



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner
Amanda.Roman@slcgov.com or 801-535-7660

Date: January 12, 2022

Re: PLNPCM2021-00199 Brix Design Review

Design Review

PROPERTY ADDRESS: 241 W 400 S
PARCEL ID: 15-01-406-001-0000, 15-01-406-037-0000,
15-01-406-009-0000 and 15-01-406-010-0000
MASTER PLAN: Downtown Community Master Plan
ZONING DISTRICT: D-2 (Downtown Support District)

REQUEST: A request by Maximilian Coreth, representing High Boy Ventures, for Design Review approval for a multi-family building at approximately 241 W 400 S. *The applicant is requesting an additional 50 feet of building height through the Design Review process.* The project site is in the D-2 (Downtown Support) zoning district, where 65 feet is the maximum building height permitted without Design Review approval. The proposed building is 115 feet in height. There are 144 units, including studio apartments and 1-3 bedrooms. The building will have two structured parking levels with 126 parking stalls and 9 levels of apartment units above. The proposed project incorporates a public mid-block pedestrian walkway that runs north-south along the western property line.

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

1. Final approval of the details for site signage, development and site lighting, street lighting, streetscape details and sidewalk paving to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Master Plan.
2. The applicant must record City approval to consolidate the four parcels (PLNSUB2021-01243).
3. A public easement and development agreement between Salt Lake City and the property owner will be recorded on the property for the mid-block walkway.
4. The unique mid-block walkway paving pattern shall be limited to private property. The Downtown paving pattern shall be incorporated along the street frontage of the subject property to comply with Streetscape Improvements Design Review standard as well as the Downtown Master Plan.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plan Set](#)
- C. [Property and Vicinity Photos](#)
- D. [D-2 Zoning Standards](#)
- E. [Design Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)

PROJECT DESCRIPTION:

The proposed building is an 11-story, 144-unit multi-family residential apartment building. The subject property is approximately .67 acres (29,316 square feet) and is located in the D-2 Downtown Support Zoning District. The building will include 1,600 square feet of commercial space fronting 400 South. The applicant's vision for the Brix project is to create a "clean, modern mid-rise structure in the urban core of Salt Lake City, [that] will be a new hub for living in the city center, with quick access to downtown, freeways, parks, and public transit." The applicant is requesting a building height of 115 feet. The D-2 zone allows for an increase in building height from 65 feet to a maximum of 120 feet with Design Review approval from the Planning Commission.



Quick Facts

Height: 115 feet (11 stories)

Number of Residential Units: 144 units

Ground Floor Uses: Public gym, entrance lobby, tenant mail room and storage, parking, and bicycle storage

Upper Floor Uses: Residential units, 3rd level rooftop deck and clubhouse

Exterior Materials: Glass, brick, metal panels, and EIFS

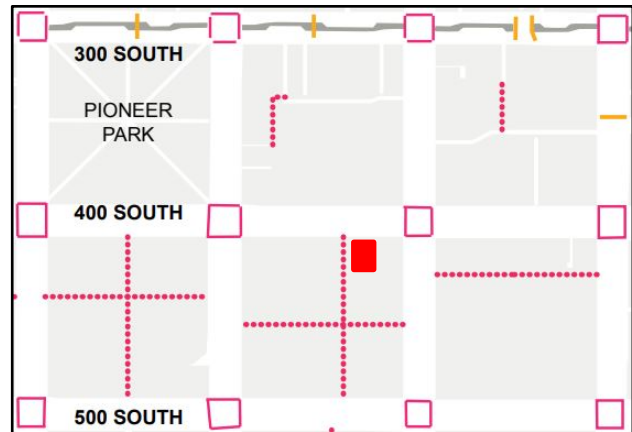
Parking: 126 stalls

Review Process & Standards: Design Review, D-2 zoning standards, and general zoning standards.

The purpose of the D-2 district is to provide an area that fosters sustainable urban development and accommodates multiple uses that support the Central Business District. The zone encourages developments with high lot coverage, buildings placed close to the sidewalk, and promotes pedestrian activity by putting a strong emphasis on safe and attractive streetscapes.

The Brix unit mix includes 59 studio apartments, 50 one-bedroom, 26 two-bedroom, and 9 loft/suite apartments. The parking garage has one entry point on the west side of the property along Pleasant Court, which is a private street. Tenant amenities include a rooftop terrace that wraps around the third level of the north and west sides of the building, a public gym on the ground floor level and a tenant clubhouse on the second floor.

As required in the Downtown Master Plan, there is a mid-block walkway that will provide a north-south pedestrian connection from 400 South to future interior block developments. The mid-block walkway currently provides access to the rear of the building but is intended to continue through to 500 South as the surrounding properties redevelop. The mid-block walkway map to the right shows the subject property in red.



Mid-block walkway map in the Downtown Master Plan

The building's street-facing façade will consist of a light brick base with windows extending to 26 feet in height. There are two public entrances off 400 South. The upper 9 levels of the street-facing façade will include brick and a dark metal paneling. There is no EIFS proposed on the street-facing façade but the northern elevation, which sits behind another property, will be EIFS. The applicant is proposing a mural on this portion of the setback building façade, which is appropriate given the property to the east could develop in the same manner as the subject property. The D-2 zone does not require side yard setbacks so the mural wall may eventually be covered by a new building. Until that time, the mural will provide additional visual interest. The western building façade will consist mostly of metaling paneling and glass. The east and south building facades will include primarily EIFS with a masonry base. All of the windows will be dark bronze, and the balcony railings and garage screening will be perforated metal.



Proposed Building Materials

The building's heating and cooling systems will be all electric and the rooftop of the building will accommodate a solar array, which will be screened from street view by a 3-foot parapet. Parapet walls that screen mechanical equipment and elevator bulkheads are permitted height exceptions in the D-2 zone and are not included in the 115 foot height request. The rooftop will also have a visible elevator bulkhead that is still going through an internal design review. The elevator bulkhead is a permitted height obstruction that cannot exceed 16 feet.

The Design Review process is intended to ensure high-quality outcomes for developments, while allowing flexibility and modifications to design standards and to achieve development goals and purposes stated in City master plans and the zoning district. For complete analysis and findings in relation to the Design Review standards, please refer to [Attachment E](#).

KEY CONSIDERATIONS:

The key considerations listed below were identified through the analysis of the project:

Consideration 1: Consistency with the D-2 Zoning District and Applicable Master Plan Policies

Consideration 2: Request for Additional Building Height

CONSIDERATION 1: Consistency with the Underlying Zoning District and Applicable Master Plan Policies

Downtown Master Plan

The project site is located within the Downtown Master Plan and specifically the Broadway District. The property is located quite literally in the center of the Downtown Master Plan area. The Broadway District is a transition area that has increased height near the Central Business District and respects the smaller scaled historic warehouse buildings on the west and residential buildings to the east. The Brix accomplishes the Broadway Districts vision of having mid-block streets that are activated with dense housing that is stepped back above three levels.

The plan calls for expanding the mid-block walkway network in the Broadway District, which requires a focused effort on streets and walkways that prioritize pedestrians. As discussed above, the Downtown plan requires a mid-block walkway along Pleasant Court. The applicant has provided this public amenity, which is expected to connect north-south and east-west through the block as additional development occurs. A public access easement will be recorded on the property for the walkway.

The Downtown master plan encourages housing choice that activates the interior of blocks, while keeping main streets commercial. Housing should be close to open space, schools, and other amenities designed for children. The Brix is less than a block away from Pioneer Park and the two to three-bedroom units can accommodate smaller sized families. The mid-rise building meets the development vision for the area and the additional residential density is supported by the existing infrastructure and public transit that is approximately a half mile away.

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 Brix accomplishes this initiative by having a public gym, clubhouse, and rooftop terrace facing 400 South and balconies off of each street facing unit. The first two stories of the building are 75% glass, which provides visual transparency between the public and private spaces. As the surrounding area develops, this orientation will provide more eyes on the street, increasing safety and encouraging pedestrian interactions.



Front building facade



Proposed mid-block walkway adjacent to Pleasant Court

The proposed development meets five of the six best practices for urban residential development as described in the Downtown Master Plan, which includes:

- Outdoor access to usable outdoor space, such as a private yard, patio, or shared rooftop deck.
- Choice and convenience of onsite amenities, such as a gym or rooftop patio.
- Safety and security, transitions between public and private realms, orientation to the sidewalk and street, and clear views from inside to out to increase pedestrian safety.
- Unobstructed views and sunlight to public or semi-private outdoor spaces. Outdoor spaces, such as the western facing rooftop terrace, are located to receive direct sunlight during most days of the year.
- Ground floor active uses with noticeable feature changes above the ground floor, such as the transition between the transparent ground floor façade and the private units above the third level.

Plan Salt Lake

The project is also supportive of Plan Salt Lake, a citywide plan that guides the city's direction. 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 is supported by the following initiatives:

- *“Promote increased connectivity through mid-block connections.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City’s population.*
- *Promote high density residential in areas served by transit.*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- *Promote energy efficient housing.*
- *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.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.”*

D-2 Downtown Support District

The purpose of the D-2 zoning district is, *“to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District.”* The D-2 district is also intended to support the Central Business District and is envisioned to be less intensive than the Central Business District.

The intent of the D-2 zoning district also includes the purpose of the design standards in the district. *“Design standards are intended to promote pedestrian-oriented development with a strong emphasis on a safe and attractive streetscape.”*

The project upholds the purpose of the D-2 district by providing new residential units, and by activating the sidewalk and providing a mid-rise building that compliments the expanding Central Business District. The design and orientation of the building to the public sidewalk and mid-block walkway also meet this intent. The use of transparency and visual interest creates a sense of space that is safe and welcoming to the pedestrian.

