



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHORHOOD

To: Salt Lake City Planning Commission
From: Meagan Booth, Principal Planner
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Date: October 15, 2021
Re: DeWitt Design Review@ 352 S 500 E - PLNPCM2021-00649

DESIGN REVIEW

PROPERTY ADDRESS: 352 South 500 East
PARCEL ID: 16-06-403-027
MASTER PLAN: Central City
ZONING DISTRICT: R-MU (Residential Mixed-Use)

REQUEST: The applicant, AJC, property owner representative, has submitted a Design Review Application to exceed the height limitations of 75' within the R-MU (Residential Mixed-Use) zoning district. The additional height ranges from 5'8" to 13'10", all of which are located towards the northern portion of the site. The proposed development is for a new multi-family building with approximately 149 multi-family units. Buildings more than 75-feet tall are allowed up to 125 feet through the Design Review process with Planning Commission approval.

RECOMMENDATION: Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that overall, the project generally meets the applicable standards and therefore, Planning Staff recommends that the Planning Commission approve the Design Review request subject to the following conditions:

1. Signage, lighting, and street scape improvements elements shall be reviewed and approved as part of the building permit review. This review shall be delegated to staff.

ATTACHMENTS

- | | |
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| A. Vicinity and Zoning Map | G. Renderings |
| B. Master Plan and Zoning Standards | H. Project Narrative/Request for Additional Height |
| C. RMU Development Standards | I. Site, Landscape, and Alta Survey |
| D. Analysis of Standards – Design Review | J. Elevations |
| E. Department Review Comments | K. Floor Plans |
| F. Public Process and Comments | L. Lighting Plan |
| | M. Property & Vicinity Photographs |

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PROJECT DESCRIPTION: The proposed project is for a 149-unit apartment building including a range of studio (67 units), one-bedroom (53 units) and two-bedroom (29 units) floor plans. The site is 0.78 acres. (33,976 square feet) in the R-MU (Residential/Mixed Use District). The primary building materials being used on the street-facing facade are architectural concrete, metal paneling, fiber cement wall panels, and wood-look metal siding. Because it features glass and a public art piece, the ground floor will be an active space from the street. The first floor will include a lobby, a fitness center, and access to the automated parking garage in the basement level. There are 148 parking slots in the garage, including 5 ADA stalls. Individual storage facilities and bicycle storage will be available in the basement. On level 2, there is also an open courtyard. At level 7, the rooftop pool, amenities deck, and club room will be connected. Design review is required for this petition because the northern portion of the structure will exceed the height restriction. For this petition, design review is required to exceed the height limitation.

ADJACENT LAND USES AND ZONING:Liberty Bank is located to the north of the site. The Elevate on 5th Apartments are located to the east of the property across the street. A landmark site is located to the south of the site. Encore Apartments are located to the west of the property. Surrounding zoning includes Residential Mixed-Use (RMU) and the TSA, Transit Station Area District.

KEY ISSUES

ISSUE 1: Building Height

This application is before the planning commission because the additional height necessitates the applicant meeting all the Design Review Process standards. The applicant has shown the locations where additional height is being requested on the accompanying elevation sheets, the majority of which is on the northeast portion of the building. The application contends that the additional height is required to accommodate the amenity space associated with it.

Per the RMU, buildings taller than seventy-five feet (75'), up to a maximum of one hundred twenty-five feet (125'), may be authorized through the design review process (chapter 21A.59 of this title) and provided that the proposed height is located within the one hundred twenty-five foot (125') height zone indicated on the map located in subsection F3 of this section.

1. Maximum height for nonresidential buildings: Forty-five feet (45').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
3. One hundred twenty-five-foot (125') height zone map for the R-MU District:

FIGURE 21A.24.170.F.3



To show areas that exceed the 75-foot height restriction, the applicant submitted specific elevation sheets with purple shading. The club room and amenity space are positioned on the 86-foot-tall structure's north east most corner. The pergola and the elevator shaft to the rooftop deck were located at the highest points. On the elevation sheets, the applicant also indicated where the 125-foot zone landed on the building's façade. (This area is indicated by the purple shading on the elevation sheets and narrative attached.)

Issue 2: Parking

The parking garage is internally connected to the building lobby and elevators that provide a pedestrian connection to the front sidewalk. The parking stalls in the side yard are also connected to the public sidewalk via the parking garage access to the lobby. The spots are also illuminated for safety. The basement bicycle storage will be accessible from the public right-of-way through the building lobby and elevator. The developer suggests in addition to bicycle storage at Level 1, they propose to add secured storage at the basement level with 6 additional parking stalls (4 stalls are required – 50%). The minimum parking requirement for R-MU is one-half space per multi-family dwelling unit, which would require 74 stalls. There are 148 standard stalls and 5 ADA stalls. The applicant is meeting this requirement and the parking layout is acceptable. The tandem parking spaces will be assigned to office employees. To increase the maximum number of allowable parking spaces, the applicant is required to fulfill at least one (1) of the major transportation demand management strategies and one (1) of the minor transportation demand management strategies. Therefore, they are suggesting the following strategies.

A. PRIMARY TRANSPORTATION DEMAND MANAGEMENT STRATEGIES: (1) At least fifty percent (50%) of the required bicycle parking is provided in the form of secured long-term bicycle parking located inside a building and made available to residents, employees, or patrons of the development.

B. MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES: (1) Permanently sheltered, covered, or secure bicycle parking facilities

Parking Analysis

PARKING ANALYSIS

21A.44.030 TABLE OF DISTRICT-SPECIFIC MINIMUM OFF STREET PARKING REQUIREMENTS

(R-MU) 1/2 SPACE PER MULTI-FAMILY DWELLING UNIT. (149 DWELLING UNITS)

MINIMUM REQUIRED

0.5 X 149 (DWELLING UNITS) = 75 PARKING STALLS

PROVIDED

148 STANDARD AND 5 ADA STALLS

BICYCLE PARKING PER 21A.44.050.B.3.c.1 (5% OF TOTAL)

8 REQUIRED

56 PROVIDED

PARKING STALL COUNT INCREASE:

21A.44.050: TRANSPORTATION DEMAND MANAGEMENT:

21A.44.050.3. b. Increase Of The Maximum Number Of Allowable Parking Spaces: The minimum number of off street parking spaces, as determined by subsection 21A.44.030G of this chapter, can be increased to double the minimum requirement under section 21A.44.030, table 21A.44.030 and "Table Of District Specific Minimum Off Street Parking Requirements", of this chapter provided the applicant fulfills at least one (1) of the major transportation demand management strategies and one (1) of the minor transportation demand management strategies listed in this subsection.

A. MAJOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES:

(1) At least fifty percent (50%) of the required bicycle parking provided in the form of secured long term bicycle parking located in the interior of a building and made available to residents, employees or patrons of the development.

B. MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES:

(1) Permanently sheltered, covered or secure facilities for the required bicycle parking.

ISSUE 3: Open Space

The property owner was consulted about the open space's location. To meet the open space requirements, the applicant shifted parking from the back to the side of the building as tandem parking spots. Office personnel will be assigned and use parking spaces. The applicant met the 20 percent open space requirement by eliminating rear parking and is now in compliance at 20.3%.

ISSUE 4: Amenity Location

The building offers a variety of amenities. The first floor features a glass-enclosed lobby, and a fitness center. The rooftop features a pool, gazebo, and shared community space. On Floor 2, is an open courtyard. At the back of the building, there is a lighted outdoor patio with benches and a pet area. Bicycle parking is available all year in the parking structure. A key issue in the request for additional height is the location of the rooftop pool and club room.

ISSUE 5: Access Easement to the South/Historic Property

The historic landmark to the south is the Eliza Gray Rumel House.

A public comment was received about the shared drive on the south, with worries about encroachment into the easement. An ALTA survey with a legal description was submitted by the developer. The project does not use the shared drive in any way. Through the duration of the project there should be zero encroachment into the public easement. Please see the ALTA survey attached.



NEXT STEPS

Design Review Approval

If the Design Review application is 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 comply with sign regulations in 21A.59.050.J. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Design Review Tabled/Continued

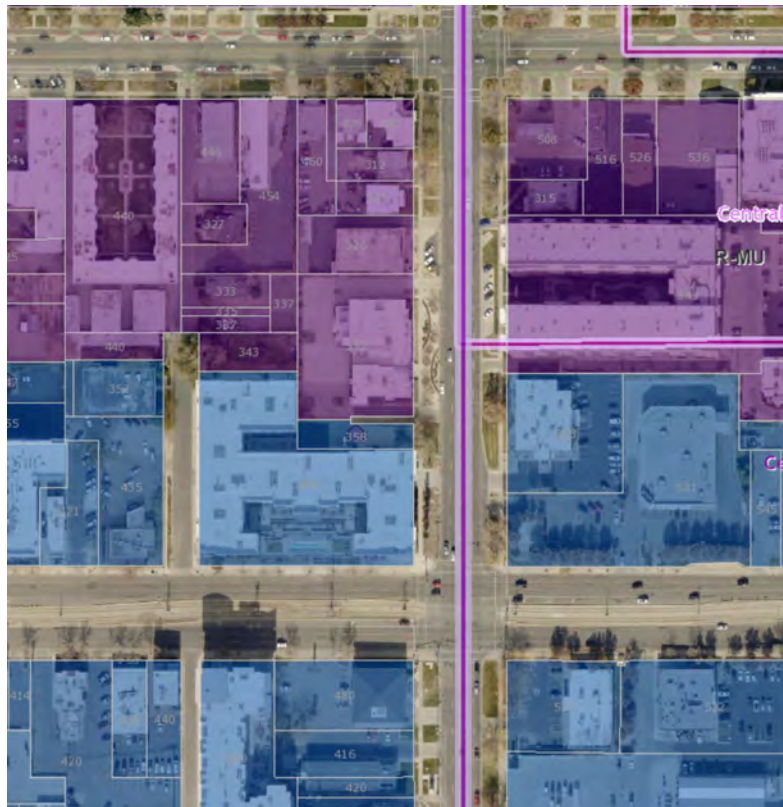
If the Design Review application is tabled by the Planning Commission, the applicant will have the opportunity to make changes to the design and/or further articulate details to return to the Planning Commission for further review and a decision on the application.

Design Review Denial

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

Attachment A

Vicinity & Zoning Maps



Aerial of Subject Property

Attachment B

Master Plan & Zoning Standards

CENTRAL COMMUNITY MASTER PLAN

The project site is located within the boundaries of the Central Community Master Plan and the East Downtown Plan. The Central Community Master Plan has more specific elements that directly pertain to the neighborhood where the development is proposed. The future land use map specifies that the lot proposed for the development is in an area intended for “High Density Transit Oriented Development (50 or more dwelling units/acre)”. Transit oriented development is defined in the plan as: ...a land use and urban design approach that emphasizes a mix of land uses with pedestrian access located near light rail stations. The East Downtown Plan emphasizes urban high density mixed use residential neighborhood is necessary. This building is on the cusp of the 200-foot height limitation set forth in the East Downtown Plan. The plan also puts a high priority on private and public open space and recreational opportunities.

Mixed land uses include residential, retail, office, cultural, institutional, and open space. Transit oriented development districts create a walkable environment that encourages residents and employees to use modes of transit other than the automobile. In the long term, this type of development can help reduce the negative impacts of future regional growth on the environment because of its location. TOD can assist in revitalizing neighborhoods in the Central Community, especially when retail, residential, and office uses are combined to support existing neighborhood characteristics. The plan also encourages the ability to entice more families downtown by offering 3-to-4-bedroom units.

The proposed development meets the high density (50+ units per acre). The proposal is for a 149-unit residential building on .78 acres of land, with a density of 193 units per acre. While this project does not have a mixed-use component, it is in an area near other similar residential uses with two shopping, restaurants and transit located nearby.

CITYWIDE HOUSING PLAN

The City recently adopted a citywide housing master plan titled *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:

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.
 - *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.*

Allowing additional height through the Design Review is a zoning tool that provides flexibility in the zoning standards and a way to provide added housing that would normally not be allowed through strict application of the zoning code.

PLAN SALT LAKE

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City, as well as related policies regarding air quality:

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

Housing:

- *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.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Air Quality:

- *Increase mode-share for public transit, cycling, walking, and carpooling.*
- *Minimize impact of car emissions.*
- *Reduce individual and citywide energy consumption.*

The project meets the policies outlined above. This project removes a standalone office building and redevelops land for multi family housing. It is a good example of infill development and transitions the use to accommodate the increasing population of the city. This project should reduce automobile dependency by developing in an area well served by various transit options and all-season bike storage. The proximity to major roads lessens automobile impacts by enabling drivers to easily access other arterial streets and highways without having to pass through small neighborhoods.

Attachment C

RMU Development Standards – Summarized from Chapter

The subject property is located within the R-MU Residential/Mixed Use District zoning district. The purpose of the R-MU Residential/Mixed Use District from Chapter 21A.24.170 is as follows:

Purpose Statement: The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Requirement	Standard	Proposed	Compliance
Lot Area/ Lot Width	No minimum lot area required Minimum Lot Width-50 feet	Lot Area – 33,983 sq ft Lot Width – 206.25 feet	Complies
Front Yard	No setback is required.		Complies
Side Yard	No setback is required.		Complies
Rear Yard	Twenty five percent (25%) of lot depth but need not exceed thirty feet (30').	31 feet 10 inches	Complies
Maximum Height	The maximum building height shall not exceed seventy-five feet (75'). One hundred twenty-five-foot (125') height zone map for the R-MU District (attached above)	See attachments for areas that exceed 70 feet varying from 5 feet 8 inches to 13 feet 10 inches.	PC Approval Needed for additional Height
Landscape	For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.	Required landscape is 6796.6 square feet. The proposal is for a total of 6380 square feet (20.3%) which is above the required landscape.	Complies
Glass: ground floor (%) (21A.37.050C1)	40%	49%	Complies
Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade.	Lobby entrance is on the ground floor of the street facing facade.	See Site Plan	Complies
Blank wall: maximum length (feet) 15 feet (21A.37.050E)	The blank wall and facade breakup measurements are shown on the front elevation sheets.	See Elevation Sheets (Attachment J)	Complies
Lighting: parking lot (21A.37.050I)	See Lighting Plan (Attachment L)		Complies
Screening of mechanical equipment /service areas	Mechanical units for the building will be located at the roof level and will be screened. Garbage refuge container e is located within the structure.	See Site Plan	Complies

Attachment D

Analysis of Standards – Design Review

DESIGN REVIEW STANDARDS – Planning Application PLNPCM2021-00649

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

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

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

Standard	Finding	Rationale
<p>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.</p>	<p>Complies</p>	<p>The proposed land use is permitted use the RMU Zone and compatible to adjacent land uses.</p>
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following, and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	<p>Complies</p>	<p>The primary orientation is to the sidewalk with the main entry, lobby, elevator, and amenity spaces adjacent to the sidewalk.</p> <ol style="list-style-type: none"> 1. The primary entrance faces the public sidewalk. The secondary entrance faces the side drive aisle. 2. The building has been sited close to the public sidewalk. 3. The parking for the project has been located within the building and rear yard.
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, 	<p>Complies</p>	<p>The building's ground floor lobby, elevator, staircase, mailroom, restrooms, and fitness room are all on the ground floor adjacent to the public sidewalk. Accent back-illuminated metal band across the full length of glazing and wall art draw engagement and interest from pedestrian activity to the project.</p>

clerestory glazing, articulation, and architectural detail at window transitions.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

The street-facing glass area on level 1 has been increased to 49% to make lobby space more transparent and visually reduce the appearance of the cantilevered portion of the building. The RMU Zone requires Glass: ground floor (40%)

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 reveal.
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

Street-facing building masses have been divided into heights and sizes that relate to the human scale, the material changes from ground level to the apartment level, the use of balconies, courtyards, help create the pedestrian-scale design. The zero setbacks property line mass step back at the second level in anticipation of future development.

