Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist (385) 226-7227

Date: October 13, 2021

Re: PLNPCM2021-00651 and PLNPCM2021-00071

Planned Development and Design Review

PROPERTY ADDRESS: 74, 64 and 52 S. 600 W. and 618 W. 100 S.
PARCEL ID: 15-01-104-003-0000, 15-01-104-008-0000, 15-01-104-007-0000, and 15-01-104-006-0000
MASTER PLAN: Downtown Master Plan
ZONING DISTRICT: G-MU (Gateway Mixed-Use)

REQUEST: Ryan Mackowiak with Aeurbia, project representative, is requesting Planned Development and Design Review approval for a multi-family development, known as The Huxley, located at 74, 64 and 52 S. 600 W. and 618 W. 100 S. The proposal is for a 212-unit apartment building on a 1.10 acre site. The building will be approximately 85 feet in height. The property is located in the G-MU (Gateway Mixed-Use) zoning district. The G-MU zoning district required 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 and the additional 10 feet of building height.

a. PLNPCM2021-00071 Planned Development for new construction within the G-MU (Gateway Mixed-Use) zoning district.

b. PLNPCM2021-00651 Design Review to modify the percentage of durable materials and obtain an additional 10' of building height.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project meets the applicable Planned Development and Design Review standards and therefore, recommends that the Planning Commission approve both the Planned Development and Design Review with the following conditions:

1. Applicant to work with the Salt Lake City Art Board on an acceptable public art piece.
2. Final approval of the details for site signage, development and site lighting, off-street loading, street lighting and street scape details be delegated to Planning Staff.
3. Lot consolidation be submitted and approved by Planning Staff.

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ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Site Photos
- **C.** Applicant's Narrative and Plan Set
- **D.** Master Plan & Development Standards
- **E.** Analysis of Planned Development Standards
- **F.** Analysis of Design Review Standards
- **G.** Public Process and Comments
- **H.** Department Review Comments

PROJECT DESCRIPTION:

The project covers an area approximately 1.10 acres (47,900 square feet) in size. The subject properties are located between 100 S, 600 W and Dansie Drive. The four properties configured create a corner parcel. Currently, the site contains four separate parcels with three existing structures. Two parcels contain vacant residences, and one contains a vacant warehouse. All existing structures are proposed to be demolished for the development.

Aerial Illustration of the Subject Properties

Building Orientation and Site Configuration

The proposal is comprised of one structure, approximately 43,800 square feet in size. The development is oriented to the intersection of 100 South and 600 West. The corner consists of floor to ceiling store front glass and ground level units along 600 West. The off-street parking structure is accessed from 600 W and 100 South.

Proposed Site Plan

Project Details

The proposed development consists a multi-family building at the northwest corner of the 100 South and 600 West. The building is sited with a 5' setback on the north and west elevations and no setback along the south and east elevations. The building is proposed with an average height of 85-feet, which requires Design Review approval. The interior of the building opens to a courtyard from the third to the seventh story. This design creates opportunities to increase the lighting and fresh air into the interior units.

The building provides a distinct base created by wrapping the proposed parking structure with ground floor residences, which are accessed from the public sidewalk. The building consists of floor to ceiling glass on the first floor of the east and south elevations. Each section of glass along these two elevations provides an entrance to the ground floor units. The second story is less articulated with openings to the internal parking garage.

Building Materials

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 materials within the G-MU district that require a Design Review process. The composition of the materials are described in more detail in the applicant's narrative and plans, which are included in Attachment C. However, as proposed, the building materials include two distinct colors of brick, fiber cement panels and a minimal amount of EIFS which is primarily utilized for the trim. The materials are applied to further emphasize the distinction between the base, middle and top of the structure. The proposal includes strong vertical features that are delineated by materials and movement along the street facing elevations. Each elevation includes the following percentage of durable materials:

- East Elevation: 72% brick and glazing, 28% fiber cement panels
- West Elevation: 78% brick and glazing, 22% fiber cement panels
- South Elevation: 71% brick and glazing, 29% fiber cement panels
- North Elevation: 70% brick and glazing, 30% fiber cement panels

East Elevation – Facing 600 West

South Elevation – Facing 100 South

North Elevation – Internal Yard

West Elevation – Internal Yard

Building entrances

The development includes a main building entrance on the corner of 600 West and 100 South. Additionally, the units located along the ground floor of 600 West and 100 South have entrances from the public sidewalk.

Building Height

The proposed development includes a request for additional height of 10 feet. The additional height encompasses the vertical features emphasized across the elevations of the development. Additionally, the distinct corner is the primary feature that extends to 85'.
Specifically, each elevation contains the following heights:

East Elevation: 85' is the tallest point on this elevation.
North Elevation: 81' is the tallest point on this elevation.
South Elevation: 85' is the tallest point on this elevation.
West Elevation: 81' is the tallest point on this elevation.

Off-Street Parking

The G-MU district has specific parking requirements per 21A.030.G.2 – which stipulates ½ space per unit in the district for new residential uses. With 220 apartments, 110 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. In total, the applicant is proposing 175 interior parking stalls, which exceeds the maximum number of parking stalls allowed in the G-MU zone. The applicant is seeking transportation demand management allowance for these extra parking stalls by providing covered/sheltered bike parking and an onsite gym. Through providing the two major Transportation Demand Management strategies, the project can provide 175 off street parking stalls with a ratio of .86 parking per unit.

The subject site is within 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 Front Runner, 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.

Neighborhood Characteristics

The development includes two varying street frontages. 100 South includes properties owned by the RDA, which currently serve as community gardens?! The 600 West frontage includes two residential properties that are not included in this proposal. The east side of 600 West is currently active with a development, The Beverly, that was previously approved by the Planning Commission. The blocks surrounding the subject properties are all located within the G-MU (Gateway Mixed-Use) zoning district.

Electrical Infrastructure

The applicant is locating the required electrical transformers on the north eastern and south western portions of the site. Due to the size of the transformers and clearance required around the equipment, the applicant is proposing to place them within a setback portion of the structure on the south and a cantilevered portion of the structure on the north.

First Floor Plan

KEY ISSUES:

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

1. Issue 1. Master Plan and City Policy Compliance
2. Issue 2. Ground Mounted Utility Boxes
3. Issue 3. Park Strip Restoration

Issue 1. Master Plan and City Policy Compliance

Downtown Master Plan

The subject properties are located within the Depot District identified within the Downtown Master Plan. The Downtown Master Plan encourages additional housing choices and increasing the number of housing units in the downtown area. It also encourages increasing residential density to allow for a more even ratio of jobs and housing in the community. The proposed development accomplishes this by providing additional residential housing in an area with existing infrastructure.

The master plan also encourages a, "high amount of transparency for ground floors uses and a mix of uses to activate sidewalks and provide rhythm to the pedestrian experience". The ground floor accomplishes this initiative by exceeding the void-to-wall ratio required in the design standards. Further, the ground floor will be at the same grade as the sidewalk.

In working towards a more walkable downtown community, the Downtown Master Plan encourages maximum visual transparency from the sidewalk into buildings to enhance the pedestrian experience. The large amounts of glazing on the ground floor, coupled with the ground floor units, blurs the line between private and public spaces, and facilitates visual presence while increasing safety and visibility on the street.

The proposed development maintains the purpose of the Downtown Master Plan in that the designs and configuration of the building allows for:

- Greater transparency on the grown floor
- Creation of additional housing choices
- Increased number of housing units
- Increased residential density
- Increased visibility and safety
- Active ground floor uses

Plan Salt Lake

The project is also supportive of Plan Salt Lake. Plan Salt Lake includes goals directed toward housing, planning for future growth, transportation and mobility, and neighborhoods. Of the goals listed in these sections, the proposed Design Review and Planned Development are supported by the following initiatives:

- "Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Create a safe and convenient place for people to carry out their daily lives.
- Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.
- Accommodate and promote an increase in the City's population
- Promote high density residential in areas served by transit.

- Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks."

Issue 2. Ground Mounted Utility Boxes

The proposed development site contains existing overhead power lines along the western portion of 600 West. The developer has been in contact with Rocky Mountain Power to work on developing a solution to bury the existing lines. To bury the overhead lines, the developer needs to locate a switch gear box in the public right-of-way of 600 W. Staff processed this request through a special exception, which was administratively approved on September 13, 2021. Staff supported this request, due to the proposal complying with the goal of beautifying this specific area by burying the existing overhead power lines.

Issue 3. Park Strip Restoration

Upon submitting the Planned Development application, the applicant desired to install cut-in parking within the 100 South and 600 West park strips. Currently, this location of both 600 West and 100 South does not have a well-established or landscaped park strip. Staff worked with the applicant and Transportation to modify the proposal of cut-in parking to on-street parallel parking with a restored and landscaped park strip. The new park strip will be approximately 16.28' with a new 6' sidewalk. The new park strip will be an improvement to the existing lack of street trees and established landscaping on the subject property.

Aerial of Existing Park Strip

Street View of Subject Properties

Proposed Landscape Plan and Park Strip Installation

DISCUSSION:

The proposed development is a permitted use in the GMU zoning district and is similar in scale with previously approved developments. The design elements of the proposal will help to enhance the public realm experience by creating a distinct pedestrian level base with ground floor units. Additionally, the proposal furthers many identified goals found within the Downtown Master Plan and Plan Salt Lake.

NEXT STEPS:

If the Planned Development and Design Review 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.

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 MAP

ATTACHMENT B: SITE PHOTOGRAPHS

Adjacent Property to the South

Subject Property

Subject Property

Adjacent Property to the East

Subject Property

Subject Property

Subject Property and Abutting Property to the West

ATTACHMENT C: APPLICANT'S NARRATIVE & PLAN SET

The Huxley Planned Development & Design Review Application

Project Description – 19 Aug 2021

Beehive Spuds Partners is looking to develop The Huxley Apartments on 600 W. 100 S. Salt Lake City, Utah. This property is comprised of five parcels in a rundown neighborhood west of the Gateway. Three of the parcels have very old dilapidated homes; another parcel has an old concrete masonry block building that is currently vacant. We intend to demolish these structures. There is one other house on 600 W, nearest to 100 South, that is not included in the project. This home and property are owned by the SLC RDA. We have contacted the RDA and they plan to demolish this house and rebuild South Temple. This means that eventually, our building will extend the length of the block facing East along 600 West between South Temple and 100 South.

We propose to construct a 212-unit multifamily housing project with elevator service on this property. It will be 7 stories total: 5-stories of housing units framed atop a two-story concrete parking structure. The main level of the building will also include housing units. The main entrance, leasing office, first level of housing & structured parking will be at the same level as the existing sidewalk. The building will have housing units along 600 W to activate the street level and welcome guests. The proposed parking ratio is approximately .75 stalls per unit, with that ratio jumping to .82 stalls per unit after including the adjacent on-street parking. The project will have 1 bedroom, 2 bedroom, and studio apartments to provide housing options to a broad spectrum of the market and encourage diversity in our tenants.

The housing units will include high-end finishes, tall ceilings, custom cabinets and countertops, and large windows for natural lighting. Many units will have either an exterior balcony or a juliette-style balcony off of the main living space. Project amenities may include an outdoor swimming pool, hot tub, outdoor courtyard, common lounge/clubhouse, fitness room, yoga/pilates studio, study areas, valet trash and bike lockers.

21A:55.10

One of the main goals of a planned development is to encourage the efficient use of land and resources, and to promote the use of public services. The proposed density for this project is approx. 193 dwelling units/acre. Being located in the Depot District- Mid Rise Transit Oriented area of the Downtown Master Plan, and with attractive units, we are encouraging more people to live in the downtown area. With fewer than one parking stall per unit, we are encouraging our tenants to us the public transportation, with it being so easily accessible. We are very close to the mass transit systems that are within 2 blocks to the North, East, and South of us.

The more people that are active and close to the downtown area, the better this will be for all of the business that operate in the downtown area. The more people that we bring to the downtown the more we will help promote and encourage new growth in the city and help current business!

The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. We are providing an outdoor deck area where occupants can get outside and enjoy fresh air and daylight. All tenants will be given access to these areas. This area will be private with an enclosed center courtyard area that has landscape boxes and turf area, along with a pool and deck with chairs, fire pits and an outdoor grill to enjoy. Many of our units will have private outdoor decks, balconies or juliette balconies. Our club room and fitness area will have tall and spacious ceilings with large windows that look out from the 3rd level.

Safety and security is a big deal to our tenants and also Salt Lake City. Exterior doors have will have electronic controls for access to both the parking structure and the entrance of the building.

The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the Depot District. The exterior design of The Huxley is an homage to the Art Deco style, which was so popular during the time when many of the downtown historic buildings were built. The building design is architecturally pleasing and will greatly enhance the visual character of downtown Salt Lake City.

21A.55.050

The Huxley is designed to be 75' tall. We are meeting the requirements and compatibility of the Master Plan with The Huxley. The project is similar in size & scale to the other surrounding multi-family buildings in the area. Exterior material selection has been done with the express goal of creating a building that looks like it's been part of the urban fabric for decades. The main material will be brick/thin brick masonry. Other architectural features of the building will be finished with painted fiber cement board panel, with approximately 70% of the building being masonry veneer. Stucco or EIFS will be used sparingly, primarily for trims and cornices.

The building has been designed with a 5' setback on the North and West elevations. The South and East sides will be built to the property line, adjacent to public sidewalks. The south exterior wall will be setback beginning at the third level to avoid conflict with existing Rocky Mountain Power transmission lines that are to remain. The exterior of the building will have storefront glass at the common spaces and housing units along the street level. This will activate the street level, welcoming current tenants & their guests as well as prospective tenants. The project will provide good sidewalk and street lighting to provide safety along pedestrian routes.

All resident parking will be internal and fully enclosed behind common & housing spaces. The landscaping will be well maintained and esthetically pleasing for this site. A maintenance company will be employed to maintain the property and landscaping. Trash receptacles for the housing units will be located inside of the parking structure or will be inside an enclosure with adequate screening.

This project promotes city wide transportation by providing fewer than 1 car per unit for parking. The project is also located in the transit zone and allows for easy access to walking or public transportation. Bike lockers will be provided to encourage the use of non-vehicle transportation.

The building will connect into the existing city water and sewer infrastructure that run along 600 West and 100 South. We will upgrade the water line as discussed in our DRT meeting along 600 West in front of our project. It has been determined that the current city underground utilities will be adequate for this project.

21A.55.110

Private infrastructure for The Huxley that will require inspection and maintenance include an oil/water separator and an underground stormwater storage vault. Inspection and maintenance of both facilities will be similar in nature in both schedule and remedy.

Inspections will be performed annually for the private infrastructure. Visual inspections shall be performed above ground by opening the access lid. If it is necessary to enter the structure, it shall be

done by qualified personnel. If inspections find a buildup of oils, debris or sediment of more than 2”, maintenance should be scheduled.

Maintenance shall be performed by qualified personnel and by use of a vacuum truck. Disposal of removed contents shall be done in accordance with local and state regulations. Routine maintenance should be planned at least every three years unless inspections indicate more frequent servicing needs.