CONSIDERATION 2: Request for Additional Building Height

The building has a height of approximately 115 feet with an additional 3-foot parapet. The D-2 zoning district allows for a maximum building height of 120 feet through the Design Review process, not including parapets or elevators bulkheads. While the Brix will be the tallest building on the block, it is anticipated that future redevelopment will follow this development pattern. The scale of the proposed building height is broken down through both horizontal and vertical building masses as well as substantial building step backs on the upper residential floors.

The intent of the Design Review standards is to break up the overall mass and scale of the building façade to provide for a human scale and pedestrian connectivity. Design Standard G specifically discusses creating a distinct base, middle, and top and creating a distinctive roofline. The building is designed with a transparent street facing base, mid-level vertical and horizontal elements, and the top is defined by windows that wrap around the north and west elevations. The architecture of the building and the roofline will be accentuated by lighting along the tenth floor windows.

The D-2 zone allows for zero building setbacks, so while the bottom three levels of the Brix are built close to the property line, the building has setbacks and step backs that help to minimize the impact on adjacent properties. The front elevation along 400 South has two vertical elements that are stepped back from the ground floor of the building. The bottom three levels of the building have a 15 foot setback from the western property line. This setback is required to accommodate the mid-block walkway. From the third level and above, the building has a substantial 35 foot step back from the west property line that accommodates a third level rooftop terrace. Private balconies and rooftop patios are proposed on every floor of the building, but not every unit has one.

While the building has a blank ground floor wall on the east facade, Design Review standards are focused primarily on the street-facing façade. Additionally, while development is allowed up to the property line, building code limits openings directly on the property line. The applicant is proposing a mural on the northern facing blank wall, which will be approved administratively. Given the building's location on the block interior and the zero-lot line setback requirement, future development will likely block the eastern ground floor and mural from public view.

Based on the development potential of the surrounding properties and the overall design of the building, Staff believes that the additional 50 feet in height will not cause detrimental effects.

As reviewed in the Design Standard Analysis in [Attachment E](#) of this Staff report, Planning Staff has found the proposed building height modifications meet the design review standards related to building height and meets the vision of the D-2 Downtown Support District.



DISCUSSION:

The proposed development will meet the intent of the Downtown Support Zoning District and other applicable master plans by increasing housing density in the community, activating the street through ground floor transparency and a rooftop amenity space, and providing a public mid-block walkway that will eventually connect to other developments.

While the building will be the tallest in the area, the surrounding sites have the same development potential as the subject site and future development is expected to be similar to the Brix proposal. As the Downtown area expands, there will be an increased demand for housing, retail options, and public gathering space.

NEXT STEPS:

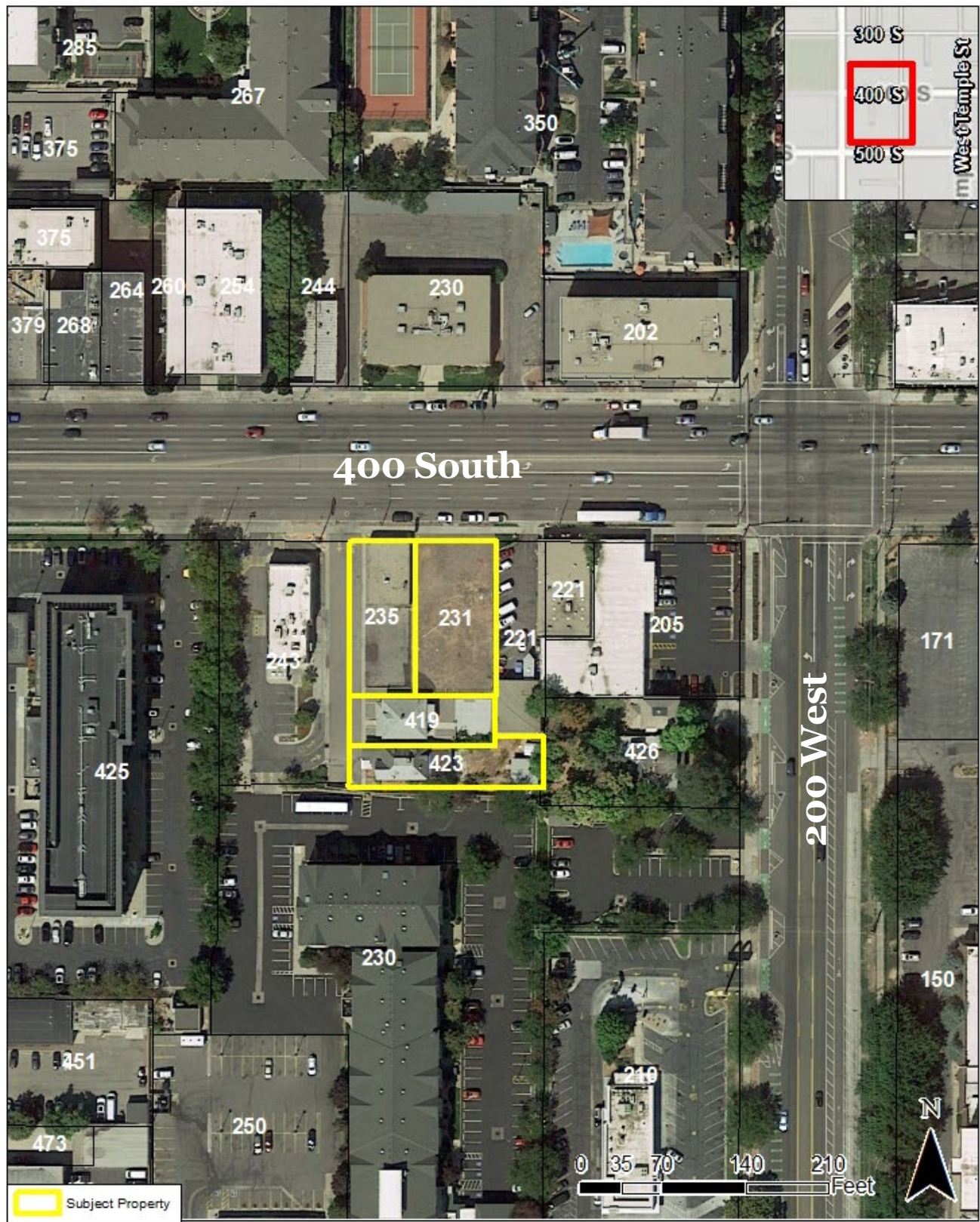
Approval of the Design Review Request

If the request for 50 feet of additional building height is approved, the applicant will be required to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The lot consolidation and public access easement for the mid-block walkway will need to be approved and recorded with the Salt Lake County Recorder's Office. The applicant will be able to submit plans for a building permit and a certificate of occupancy will be issued once all conditions of approval are met.

Denial of the Design Review Request

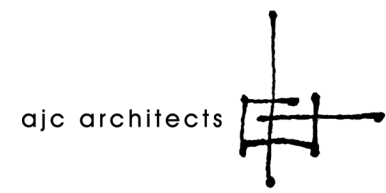
If the design review request for additional height is denied, the applicant will still be able to develop the property by right, but the maximum building height will be 65 feet. The applicant will be able to submit plans for building permits and certificates of occupancy subject to meeting all applicable zoning requirements and requirements of other divisions.

ATTACHMENT A – VICINITY MAP



Salt Lake City Planning Division 11/10/2021

ATTACHMENT B – PLAN SET



HIGH BOY VENTURES | BRIX

DESIGN REVIEW APPLICATION

DECEMBER 2021



PROJECT DESCRIPTION

BRIX | DESIGN REVIEW APPLICATION

PROJECT VISION

BRIX is a planned multi-family mixed-use building on the south side of 400 South between 200 & 300 West. Envisioned as a clean, modern mid-rise structure in the urban core of Salt Lake City, Brix will be a new hub for living in the city center, with quick access to downtown, freeways, parks, and public transit. The project's site is 0.673 acres and is in the D2 Downtown Support District Zoning District. A 1,600 SF commercial space fronting 400 S will be reserved for a local gym with the intent to be open to both the public for memberships and also incorporated into the tenant amenity package.

The project will consist of studios, one-bedroom, and two-bedroom apartments, with a cluster of luxury suites on the top level providing panoramic views of the surrounding city. Access to the integrated parking garage will be tucked along the private street called Pleasant Court. Varying building masses interplay to create a clean, vibrant street presence. Active rooftop terraces on level 03 and amenity spaces on level 02 elevate the resident experience and provide an active face to 400 South both day and night. With a focus on healthy living and outdoor spaces, the project will contain a mid-block walkway along with a large amenity terrace for tenants on level 03, balconies for many units facing north and west, and private outdoor patios on levels 03 and 11.

A mid-block walkway is being designed along the western edge of the building to promote public interaction with the project, activate an otherwise dead-end alley, and realize the Broadway District goal of creating a safe pedestrian friendly network of mid-block connections.

CONSTRUCTION NARRATIVE

BRIX will be an eleven (11) story, 120' metal framed structure with a concrete podium on-site parking garage. A simple material palette of brick, honed CMU, metal panels, smooth white EIFS, dark bronze windows, and accents of perforated metal railings compose the building exterior. The building systems are being designed as all electric, with water heaters, unit heaters, and unit cooling systems all tied to electrical mainframe. A solar panel array is being accommodated on the roof to be installed either at build-out or at a future time.