1. The apartments are 6 stories on top of a garage podium. The scale and massing of this project complement the nearby height and massing of adjacent Encore Apartments and Elevate on 5th Apartments as well as the scale of anticipated developments in the area.

2. To help reduce the visual height of the building, the developer is proposing continuing the horizontal emphasis on upper floors with the proposed composition through balcony reliefs, material expression, and fenestration pattern that further emphasizes and articulates the base and upper levels as distinct.

3. Balconies have been provided on all units. Corner unit balconies at the courtyard are modulated to interact with building mass and to help to reduce the impact of the street-facing stair tower height.

4. Varying window sizes and patterns, use of the storefront in the lower level, create aesthetic for the neighborhood that matches or exceeds existing buildings

<p>E. Building facades that exceed a combined contiguous building length of 200 feet shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade). 2. Material changes; and 3. Massing changes. 	<p>Complies</p>	<p>While the building facades are not longer than 200 feet, the developer has provided changes in the vertical plane, material changes, and massing changes on every façade. Break in vertical plan is shown on elevation sheets.</p>
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"). 2. A mixture of areas that provide seasonal shade. 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two-inch (2") caliper when planted. 4. Water features or public art. 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	<p>Complies</p>	<p>The concept does not include any privately held public spaces. The project's resident rooftop spaces, on the other hand, offer a lounging area with shade trellises and fire pits, as well as outdoor dining places and decorative lighting. The building's frontage is less than 200 feet long. The landscape plan features two benches near the front entrance. There are trees in front of the current structure. The applicant should make every effort to maintain the health of the existing trees. The mural/art enhances the pedestrian experience and contributes to the public good.</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: 	<p>Complies</p>	<p>The proposed rooflines are cohesive with the overall building form and composition. The Street-facing roofline is accented with the stair tower that acts as a background element for the main building sign. Additionally, the Northeast roofline is accented with the club room pop-up eyebrow roof element that highlights the active corner of the building. The overall height and form of the building are similar in scale to the surrounding context, including the multifamily buildings in this and surrounding blocks. A rooftop amenity area that includes both indoor and outdoor space is featured at the northeast corner of the building. The exterior view with the club room massing and amenity deck creates a</p>

<ul style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. <p>3. Cornices and rooflines:</p> <ul style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. 		<p>special featured corner and highlights the common areas of the project.</p>
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p>	<p>Condition of Approval</p>	<p>See the above analysis in Issue 2. The applicant is meeting the parking requirements and following the TDM Process. All Transportation comments must be addressed by the developer.</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.) In the RMU Zone Screening of mechanical equipment is required as well as screening of service areas.</p>	<p>Complies</p>	<p>Due to the site constraints, the dumpster trash room door must remain in its current location. The door is accessible from the street, but the receptacle will be located within the building.</p>

J. Signage shall emphasize the pedestrian/mass transit orientation.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts.

**Complies –
Verification
at Building
Permit**

Primary building signage will be provided under a separate application. Compliance with signage approval is delegated to staff and will be verified at the building permit stage.

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

1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

Complies

The applicant provided a lighting plan and narrative for the project. No streetlights are required for this project, and the signs will be internally illuminated for easy readability. See provided lighting plan.

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 30 feet 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

Complies

Property Frontage along 500 East = 201 linear feet i.e., $201' / 30' = 6.7$ trees required, and PEC is proposing (8) Ginkgo biloba 'Princeton Sentry columnar/upright trees from the Medium Salt Lake City Tree list. 2.

The developer is using a variety of materials to create private and public places, pathways and crosswalks according to the Landscape Plan. Asphalt can only be found in vehicle drive aisles. Detailed information can be found on the landscape plan and narrative.

applicable design standards.
Permitted materials for
privately-owned public spaces
shall meet the following
standards:

- a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles.

Attachment E

Department Review Comments

FIRE There will be two Alternative means and Methods applications. They will be for Sections 503.1.1 and Appendix D105.3.503.1.1 would use 0.05 GPM/1sq. ft. additional density to the required automatic fire sprinkler system of a National Fire Protection Association Standard 13, plus automatic smoke detection in the corridors and public spaces. D105.3 would use one of the exceptions which was agreed to by planning and FPB.

ENGINEERING No objections.

PUBLIC UTILITIES No public utility objection to proposed height exception. Offsite Utility improvements may be required for this project. Additional comments will be provided with the building permit review.

TRANSPORTATION

1. General parking: The parking generally looks fine. The minimums are met on minimum passenger vehicle parking and ADA parking. The minimum parking requirement for R-MU is one half space per multi-family dwelling unit. They are using TDM strategies to increase their maximum allowable parking (see below). They are not showing any EV (electric vehicle) parking spaces (see below). There are some issues with the bike parking that may be an easy fix (see below). The parking layout is acceptable. There are two "tandem" parking spaces shown exterior to the building (which is allowed) and must be assigned to a specific unit so that people don't get blocked in by their neighbor. The tandem stalls might be assigned perhaps to the office employees (?) and that is acceptable; they need to clarify.

ajc response: The tandem parking will be assigned to office employees.

2. EV parking: No EV parking is shown. I have seen some designs with automated parking that include EV hook-ups in the automated stalls themselves and that may be the case here; they need to clarify and be specific. The EV stalls shall be equipped with a standard electric vehicle charging station which basically means (for now) an electrical outlet. In the ordinance, it says that the EV parking must be clearly marked with signage/pavement markings indicating exclusive use for EV's only; non-EV's are not allowed to park in EV stalls. In short, they need to show that the EV parking requirements have been met for at least one per 25 stalls.

ajc response: The automated parking system will be equipped with an EV charging system. The CityLift EV Charging Solutions document attached.

3. Bike parking: The thing that gets me hung up on this one is that the ordinance states that the location of the bicycle parking shall include a pathway (or sidewalk) that is connected to the right-of-way and is clearly separated from the parking lot and drive lanes. In this case, the bikers would be riding down the driveway, through the parking area and into the bike room, which doesn't meet the intent of the ordinance. I like the fact that they are providing a room for bike storage and especially because some of these units are small and space is at a premium. would suggest that they install four (4) bike racks (8 bike spaces) in the front of the building meeting all the specific bike rack location standards; this would satisfy their bike parking requirement. They can keep the storage room with bike racks, but maybe just call it "storage".

ajc response: We suggest adding a 4'-0" door from the public alley on the south property line to access the indoor bike storage. Updated Level 1 floor plan and site plan attached.

Grading at the public alley does not work with the Level 1 indoor bicycle storage finished floor grading. The access door cannot be provided. Hence in addition to bicycle storage at Level 1, we propose to add secured storage at the basement level with 6 additional parking stalls (4 stalls are required – 50%). The basement bicycle storage will be accessible from the public right-of-way through the building lobby and elevator.

BUILDING CODE

(NA)

ZONING

(See Zoning Review Table and Design Review Table)

SUSTAINIBILITY

No comments

POLICE

(NA)

ATTACHMENT F

Public Process and Comments

BLIC NOTICE, MEETINGS, COMMENTS

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

- The Planning Division provided a 45-day comment period notice to the Central City Community Council on August 25, 2021. Planning Staff did not receive any comments from the Community Council. The 45-day period ends on October 11, 2021.
- Notices were mailed to property owners/residents within 300 feet of the proposal

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on October 15th, 2021.
- Public hearing notice posted on October 15th, 2021.
- Public notice posted on City and State websites and Planning Division list serve on October 15, 2021.

PUBLIC INPUT

No public comments were received at the time of the publication of the staff report. Any public comments received after publication of the staff report will be forwarded to the Planning Commission.

Attachment G

Attachment



EAST ELEVATION



NORTH CORNER



SOUTH EAST CORNER



NORTH EAST CORNER



NORTH WEST CORNER



BUILDING MAIN ENTRY

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 703 east 1700 south
 salt lake city, ut 84105
 ajcarchitects.com

NOT FOR
 CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
**Widewater Dewitt
 Apartment**

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

SHEET NAME:
3D VIEWS

REVISIONS	MARK	DATE	DESCRIPTION

ISSUE DATE: 8/16/21
 ISSUE TYPE: 65% SUBMITTAL
 DRAWN BY: AJC
 CHECKED BY: KR
 PROJECT #: 2020-08

SHEET NUMBER:

G1018

8/16/2021 3:22:05 PM BIM 360://Widewater Dewitt Apartments/2020-08 Widewater, MullyFamily, Zsmith-ajc.rvt
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Project Narrative

The proposed project is for a 149-unit apartment building that will be a mix of studio, 1 bedroom, and 2 bedroom units on a 0.77-acre (33,600 square feet) parcel in the R-MU – Residential Mixed Use zoning district.

The proposed building will be consisting of 6 levels of apartments over 1 level consisting of a building lobby and an automated parking garage with an underground pit and a basement level below the lobby area with individual storage units. Mechanical units for the building will be located at the roof level and will be screened. Amenity deck connected to the club room at level 7 will be located at the roof level as well.

The primary building materials being used on the street-facing facade are architectural concrete, metal paneling, fiber cement wall panels, and wood-look metal siding.

A combination of stucco and the above-mentioned materials is proposed for the side and rear facade.

		UNIT MATRIX - THE DEWITT APARTMENTS							
UNIT TYPE	UNIT SIZE (SF)	UNIT CD IDENTIFICATION	LEVEL COUNT						TOTAL
			LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	
STUDIO-A	440	UNIT 0.1 L2	1						1
STUDIO-A	470	UNIT 0.1		1	1	1	1	1	5
STUDIO-B	490	UNIT 0.2 L2	10						10
STUDIO-B	515	UNIT 0.2 L3-L7		10	10	10	10	11	51
1 BR.-A	685	UNIT 1.1 L2	2						2
1 BR.-A	710	UNIT 1.1 L2		3	3	3	3	2	14
1 BR.-A(ADA)	710	UNIT 1.1 ADA		1				1	2
1 BR.-B	700	UNIT 1.2 L2	1						1
1 BR.-B	720	UNIT 1.2		1	1	1	1		4
1 BR.-C	735	UNIT 1.3 L2	4						4
1 BR.-C	760	UNIT 1.3		4	4	4	4	4	20
1 BR.-D	780	UNIT 1.4 L2	1						1
1 BR.-D	805	UNIT 1.4		1	1	1	1	1	5
2 BR.-A	975	UNIT 2.1 L2	1						1
2 BR.-A	1000	UNIT 2.1		1	1	1	1		4
2 BR.-B.1	925	UNIT 2.1 L7						1	1
2 BR.-B	1170	UNIT 2.2 L2	1						1
2 BR.-B	1190	UNIT 2.2 L3-L7		1	1	1	1	1	5
2 BR.-C	1030	UNIT 2.3 L2	1						1
2 BR.-C	1050	UNIT 2.3 L3-L6		1	1	1	1		4
2 BR.-D	940	UNIT 2.4 L2	1						1
2 BR.-D	955	UNIT 2.4 L3 L6		1	1	1	1	1	5
2 BR.-E	1005	UNIT 2.5 L2	1						1
2 BR.-E	1025	UNIT 2.5 L3-L7		1	1	1	1		4
2 BR.-E(ADA)	1025	UNIT 2.5 ADA L7						1	1
									149

DENSITY METRIC CALCULATION									
SITE 0.77 acre									
149 / 0.77 = 193.5 (Dwellings units per acre)									



Request for Additional Height:

The tallest point of the proposed building will be approximately 86' tall plus the elevator tower clear height overhead.

The majority of the building parapet is 2'-6" above 75' height except for the building club room roof and some of the architectural features for amenity deck support.