21A.31.010.G

Rocky Mountain Power requires private electrical gear to be on the property to service this project. Public equipment, such as switchgear that services this and neighboring properties, is typically allowed within the public right-of-way. (A Special Exception application has been filed with SLC to allow the switchgear to be installed in the ROW.) Transformers and metering gear will be placed at the northeast and southwest corners of the property, at least 1’ off of the property line. These will be screened with an operable screen or gate that provides the required access and clearance to the equipment while still hiding it from public view when not in use.

Design Review Application

The reason for the Design Review application is to request the approval to use materials other than those found on the "durable materials" list (brick, masonry, textured or patterned concrete, cut stone). While each elevation provides a minimum of 70% of these materials, other materials are being proposed for the exterior finishes, namely: smooth or vertical fiber cement panel with a painted finish at the upper stories (primarily the uppermost level and at building corners), and EIFS/stucco to be used at trims and cornices. These secondary materials provide visual and textural relief and are attractive, durable and long-lasting. The east (streetside) elevation uses 30% of secondary materials; the south (streetside) elevation uses 29%; the west elevation uses 22%; the north elevation uses 30%.

Site Photographs

View from 600 W – Facing west towards the proposed project (the small house on the right is to remain – all others will be demolished)

View from 600 W - Facing west towards the proposed project (all buildings will be demolished)

View from 600 W - Facing west towards the proposed project (all buildings will be demolished)

View from 100 S – Facing north towards the proposed project (all buildings will be demolished)

View from 100 S – Facing north towards the proposed project – the power line is roughly at the edge of the project boundary. Everything east of the pole will be demolished, while everything west of it will remain

View from 100 S – Facing south away from the proposed project

View from 100 S – Facing south away from the proposed project

View from 600 W – Facing east away from the proposed project

Purpose of the Gateway Mixed-Use District

"The Gateway Districts are intended to provide controlled and compatible settings for residential developments and encourage the development of urban neighborhoods containing supportive high density residential. The G-MU Gateway-Mixed Use District is intended to encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. 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."

With just under 200 units per acre, The Huxley certainly qualifies as a high density residential project and will help to alleviate the significant housing shortage in the area. Assembly uses, such as a large fitness room, outdoor seating & lounge areas, exterior swimming pool and hot tub, etc. are also provided and will reduce additional car trips to similar locations off-site. A large landscape strip separates automobile traffic from the pedestrian traffic along 600 W and 100 S, and a second strip separates the sidewalk from the building, further beautifying the neighborhood, creating visual interest in the area and providing safety for residents and visitors. A leasing office and maintenance office are provided on site, generating employment opportunities within the project. The exterior design of The Huxley is an homage to the Art Deco style, which was so popular during the time when many of the downtown historic buildings were built. The building design is architecturally pleasing and will greatly enhance the visual character of downtown Salt Lake City.

Gateway Mixed-Use Design Standards

"The urban design standards are intended to foster the creation of a rich urban environment that is compatible with existing buildings and uses in the area. All general development and site plans shall be designed to complement the surrounding existing contiguous (historic) development. The design standards will provide human scale through change, contrast, intricacy, color and materials where the lower levels of buildings face public streets and sidewalks. They will also spatially define the street space in order to concentrate pedestrian activity and create a clear urban character. The standards will also encourage diversity through the use of building forms and materials, while respecting the patterns, styles and methods of construction traditionally used in the gateway area."

The Huxley has a two-story base of brick exterior & storefront glazing with brick and fiber cement materials above. This helps to reduce the perceived height of the building and, along with the pilasters and cornices, echoes historical architectural design. Large storefront display windows are provided along 600 W and 100 S, creating visual interest for pedestrians. Landscaping between the sidewalk and the building helps to soften the edges where the building meets the ground surface.

Design Review Objectives

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

> All street-facing facades are built at or near the property line and are oriented towards the street

“Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction”

A minimum of 40% of the street-level facades are storefront display windows

“Large building masses shall be divided into heights and sizes that relate to human scale.”

The building is separated into a brick & glazing base with brick levels above and a building “cap” of a different color and material. This will help to reduce the perceived height of the building and separates it into three distinct segments.

“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.”

Building columns, recesses and changes in material have all been utilized to provide visual interest along all building facades.

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

The building meets the allowable height in the zone and is separated into a brick & glazing base with brick levels above and a building “cap” of a different color and material. This will help to reduce the perceived height of the building and separates it into three distinct segments.

“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 on-site parking is hidden from public view in an interior parking garage.

“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.”

All on-site trash collection is hidden from public view in an interior parking garage.

“Signage shall emphasize the pedestrian/mass transit orientation.”

Project signage is provided facing the major street view along 600 W.

“Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.”

Exterior lighting is all building-mounted and is designed to highlight architectural elements of the building without spillage across the site boundary.

“Streetscape improvements shall be provided”

A large landscape strip separates automobile traffic from the pedestrian traffic along 600 W and 100 S, and a second strip separates the sidewalk from the building, further beautifying the neighborhood, creating visual interest in the area and providing safety for residents and visitors.

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OWNER

THE HUXLEY

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THE HUXLEY

74 S. 600 W. SALT LAKE CITY, UT

PLANNED DEVELOPMENT APPLICATION RESUBMITTAL 20 SEP 2021

GENERAL NOTES:

1. VISITS TO THE JOB SITE BY REPRESENTATIVE OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.

2. CONTRACTOR SHALL NOTIFY ENGINEER / ARCHITECT OF ANY DISCREPANCIES. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND / OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED IN ALL CASES UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC.., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.

4. SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER / ARCHITECT AND TENANT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURED - DESIGNED COMPONENTS.

5. SIZES, LOCATIONS, LOADS, AND ANCHORAGE OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURES (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.

6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED. ALL BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND / OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.

8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS), AND LOCAL ORDINANCES.

9. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE INTERNATIONAL BUILDING CODE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND PAID BY THE OWNER.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

11. ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, AND LOCAL ORDINANCES. ALL PLUMBING WORK AND FIXTURES MUST MEET THE APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT/ENGINEER, TENANT AND THE BUILDING OFFICIAL.

12. ALL HVAC WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE, AND LOCAL ORDINANCES. HVAC WORK, UNITS, AND CONTROLS, MUST MEET THE APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT/ENGINEER, TENANT, AND THE BUILDING OFFICIAL.

13. CONSTRUCTION MUST BE IN COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

14. CONSTRUCTION MUST BE IN COMPLIANCE WITH THE CURRENT INTERNATIONAL FIRE CODE.

15. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ICC ELECTRICAL CODE AND LOCAL ORDINANCES. ALL ELECTRICAL WORK, FIXTURES, SWITCHES, ETC... MUST MEET APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT / ENGINEER, TENANT AND BUILDING OFFICIAL.

16. REST ROOMS, ETC... SHALL COMPLY WITH THE LATEST ADA REQUIREMENTS, NATIONAL AND LOCAL.

17. ALL WORK MUST MEET THE APPROVAL OF THE BUILDING OWNERS, THE TENANT, THE DESIGNER, AND THE BUILDING AND ZONING DEPARTMENTS.

18. ALL FURNITURE, PLANTS, INTERIOR SIGNAGE, FILES / FILING CABINETS, APPLIANCES, OFFICE EQUIPMENT TO BE FURNISHED, INSTALLED AND PAID FOR BY THE TENANT.

19. ANY AND ALL CHANGES OR VARIATIONS FROM THESE DOCUMENTS MUST BE APPROVED IN WRITING PRIOR TO MAKING THEM.

20. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKE OFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.

21. FIRE ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.

BUILDING CODES:

ALL CONSTRUCTION IN ASSOCIATION WITH THIS PROJECT SHALL COMPLY WITH THE STATE ADOPTED CODES LISTED BELOW:
- 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INCLUDING APPENDIX J
- 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC)
- 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC)
- 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL FUEL GAS CODE
- ICC/ANSI A117.1-2009
- UTAH STATE AMENDMENTS TO THE ABOVE MENTIONED CODES.

UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

REQUIRED/ALLOWED PARKING

TOTAL STALLS	106 (.5 STALLS/UNIT)
ADA STALLS REQ'D	5
BICYCLE PARKING REQ'D	6 (5%)
LOADING STALLS REQ'D	1

PROVIDED PARKING

ON-STREET PARKING	13
LOADING STALLS	1
INTERIOR GARAGE STALLS	175
ADA STALLS	6
BICYCLE PARKING	6
TOTAL STALLS	**189 (.86 STALLS/ UNIT)**

21A.44.050.C.4 TRANSPORTATION DEMAND MANAGEMENT

AN INCREASE IN THE NUMBER OF PARKING STALLS ALLOWED IS BEING PROPOSED BY PROVIDING THE FOLLOWING:

1) AN ON-PREMISES GYM OR WORKOUT FACILITY FOR RESIDENTS OR EMPLOYEES WITH AT LEAST FOUR HUNDRED (400) SQUARE FEET OF SPACE DEDICATED TO WORKOUT EQUIPMENT (MAJOR TRANSPORTATION DEMAND MANAGEMENT STRATEGY) - SEE FITNESS ROOM, SHEET A103

2) PERMANENTLY SHELTERED, COVERED OR SECURE FACILITIES FOR THE REQUIRED BICYCLE PARKING (MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGY) - SEE PARKING GARAGE, SHEET A102

PROJECT DATA

G-MU ZONE

SITE BOUNDARY	47,900 SF (1.10 ACRES)
2 LEVELS CONCRETE STRUCTURED PARKING (TYPE I CONSTRUCTION)	
5 LEVELS WOOD-FRAMED HOUSING (TYPE III CONSTRUCTION) CLUBHOUSE / FITNESS	2,093 SF
BUILDING FOOTPRINT	45,500 SF (+/-)
BUILDING HEIGHT ALLOWED	75'
BUILDING HEIGHT PROPOSED	85'-0" (BLDG HT INCREASE REQUESTED AS PART OF PLANNED DEVELOPMENT APPLICATION)
FRONT SETBACK	0'
(MIN. 25% OF FACADE SHALL BE BUILT TO WITHIN 5' OF STREET RIGHT-OF-WAY)	
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
UNIT COUNT:	220 UNITS
DENSITY:	200 UNITS / ACRE

PARKING REQUIRED (TABLE 21A.44.030)

COMMERCIAL	0 STALLS (AREA LESS THAN 10,000 SF)
RESIDENTIAL	0.5 STALLS PER UNIT (SLC STANDARDS) 0.7 STALLS PER UNIT (PROPOSED BY OWNERSHIP)

PARKING PROVIDED

MAIN LEVEL	50 (INCL. 6 ADA STALLS)
RAMP	39
SECOND LEVEL	86
TOTAL	175 STALLS (.80 STALLS/UNIT)

AN ADDITIONAL 13 STREET STALLS ARE PROPOSED (.86 STALLS/UNIT)

AREA CALCULATIONS, PARKING STALL COUNTS, UNIT COUNTS AND SIZES ARE SUBJECT TO CHANGE AFTER ACCOUNTING FOR
- JURISDICTION REQUIREMENTS
- SECONDARY BUILDING SPACES (MECH, ELECT, TELECOMM, JANITOR, ETC.)
- UTILITY REQUIREMENTS (GAS & ELECT METERS, GENERATOR ROOM, ETC.)

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THE HUXLEY
MILLER GENERAL CONTRACTORS
74 S. 600 W. SALT LAKE CITY, UT

Revision Schedule

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DATE: 9/20/2021
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SHEET #:

G001

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2 A101 **MAIN LEVEL EXTERIOR LIGHTING PLAN**
1/32" = 1'-0"

1 A101 **MAIN LEVEL FLOOR PLAN**
1/16" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

0 8' 16' 32'
GRAPHIC SCALE

NORTH

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MAIN LEVEL FLOOR PLAN

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1 A102 SECOND LEVEL FLOOR PLAN

1/16" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

0 8' 16' 32'
GRAPHIC SCALE

NORTH

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webpage: aeurbia.com

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SECOND LEVEL FLOOR PLAN

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1 A103 **THIRD LEVEL FLOOR PLAN**
1/16" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
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UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

0 8' 16' 32'
GRAPHIC SCALE

NORTH

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909 West South Jordan Parkway
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webpage: aeurbia.com

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THIRD LEVEL FLOOR PLAN

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1 A104 **FOURTH LEVEL FLOOR PLAN**
1/16" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
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1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

0 8' 16' 32'
GRAPHIC SCALE

NORTH

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FOURTH LEVEL FLOOR PLAN

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1 A105 **FIFTH LEVEL FLOOR PLAN**
1/16" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
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THE HUXLEY
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74 S. 600 W. SALT LAKE CITY, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2020.270

FIFTH LEVEL FLOOR PLAN

DATE: **9/20/2021 1:20:08 PM**

SHEET #:

A105

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PLANNED DEVELOPMENT APPLICATION RESUBMITTAL 20 SEP 2021

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1 A106 **LEVEL 6**
1/16" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
2. **DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

0 8' 16' 32'
GRAPHIC SCALE

NORTH

aeurbia architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

9/20/2021 1:20:12 PM

THE HUXLEY
MILLER GENERAL CONTRACTORS
74 S. 600 W. SALT LAKE CITY, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2020.270

SIXTH LEVEL FLOOR PLAN

DATE: 9/20/2021 1:20:12 PM

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A106

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1 A107 **LEVEL 7**
1/16" = 1'-0"

PROJECT GENERAL NOTES

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3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS
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6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	40
1.1.5	1
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	4
1.1.13	2
1.1.14 LUX (S)	1
1.1.15 LUX	5
2.2.1	4
2.2.2	6
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	18
S.4 TYPE A	1
S.5 (S)	10
S.6 (S)	5
Grand total: 220	220

0 8' 16' 32'
GRAPHIC SCALE

NORTH

aeurbia architects and engineers
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South Jordan, Utah 84095
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THE HUXLEY
MILLER GENERAL CONTRACTORS
74 S. 600 W. SALT LAKE CITY, UT

Revision Schedule

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AE2020.270

SEVENTH LEVEL FLOOR PLAN

DATE: 9/20/2021 1:20:16 PM

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A107

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2 A201 **EAST ELEVATION**
3/32" = 1'-0"

1 A201 **MAIN LEVEL FLOOR PLAN - WALL PROFILE**
3/32" = 1'-0"

3 A201 **THIRD LEVEL FLOOR PLAN - WALL PROFILE**
3/32" = 1'-0"

MAIN LEVEL EXTERIOR WALL = 3,015 SF

GLAZING = 1,251 SF = 41% (40% MIN. REQ'D)

4 A201 **EAST ELEVATION - GLAZING CALCULATIONS**
3/32" = 1'-0"

EAST EXTERIOR WALL = 22,015 SF

FIBER CEMENT PANEL = 6,598 SF = 30% (30% MAX. ALLOWED)

ALL OTHER MATERIALS (BRICK, GLAZING) = 15,417 SF = 70% (70% MIN. REQ'D)

A MINIMAL AMOUNT OF EIFS/STUCCO IS USED ON TRIMS, CORNICES, ETC.