PROJECT GOALS | HIGHLIGHTS

- Create a **pedestrian friendly** mixed-use development in the downtown urban fabric of Salt Lake City.
- **Activate** the pedestrian experience along 400 S. with a public mid-block walkway, public gym, and improved street scape amenities.
- Execute on the Broadway District Initiative to expand the **mid-block walkway network** for comfortable, safe, and animated public spaces in this specific area of town.
- Provide an **iconic architectural building** that **elevates** the entry into downtown Salt Lake City along 400 South and adds energy to the city skyline
- Reduce project carbon footprint by including multiple green roof spaces and pursuing an all electric building infrastructure - **NO GAS**.

UNIT MIX - 144 TOTAL UNITS

Offering a variety of unit types and sizes is a driving priority in the project matrix / proforma to create diversity of tenants. We have found these are the unit types everyone is looking for:

- **(59)** Studios Apartments - 500 - 600 s.f. ea
- **(50)** 1-Bedroom Apartments - 700 - 800 s.f. ea
- **(26)** 2 Bedroom Apartments - 1,000 - 1,250 s.f. ea
- **(9)** Loft / Suite Apartments - 1,300 - 1,800 s.f. ea

DESIGN REVIEW
ANALYSIS

1

EXISTING CONDITIONS

2

SITE PLAN

3

PERSPECTIVE RENDERS

4

DESIGN REVIEW
GRAPHICS

5

FLOOR PLANS
AND ELEVATIONS

6

CITY REVIEW RESPONSES

7

21A.59.050 – Standards for Design DESCRIPTION		RESPONSE	SHEET REFERENCE
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.	Project is compliant with all zoning specific regulations for the D2 Zone and Downtown and Broadway District Master Plans. Zoning regulation responses are below.	
B	Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.	Compliant. Development is oriented so the entrance to the apartment lobby and commercial gym space are directly along 400 South. The commercial gym space is located at the northwest corner so that it also engages with the mid-block walkway. Many apartment units that face 400 South have balconies. The 2 level tenant amenity club room faces 400 South and has a outdoor terrace that faces both 400 South and the mid-block walkway.	
B.1	Primary Entrances shall face the public sidewalk.	Compliant. All public and tenant pedestrian entrances face the public sidewalk, with vehicular entrance along private side street (Pleasant Court) to maximize street presence for pedestrians and provide a safe and comfortable entry.	
B.2	Building shall be sited close to the public sidewalk, following, and responding to the desired development patterns of the neighborhood.	Compliant. The building is sited approximately 1' back from property line to create a safe and comfortable entry sequence for pedestrians accessing both resident and tenant entrances off 400 South. Development patterns of the neighborhood promote close proximity to the sidewalk to reinforce urban street presence of new buildings and highlight pedestrian engagement between public walkways and private development.	Sheet 38
B.3	Parking shall be located within, behind, or to the side of buildings.	Compliant. Parking structure is integrated into the architecture on levels 1 – 3, masked by the entry lobby and tenant space along 400 South.	Sheets 36–40
C	Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction	Compliant. Street level façade includes a significant amount of wall-to-wall, floor to ceiling glass looking into the lobby space and activated commercial space (proposed gym or similar).	Sheets 26–28, 38
C.1	Locate active ground floor uses at or near the public sidewalk.	Compliant. An active resident entry lobby and commercial gym are located on the ground floor along the 400 South sidewalk.	Sheets 26-28, 38

21A.59.050 – Standards for Design DESCRIPTION	RESPONSE	SHEET REFERENCE
C.2 Maximize transparency of ground floor facades.	Compliant. Street level façade includes large glass walls looking into the lobby space and an activated commercial gym space on the street front. Perimeter facades on the back and sides of the buildings are built on property line as allowed by zoning and openings are not allowed by building code. The west elevation of the parking garage borders a mid-block walkway and will have a perforated metal screen system that allows a secure, transparent connection on the ground floor.	Sheets 26–28
C.3 Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.	Floor to ceiling glazing is included on ground floor design with canopies to indicate entrances. Signage bands are integrated into the canopy. Transparency carries to next levels up with large windows highlighting the tenant amenity club room – a space that is programmed to be both active in the daytime as a work share space and in the evenings as an activity center.	Sheets 26-28
C.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.	Two primary outdoor spaces for this project include the mid-block walkway along Pleasant Court, and the third level tenant amenity roof terrace. The level 03 tenant roof terrace is located along the 400 South street front with transparent connections to interior lounge spaces. A mid-block walkway will engage the pedestrian frontage on the west façade of the building creating a full visual connection from 400 South to the Southern property line.	Sheets 26-28
D Large building masses shall be divided into heights and sizes that relate to human scale	<p>Compliant. Responding to human scale was a very high priority for both the owner and design team and we have used multiple different tools and techniques to break down the building. Brix is a mid-rise structure in the transition zone from Salt Lake’s high-rise downtown and adjacent developing neighborhoods. As such, the building massing steps back on the both the east and west side property lines above the podium parking structure to create relief from adjacent properties. The step back is the most generous along the west side which also creates the large rooftop terrace over-looking the mid-block walkway.</p> <p>The building used the base, middle, top requirements from the downtown master plan to breakdown the building into easily understood forms. The building also breaks down vertically with integrated but different architectural personalities that present to the east and west. This helps the building not read as an overwhelmingly large building when moving east or west along 400 South. The balconies and rooftop terraces at multiple elevations of the building that face the public ways also work to break down the building both in massing and in approachability to pedestrians.</p> <p>This approach to the building’s massing creates a comfortable step-down transition from the downtown high-rises to the north and the lower scale mid-rise buildings in the Broadway District, creating the appropriate transition as a “gateway to downtown” which has been expressed as a priority for this location along 400 South.</p>	Sheets 26-29

21A.59.050 – Standards for Design		
DESCRIPTION	RESPONSE	SHEET REFERENCE
D.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.	Compliant. 400 South is a gateway street to downtown Salt Lake City, and nearby existing buildings (i.e. courthouse, library, etc.) have already established a taller vertical emphasis further down the street. Brix will act as an iconic mid-height transition for pedestrian and vehicular traffic travelling east on 400 South. In addition, several proposed developments within a few blocks of the Brix site are proposed from 8 – 15 stories and will complement the mid-rise height of Brix. Also see description above.	Sheets 18, 19, 26-28
D.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.	Compliant. Overall building size of Brix can be considered medium density, and is considered a mid-rise structure. The clearly delineated masses create distinct massing breaks that equate to the context of the buildings transitioning to high rises in downtown. The narrow nature of the site creates a slender building profile that is clearly modulated into additional volumes to break down the scale. Also see descriptions above.	Sheets 18, 26-28
D.3 Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration, and window reveals.	Compliant. Brix contains two large roof-top terraces – a fully private terrace component on level 11, and a mix of public and private roof-top terraces on level 03. In addition to the rooftop terraces, many apartments on the north and west building faces have balconies. Several different techniques for window wall elements occur on each elevation in both vertical and horizontal shapes to delineate material changes or volume changes that clearly establish smaller building components relating back to human scale and the context of Salt Lake City’s urban core.	Sheet 31
D.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.	Compliant. The established character of the neighborhood in regards to scale and solid/void ratio varies from block to block and building to building. There is no real established set of rules or style in this part of the city, and most of the buildings on this particular block of 400 South are very heavily disconnected from the street built over ground level parking garages with minimal windows. Brix will engage the street front with a large portion of full transparency on the ground level. The upper levels of the building become more regularly patterned as they face the level 3 amenity terrace, mid-block walkway and the neighboring properties.	Sheets 18, 26-28

21A.59.050 – Standards for Design DESCRIPTION		RESPONSE	SHEET REFERENCE
E	Building facades that exceed a combined continuous building length of two hundred feet (200') shall include:		
	E.1 Changes in vertical plane (breaks in façade).	Compliant. Building facades are all well below 200' in length, and include multiple full height vertical breaks articulated with window bands, recessed patio elements, and distinct material changes.	Sheets 26-28, 50-53
	E.2 Material Changes.	Compliant. The building consists of contemporary building materials such as metal panel, perforated metal railings, smooth finish EIFS, glass honed CMU, and concrete. The composition of these material changes occurs at natural locations in the architecture and feels cohesive to the intention of the overall building massing. A 7 story mural is being proposed on the one section of the building where material changes and openings are limited by code due to the relationship to property line in this location.	Sheets 26-28, 50-53
E.3	Massing Changes.	Compliant. The building is broken into four distinctly articulated masses. The building has a grounded base with brick veneer material creating a texture and color change that makes it distinct from the building masses above. The architecture is deliberate in its execution creating a series of architectural volumes that all complement one another and are not dominated by any single element. Also see responses to human scale under item D.	Sheets 26-28, 50-53
	F If provided, privately-owned public space shall include at least (3) of the six (6) following elements:	Compliant. The proposed Pleasant Court Mid-Block Walkway will be a privately-owned public space open for both public and resident engagement, and contains elements described below.	Sheets 23-26
F.1	Sitting space of at least one sitting space for each two hundred (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30")	Compliant. Brix landscaping will provide a seating area directly at the building entry on 400 South, and a series of bench seats along the mid-block walkway. All areas and compliant seating calculations will be submitted with final design documents.	Sheets 23-26