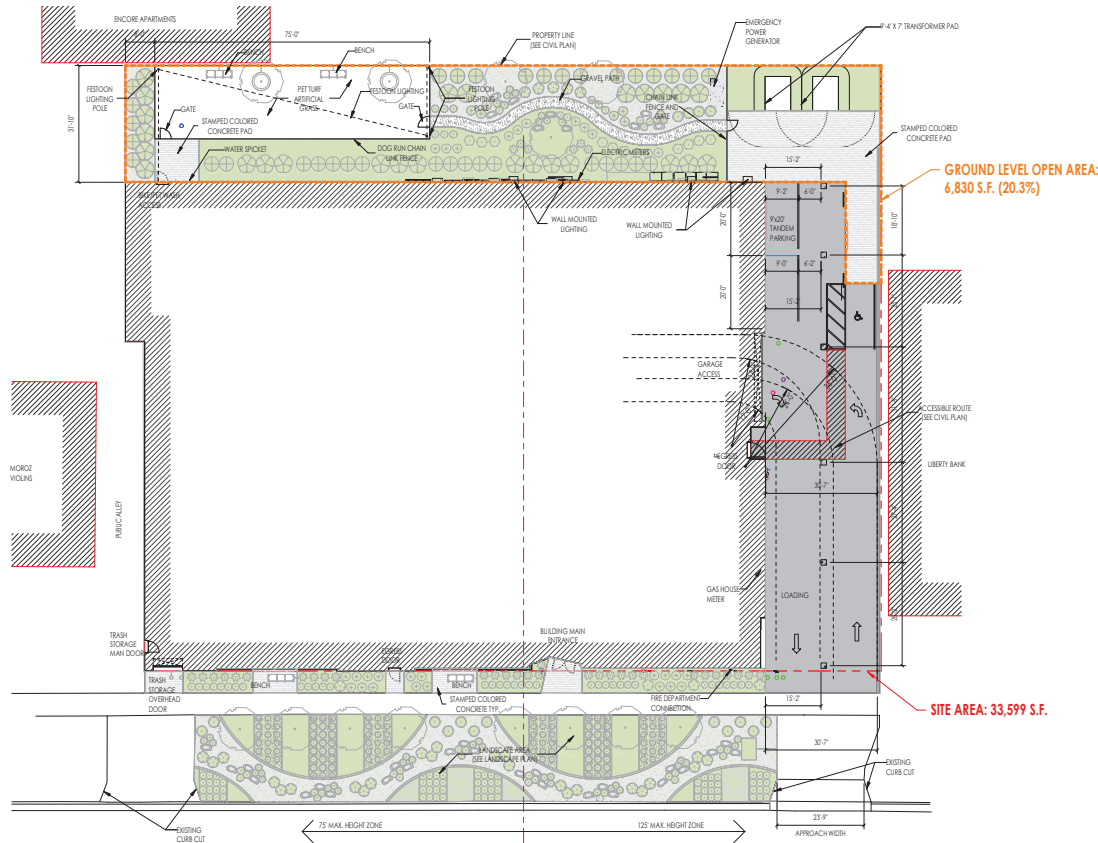
Buildings in the R-MU zoning district are permitted up to 75' tall, and up to 125' with the Design Review process with Planning Commission approval.

Signature

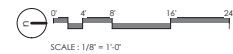
6/22/21

Date

Attachment I



1 SITE PLAN-ARCHITECTURAL
1/16" = 1'-0"



GENERAL NOTES:

- SEE SHEET G001 FOR DRAWING INDEX.
- SEE SHEET G002 FOR GENERAL NOTES AND ABBREVIATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- WIND DESIGN DATA LISTED ON STRUCTURAL DRAWINGS TO BE USED BY ROOFING MEMBRANE AND EXTERIOR CLADDING CONTRACTOR TO DETERMINE THE APPROPRIATE METHOD FOR EXTERIOR COMPONENT AND CLADDING MATERIALS INSTALLATION.

KEYED NOTES:

- 1 FIRE DEPARTMENT CONNECTION.

aje architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
**Widewater Dewitt
Apartment**

352 SOUTH 500 EAST
SALT LAKE CITY, UTAH

SHEET NAME:
**ARCHITECTURAL SITE
PLAN**

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 8/16/21
ISSUE TYPE: 65% SUBMITTAL
DRAWN BY: AJC
CHECKED BY: KR
PROJECT #: 2020-08

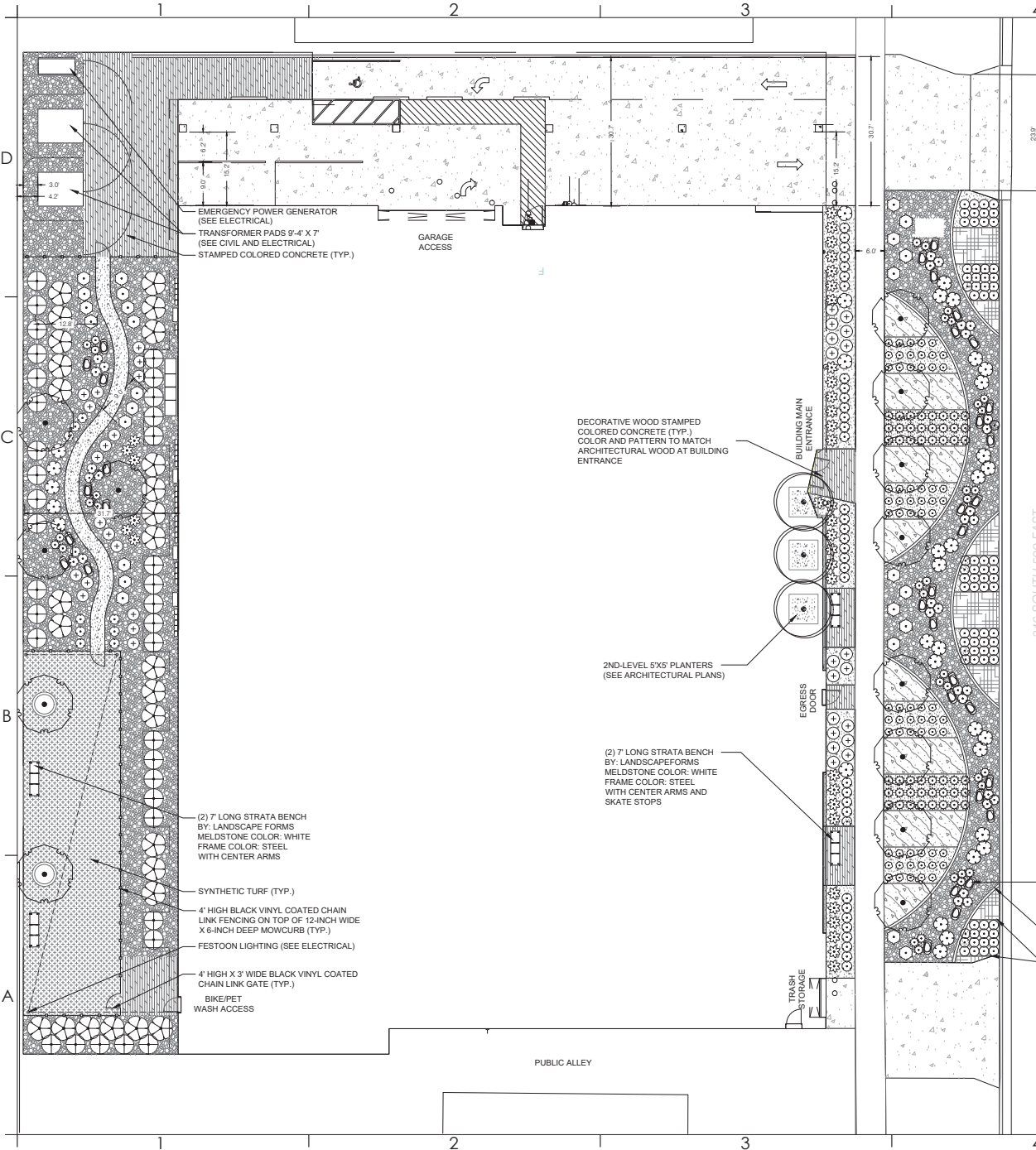
SHEET NUMBER:

AS101

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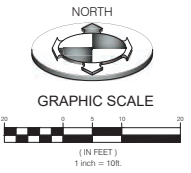
AS SHOWN ON THIS PLAN, THE DESIGNER HAS REVIEWED THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS FEASIBLE AND CAN BE CONSTRUCTED AS SHOWN. THE DESIGNER HAS REVIEWED THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS FEASIBLE AND CAN BE CONSTRUCTED AS SHOWN. THE DESIGNER HAS REVIEWED THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS FEASIBLE AND CAN BE CONSTRUCTED AS SHOWN.



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	QDNT	SIZE
	GIN PSG	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	8 & 8	2" CAL
	MAA AMU	MAACKIA AMURENSIS AMUR MAACKIA	8 & 8	1.5" CAL
SHRUBS	CODE	BOTANICAL / COMMON NAME	QDNT	
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3 GAL	
	CAR BMS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	2 GAL	
	COR VE2	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM TICKSEED	1 GAL	
	FES OVI	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	5 GAL	
	MIS DIX	MISCANTHUS SINENSIS 'DIXIELAND' DIXIELAND EULALIA GRASS	3 GAL	
	PAN VIR	PANICUM VIRGATUM SWITCH GRASS	1 GAL	
	PEN STR	PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON	1 GAL	
	POT FRU	POTENTILLA FRUTICOSA BUSH CINQUEFOIL	2 GAL	
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
	SPI GPU	SPIRAEA JAPONICA 'YAN TM' DOUBLE PLAY GOLD SPIREA	5 GAL	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QDNT	
	COB MU4	ANGULAR ROCK MULCH 3/4" TALON'S COVE CRUSHED ROCK		ANGULAR ROCK
	ROC MU1	ANGULAR ROCK MULCH 1.5" SOMA CRUSHED ROCK		ANGULAR ROCK
	COR VER	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM TICKSEED UTAH LANDSCAPE ROCK (OR APPROVED EQUAL)	4" POT	
	PEN HU3	PENSTEMON DIGITALIS 'HUSKER RED' HUSKER RED BEARDOGUE	4" POT	
	SYN TUF	SYNTHETIC TURF SYSTEM GO PLAY TURF BY ROCKY MOUNTAIN TURF		SYN TURF

SOMA BOULDERS (3' H x 3' L x 2' W)
SYNTHETIC TURF NOTES:
 PRODUCT: ROCKY MOUNTAIN TURF OR (APPROVED EQUAL)
 FACE WEIGHT: 55 OZ.
 PILE HEIGHT: 1.0
 COLOR: FIELD GREEN
 BACKING: URETHANE
 DRAINAGE RATE: SUPERIOR (>50" PER HOUR)
 REQUIRED: ABILITY TO REDUCE THE REFLECTIVE QUALITY OF THE FIBER, HEAT REDUCTION TECHNOLOGY AND ANTIMICROBIAL ADDITIVES.
 INSTALL SYNTHETIC TURF PER MANUFACTURERS RECOMMENDATIONS
 INSTALLER SHALL HAVE A MINIMUM OF THREE YEAR EXPERIENCE
 INSTALLING SYNTHETIC TURF.
 CONTRACTOR SHALL INSTALL AN AGENCY APPROVED FERTIGATION SYSTEM FOR ADDITIONAL TREATMENT OF THE SYNTHETIC TURF DOG RUN AREA.



ajc architects
 703 east 1700 south
 SALT LAKE CITY, UT 84105
 ajcarchitects.com



ARCHITECT / CONSULTANT
PEC
 PROJECT ENGINEERING CONSULTANTS
 980 WEST 9000 SOUTH
 WEST JORDAN, UTAH 84088
 OFFICE: 801-495-4240
 EMAIL: INFO@PEC.US.COM

AUTHORITY HAVING JURISDICTION
The Widewaters Group, Inc.

352 S 500 E
 SALT LAKE CITY, UTAH

SHEET NAME:
LANDSCAPE PLANTING PLAN

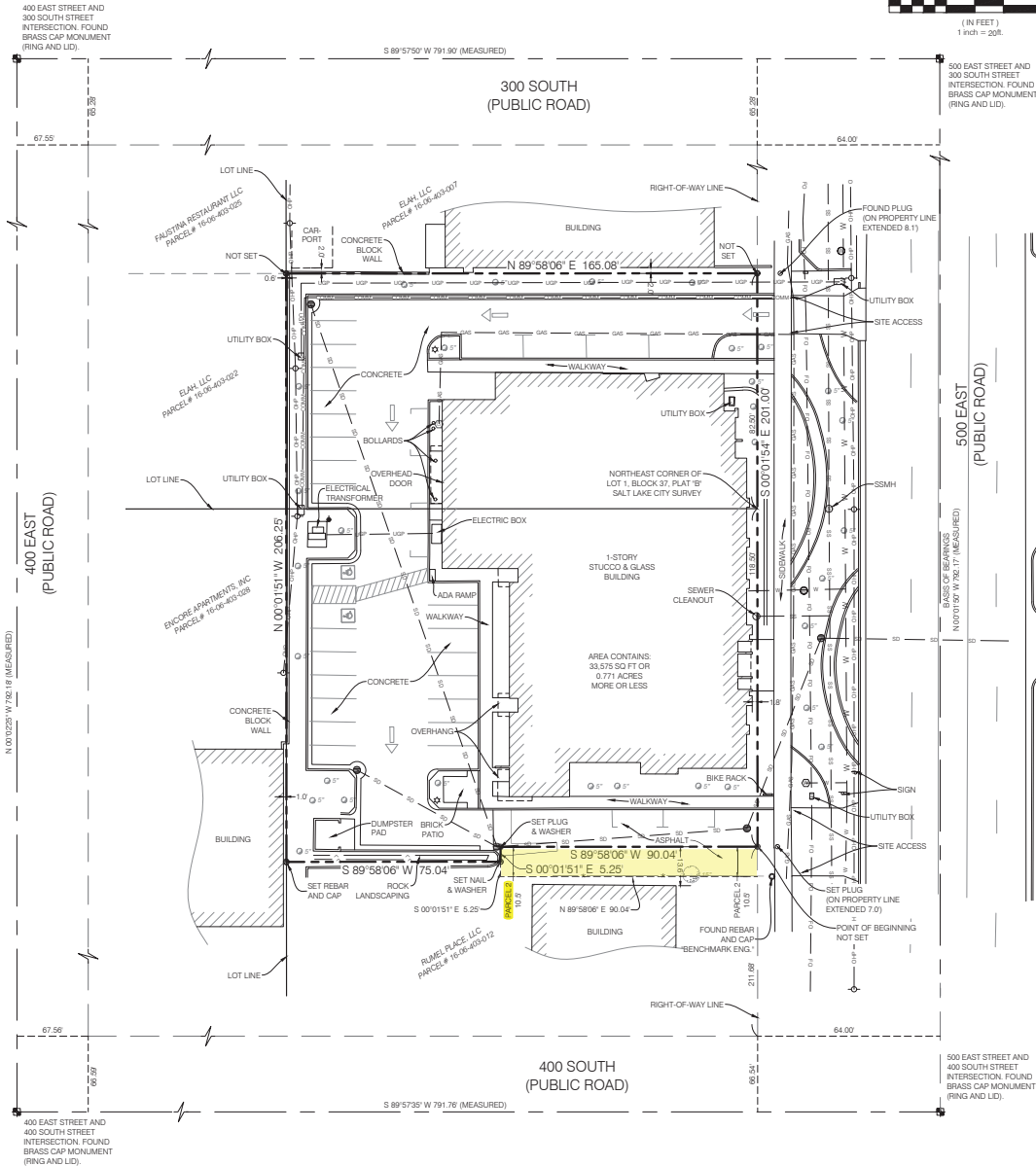
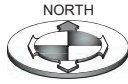
REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: **08.13.2021**
 ISSUE TYPE: **45% Submittal**
 DRAWN BY: **bet**
 CHECKED BY: **bet**
 PROJECT#: **UT 21-008**

SHEET NUMBER:
LSP.01

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ALSO LOCATED IN BLOCK 37, OFFICIAL SURVEY OF PLAT B SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

TO: GDR HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY;
WIDEWATERS PROPERTY DEVELOPMENT COMPANY, INC., A NEW YORK CORPORATION,
AND ITS ASSIGNS;
CHICAGO TITLE INSURANCE COMPANY;
NATIONAL TITLE AGENCY OF UTAH, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 13, 16 AND 18 OF TABLE A, THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2019.



VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

PARCEL 1: BEGINNING AT A POINT SOUTH 00°01'54" EAST (SOUTH PER DEED) ALONG THE BLOCK LINE 118.50 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 37, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 89°58'06" WEST 90.04 FEET (WEST 90 FEET PER DEED); THENCE SOUTH 00°01'51" EAST (SOUTH PER DEED), THENCE SOUTH 89°58'06" WEST 75.04 FEET (WEST 75 FEET PER DEED); THENCE NORTH 00°01'51" WEST (NORTH PER DEED) 206.25 FEET; THENCE NORTH 89°58'06" EAST 165.08 FEET (EAST PER DEED) TO THE EASTERLY LINE OF SAID BLOCK 37; THENCE SOUTH 00°01'54" EAST (SOUTH PER DEED) ALONG SAID EASTERLY LINE 201.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TOGETHER WITH A RIGHT OF WAY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 7, 1979 AS ENTRY NO. 204865 IN BOOK 4819 AT PAGE 150 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING 118 FEET 6 INCHES SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 37, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 10 FEET 6 INCHES, THENCE WEST 90 FEET; THENCE NORTH 10 FEET 6 INCHES, THENCE EAST 90 FEET TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT: NATIONAL TITLE AGENCY OF UTAH, INC.), FILE NO. 19-3562 AB, AMENDMENT NO.3, EFFECTIVE DATE NOVEMBER 4, 2019.

R2) ALTA/NSPS SURVEY PERFORMED BY DALE K. BENNETT, BENCHMARK ENGINEERING & LAND SURVEYING, DATED AUGUST 8, 2019, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS INDEX NO. S2019-09-0386.

R3) PLAT 3 OF BLOCKS 22, 23, 24, 33, 34, 35, 36, 37, 38, OFFICIAL SURVEY OF PLAT B, SALT LAKE CITY SURVEY, ON FILE WITH THE SALT LAKE CITY ENGINEERS OFFICE.

NARRATIVE OF SURVEY

SCOPE: BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY EDWARD G. SHAGEN, THE WIDEWATERS GROUP, INC. TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON AND SET PROPERTY CORNERS AS SHOWN HEREON.

BASES OF BEARING: THE BASES OF BEARINGS FOR THIS SURVEY IS NORTH 00°01'50" WEST ALONG THE MONUMENT LINE BETWEEN THE MONUMENTS MARKING THE INTERSECTION OF 300 SOUTH STREET AND 500 EAST STREET AND THE MONUMENT MARKING THE INTERSECTION OF 400 SOUTH STREET AND 500 EAST STREET.

NARRATIVE: STREET MONUMENTS WERE USED AS CONTROL AND THE BLOCK WAS BROKEN DOWN PER STANDARD PRACTICE AND PROPORTIONED USING MEASURED DISTANCES.

GENERAL NOTES

- FEMA FLOOD INSURANCE RATE MAP NUMBER 49035C0144H EFFECTIVE DATE: AUGUST 2, 2012. FLOOD ZONE, ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- PARKING STALL COUNT: STANDARD: 31 ADA: 2 TOTAL: 33
- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS: NONE OBSERVED
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUE/STAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 500 EAST STREET.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED OR PLACED BY A QUALIFIED SPECIALIST.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT: NATIONAL TITLE AGENCY OF UTAH, INC.), FILE NO. 19-3562 AB, AMENDMENT NO.3, EFFECTIVE DATE NOVEMBER 4, 2019.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT: NATIONAL TITLE AGENCY OF UTAH, INC.), FILE NO. 19-3562 AB, AMENDMENT NO.3, EFFECTIVE DATE NOVEMBER 4, 2019.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-9 NOT ADDRESSED IN THIS SURVEY

ITEM 10 INTENTIONALLY DELETED

ITEM 11 INTENTIONALLY DELETED

ITEMS 12-14 NOT ADDRESSED IN THIS SURVEY

ITEM 15 SUBJECT TO THOSE ITEMS DISCLOSED IN A BENCHMARK ENGINEERING & LAND SURVEYING SURVEY DATED NOVEMBER 27, 2019, IDENTIFIED AS PROJECT NO. 1911293 AND DESCRIBED AS FOLLOWS:

A. UNDERGROUND POWER LINES ON THE NORTHERLY PORTION OF THE PROPERTY.

B. OVERHEAD POWER LINES ON THE WESTERLY PORTION OF THE PROPERTY.

LEGEND AND ABBREVIATIONS

STREET WALK PAVEMENT	STORM DRAIN MANHOLE & PIPE
PROPERTY LINE & PROPERTY MARKER NOTED	CATCH BASIN
ADJACENT PLOT LOT LINES	MANHOLE & CONCRETE CURB
CENTRALINE OF ROAD	WATER METER
BUILDING LINE	GAS METER
CURB & UTILITY	OPENING PIPE HYDRANT
SANITARY SEWER MANHOLE & PIPE	LIGHT POLE
LINE OF UTILITY	COMMUNICATION LINE
POWER LINE & OVERHEAD POWER	EDGE OF ASPHALT
UNDERGROUND POWER LINES	

BENCHMARK ENGINEERING & LAND SURVEYING
352 S 500 E
SALT LAKE CITY, UT

THE WIDEWATERS GROUP, INC

PROJECT NO: 1911293

ALTA/NSPS LAND TITLE SURVEY

SVA.01
1 OF 1

Attachment J

GENERAL NOTES:

- SEE SHEET G001 FOR DRAWING INDEX.
- SEE SHEET G002 FOR GENERAL NOTES AND ABBREVIATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- WIND DESIGN DATA LISTED ON STRUCTURAL DRAWINGS TO BE USED FOR ROOFING MEMBRANE AND EXTERIOR CLADDING CONTRACTOR TO DETERMINE THE APPROPRIATE METHOD FOR EXTERIOR COMPONENT AND CLADDING MATERIALS INSTALLATION.

KEYED NOTES:

ELEVATION FINISHES

<ul style="list-style-type: none"> • RIBBED METAL 7.2 PANEL W/ EXPOSED FASTENING SYSTEM • PRE-FINISHED 		MF
<ul style="list-style-type: none"> • WOOD GRAIN STEEL CLADDING • PRE-FINISHED PRINTED WOOD GRAIN PATTERN • 4" PANELS IN 24 GA. STEEL 		MF
<ul style="list-style-type: none"> • HARDIE REVEAL 1207™ PANEL SYSTEM W/ CONCEALED STAINLESS STEEL SCREWS • PAINTED 		MF
<ul style="list-style-type: none"> • PERFORATED METAL BALCONY RAILING • PRE-FINISHED 		MF
<ul style="list-style-type: none"> • STEEL BENT PLATE • SHOP PRIME AND PAINTED 		MF
<ul style="list-style-type: none"> • SHEET METAL ROOF FASCIA • PRE-FINISHED 		MF
<ul style="list-style-type: none"> • DIAMOND WALL INSULATING ONE COAT SYSTEM OR SIM. • ACRYLIC COLOR: WHITE • TEXTURE: 20/30 FINE SAND FLOAT 		MF
<ul style="list-style-type: none"> • EXTERIOR STICORFRONT SYSTEM • BLACK ANODIZED ALUMINUM • SEE WINDOW TYPES 		MF
<ul style="list-style-type: none"> • VINYL WINDOW AMSCO-SEBENTY SERIES SOUND CONTROL WINDOWS OR SIM. • COLOR: TAUPE STANDARD 		MF
<ul style="list-style-type: none"> • DIAMOND WALL INSULATING ONE COAT SYSTEM OR SIM. • ACRYLIC COLOR: LIGHT GRAY • TEXTURE: 20/30 FINE SAND FLOAT 		MF

PERMITTED ROOF ELEMENTS BEYOND 75' HEIGHT:

- STAIR TOWER
- ELEVATOR TOWER
- MECHANICAL EQUIPMENT SCREEN

ELEMENT BEYOND 75' SUBJECT TO DESIGN REVIEW:

- BUILDING PARAPET
- CLUB ROOM HIGH ROOF
- ELEVATOR LOBBY
- CLUB ROOM STAIR
- ROOF DECK RAILING
- SHADE TRELLIS

a|j|c architects

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salt lake city, ut 84105
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NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

**Widewater Dewitt
Apartment**

352 SOUTH 500 EAST
SALT LAKE CITY, UTAH

SHEET NAME:

EXTERIOR ELEVATIONS

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 8/16/21

ISSUE TYPE: 65% SUBMITTAL

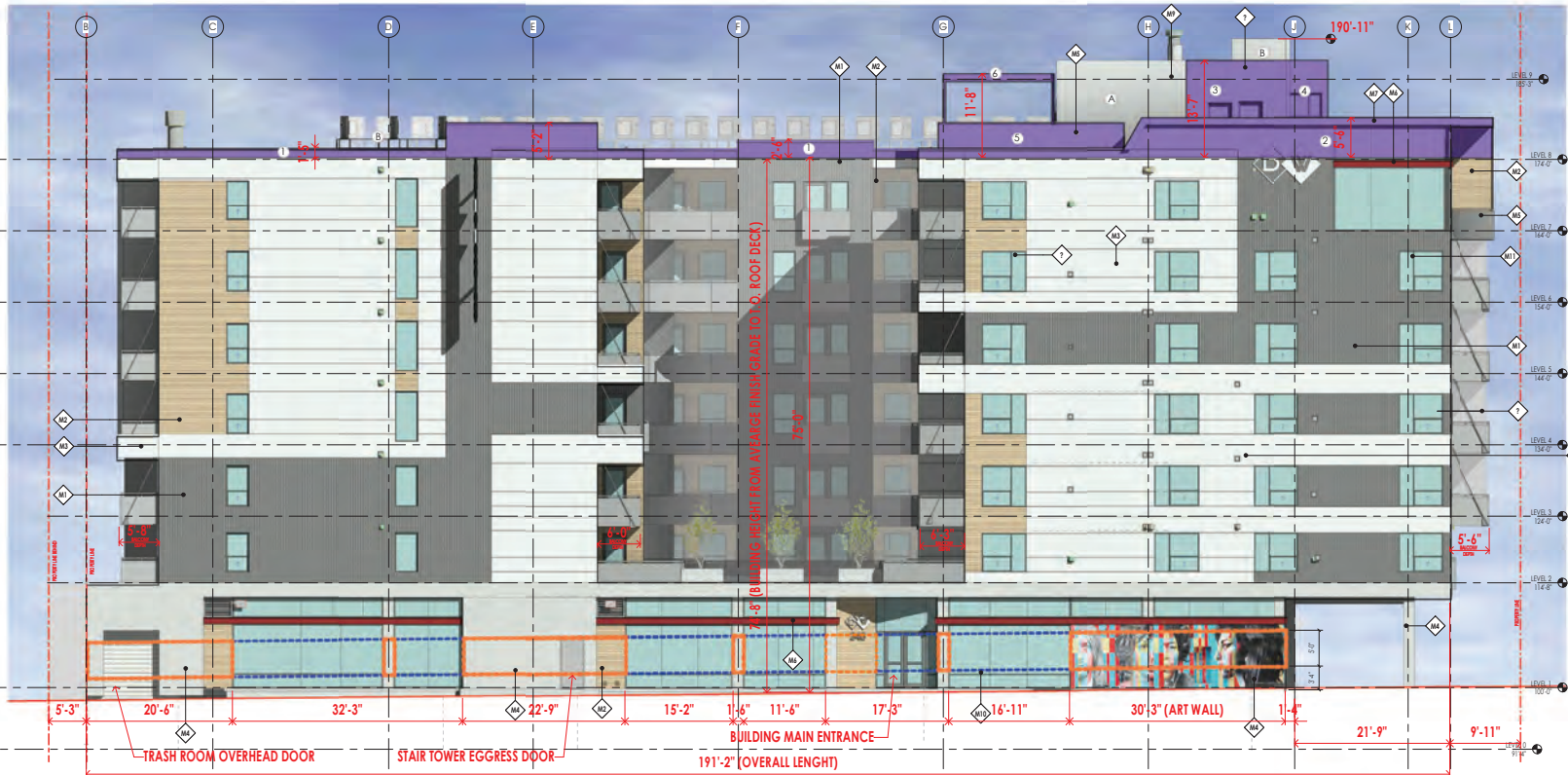
DRAWN BY: A|J|C

CHECKED BY: KR

PROJECT #: 2020-08

SHEET NUMBER:

AE201



A1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

STREET FACING GLAZING CALCULATION

	SOLID (424 SF)	81%
	GLASS (415 SF)	49%

8/16/2021 5:13:50 PM BIM 300//Widewater Dewitt Apartments 2020-08 Widewater, MullyFamily, Lsmith-ajc.rvt
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KEYED NOTES:

ELEVATION FINISHES

<ul style="list-style-type: none"> • RIBBED METAL 7.2 PANEL W/ EXPOSED FASTENING SYSTEM • PREFINISHED 		MF
<ul style="list-style-type: none"> • WOOD GRAIN STEEL CLADDING • PREFINISHED PRINTED WOOD GRAIN PATTERN • 4" PANELS W/ 2x4x4x8 STEEL 		MF
<ul style="list-style-type: none"> • HARDBE REVEALS 12" PANEL SYSTEM W/ COORDINATING STAINLESS STEEL SCREWS • PAINTED 		MF
<ul style="list-style-type: none"> • PERFORATED METAL BALCONY RAILING • PREFINISHED 		MF
<ul style="list-style-type: none"> • STEEL BENT PLATE • SHOP PRIMED AND PAINTED 		MF
<ul style="list-style-type: none"> • SHEET METAL ROOF FASCIA • PREFINISHED 		MF
<ul style="list-style-type: none"> • DIAMOND WALL INSULATING ONE COAT SYSTEM OR SIM. • ACRYLIC COLOR (WHITE) • TEXTURE: 20/30 FINE SAND FLOAT 		MF
<ul style="list-style-type: none"> • EXTERIOR STICOR FRONT SYSTEM • BLACK ANODIZED ALUMINUM • SEE WINDOW TYPES 		MF
<ul style="list-style-type: none"> • VINYL WINDOW AMSCO SERENITY SERIES SOUND CONTROL WINDOWS OR SIM. • COLOR: TAUPÉ STANDARD 		MF
<ul style="list-style-type: none"> • DIAMOND WALL INSULATING ONE COAT SYSTEM OR SIM. • ACRYLIC COLOR (LIGHT GRAY) • TEXTURE: 20/30 FINE SAND FLOAT 		MF

- PERMITTED ROOF ELEMENTS BEYOND 75' HEIGHT:
- A. STAIR TOWER
 - B. ELEVATOR TOWER
 - C. MECHANICAL EQUIPMENT SCREEN
- ELEMENT BEYOND 75' SUBJECT TO DESIGN REVIEW:
- 1. BUILDING PARAPET
 - 2. CLUB ROOM HIGH ROOF
 - 3. ELEVATOR LOBBY
 - 4. CLUB ROOM STAIR
 - 5. ROOF DECK RAILING
 - 6. SHADE TRELLIS



A1 EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"

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PROJECT DESCRIPTION
Widewater Dewitt Apartment

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

SHEET NAME:
EXTERIOR ELEVATIONS

REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: 8/16/21
 ISSUE TYPE: 65% SUBMITTAL
 DRAWN BY: AJC
 CHECKED BY: KR
 PROJECT #: 2020-08

SHEET NUMBER:
AE203

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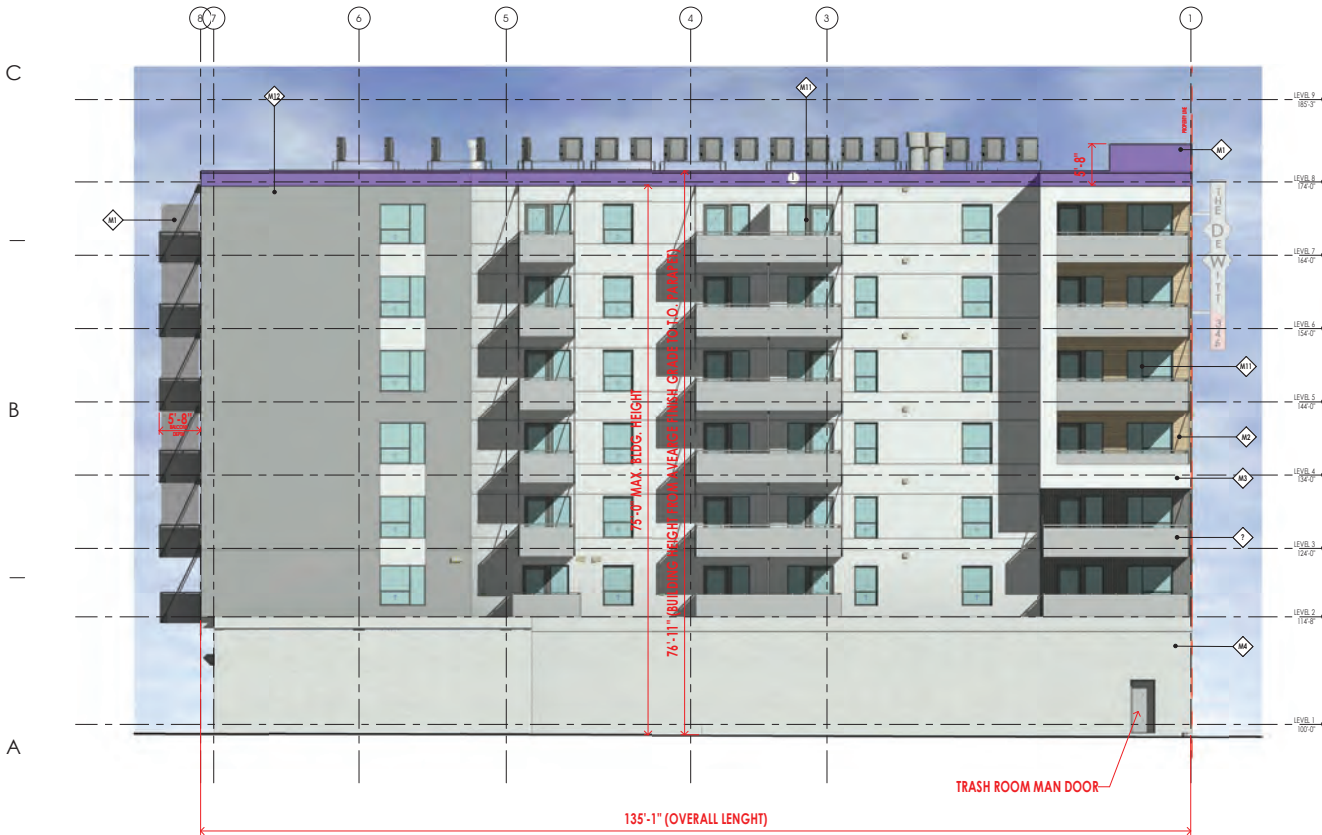
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KEYED NOTES:

ELEVATION FINISHES

<ul style="list-style-type: none"> RIBBED METAL 7.2 PANEL W/ EXPOSED FASTENING SYSTEM PRE-FINISHED 		
<ul style="list-style-type: none"> WOOD GRAIN STEEL CLADDING PRE-FINISHED PRINTED WOOD GRAIN PATTERN 4" PANELS IN 24 GA STEEL 		
<ul style="list-style-type: none"> HARDEE REVEAL 2.0" PANEL SYSTEM W/ COORDINATING STAINLESS STEEL SCREWS PAINTED 		
<ul style="list-style-type: none"> PERFORATED METAL BALCONY RAILING PRE-FINISHED 		
<ul style="list-style-type: none"> STEEL BENT PLATE SHOP PRIMED AND PAINTED 		
<ul style="list-style-type: none"> SHEET METAL ROOF FASCIA PRE-FINISHED 		
<ul style="list-style-type: none"> DIAMOND WALL INSULATING ONE COAT SYSTEM OR SIM. ACRYLIC COLOR (WHITE) TEXTURE: 20-30 FINE SAND FLOAT 		
<ul style="list-style-type: none"> EXTERIOR STICKERFRONT SYSTEM BLACK ANODIZED ALUMINUM SEE WINDOW TYPES 		
<ul style="list-style-type: none"> VINYL WINDOW ANGLICO SERENITY SERIES SOUND CONTROL WINDOWS OR SIM. COLOR: TAUPÉ STANDARD 		
<ul style="list-style-type: none"> DIAMOND WALL INSULATING ONE COAT SYSTEM OR SIM. ACRYLIC COLOR (LIGHT GRAY) TEXTURE: 20-30 FINE SAND FLOAT 		



- PERMITTED ROOF ELEMENTS BEYOND 75' HEIGHT:
 - A. STAIR TOWER
 - B. ELEVATOR TOWER
- ELEMENT BEYOND 75' SUBJECT TO DESIGN REVIEW:
 - BUILDING PARAPET
 - CLUB ROOM HIGH ROOF
 - ELEVATOR LOBBY
 - CLUB ROOM STAIR
 - ROOF DECK RAILING
 - SHADE TRELLIS

A1 SOUTH ELEVATION
1/8" = 1'-0"

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AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
Widewater Dewitt Apartment

352 SOUTH 500 EAST
SALT LAKE CITY, UTAH

SHEET NAME:
EXTERIOR ELEVATIONS

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 8/16/21
ISSUE TYPE: 65% SUBMITTAL
DRAWN BY: AJC
CHECKED BY: KR
PROJECT #: 2020-08

SHEET NUMBER:
AE204

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Attachment K

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Widewater Dewitt Apartment

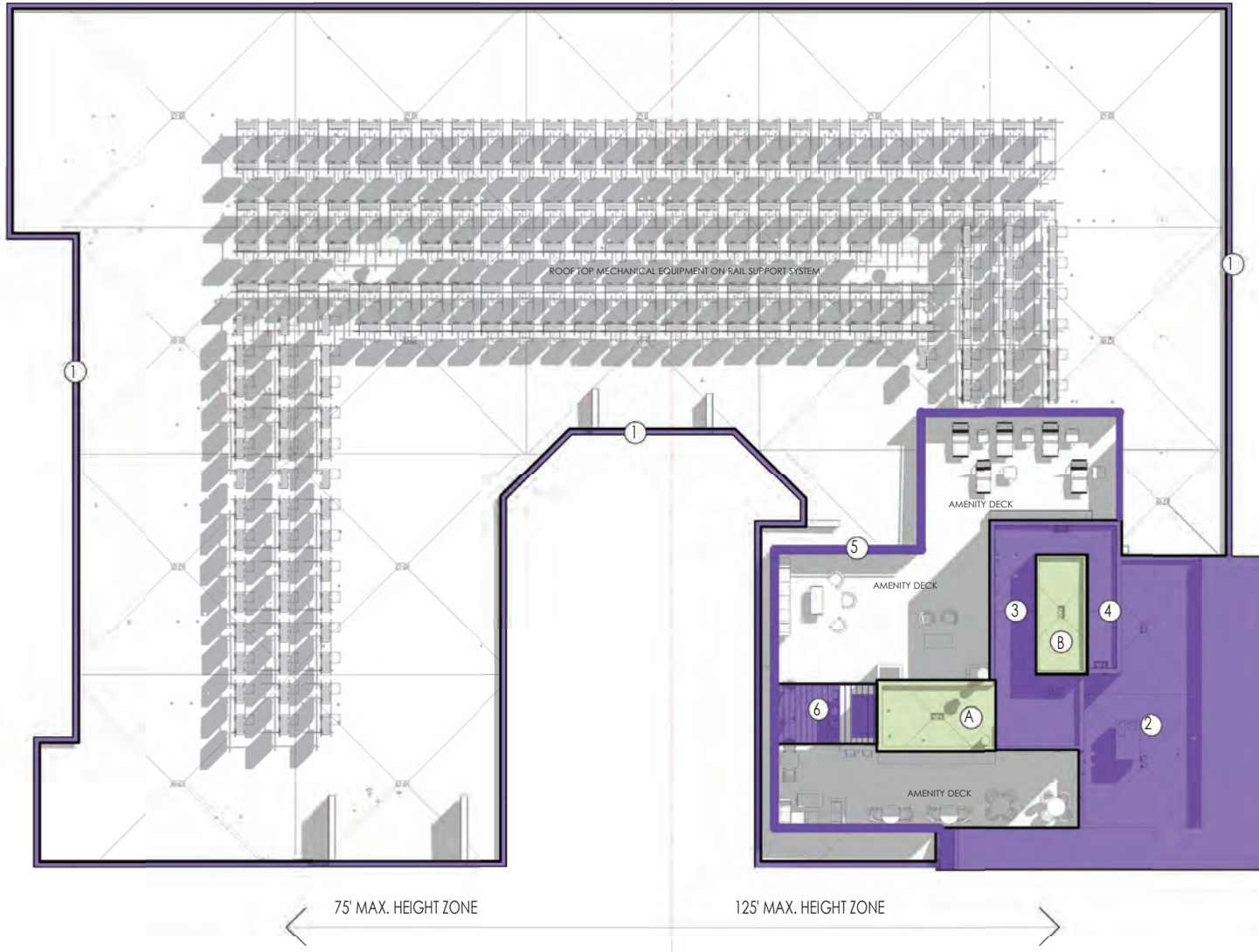
352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

SHEET NAME:
ROOF PLAN

REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: 8/16/21
 ISSUE TYPE: 65% SUBMITTAL
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 CHECKED BY: KR
 PROJECT#: 2020-08

SHEET NUMBER:
GI019



21A.24.170 F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75), up to a maximum of one hundred twenty five feet (125), may be authorized through the design review process (chapter 21A.59 of this title) and provided, that the proposed height is located within the one hundred twenty five foot (125) height zone indicated in the map located in subsection F3 of this section.