5 A201 **EAST ELEVATION - MATERIAL CALCULATIONS**
1/32" = 1'-0"

0 8' 16' 24'
GRAPHIC SCALE

PROJECT GENERAL NOTES

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7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

GENERAL NOTES - EXT. ELEVATIONS

1. FRAMER SHALL COORDINATE WITH GENERAL CONTRACTOR REGARDING ALL EXTERIOR FINISH MATERIALS AND OFFSET FACE OF EXTERIOR STUD FRAMING FROM FACE OF CONC WALL/SLAB TO ALLOW FACE OF FINISH TO BE CONTINUOUS
2. ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, ETC) SHALL BE PAINTED (2 COATS)
3. CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS) JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT -SEAL ALL JOINTS AT DISSIMILAR MATERIALS
4. ALL FINISHES SHALL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE
5. FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT
6. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED
7. ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR w/ OWNER & ARCHITECT
8. ALL EXTERIOR GLAZING AT MAIN LEVEL SHALL BE NON-REFLECTIVE - ALL OTHER GLAZING SHALL HAVE A MAX. 18% REFLECTIVITY
9. ON SITE LIGHTING, INCLUDING ILLUMINATED SIGNS, SHALL BE LOCATED, DIRECTED OR DESIGNED IN A MANNER TO PREVENT GLARE ON ADJACENT PROPERTIES

KEYNOTE LEGEND

04/001	RED BRICK/THIN BRICK w/ CONT. STEEL LINTEL AT EACH FLOOR LINE - PROVIDE CONTROL/EXPANSION JOINTS AS REQ'D BY MFR. AND AT LOCATIONS WHERE BRICK BRIDGES ACROSS DISSIMILAR MATERIALS
04/002	WHITE/LIGHT GRAY BRICK/THIN BRICK w/ CONT. STEEL LINTEL AT EACH FLOOR LINE - PROVIDE CONTROL/EXPANSION JOINTS AS REQ'D BY MFR. AND AT LOCATIONS WHERE BRICK BRIDGES ACROSS DISSIMILAR MATERIALS
04/003	MEDIUM/DARK GRAY BRICK/THIN BRICK w/ CONT. STEEL LINTEL AT EACH FLOOR LINE - PROVIDE CONTROL/EXPANSION JOINTS AS REQ'D BY MFR. AND AT LOCATIONS WHERE BRICK BRIDGES ACROSS DISSIMILAR MATERIALS
05/002	42" HIGH STEEL GUARDRAIL w/ MESH VISION SCREEN - PAINT
07/015	PAINTED FIBER CEMENT PANEL - SMOOTH FINISH - DARK COLOR
08/003	PARKING GARAGE DOOR w/ METAL MESH - SEE DOOR SCHEDULE
08/005	PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (CURTAIN WALL AS REQ'D)
09/001	MEDIUM/DARK GRAY PAINTED FIBER CEMENT VERTICAL SIDING
09/002	WHITE/LIGHT GRAY PAINTED FIBER CEMENT VERTICAL SIDING
23/005	SCREEN/GATE AT ELECTRICAL GEAR SHALL BE SET AT PROPERTY LINE AND BE OPERABLE/REMOVABLE TO ALLOW FOR REQUIRED CLEARANCES PER ROCKY MOUNTAIN POWER REQUIREMENTS - STONE GRAY FINISH
26/004	EXTERIOR UP/DOWN LIGHTING FIXTURE AT PEDESTRIAN ENTRANCE/EXIT AND AT BUILDING COLUMNS - SEE EXTERIOR ELEVATIONS GENERAL NOTES

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THE HUXLEY
MILLER GENERAL CONTRACTORS
74 S. 600 W. SALT LAKE CITY, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

PLANNED DEVELOPMENT APPLICATION RESUBMITTAL 20 SEP 2021

AE2020.270

EXTERIOR ELEVATIONS

DATE: **9/20/2021 1:20:34 PM**

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1 A202 **SOUTH ELEVATION**
3/32" = 1'-0"

2 A202 **MAIN LEVEL FLOOR PLAN - WALL PROFILE**
3/32" = 1'-0"

3 A202 **THIRD LEVEL FLOOR PLAN - WALL PROFILE**
3/32" = 1'-0"

MAIN LEVEL EXTERIOR WALL = 1,697 SF

GLAZING = 696 SF = 41% (40% MIN. REQ'D)

4 A202 **SOUTH ELEVATION - GLAZING CALCULATIONS**
3/32" = 1'-0"

SOUTH EXTERIOR WALL = 12,180 SF

FIBER CEMENT PANEL = 3,643 SF = 30% (30% MAX. ALLOWED)

ALL OTHER MATERIALS (BRICK, GLAZING) = 8,537 SF = 70% (70% MIN. REQ'D)

A MINIMAL AMOUNT OF EIFS/STUCCO IS USED ON TRIMS, CORNICES, ETC.

5 A202 **SOUTH ELEVATION - MATERIAL CALCULATIONS**
1/32" = 1'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS
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6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

GENERAL NOTES - EXT. ELEVATIONS

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2. ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, ETC) SHALL BE PAINTED (2 COATS)
3. CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS) JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT -SEAL ALL JOINTS AT DISSIMILAR MATERIALS
4. ALL FINISHES SHALL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE
5. FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT
6. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED
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8. ALL EXTERIOR GLAZING AT MAIN LEVEL SHALL BE NON-REFLECTIVE - ALL OTHER GLAZING SHALL HAVE A MAX. 18% REFLECTIVITY
9. ON SITE LIGHTING, INCLUDING ILLUMINATED SIGNS, SHALL BE LOCATED, DIRECTED OR DESIGNED IN A MANNER TO PREVENT GLARE ON ADJACENT PROPERTIES

KEYNOTE LEGEND

04/001	RED BRICK/THIN BRICK w/ CONT. STEEL LINTEL AT EACH FLOOR LINE - PROVIDE CONTROL/EXPANSION JOINTS AS REQ'D BY MFR. AND AT LOCATIONS WHERE BRICK BRIDGES ACROSS DISSIMILAR MATERIALS
05/002	42" HIGH STEEL GUARDRAIL w/ MESH VISION SCREEN - PAINT
06/014	FRAMED CORNICE w/ EIFS OR STUCCO FINISH
08/003	PARKING GARAGE DOOR w/ METAL MESH - SEE DOOR SCHEDULE
08/005	PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (CURTAIN WALL AS REQ'D)
09/001	MEDIUM/DARK GRAY PAINTED FIBER CEMENT VERTICAL SIDING
09/002	WHITE/LIGHT GRAY PAINTED FIBER CEMENT VERTICAL SIDING
23/005	SCREEN/GATE AT ELECTRICAL GEAR SHALL BE SET AT PROPERTY LINE AND BE OPERABLE/REMOVABLE TO ALLOW FOR REQUIRED CLEARANCES PER ROCKY MOUNTAIN POWER REQUIREMENTS - STONE GRAY FINISH
26/004	EXTERIOR UP/DOWN LIGHTING FIXTURE AT PEDESTRIAN ENTRANCE/EXIT AND AT BUILDING COLUMNS - SEE EXTERIOR ELEVATIONS GENERAL NOTES

0 8' 16' 24'
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MILLER GENERAL CONTRACTORS
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Revision Schedule

MARK	DESCRIPTION	Revision Date

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EXTERIOR ELEVATIONS

DATE: **9/20/2021 1:20:48 PM**

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PLANNED DEVELOPMENT APPLICATION RESUBMITTAL 20 SEP 2021

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2 A203 **WEST ELEVATION**
3/32" = 1'-0"

4 A203 **WEST ELEVATION - MATERIAL CALCULATIONS**
1/32" = 1'-0"

WEST EXTERIOR WALL = 21,859 SF

FIBER CEMENT PANEL = 6,365 SF = 29% (30% MAX. ALLOWED

ALL OTHER MATERIALS (BRICK, GLAZING) = 15,494 SF = 71% (70% MIN. REQ'D)

A MINIMAL AMOUNT OF EIFS/STUCCO IS USED ON TRIMS, CORNICES, ETC.