21A.59.050 – Standards for Design DESCRIPTION	RESPONSE	SHEET REFERENCE
F.2 A mixture of areas that provide seasonal shade.	Compliant. The two public areas at ground level will be on the north and west sides of the building. The North seating will provide some form of year round shade, but as it's adjacent to 400 South will not be as comfortable as the west facing mid-block walkway. Intentional tree clusters in the landscape will provide shade from spring – fall, and the orientation to the seating will vary to provide a mixture of experiences depending on sun angle.	Sheets 23-26
F.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.	Compliant. Mid-block walkway and 400 South Park Strip will include trees that will exceed this minimum ratio (1:800), and all planted trees will be 2" or larger in caliper.	Sheets 23-26
F.4 Water features or public art.	One public art element is currently planned on the project, in the form of a large mural on the north facing façade (schematically shown on all renders). This public art piece will strengthen the brand of Brix and act as an identifying element of the building.	Sheets 27
F.5 Outdoor dining areas.	Currently no tables or dining areas are planned at the ground level, but will be provided on the level 03 roof-top amenity terrace.	Sheets 22-26
F.6 Other amenities not listed above that provide a public benefit.	The mid-block walkway in itself is a public benefit being provided by the project to create a pocket park element easily accessible to both the building tenants and pedestrians. We have intentionally not included a private tenant-only gym space in the building, instead the intent is to model after the many successful small scale neighborhood gyms found nearby. We intend to find a partner to independently operate the gym. The intent is to have the gym open to the public increasing options in the neighborhood, further increasing options in the surrounding area and helping to absorb existing demand.	Sheets 22-26, 38

21A.59.050 – Standards for Design
DESCRIPTION

RESPONSE

SHEET REFERENCE

- 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.
- G.1

Human Scale.
- G.1.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.

Compliant. As previously mentioned, Brix is located in a transition zone from downtown high rises to ever-rising adjacent development. The iconic massing and active window layout on the facade of Brix will contribute and compliment a distinctive Salt Lake City skyline. We anticipate that we will both set a standard for future mid-rise development on the edge of downtown, and encourage other neighboring development or redevelopment on our immediate block, continuing the established scale of 400 South to the east. Also see the responses for item D.

This building balances activated human scale elements along the street-front and mid-block walkway with a comfortable level 03 rooftop terrace for tenants, and private roof-top terraces on level 11. Although the building is 11 stories in total, the large setbacks from property lines and active human uses on multiple levels of the building prioritize the human scale of residents with the feeling of high-end mid-rise living in downtown Salt Lake City.

Given the long, narrow nature of the site, and its alignment to Pleasant Court, the building naturally runs longer in the north-south direction, but also steps in considerably from property lines along the east and west edges. As a reminder, the D-2 Zone has zero setback requirements on all property lines. On the east side of the building, the base form of the lower three levels aligns with the property line. Above this base the major building massing steps in +/- 8 feet to create a visual relief from this property line and frame a few private tenant patio spaces. Along the west property line, zoning allows for a zero set-back, but the building was held in +/- 15' to create relief from the adjacent property, provide a vehicular access point, and frame the mid-block walk-way / green space element. The building then steps in another +/- 30' above level 3 to frame the outdoor terrace.

Sheets 26-29

Sheets 26-29

Sheets 18, 26-29

21A.59.050 – Standards for Design		
DESCRIPTION	RESPONSE	SHEET REFERENCE
G.1.b For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.	Brix has established distinct base, middle, and top sections of the massing with clearly defined changes in massing, materiality and articulation. The base is a clearly defined brick component with transparent street frontage. The middle section is defined by multiple levels of apartments, with their associated windows and balconies. It is broken down vertically with an east and west architectural personality. The top section is defined by a crowning ring of horizontal windows at level 10 that face both North and West with a strong eyebrow element capping them. The east and south masses also visually stop at level 10 but allow the architectural emphasis to be on the north and west faces. An 11th penthouse level steps back significantly from the building edge and the corners all read from the street as a 10 story building. The architecture is iconic and feels vertical, but is not overly tall at just 118'. See associated graphics package for clear definition of base, middle, and top elements.	Sheet 29
G.2 Negative impacts:		
G.2.a Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.	See response above.	
G.2.b Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact of shadows due to buildings height for the portions of the building that are subject to the request for additional height.	The building is oriented lengthwise in the N/S direction, and minimizes shadow impact on adjacent properties during a majority of the day. This building orientation shadows adjacent properties first thing in the morning and later in the afternoon, with a majority of the day only impacting a section of 400 South.	Sheets 32-35
G.2.c Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of wind break above first level of the building.	Wind impacts from Brix will be minimized with building stepping along the west side and the open / screened parking garage along the east elevation.	Sheet 27

21A.59.050 – Standards for Design		RESPONSE	SHEET REFERENCE
DESCRIPTION			
G.3	Cornices and rooflines:		
	G.3.a Cohesiveness: Shape and define rooflines to be cohesive with the building’s overall form and composition.	Compliant: The building’s form and roof lines relate to one another to create a clean contemporary design. The simple volumes are proportionally complimentary of each other. The play of solid-to-void on the neutral material palette reinforces the language of multiple building forms within one complimentary mass.	Sheets 18, 27
	G.3.b Compliment surrounding buildings: include roof forms the complement the rooflines of surrounding buildings.	Compliant: The building relates to the surrounding downtown context of Salt Lake City’s urban skyline and commercial forms. The Brix site is in a transition zone from downtown’s full high-rise buildings and adjacent developing mid-rise buildings. This building will act as an iconic shift for vehicular traffic entering the city on the 400 South corridor.	Sheets 19, 21, 27
G.3.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 storm water system.	Compliant: The building has two activated outdoor roof terrace spaces, which will feature planters that will bring vegetation to the roof terrace. Tenants will also be supplied with irrigation water to encourage them to have planters with vegetation on their roof terraces.	Sheets 26, 31, 41
	H Parking and onsite circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Compliant. Site vehicular circulation is isolated to a single point vehicle entry and internal parking garage with simple double loaded drive aisle. Resident / pedestrian entrances on the ground level have direct access to 400 South and the parking garage. Pedestrian interface with vehicles is minimized to Pleasant Court crossing and is clearly identified with a change in the paving/sidewalk patterns.	Sheets 26, 38
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).	Compliant. The recycling / trash containers have a dedicated room integrated into the building and will only open during pick-up from the waste management company. Tenant loading area is located inside the parking garage adjacent to the primary elevator for move-in / move-out loading. Mechanical equipment will be primarily located as roof-top units that will not be visible from the ground level, and electrical infrastructure (transformer and panels) is going to be integrated into the mid-block walkway design and will be screened from public interaction.	Sheet 38

21A.59.050 – Standards for Design

DESCRIPTION

RESPONSE

SHEET REFERENCE

- J

Signage shall emphasize the pedestrian / mass transit orientation.
- J.1

Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by material change, columns for blade signs, or other clearly articulated band on the face of the building.
- J.2

Coordinate signage locations with appropriate lighting, awnings, and other projections.
- J.3

Coordinate sign location with landscaping to avoid conflicts.
- K

Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.
- K.1

Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.
- K.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.
- K.3

Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.
- L

Streetscape improvements shall be provided as follows
- L.1

One street tree 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.

Compliant. Primary building signage / branding will be integrated into the building's overall design and incorporated into elements such as entrance canopies

Compliant. See response above and supplemental elevations / renders. All signage is integrated into the architecture with simple band signage over entry doors at the pedestrian level, and larger branded signs in the perforated metal screen features.

Compliant. See response J-1. All signage will be clearly designated with back-lit screens and metal band signage.

Compliant. All signage will be building mounted and avoid conflicts with landscaping below. Final tree placements and species selections in front of public pedestrian entrances (lobby & commercial gym) will be coordinated to limit height and increase street presence / visibility at these specific areas.

Compliant. Primary site lighting along 400 South will be building mounted down lights to promote safe entry and create a comfortable street presence. The mid-block walkway along Pleasant Court will have a lower pedestrian- level lighting throughout the walkway to create a comfortable, safe walkway / pocket park condition.

Compliant. Existing streetlights will be coordinated with Salt Lake City streets department to determine lighting requirements to either keep as-is or reimagine as integrated into the architecture.

Compliant. See response K.

Compliant. See response K.

Compliant. Landscape plan along 400 South is currently showing a series of trees at 30' maximum spacing. The street frontage along this elevation is limited, and our design team will closely coordinate with the Urban Forester to select trees that fit in the limited footprint between the building, sidewalk, and 400 South.

Sheet 28

Sheet 28

Sheet 28

Sheet 28

Sheets 26-28

Sheets 23-25

21A.59.050 – Standards for Design		RESPONSE	SHEET REFERENCE
DESCRIPTION			
L.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:		
L.2.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.	Compliant All surface hardscape will be concrete, and the project will not include any asphalt. Raised planter beds, benches, and other site features will all be durable, low maintenance materials.	Sheets 22-25
L.2.b	Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.	Compliant. Vehicular and pedestrian traffic areas will be concrete and all other areas will be planters or soft scape to allow rainwater infiltration.	Sheets 22-25
L.2.c	Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar Reflective Index (SRI).	Compliant. Building materials currently consist of a light color EIFS system (light gray) and a dark gray metal panel system. Rooftops will consist of green roofs, light concrete paver patios and white membrane roofs. All building and site materials will be light colored and have a high SRI value.	
L.2.d	Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.	Compliant. The primary exterior wall materials of brick, metal panel and EIFS are commonly used both on our immediate block and throughout the Broadway District.	Sheets 26-28, 30
L.2.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.	Compliant. The public access points will include small gathering / seating areas integrated into the landscape features with small benches, elevated planter beds, and accessible walkways.	Sheets 22-25
L.2.f	Asphalt shall be limited to vehicle drive aisles (ORD. 14-19, 2019).	Compliant. Currently the project contains no asphalt. All hard surfaces will be concrete.	