PERMITTED ROOF ELEMENTS BEYOND 75 HEIGHT:

- A. STAIR TOWER
- B. ELEVATOR TOWER

ELEMENT BEYOND 75' SUBJECT TO DESIGN REVIEW:

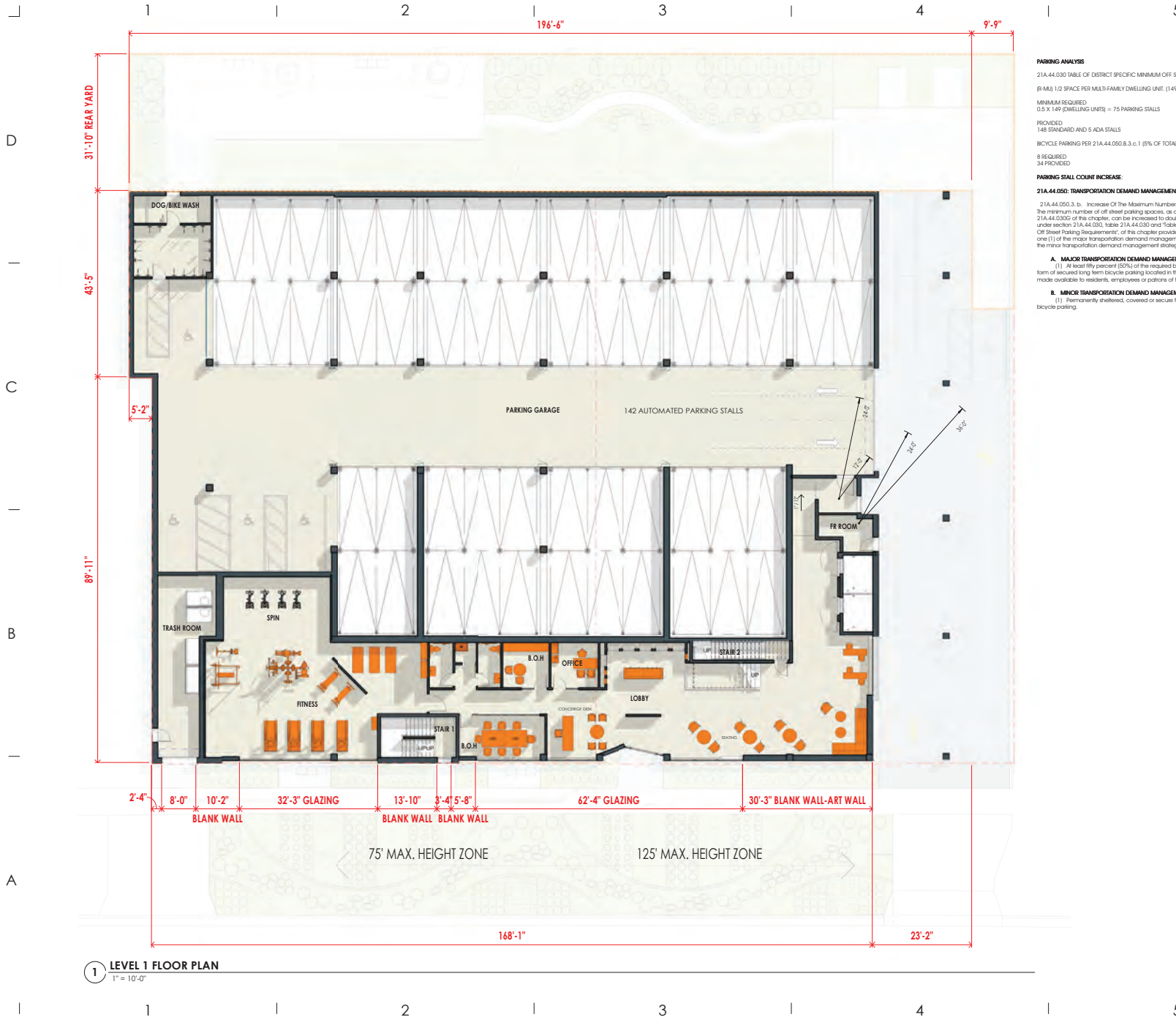
- 1. BUILDING PARAPET
- 2. CLUB ROOM HIGH ROOF
- 3. ELEVATOR LOBBY
- 4. CLUB ROOM STAIR
- 5. ROOF DECK RAILING
- 6. SHADE TRELLIS

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1 ROOF PLAN-DR
 1/8" = 1'-0"



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1 LEVEL 1 FLOOR PLAN
 1" = 10'-0"

PARKING ANALYSIS
 21A.44.030 TABLE OF DISTRICT SPECIFIC MINIMUM OFF-STREET PARKING REQUIREMENTS
 (R-MJ) 1/2 SPACE PER MULTI-FAMILY DWELLING UNIT (149 DWELLING UNITS)
 MINIMUM REQUIRED (0.5 X 149 DWELLING UNITS) = 75 PARKING STALLS
 PROVIDED
 148 STANDARD AND 5 ADA STALLS
 BICYCLE PARKING PER 21A.44.050 B.3.c.1 (5% OF TOTAL)
 8 REQUIRED
 34 PROVIDED
PARKING STALL COUNT INCREASE:
 21A.44.050: TRANSPORTATION DEMAND MANAGEMENT:
 21A.44.050.3. b. Increase Of the Maximum Number Of Allowable Parking Spaces:
 The minimum number of off-street parking spaces, as determined by subsection 21A.44.030.5 of this chapter, can be increased to double the minimum requirement under section 21A.44.030.1, Table 21A.44.030 and Table C of District Specific Minimum Off-Street Parking Requirements, of this chapter provided the applicant fulfills at least one (1) of the major transportation demand management strategies and one (1) of the minor transportation demand management strategies listed in this subsection.
A. MAJOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES:
 (1) At least fifty percent (50%) of the required bicycle parking provided in the form of secured long-term bicycle parking located in the exterior of a building and made available to residents, employees or patrons of the development.
B. MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES:
 (1) Permanently sheltered, covered or secure facilities for the required bicycle parking.

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PROJECT DESCRIPTION
**Widewater Dwell
 Apartment**

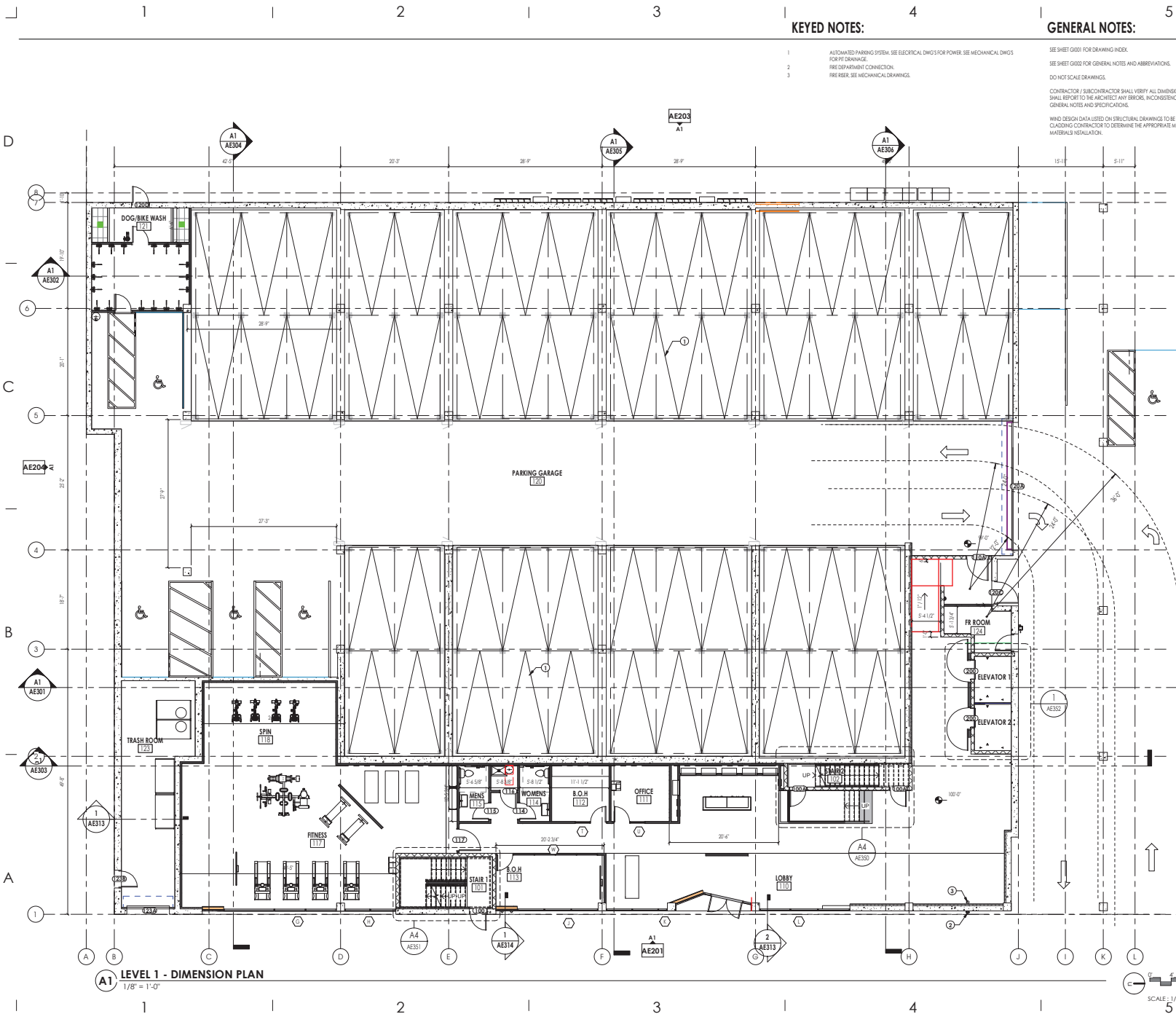
352 SOUTH 500 EAST
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SHEET NAME:
LEVEL 1 FLOOR PLAN

REVISIONS
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ISSUE DATE: 8/16/21
 ISSUE TYPE: 65% SUBMITTAL
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 PROJECT #: 2020-08

SHEET NUMBER:
GI017



KEYED NOTES:

- 1 AUTOMATED PARKING SYSTEM, SEE ELECTRICAL DWGS FOR POWER, SEE MECHANICAL DWGS FOR RFI DRAINAGE.
- 2 FIRE DEPARTMENT CONNECTION.
- 3 FIRE RISER, SEE MECHANICAL DRAWINGS.

GENERAL NOTES:

- SEE SHEET G203 FOR DRAWING INDEX.
 SEE SHEET G203 FOR GENERAL NOTES AND ABBREVIATIONS.
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PROJECT DESCRIPTION
Widewater Dewitt Apartment

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

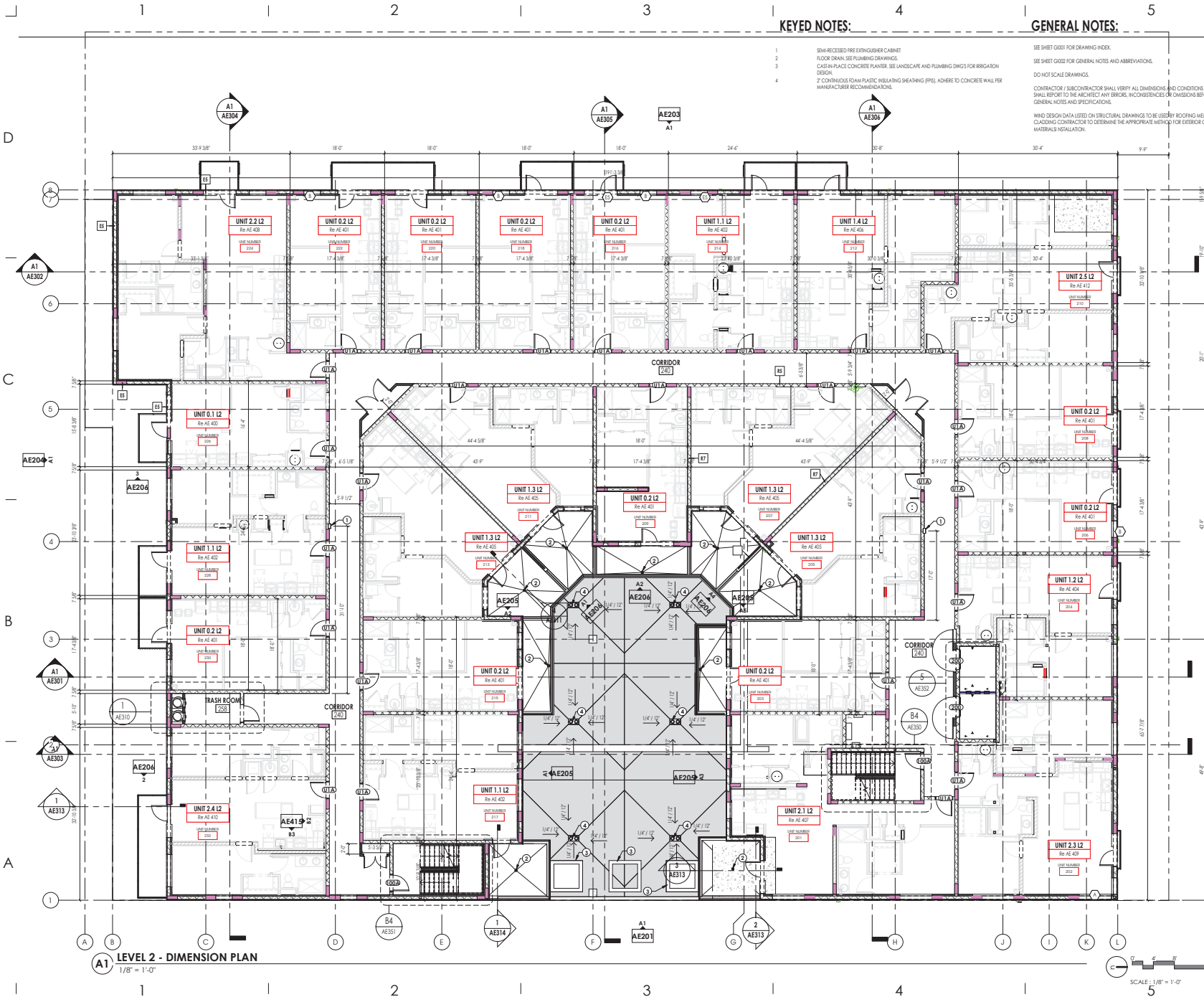
SHEET NAME:
LEVEL 1 - OVERALL FLOOR PLAN

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KEYED NOTES:

GENERAL NOTES:

1. 3/4" RECESSED FIRE EXTINGUISHER CABINET
2. FLOOR DRAIN. SEE PLUMBING DRAWINGS.
3. CAST-IN PLACE CONCRETE FLOOR. SEE LANDSCAPE AND PLUMBING DWGS FOR IRRIGATION DESIGN.
4. 7" CONTINUOUS FOAM PLASTIC INSULATING SHEATHING (FPI) ADHERE TO CONCRETE WALL PER MANUFACTURER'S RECOMMENDATIONS.