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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

GENERAL NOTES - EXT. ELEVATIONS

1. FRAMER SHALL COORDINATE WITH GENERAL CONTRACTOR REGARDING ALL EXTERIOR FINISH MATERIALS AND OFFSET FACE OF EXTERIOR STUD FRAMING FROM FACE OF CONC WALL/SLAB TO ALLOW FACE OF FINISH TO BE CONTINUOUS
2. ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, ETC) SHALL BE PAINTED (2 COATS)
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5. FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT
6. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED
7. ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR w/ OWNER & ARCHITECT
8. ALL EXTERIOR GLAZING AT MAIN LEVEL SHALL BE NON-REFLECTIVE - ALL OTHER GLAZING SHALL HAVE A MAX. 18% REFLECTIVITY
9. ON SITE LIGHTING, INCLUDING ILLUMINATED SIGNS, SHALL BE LOCATED, DIRECTED OR DESIGNED IN A MANNER TO PREVENT GLARE ON ADJACENT PROPERTIES

KEYNOTE LEGEND

04/001	RED BRICK/THIN BRICK w/ CONT. STEEL LINTEL AT EACH FLOOR LINE - PROVIDE CONTROL/EXPANSION JOINTS AS REQ'D BY MFR. AND AT LOCATIONS WHERE BRICK BRIDGES ACROSS DISSIMILAR MATERIALS
04/002	WHITE/LIGHT GRAY BRICK/THIN BRICK w/ CONT. STEEL LINTEL AT EACH FLOOR LINE - PROVIDE CONTROL/EXPANSION JOINTS AS REQ'D BY MFR. AND AT LOCATIONS WHERE BRICK BRIDGES ACROSS DISSIMILAR MATERIALS
06/014	FRAMED CORNICE w/ EIFS OR STUCCO FINISH
09/001	MEDIUM/DARK GRAY PAINTED FIBER CEMENT VERTICAL SIDING
09/002	WHITE/LIGHT GRAY PAINTED FIBER CEMENT VERTICAL SIDING
26/004	EXTERIOR UP/DOWN LIGHTING FIXTURE AT PEDESTRIAN ENTRANCE/EXIT AND AT BUILDING COLUMNS - SEE EXTERIOR ELEVATIONS GENERAL NOTES

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EXTERIOR ELEVATIONS

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1 A204 **NORTH ELEVATION**
3/32" = 1'-0"

NORTH EXTERIOR WALL = 12,791 SF

FIBER CEMENT PANEL = 2,569 SF = 20% (30% MAX. ALLOWED)

ALL OTHER MATERIALS (BRICK, GLAZING) = 10,222 SF = 80% (70% MIN. REQ'D)

A MINIMAL AMOUNT OF EIFS/STUCCO IS USED ON TRIMS, CORNICES, ETC.

2 A204 **NORTH ELEVATION - MATERIAL CALCULATIONS**
1/32" = 1'-0"

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GENERAL NOTES - EXT. ELEVATIONS

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05/001	42" STEEL GUARDRAIL (PAINT OR POWDER COATING) - RAILING SHALL ATTACH TO STRUCTURE AT BASE AND AT TOP RAIL
06/014	FRAMED CORNICE w/ EIFS OR STUCCO FINISH
09/002	WHITE/LIGHT GRAY PAINTED FIBER CEMENT VERTICAL SIDING
23/005	SCREEN/GATE AT ELECTRICAL GEAR SHALL BE SET AT PROPERTY LINE AND BE OPERABLE/REMOVABLE TO ALLOW FOR REQUIRED CLEARANCES PER ROCKY MOUNTAIN POWER REQUIREMENTS - STONE GRAY FINISH
26/004	EXTERIOR UP/DOWN LIGHTING FIXTURE AT PEDESTRIAN ENTRANCE/EXIT AND AT BUILDING COLUMNS - SEE EXTERIOR ELEVATIONS GENERAL NOTES

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EXTERIOR ELEVATIONS

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3 A311 **WALL SECTION - EAST WALL**
1/4" = 1'-0"

2 A311 **WALL SECTION - EAST TOWER**
1/4" = 1'-0"

1 A311 **WALL SECTION - WEST WALL**
1/4" = 1'-0"

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WALL SECTIONS

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1 / A313 **SECTION AT SOUTH POWER LINES**
1/4" = 1'-0"

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WALL SECTIONS

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1 A107 **LEVEL 7**
1/16" = 1'-0"

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UNIT COUNT

1.1.1	15
1.1.2	13
1.1.3 (S)	20
1.1.4 (S)	10
1.1.5	1
1.1.6 LUX	20
1.1.7 LUX	24
1.1.8 TYPE A	2
1.1.9 LUX TYPE A	1
1.1.10 LUX	9
1.1.11	5
1.1.12 LUX	15
1.1.14 LUX (S)	1
1.1.15	5
1.1.16	5
2.2.2	11
2.2.3 TYPE A	1
S.1 (S)	14
S.2	19
S.3	10
S.4 TYPE A	1
S.5 (S)	10
Grand total: 212	212

0 8' 16' 32'
GRAPHIC SCALE

NORTH

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SEVENTH LEVEL FLOOR PLAN

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ATTACHMENT D: MASTER PLAN & DEVELOPMENT STANDARDS

Downtown Master Plan

The subject properties are located within the Depot District identified within the Downtown Master Plan. The Downtown Master Plan encourages additional housing choices and increasing the number of housing units in the downtown area. It also encourages increasing residential density to allow for a more even ratio of jobs and housing in the community. The proposed development accomplishes this by providing additional residential housing in an area with existing infrastructure.

The master plan also encourages a, "high amount of transparency for ground floors uses and a mix of uses to activate sidewalks and provide rhythm to the pedestrian experience". The ground floor accomplishes this initiative by exceeding the void-to-wall ratio required in the design standards. Further, the ground floor will be at the same grade as the sidewalk.

In working towards a more walkable downtown community, the Downtown Master Plan encourages maximum visual transparency from the sidewalk into buildings to enhance the pedestrian experience. The large amounts of glazing on the ground floor, coupled with the ground floor units, blurs the line between private and public spaces, and facilitates visual presence while increasing safety and visibility on the street.

The proposed development maintains the purpose of the Downtown Master Plan in that the designs and configuration of the building allows for:

- Greater transparency on the grown floor
- Creation of additional housing choices
- Increased number of housing units
- Increased residential density
- Increased visibility and safety
- Active ground floor uses

Plan Salt Lake

The project is also supportive of Plan Salt Lake. Plan Salt Lake includes goals directed toward housing, planning for future growth, transportation and mobility, and neighborhoods. Of the goals listed in these sections, the proposed Design Review and Planned Development are supported by the following initiatives:

- "Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Create a safe and convenient place for people to carry out their daily lives.
- Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.
- Accommodate and promote an increase in the City's population
- Promote high density residential in areas served by transit.
- Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks."

Growing SLC: A Five Year Housing Plan

The City recently adopted a citywide housing master plan title Growing SLC: A Five Year Housing Plan 2018-2022, that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

- 1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
- 1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to allow development that would normally pose difficulty. The PD process allows for an increase in creative housing stock, housing stock that would otherwise not be aesthetically creative or not be allowed through the strict application of the zoning ordinance. This process allows for an increase in housing stock, housing options and provides a way to minimize neighborhood impacts through the review and assurance of the compatibility standards. The proposed development is utilizing this process to provide additional housing with a unique site configuration.

Plan Salt Lake

Salt Lake City has an adopted City wide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth

Guiding Principal: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote infill and redevelopment of underutilized land.
4. Preserve open space and critical environmental areas.
5. Reduce consumption of natural resources, including water.
6. Accommodate and promote an increase in the City's population.
7. Work with regional partners and stakeholders to address growth collaboratively.
8. Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

Housing

Guiding Principal: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

1. Ensure access to affordable housing citywide (including rental and very low income).
2. Increase the number of medium density housing types and options.
3. Encourage housing options that accommodate aging in place.
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
5. Enable moderate density increases within existing neighborhoods where appropriate.
6. Promote energy efficient housing and rehabilitation of existing housing stock.
7. Promote high density residential in area served by transit.
8. Support homeless services.