21A.59.050 – Standards for Design
DESCRIPTION

RESPONSE

SHEET REFERENCE

- A

Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development with the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in the areas were supported by applicable master plans. Design Standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.
- B

Uses: Uses in the D-2 Downtown Support District, as specified in Section 21A.33.050, "Table of Permitted and Conditional Uses for Downtown Districts", of this title, are permitted subject to the general provision set forth in section 21A.30.010 if this chapter and this section.
- C

Lot size requirements: no minimum lot area or lot width shall be required.
- D

Maximum Building Height: The maximum permitted building height shall not exceed one hundred twenty feet 120' subject to the following review process: Buildings over sixty-five feet in height are subject to design review according to the requirements of chapter 21A.59 of this title.
- E

Minimum yard Requirements:
- E.1

Front and Corner side yard: There is no minimum setback. The Maximum setback is ten feet.
- E.1

Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet side yard is required when the side yard is adjacent to a single- or two-family residential zoning district.

Compliant. The proposed mid-rise Brix development is a sustainable, all electric, mixed-use residential building that will bring a high end apartment product to 400 South. This project will reinforce D-2 standards with high lot coverage that is still respectful to adjacent property lines with larger than required setbacks and activated, pedestrian friendly street frontage along 400 South. The project also contains a thoughtfully designed mid-block walkway / 'pocket park' that will compliment the recently renovated Pioneer Park and add another level of active street presence by residents to increase safety and pedestrian presence in this area of downtown. The mid-rise height is less intensive than the high-rise impact of the Central Business District, and we believe this project checks all boxes of the D-2 Downtown Support District and Broadway District Master Plan.

Compliant. Residential uses are allowed in the D-2 Zone with a 1,600 SF mixed-use tenant space (ideally a commercial gym or similar) on the ground level.

Compliant. No minimum lot size is required

Compliant. Brix is currently designed to the maximum 118' height, but all concerns of Design Review have been addressed.

Compliant. No front setback is required, Brix is setback approximately 1'. No corner yard is provided.

Compliant. The east portion of the building is built 1'- 8" off the property line for the lower three levels, then steps back for the upper eight levels. Along the west side, although no setback is required, the building is held back +/- 15' to accommodate a safe parking garage entry and house the mid-block walkway element.

Sheets 16-20

Sheets 38-44

Sheets 46-49

Sheet 22

Sheet 22

21A.30.030 – D-2 Downtown Support			
DESCRIPTION		RESPONSE	SHEET REFERENCE
E.3	Rear Yard: No minimum rear yard is required except a minimum of twenty-five feet rear yard is when the side yard is adjacent to a single- or two-family residential zoning district.	Compliant. Although no minimum rear yard is required, the back of Brix is held back from the rear property line approximately 7’-6” to allow for a small landscape buffer, egress path, and breathing room from the adjacent property.	Sheet 22
E.4	Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.	N/A – lot does not abut a single family residential district.	
F	Landscape Yard Requirements: if a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.	Compliant. The front entry landscaping along 400 South will be a series of maintained elevated planters with drought tolerant local plan selections, and the mid-block walkway along Pleasant Court will be a regularly maintained park with interspersed seating elements, shade trees, and low level native grasses.	Sheets 22-25
G	Parking lot setbacks: if a front or corners side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot landscaped yard from the front and corner side yard property lines.	N/A – project contains zero surface parking as all parking is contained within the building footprint on the lower three levels.	
H	Mid-block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:		
H.1	The midblock walkway must be a minimum of ten feet wide and include a minimum six foot wide unobstructed path.	Compliant. The proposed mid-block walkway runs parallel to Brix along the west elevation. The overall greenspace is approximately 15’-1” wide with a stepped path weaving through the landscape and interspersed seating elements alternating each side of the walkway.	Sheets 22-26
H.2	The midblock walkway may be incorporated in the building provided it is open to the public. A sign shall be posted indicating that public may use the walkway.	Compliant. The walkway is not inside the building, but will be incorporated into the landscape plan along the west elevation. Access control will be utilized during night time hours to minimize loitering and vandalism. Signage will be posted to clearly designate that the public may use the walkway during permitted hours.	Sheets 22-26
I	Ground Floor Uses: To activate the ground floor of structures, retail goods, establishments, retail services establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.	N/A project not located on State Street, Main Street, 800/900 South.	
J	Existing Vehicle Sales or lease Lots:	N/A	

21A.37.60 – Design Standards Table

DESCRIPTION

RESPONSE

SHEET REFERENCE

Standard (Code Section)	D-2 Zone	Comments
Ground Floor use (%)	75	Compliant – 82% of ground floor use is activated including resident entry lobby and a leasable tenant space (gym).
Ground Floor Use + Visual Interest (%)	60/25	N/A – Building meets ground floor use requirements above.
Building Materials: Ground Floor (%)	100	Compliant – Entire ground floor along 400 South is masonry and glass.
Building Materials: Upper Floors (%)	100	Compliant – Upper floors along 400 South contain metal panel, masonry, and glass (100% durable)
Glass: Ground Floor (%)	57	Compliant – Ground floor along 400 South is 75% glass and 25% masonry.
Glass: Upper Floors (%)	25	Compliant – Upper floors along 400 South contain 34% glazing (8,600 sq. ft. total façade – 2,920 sq. ft. glazing)
Building Entrances (feet)	50	Compliant – Primary resident entry and leasable tenant entrance are 56'-0" apart (per code allowed +/- 6' tolerance).
Blank Wall: Maximum Length (feet)	15	Compliant – Currently none of the front elevation is blank
Street Facing Façade: Max. Length	200	Compliant - The design does not have a façade that is 200' long on the street facing facade wall.
Upper Floor Step Back (feet)	X	N/A – This requirement does not apply in D-2 Zone.
Lighting: Exterior	X	Compliant – All exterior lighting will be integrated into the building façade and directed down or inward.
Lighting: Parking Lot	X	N/A – This requirement does not apply to interior garages.
Screening of Mechanical Equipment	X	Compliant – Mechanical equipment will be internal or roof-top mounted. Final unit sizes pending full mechanical design. Electrical transformer and switch gear will be along rear (South) façade of the building.
Screening of Service Areas	X	Compliant – Resident loading zone and dumpster enclosure are integrated into parking garage footprint.
Ground Floor Residential Entrances	X	Compliant – Primary entrance (residential & public) are on ground level along 400 South.
Parking Garages or Structures	X	Compliant - Parking garage integrated within building footprint.

D-2 | DOWNTOWN SUPPORT ZONING MASTER PLAN - BROADWAY DISTRICT INITIATIVES

21A.30.03 | DOWNTOWN SUPPORT DISTRICT PURPOSE STATEMENT

The purpose of the D-2 Downtown Support Commercial District is to provide an area that **fosters the development of a sustainable urban neighborhood** that accommodates commercial, office, **residential**, and other uses that relate to and support the Central Business District.

Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with **high lot coverage and buildings placed close to the sidewalk**.

Design standards are intended to **promote pedestrian oriented development** with a **strong emphasis on a safe and attractive streetscape**.

Multi-family Housing is a permitted use.

DOWNTOWN SALT LAKE CITY MASTER PLAN BROADWAY DISTRICT INITIATIVES

Brix is located in the Broadway District, an area of the city defined by a **dynamic street life at a variety of scales**. Below are the defining initiatives of this district:

Brix is located near Pioneer Park in a blighted and underdeveloped area of the Broadway District along 400 south. This is a catalytic project that will begin to bridge the gap between the Broadway District's vibrant core and the up and coming Granary and Post districts to the southwest.

Brix complies with the intent of several Broadway District initiatives. Most notably, the site is included in the **mid-block walkway network**, resulting in a unique opportunity to achieve a Salt Lake City goal of expanding the network with **a new pedestrian environment** for public benefit. Brix is designed to activate the mid-block walkway with a **new model of dense housing that steps back above three stories and allows sunlight to penetrate the walkway**. Brix also complies with the intent of several other important initiatives of the Broadway District:

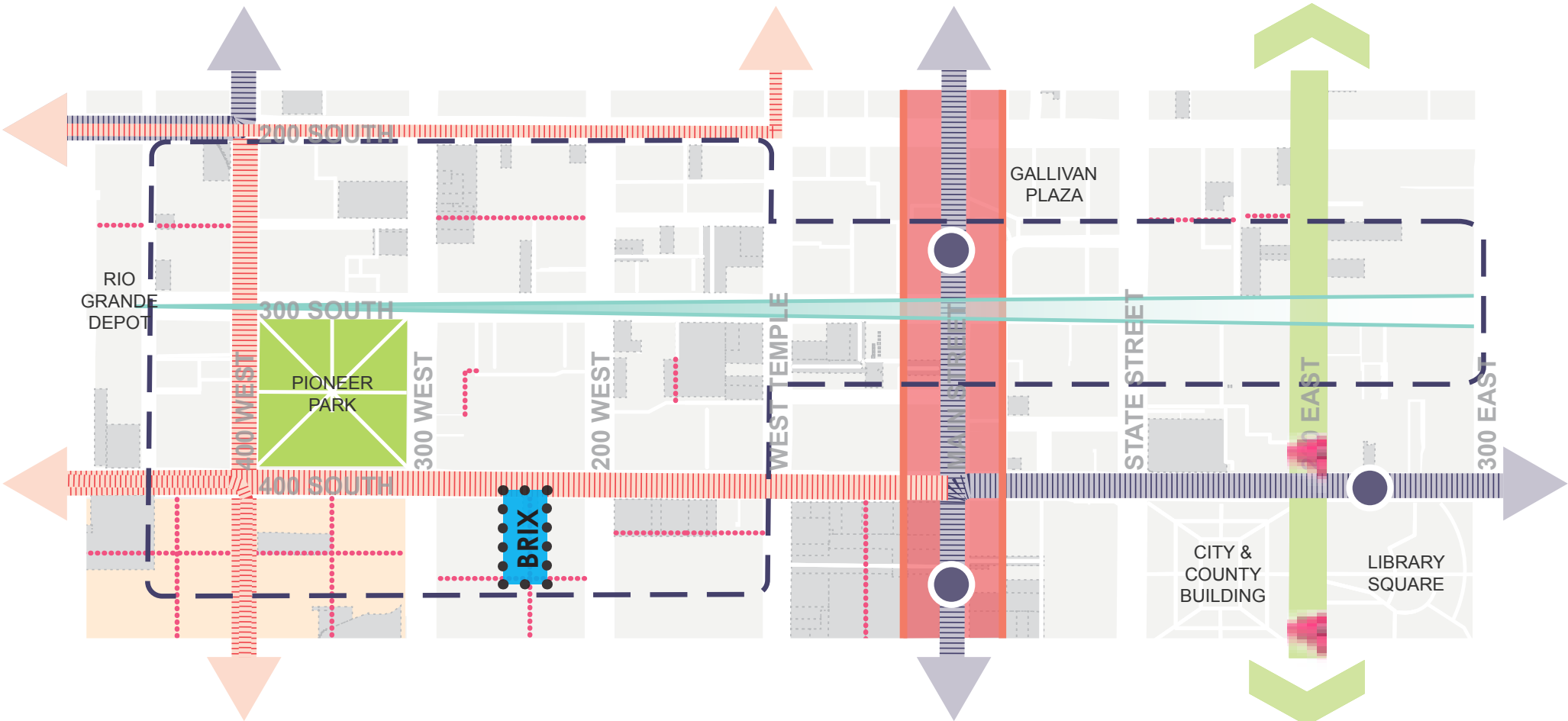
It will increase housing density and variety of **housing choices** in an area that is severely lacking housing;
The location is extremely close to Pioneer Park and easily **walkable** to the Broadway District core,
considered the **entertainment, arts and culture hub of Salt Lake City**;

By increasing housing density in such close proximity (3 min walk) to Pioneer Park, Brix will encourage more use of the park and will further **unite city and nature**.

Walkability and close proximity to Pioneer Park and the core of the Broadway District will encourage Brix residents to explore the neighborhood on foot.
This will create a more **vibrant, active and safe** pedestrian experience in the surrounding neighborhood.

A TRAX extension is proposed along 400 south adjacent to the development, which will create a future **connection** to Central Station and the University of Utah.

MASTER PLAN - TRAX EXTENSION & PIONEER PARK



LEGEND

- District
- Main Street Retail Core
- Green Loop/Park
- Opportunity Site
- Proposed Mid-block Walkways
- Entrance Landmarks
- View Corridor
- Existing TRAX Lines & Static
- TRAX Extensions identified i
Downtown in Motion
- Proposed Downtown
Streetcar Preferred Route

MASTER PLAN PRIORITIES

IF YOU BUILD IT - THEY WILL COME- With recent improvements of Pioneer Park, the up coming Post District Neighborhood, and big plans for the Rio Grande Depot, the transition blocks between the downtown city core and these destination developments needs iconic infill residential projects to bridge the gap.

While Brix may currently be the first development of its kind in this zone, it will set the standard of quality design and engaged development for future growth along 400 South.

PIONEER PARK - The city has invested major taxpayer dollars into increasing the perception of safety and cleanliness of Pioneer Park. Already a cultural hub for SLC during Farmer's Markets and Twilight Concerts, this park is primed to anchor additional residential development and increased uses from locals

PUBLIC TRANSIT | TRAX EXPANSION - Brix is already in a very accessible location with access to all major freeways within close proximity, a future Trax expansion could potentially put another public transit stop directly in front of this development... a major win for all.

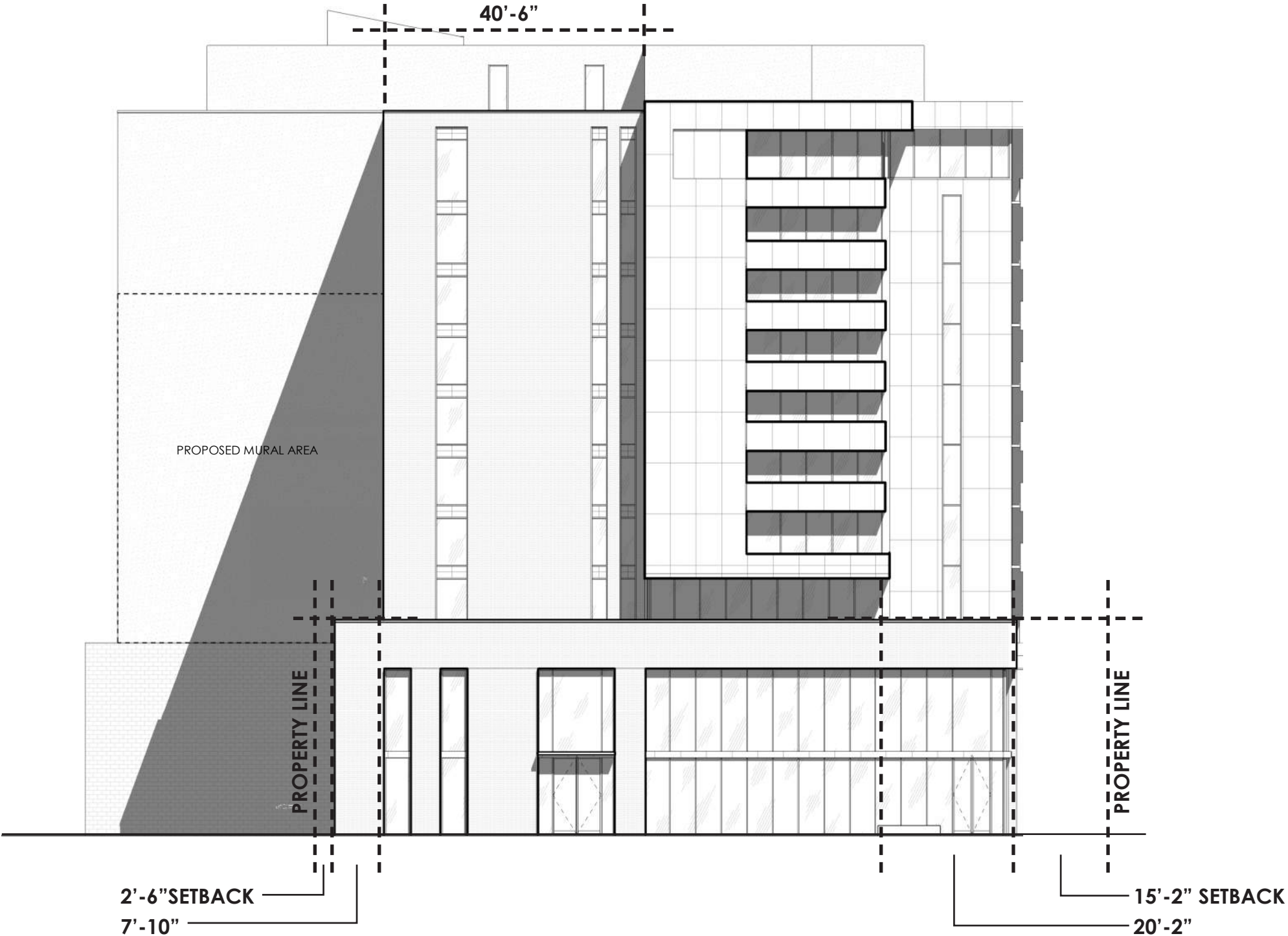
MASTER PLAN - VARIETY OF SCALES

MASTER PLAN PRIORITIES

VARIETY OF SCALES - The Broadway District of downtown specifically calls for a ‘variety of scales: asking for mixed building heights, types, and programs to add a diverse mix in this transition zone of SLC. Although Brix will be the tallest building on the block, the master plan and zoning promote this type of growth.