SEE SHEET G003 FOR DRAWING INDEX.
 SEE SHEET G003 FOR GENERAL NOTES AND ABBREVIATIONS.
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PROJECT DESCRIPTION
Widewater Dewitt Apartment

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

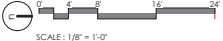
SHEET NAME:
LEVEL 2 - OVERALL FLOOR AND ROOF PLAN

REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: 8/16/21
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 SHEET NUMBER:

AE102

A1 LEVEL 2 - DIMENSION PLAN
 1/8" = 1'-0"



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KEYED NOTES:

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PROJECT DESCRIPTION
**Widewater Dewitt
 Apartment**

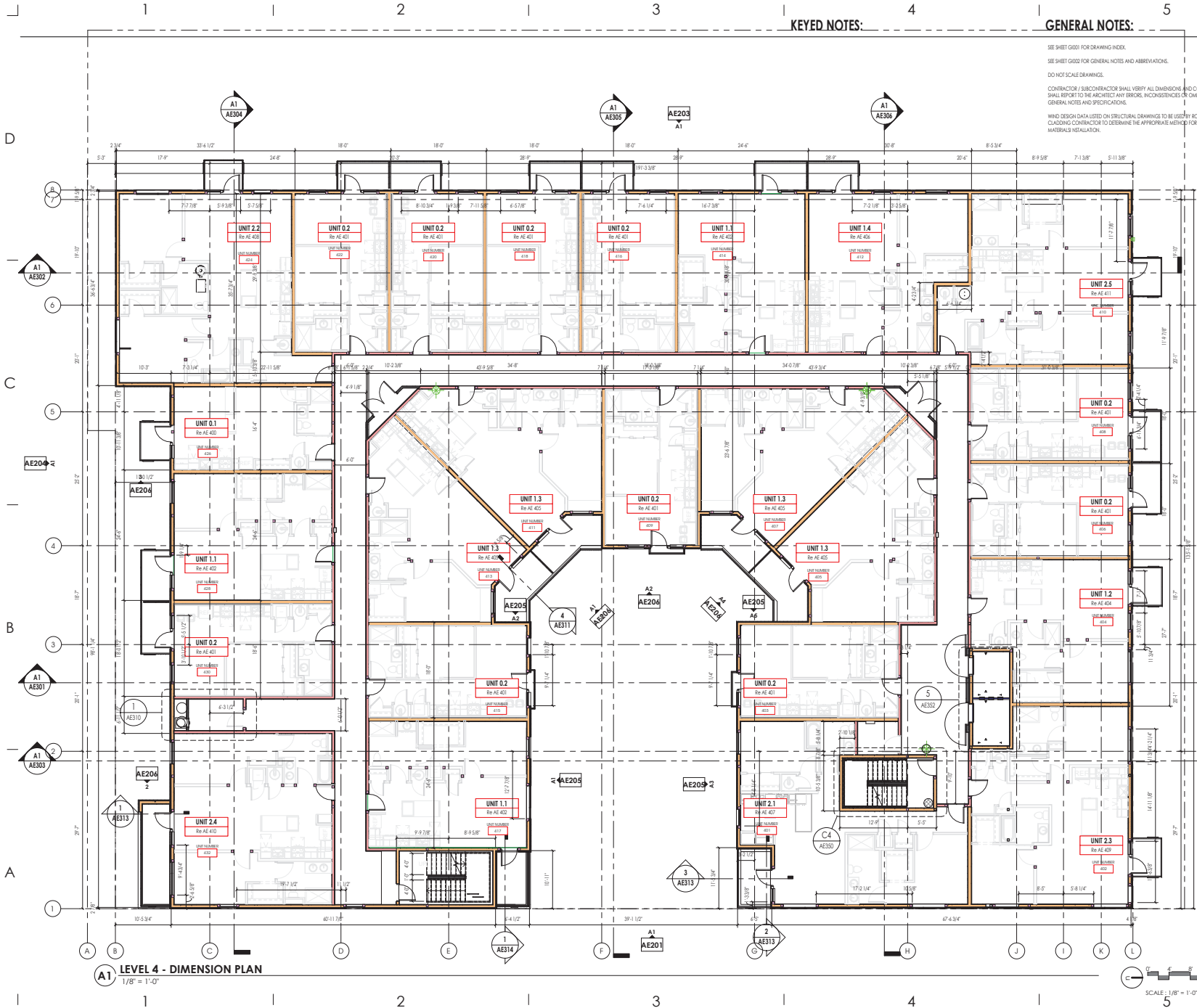
352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

SHEET NAME:
**LEVEL 4 - OVERALL
 FLOOR PLAN**

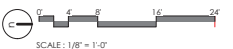
REVISIONS
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ISSUE DATE: 8/16/21
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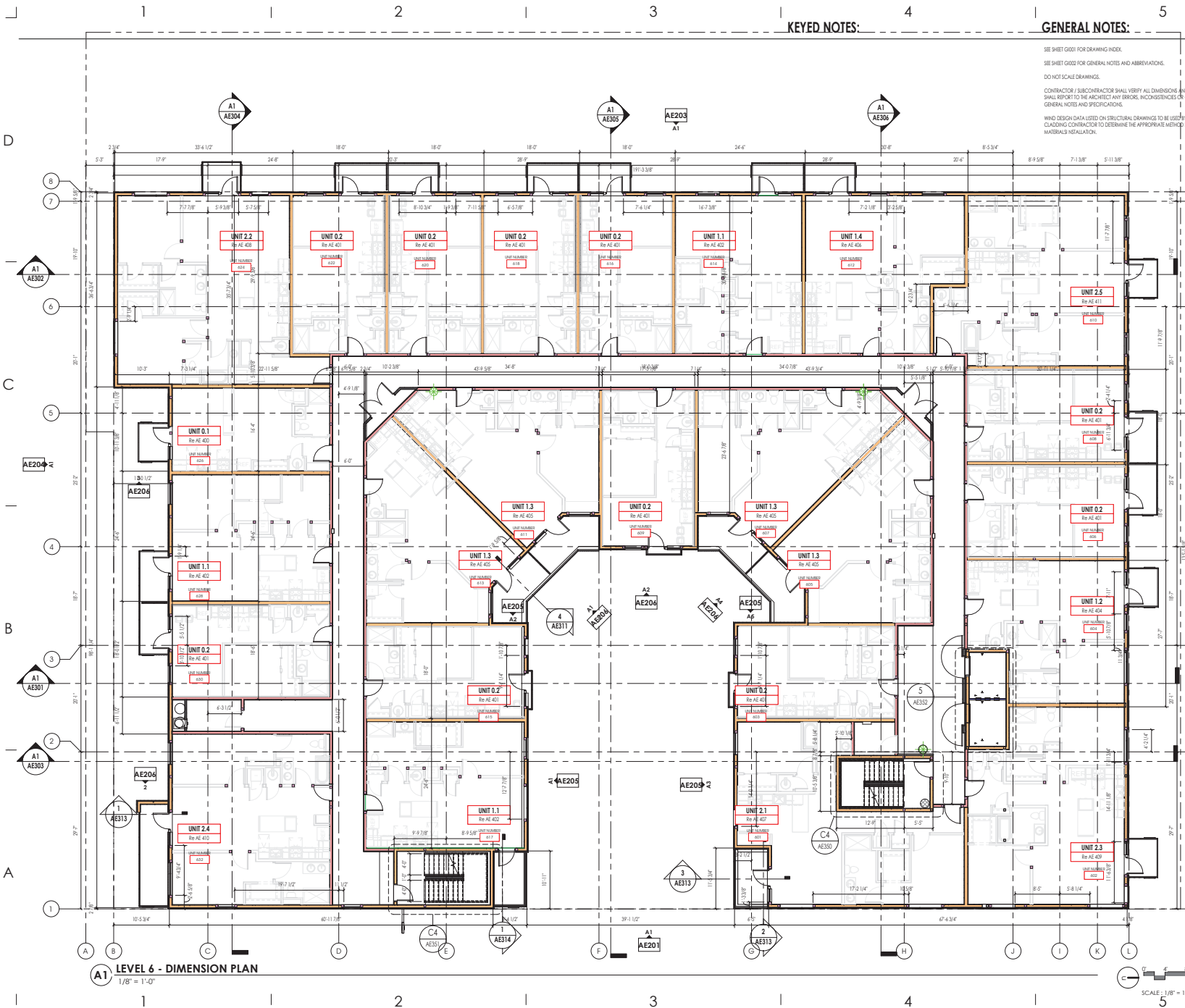
SHEET NUMBER:
AE104



LEVEL 4 - DIMENSION PLAN
 1/8" = 1'-0"



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KEYED NOTES:

GENERAL NOTES:

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PROJECT DESCRIPTION
Widewater Dewitt Apartment

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

SHEET NAME:
LEVEL 6 - OVERALL FLOOR PLAN

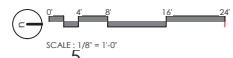
REVISIONS
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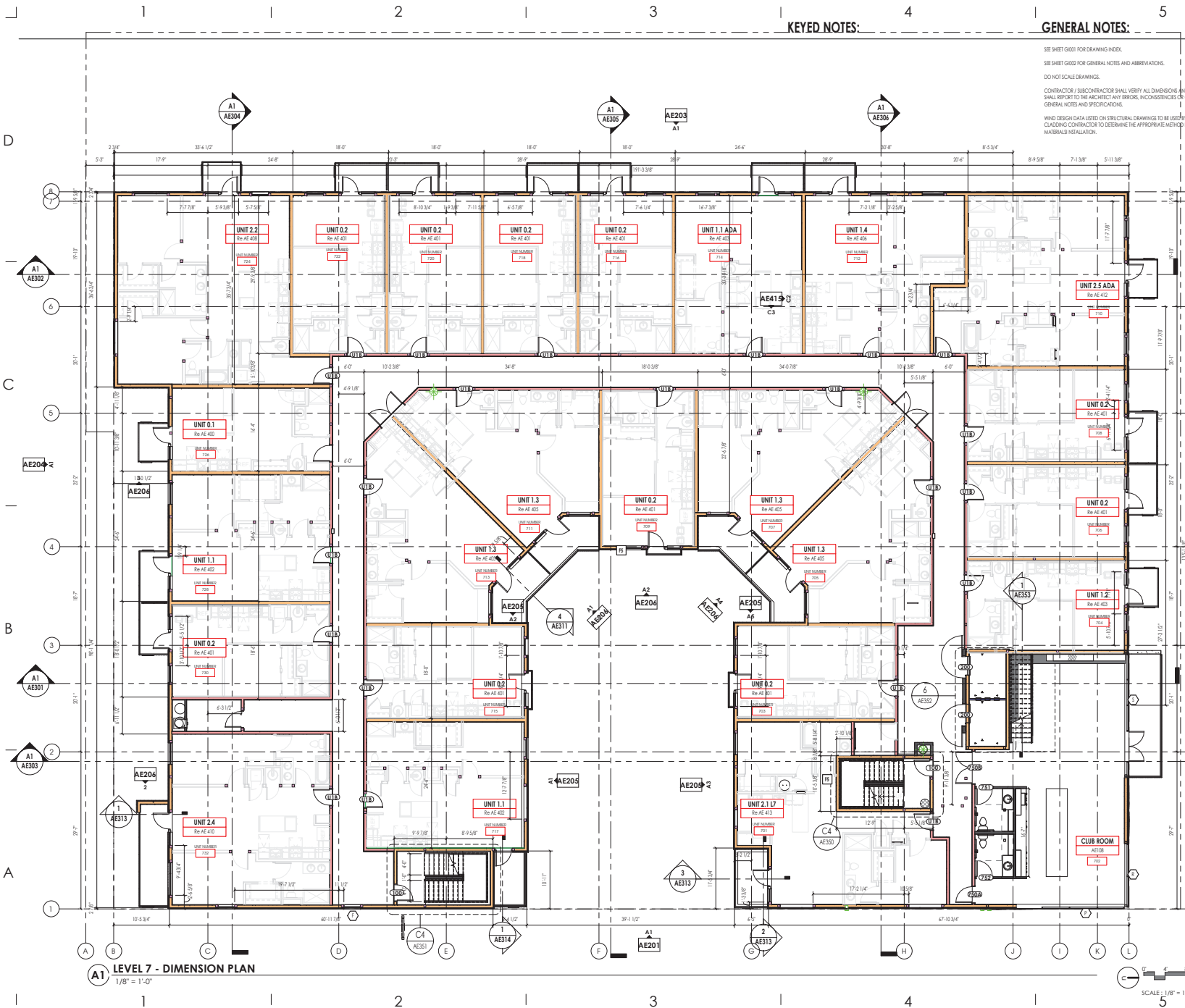
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 ISSUE TYPE: 65% SUBMITTAL
 DRAWN BY: AJC
 CHECKED BY: KR
 PROJECT #: 2020-08

SHEET NUMBER:
AE106

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A1 LEVEL 6 - DIMENSION PLAN
 1/8" = 1'-0"





KEYED NOTES:

GENERAL NOTES:

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PROJECT DESCRIPTION
**Widewater Dewitt
 Apartment**

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

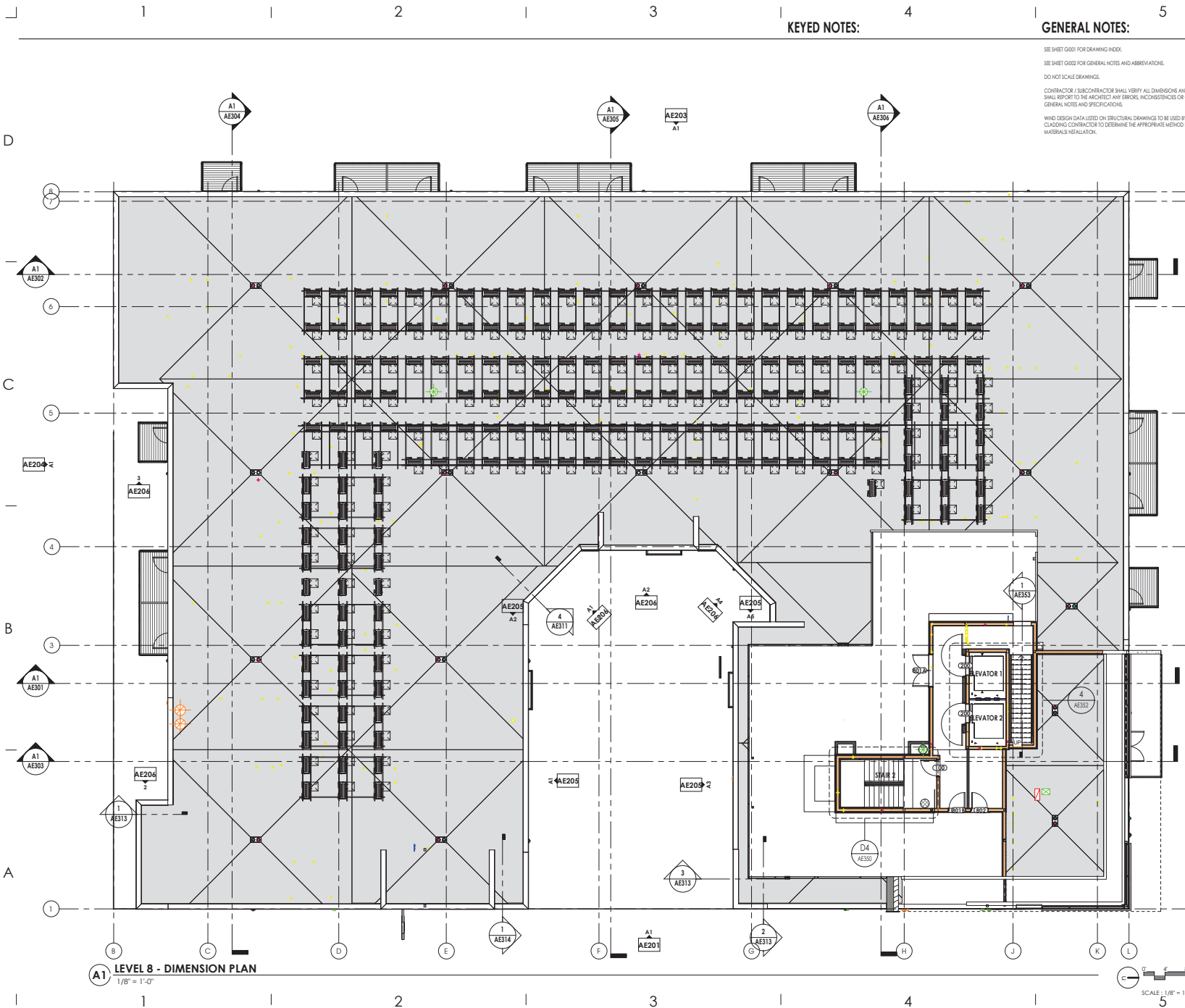
SHEET NAME:
**LEVEL 7 - OVERALL
 FLOOR PLAN**

REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: 8/16/21
 ISSUE TYPE: 65% SUBMITTAL
 DRAWN BY: AJC
 CHECKED BY: KR
 PROJECT #: 2020-08

SHEET NUMBER:
AE107

8/16/2021 2:58:42 PM BIM 300//Widewater Apartments/2020-08_Widewater_MultiFamily_2.mxd-aje
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KEYED NOTES:

GENERAL NOTES:

SEE SHEET G103 FOR DRAWING INDEX.
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PROJECT DESCRIPTION
**Widewater Dewitt
 Apartment**

352 SOUTH 500 EAST
 SALT LAKE CITY, UTAH

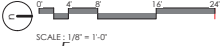
SHEET NAME:
**LEVEL 8 - OVERALL
 FLOOR AND ROOF
 PLAN**

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ISSUE DATE: 8/16/21
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AE108

A1 LEVEL 8 - DIMENSION PLAN
 1/8" = 1'-0"



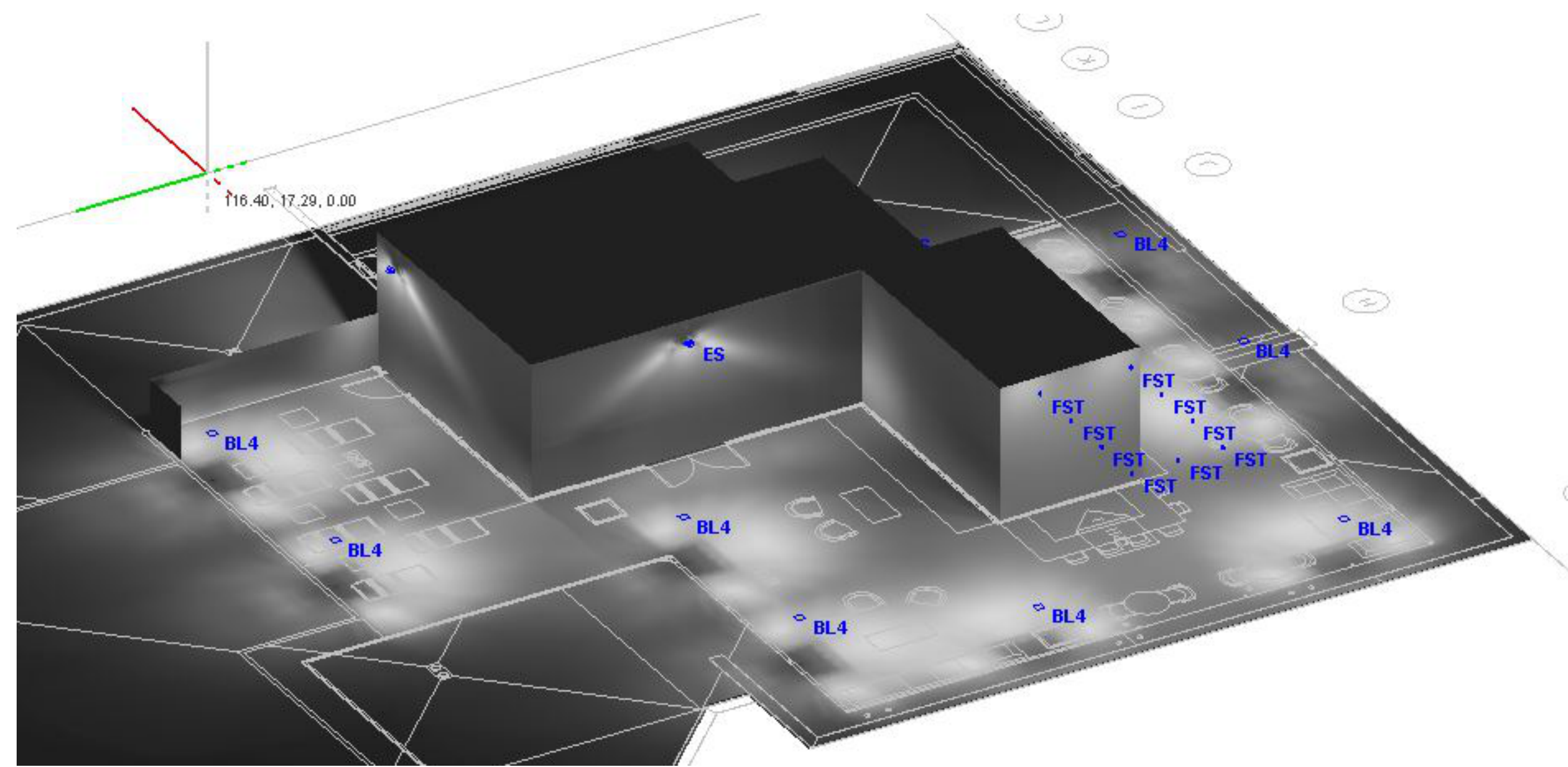
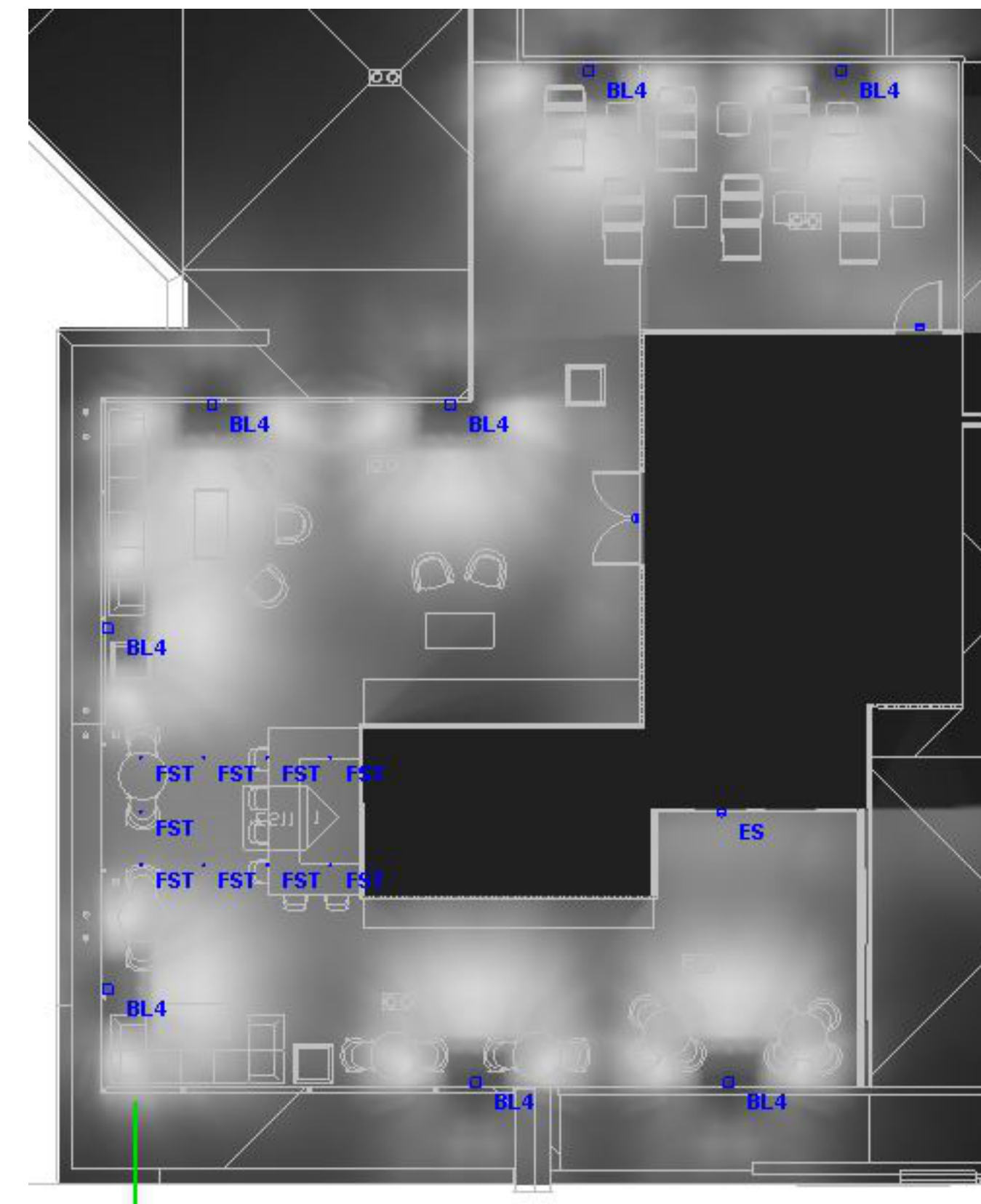
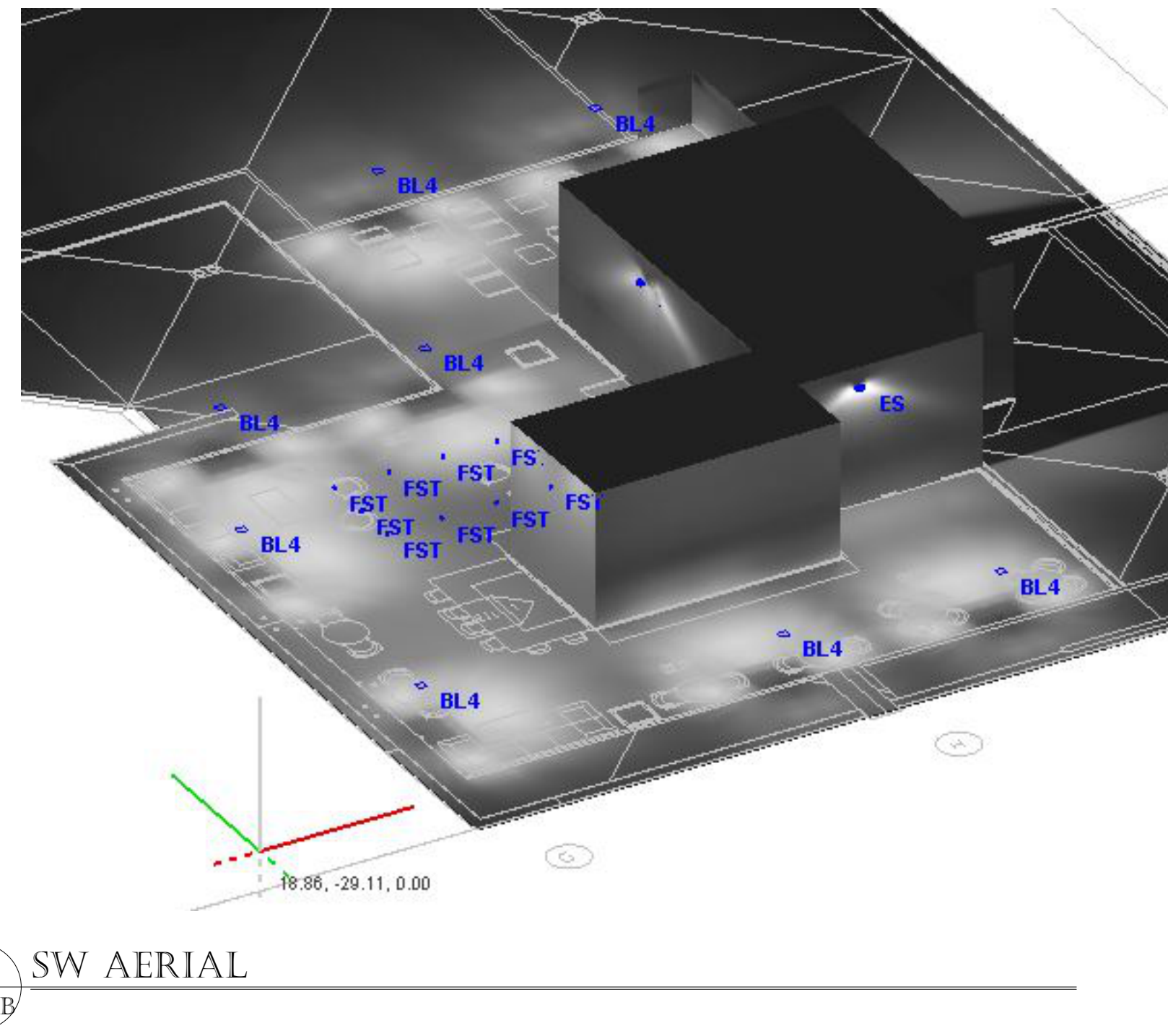
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PROJECT DESCRIPTION

Widewater Dewitt Apartment

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SHEET NAME:
ROOF LIGHTING RENDERINGS

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 08/13/21
 ISSUE TYPE: Schematic Design
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT#: 21015.01

SHEET NUMBER:

E208B

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8/16/2021 10:47:27 AM BIM 340:/Widewater Apartments/Widewater Dewitt ELEC V2020_rwamsley.rvt
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Existing Conditions: North Elevation



Existing Conditions: Rear Elevation



Existing Conditions: Front Landscaping



Existing Conditions: Rear Elevation (Encore Apartments)



Existing Conditions: Rear (Looking West)