G-MU (Gateway Mixed-Use) Zoning District Purpose Statement

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 designs, 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.

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

Standard	Finding	Rationale
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 proposed development does not incorporate a front or corner side yard setback.
Side/Rear Yard: No minimum required	Complies	The proposal does provide a 5' interior and rear yard setback.
H. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or aboveground parking facilities: 1. Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines. 2. Mid Block Areas: Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be	Complies	The subject property is a corner lot and the proposed structured parking is located within the principal building. This section is not applicable to the subject property.

granted as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54 of this title. Parking structures shall meet the following: a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floors shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area. b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped. c. Mid block surface parking lots shall have a fifteen foot (15') landscaped setback. 3. Accessory And Commercial Parking Structures: Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of chapter 21A.54 of this title. 4. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities. 5. Height Requirements: The minimum height for a parking structure shall be forty five feet (45'). The maximum height shall not exceed seventy five feet (75'). 6. Site Plan Review: Parking structures shall be required to go through the site plan review process.		
Architectural character and materials: 1. Architectural Character And Materials: a. A differentiated base (on a building over 45 feet high) will provide human scale through change, contrast, and intricacy in facade form, color and/or material where the lower levels of the building face the sidewalk(s) and street(s). Scaling elements such as insets and projections serve to break up flat or monotonous facades, and respond to older nearby buildings. Therefore, all buildings in the Gateway Districts are subject to the following standards: (1) All buildings over forty five feet (45') in height shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to	Complies with Design Review Approval	1A. The subject development provides a distinct base with a human scale through the integration of durable materials and articulation along the elevations. 1A(1). The development have a distinct base, middle and top. 1A(2). The applicant is seeking a modification of the 70% durable material requirement through the design review process. 1A(3). The provided materials are considered durable and achieve the required life time performance.

the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged. (2) 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. (3) All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the exterior material requirement for new construction. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.		
Windows and fenestration: 2. Windows And Building Fenestration: a. Buildings whose exteriors are smooth, and do not provide any three-dimensional details or fenestration are not appropriate in the Gateway District. Recessed windows will eliminate flat, sterile elevations. Highly reflective materials are distracting, and focus attention away from the positive qualities of the Gateway District. Therefore, all buildings in the Gateway Districts are subject to the following standards: (1) Buildings with completely smooth exterior surfaces shall not be permitted, all new construction shall have three-dimensional details on the exterior that includes cornices, windowsills, headers and similar features. (2) All windows shall be recessed from the exterior wall a minimum of three inches (3"). Bay windows, projecting windows, and balcony doors are exempt from this requirement. (3) The reflectivity of the glass used in the windows shall be limited to eighteen percent (18%) as defined by the ASTA standard.	Complies	2. The development does not propose a smooth exterior. The proposal includes a detailed and articulated exterior with durable materials. 2(2). The windows for this development will be recessed a minimum of 3”. 2(3). The reflectivity of the glass will comply with the required 18% standard.
4. Building Lines And Front Area Requirements: a. A continuity of building frontage adjacent and parallel to the street encourages a more active involvement between building uses and pedestrians. Leftover or ambiguous open space that has no apparent use or sense	Complies	The proposed development is adjacent and parallel to two public streets. The proposed development is not sited at an angle to either street.

of place will not contribute positively to an active street life. Therefore, all buildings in the Gateway District are subject to the following standard: (1) The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.		
5. Public Amenities And Public Art: a. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and public art encourage pedestrian activity and contribute to the pedestrian experience. A cohesive, unified lighting and amenity policy will help give the Gateway District its own distinctive identity. Therefore, public amenities and public art are subject to the following standards: (1) Sidewalks and street lamps installed in the public right-of- way shall be of the type specified in the sidewalk/street lighting policy document. (2) Public art (which may include artists' work integrated into the design of the building and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public shall be included in all projects requiring design review approval for a site or design standard. The plan to incorporate public art shall be reviewed by the Salt Lake Art Design Board.	Complies	The proposed development will comply with the required street lamp policy regulated by Public Utilities. Per the listed condition, the applicant will work with the Salt Lake Art Design Board on an acceptable public art piece.
E. Building Height: The minimum building height shall be forty five feet (45') and the 200 South Street corridor shall have a minimum height of twenty five feet (25'). The maximum building height shall not exceed seventy five feet (75') except buildings with nonflat roofs (e.g., pitched, shed, mansard, gabled or hipped roofs) may be allowed, up to a maximum of ninety feet (90') (subject to subsection I of this section). The additional building height may incorporate habitable space. 1. Design Review: A modification to the minimum building height or to the maximum building height (up to 120 feet) provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title, and subject to compliance to the applicable master plan.	Complies with Design Review Approval	The proposed development is seeking an additional 10' of building height to reach a total height of 85' through the design review process.

2. Height Exceptions: Spires, tower, or decorative noninhabitable elements shall have a maximum height of ninety feet (90') and with design review approval may exceed the maximum height, subject to conformance with the standards and procedures of chapter 21A.59 of this title.		

ATTACHMENT E: ANALYSIS OF PLANNED DEVELOPMENT STANDARDS

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	Finding	Rationale
A. 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.	Complies	The Huxley development complies with Objective F. The applicant provided the following statement in support of the objectives: One of the main goals of a planned development is to encourage the efficient use of land and resources, and to promote the use of public services. The proposed density for this project is approx. 193 dwelling units/acre. Being located in the Depot District- Mid Rise Transit Oriented area of the Downtown Master Plan, and with attractive units, we are encouraging more people to live in the downtown area. With fewer than one parking stall per unit, we are encouraging our tenants to us the public transportation, with it being so easily accessible. We are very close to the mass transit systems that are within 2 blocks to the North, East, and South of us. The more people that are active and close to the downtown area, the better this will be for all of the business that operate in the downtown area. The more people that we bring to the downtown the more we will help promote and encourage new growth in the city and help current business! The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. In general, the proposed development is in line with the Downtown Master Plan. The Planned Development is required for all new construction in the G-MU zoning district.
B. The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master	Complies	As discussed under Issue 1 and GMU zoning standards, the proposed development is in compliance with the

Plan that is applicable to the site where the planned development will be located.			adopted Downtown Master Plan and Plan Salt Lake.
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:		Complies	Staff is of the opinion that the development complies with all the design and compatibility considerations listed.
C1	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;	Complies	Based on the highlighted sections of the Downtown Master Plan and Plan Salt Lake for this specific area, the proposed development is in line with the policies stated in both plans. The development is compatible in terms of scale and massing with the approved development within the neighborhood.
C2	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;	Complies	The building is oriented towards the public way and includes durable materials, which are compatible with the surrounding context.
C3	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.	Complies	A. The surrounding context of the subject property includes a variety of existing conditions and a number of approved development projects. In short, the context of this area will be changing. However, the proposed development within the context of the approved developments, the GM-U zoning district and the applicable master plan will maintain the visual character of the neighborhood. B. This project does include private amenities, including: swimming pool, courtyard space, and a gym, within the development. C. The abutting property to the west and north will not be buffered based on the GM-U buffering requirements. It is anticipated that future development will occur on the abutting properties. D. There are adequate sight lines to and from the sidewalks. E. Sufficient space is provided for maintenance of the development.
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The buildings will have sufficient ground floor transparency to interact with pedestrians. Each street facing elevation contains a great deal of detailing, transparency and façade movement to interact with the public realm and street level.