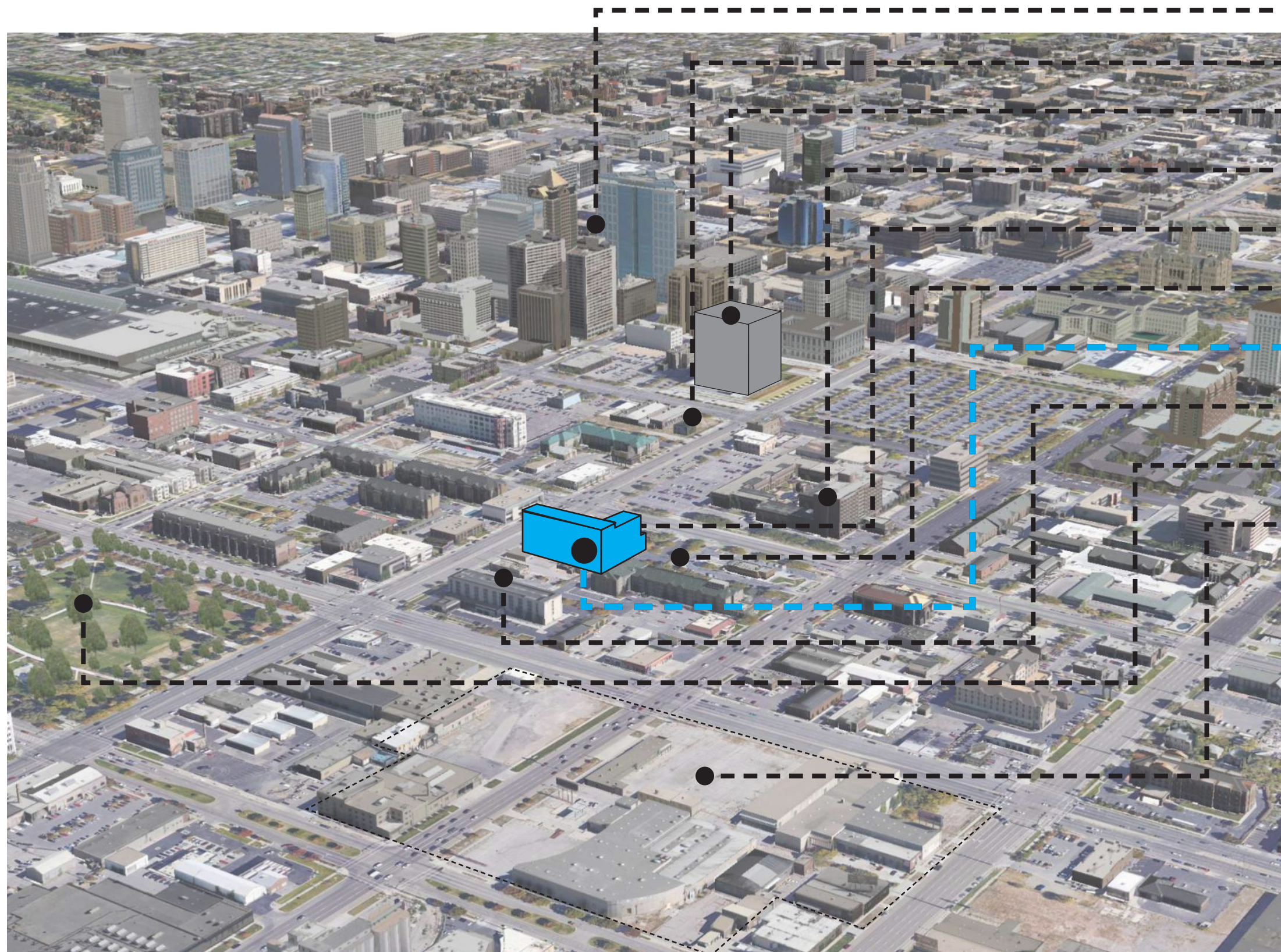
BUILDING SETBACKS & STEPS - This property zoning allows for lot-line to lot-line construction (zero setbacks) on all sides. Where a project is built directly on a property line, recommendations for building terracing or stepping are provided to minimize impact on adjacent properties. Brix builds very close to the lot line on the east on the bottom 3 floors, but provides a step back on upper levels to lower the height.

On the west property line, although a zero setback is allowed, the bulding is held off the property 15'-1" to provide this relief. All setbacks are listed on page 22 & clearly labeled on individual plans.



EXISTING CONDITIONS | CONTEXT 2

BRIX | DESIGN REVIEW APPLICATION



DOWNTOWN CORE

PROPOSED TOWER - PROPOSED
28 STORIES - 375 FEET

FEDERAL COURTHOUSE - EXISTING
9 STORIES - 200 FEET

SHERATON HOTEL - EXISTING
9 STORY - 92 FEET

DOWNTOWN
LIQUOR STORE

BOOKBINDER PROJECT - PROPOSED
7 STORY - 80 FEET

BRIX - PROJECT SITE
10 STORY W/ PENT HOUSE - 118 FEET

HAMPTON INN - EXISTING
6 STORY - 60 FEET

PIONEER PARK

POST DISTRICT - UNDER CONSTRUCTION
7 STORY - 80 FEET

CONTEXT | HIGHLIGHTS

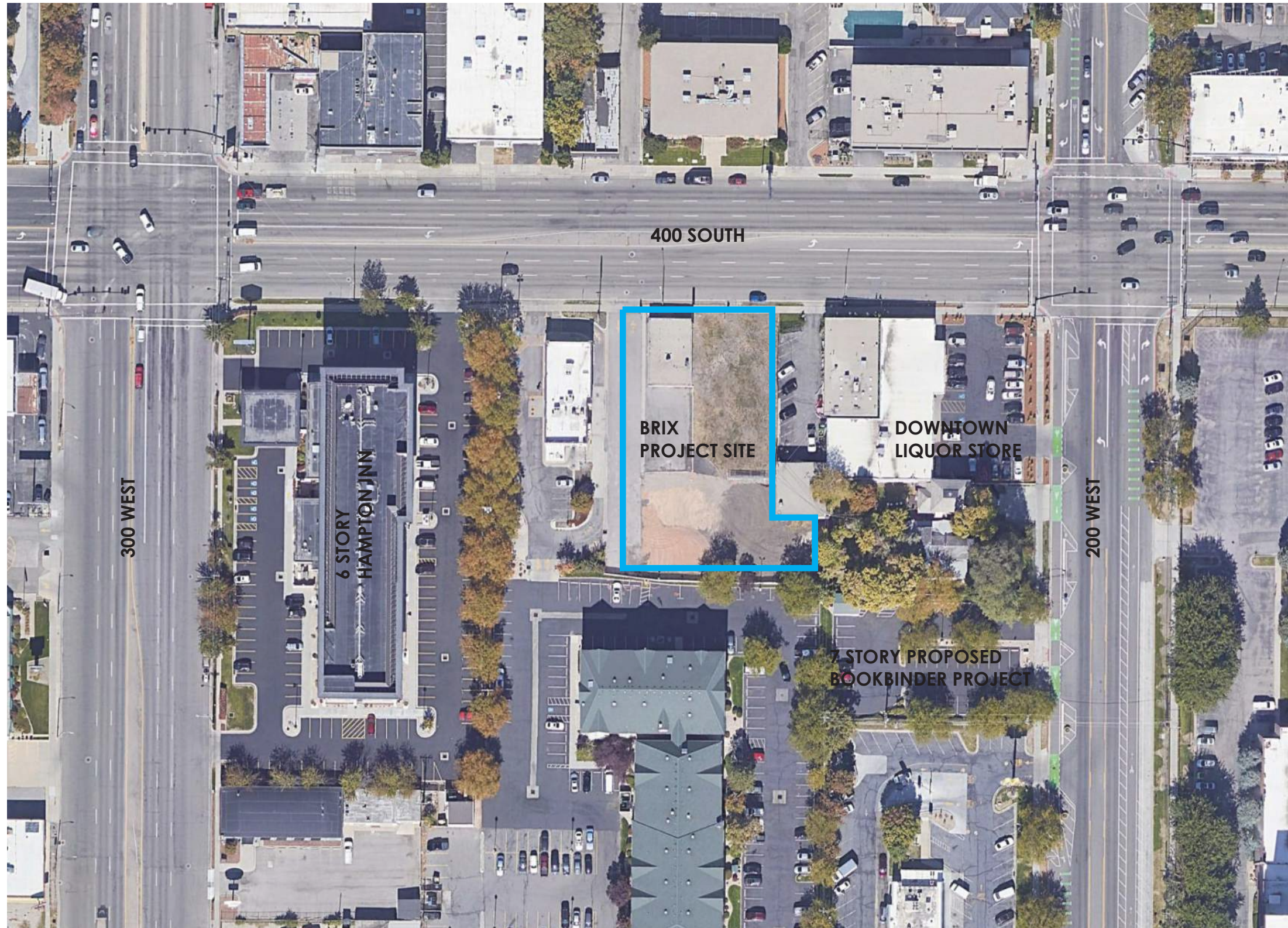
- Compliment the increased density moving into downtown with an iconic architectural building that elevates the entry into Salt Lake City along 400 South and adds energy to the city skyline.

- Close connection to recently renovated Pioneer Park - Brix tenants will help reactivate this park and add to the increased safety of our public spaces.

- Enhance growing development patterns on perimeter of city center (less surface parking!)

EXISTING CONDITIONS | CONTEXT 2

BRIX | DESIGN REVIEW APPLICATION



EXISTING SITE CONDITIONS

- Site is a prime piece of developable land in the city's downtown core.
- Multiple run-down residences have already been removed from the site as they were irreparable and sources of loitering and crime.
- An existing single story vacant pawn shop in poor shape remains on-site, and will be removed prior to construction. This building has been vacant for several years.
- Adjacent uses include the downtown liquor store, a flower shop, a taco shop, and several nightly rental hotels. This project will add to a growing number of proposed developments in the nearby areas, and will add users to the recently redeveloped Pioneer Park, which will ultimately increase the safety of the neighborhood.

UNDER-UTILIZED / BLIGHTED PROPERTY

The site in its current state is an under-utilized parcel in a prime gateway to the city.

On the fringe of downtown, building sizes and heights vary from single story to ten stories along 400 South.

Project proposal will add a vibrant multi-family project to the city skyline and activate pedestrian experience in an otherwise vehicle heavy location.

Current buildings along 400 South do NOT engage streetfront / pedestrian experience. Brix will set the standard for future development.

