the minimum parking requirement for passenger vehicles by 25% found in 21A.44.050. The plans need to show the location of the required parking spaces for all types (ADA, EV, bike). The sight triangle looks acceptable.

Note: Revised plans addressed these items. No updated comments provided. These will be reviewed further at the Building Permit stage.

Salt Lake City Urban Forestry - Rick Nelson

I visited the site today to evaluate this project from an Urban Forestry point of view. There are currently no trees in the Public Right of Way. This site has 2 trees located in front of the old house that are specimen quality Honeylocust trees that we would propose to attempt to save or charge a mitigation fee to offset their loss. Other trees on the lot are seed volunteers and are not of value.

Fire

No comments provided.

Sustainability

No comments provided

Public Utilities – Kristeen Beitel

• A Public Utilities Demolition Permit will be required. This is a separate permit from the Building Demolition Permit. Plans cannot be approved until both permits are accepted.

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

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

• All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

• Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.

• Utilities cannot cross property lines without appropriate easements and agreements between

property owners.

• Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

• One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

• Water meters larger than 3" will require a letter of petition to justify the sizing, including calculations to prove that the larger meter is necessary beyond what can be provided with a 3" water meter. If approved, a 4" water meter will require additional monthly fees.

• Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review.

The property owner is required to bond for the amount of the approved cost estimate.

• Sewer laterals larger than 6" will require a letter of petition, including calculations to prove that it is necessary beyond what can be provided with a 6" lateral.

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

• Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

• Pumped foundation drains must connect to private storm drain infrastructure on site before gravity draining to the public storm drain. No pressurized connections to the public storm drain will be permitted.

• The storm drain in the east side of 400 West is private. There is public storm drain in the west side of 400 West that is available for connection.