C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	The lighting is placed along the building and sidewalks. The lighting is designed with safety and visual interest in mind.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	The provided refuse containers, located within the parking structure, are screened.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	The parking area is internal and structured to the development. This design is buffered from the 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:		Complies	Staff is of the opinion the proposed project complies with all landscaping considerations related to the Planned Development review.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	There are no existing mature native trees located on the frontages. As part of this development, the applicant is reinstating a park strip with park strip landscaping. Street trees are required to reinstate the park strip.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	The western property is currently used a public garden. This property functions as additional landscaping.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	The development includes reinstating the park strip with landscaping, street trees and a sidewalk.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	The amount and scale of the proposed landscaping is appropriate for the housing 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:		Complies	Staff is of the opinion that the proposed project complies with all mobility considerations related to the Planned Development review.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	The drive access is from 600 West, which is a main thoroughfare. The drive access is not anticipated to negatively impact the safety, purpose, or character of any of these streets.
E2	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;	Complies	The housing development includes an onsite parking garage, as well as bicycle parking. Transportation reviewed the site circulation and had no concerns with the proposed arrangement.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The site design of the proposed development will enable pedestrians to walk near services, walking or biking access to campus.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	There is sufficient access around the periphery of the site for emergency vehicle access. The development will be required to provide adequate emergency vehicle access and compliance will be ensured during building permit review process. Compliance through the Planned Development review does not

			guarantee compliance with the International Fire and Building Codes and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	Loading access would be located within the off-street parking lot or on-street within the parallel stalls along 600 West.
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.		Complies	As discussed above, the existing site does not contain any existing site features of significant importance.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades if applicable.

ATTACHMENT F: ANALYSIS OF DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
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.		According to Chapter 21A.31 the intent of the Gateway Districts are to provide controlled and compatible setting 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 proposed multi-family housing development is permitted in the G-MU zoning district. The height and scale of the development is appropriate and anticipated
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 buildings.	Complies	1. The proposed development contains primary entrances that face the intersection of 100 South and 600 West, as well as both street frontages. 2. The buildings are sited with a zero setback line on 600 West and 100 South. 3. The off-street parking is located within the proposed building.
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	Complies	1. The ground floor contains residential uses with entrances accessible from the public sidewalk. 2. Each street facing elevation contains glazing in the amount of 40-41%. 3. The development contains large floor to ceiling glazing along the ground floor of each street facing elevation with a large, emphasized corner element that addresses both 100 South and 600 West.

bands, clerestory glazing, articulation, and detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscape yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.		4. Each elevation contains a series of balcony features that overlook either 100 South or 600 West.
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	1. The existing development pattern along 600 West contains a variety of new construction, warehouses and small-scale structures. The proposed development is consistent with the GM-U zoning, as well as approved development within this direct context. The overall proposed height will be compatible with the buildings in the vicinity of the subject property. The proposed development is appropriately scaled to the surrounding context. 2. The proposed development is well modulated to relate to both the human scale of pedestrians, as well as the surrounding structures and the approved development along 600 West. 3. The primary elevations contain balconies, strong vertical elements, and three varying durable materials. 4. The existing context varies and does not have a consistent solid-to-void pattern. With that said, the primary elevations contain a significant amount of window and door openings.
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.	Complies	The building exceeds 200' in building length. However, each elevation contains changes in wall planes through the integration of balconies, projections, and vertical elements. Each façade element decreases the overall massing of the structures. The materials along each elevation do change between traditional masonry and cementitious siding.
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:	Not Applicable	The developer is not providing privately owned public space.

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. b. For buildings more than three (3) stories or buildings wit vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.	Complies	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 address as follows: 1. Human Scale The building incorporates a distinct base, middle and top to reduce "perceived height of the building and separates it into three distinct segments."

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 object the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a window break above the first level of 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. 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		2. Negative Impacts: This building, being taller, has integrated these elements to diminish the perceived height of the structure. The proposed development envelopes the majority of the western section of 600 West between 100 South and Dansie Drive. The development of the anticipated size and scale for this context. Previously approved projects in the direct vicinity are of similar scale. Wind impacts were not addressed and are not appliable. 3. Cornices and rooflines: The building utilizes a simple cornice on the majority of the structure. The roofline is similar to previously approved buildings in the G-MU and is a permitted roof form in the district. The building does not include a green roof but does provide outdoor balconies on the units.

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.	Complies	The off-street parking is located within the building with entrance and exit onto 600 West. The onsite circulation was reviewed and approved by Transportation.
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)	Complies	The two refuse areas are located within the parking structure, which are screened and not visible from the public way.
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 with Condition	The development will finalize signage at a later date.
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	Complies	1. Street lighting will be in accordance with the street lighting needs from Public Utilities. 2. The building will be adequately illuminated to provide pedestrian safety and comfort while maintaining the allowable lighting levels. All exterior lighting will be designed for adjustable, low-level illumination to minimize glare, light trespassing and night sky pollution.

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.		The applicant provided this information in writing and will be required to comply with this standard. 3. According to the applicant, the exterior lighting will complement the architectural design and highlight its massing, articulation, and key features.
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	Complies	1. The development proposes to reinstate a landscaped park strip with the required street trees every 30'. The applicant will work with the Urban Forester on the appropriate tree selection. 2. The hardscaping is minimal and primarily located for the required transformers and the new sidewalk.

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.		

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments: The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- Sent early notification to property owners and tenants within 300 FT of the property.
- April 27, 2021 – sent early notification to applicable community councils.

Design Review Application Submitted on June 22, 2021.

- June 23, 2021 – sent early notification to property owners and tenants within 300 Ft of the property.
- Sent an updated notice to the applicable community councils.

Online Open House published on May 3, 2021

- Public comment period ended on June 11, 2021.
- No written public comments were received at the time of publication of this report.

Public notification mailed to property owners and tenants within 300' on September 30, 2021.

Public notice posted on City and State websites & Planning Division list serve: September 30, 2021.

Site posted October 1, 2021.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Planned Development and Design Review Department Review Comments

Zoning (Kelsey Lindquist)
Provided a written zoning review to applicant.

Engineering (Scott Weiler)
No concerns about Planned Development. Forwarded revisions for the preliminary plat.

Transportation (Michael Barry)
After discussing the public way improvements with staff today, it was determined that the best course of action would be as follows:

1. On 600 W, the park strip shall widened eight feet (8') toward the center of the street and new curb and gutter shall be installed.
2. On 100 S, show how the drainage ditch will be handled (piped/buried or left as is) and show curb and gutter with parallel parking. If the ditch is buried, then the park strip shall be widened eight feet toward the center of the road.

   The reason for these modifications is to ensure that there is adequate park strip for the planting of trees and (on 600 W) to avoid the situation where vehicles are backing into the existing bike lane.

   Please let me know if you have any questions or comments.

Fire (Ted Itchon)
It looks like an Alternative Means and Methods application for IFC section 503.1.1 is needed. too offer an increase of 0.05 GPM/1sq. ft. and automatic smoke detection in the corridors and public spaces. Also may be aerial access See IFC appendix D Section D105

Building (Todd Christopher)
No building code concerns at this stage for this planned development.

Public Utilities (Jason Draper)
The project will need to pay a reimbursement fee for the new water main in 600 West. Room for water and sewer and drainage improvements should be considered in site planning.

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- 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.
- Street lighting improvements will be determined during the building permit application and review process.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.

- Site utility, grading, drainage, erosion control, and plumbing plans will be required for building permit review. Submit supporting documents and calculations along with the plans.
- Public improvements including public utilities must be bonded for and must be complete prior to Certificate of Occupancy.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment of all runoff from parking and drive areas is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green infrastructure must be evaluated for stormwater treatment.

Police (Lamar Ewell)
No comments