EXISTING CONDITIONS | CONTEXT 2

BRIX | DESIGN REVIEW APPLICATION

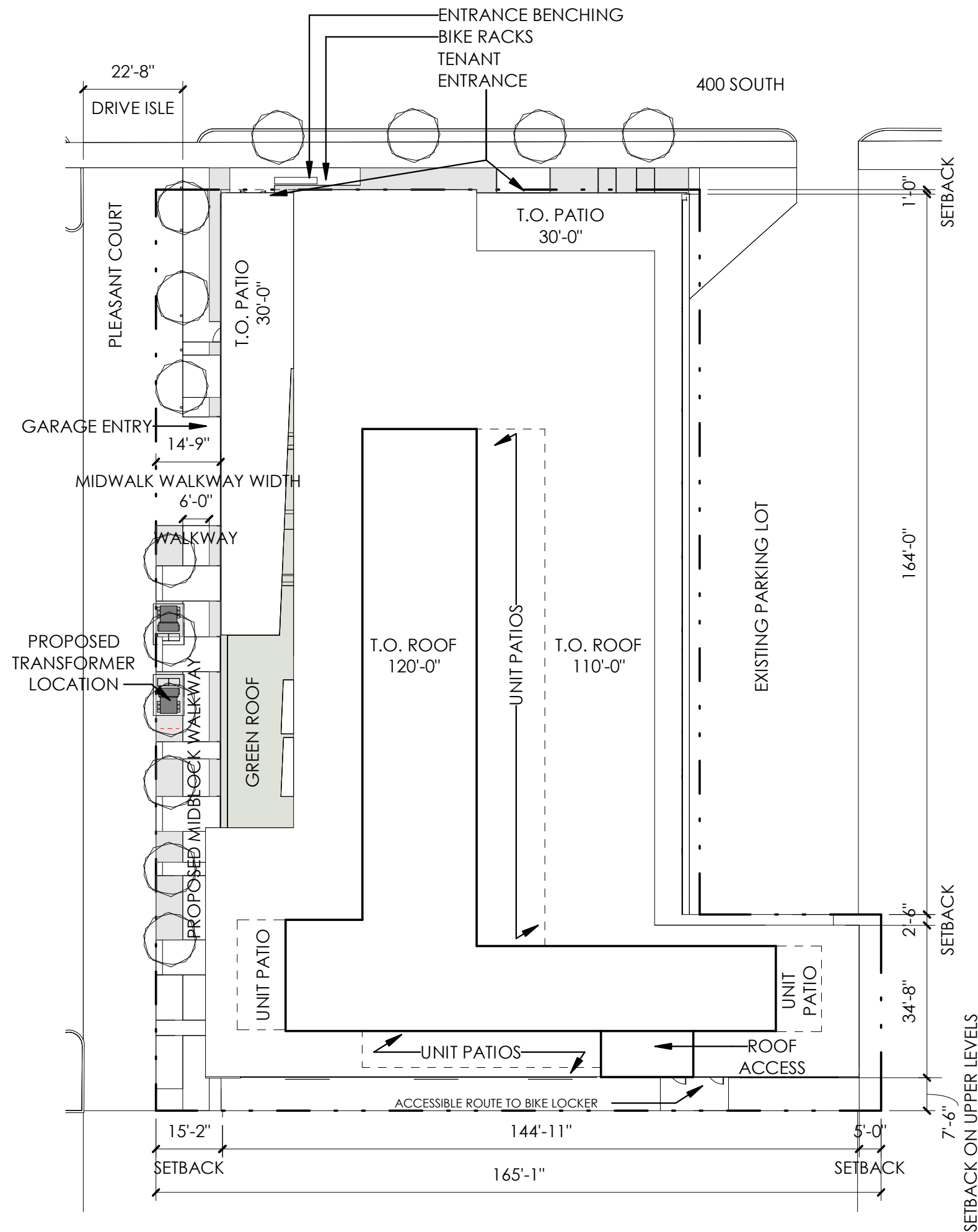
EXISTING SITE CONDITIONS | BLIGHTED PROPERTY WITH MINIMAL PEDESTRIAN INTERFACE ON BLOCK



SITE PLAN 3

BRIX | DESIGN REVIEW APPLICATION

PROPOSED SITE PLAN



SETBACKS

FRONT	0' REQ'D	1' ACTUAL AT BASE VARIES AT UPPER LEVELS
SIDE - WEST	0' REQ'D	15'-2" ACTUAL WEST
SIDE - EAST	0' REQ'D	2'-6" ACTUAL GROUND LEVEL VARIES AT UPPER LEVELS
REAR	0' REQ'D	10' ACTUAL AT BASE 7'-6" AT UPPER LEVELS

LOT SQ. FT. 27,786

Project design builds closely to the setback line on the bottom three levels, but provides breathing room to accommodate a mid-block walkway along Pleasant Court on the west property line.

This proposed mid-block walkway follows the downtown master plan recommendations and acts as a 'pocket park' for residents and general public during daytime hours.



SITE PLAN 3

BRIX | DESIGN REVIEW APPLICATION

PROPOSED LANDSCAPE PLAN



PLANT SCHEDULE			A
TREES	BOTANICAL NAME	COMMON NAME	
	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	
	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	
EVERGREEN	BOTANICAL NAME	COMMON NAME	
	Cedrus atlantica 'Glauca Fastigiata'	Columnar Blue Atlas Cedar	
SHRUBS	BOTANICAL NAME	COMMON NAME	
	Campsis radicans 'Flava'	Yellow Trumpet Creeper	
	Hesperaloe parviflora	Red Yucca	
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	
	Yucca filamentosa 'Color Guard'	Adam's Needle	
PERENNIALS	BOTANICAL NAME	COMMON NAME	
	Heimerocallis hybrid 'Happy Returns'	Happy Returns Daylily	
	Lavandula angustifolia 'Munstead'	Munstead Lavender	
GRASSES	BOTANICAL NAME	COMMON NAME	
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	
PLANTING NOTES			B
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.			
2. CONTRACTOR SHALL NOT HURLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.			
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.			
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.			
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.			
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.			
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOO AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOO) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.			
REFERENCE NOTES			C
SYMBOL	DESCRIPTION	QTY	
	PAVER 1, TYP. SEE SHEET LXX DETAIL X	797 sf	
	3" DEEP 1 1/2" x 3" TAN ANGULAR ROCK MULCH, SEE SPECS, SEE SHEET LXX DETAIL X	1,999 sf	
	PAVER 2, TYP. SEE SHEET LXX DETAIL X	268 sf	
	BLOCK BENCH, TYP.		
	TRANSFORMER		
	BIKE RACK	2	
	BOLLARD, TYP.	6	
	3" DEEP 1 1/2" x 3" GRAY ANGULAR ROCK MULCH, SEE SPECS, SEE SHEET LXX DETAIL X	149 sf	
	ADA RAMP		
	CONCRETE, TYP.	379 sf	
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.			
SCALE & NORTH ARROW			D

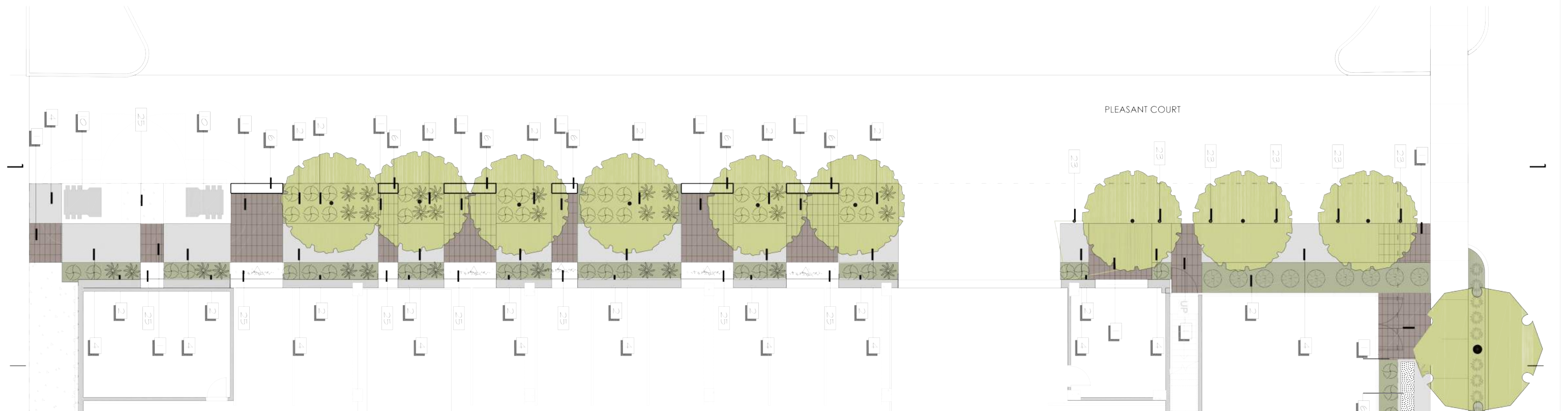
BRIX | DESIGN REVIEW APPLICATION

PROPOSED LANDSCAPE PLAN



BRIX | DESIGN REVIEW APPLICATION

PROPOSED MID-BLOCK WALKWAY | ENLARGED



REFERENCE NOTES		C
SYMBOL	DESCRIPTION	QTY
1	PAVER 1 TYP. SEE SHEET LXX DETAIL X	747 sf
2	3" DEEP 1 1/2" x 8" TAN ANGULAR ROCK MULCH. SEE SPECS. SEE SHEET LXX DETAIL X	1,498 sf
4	PAVER 2 TYP. SEE SHEET LXX DETAIL X	860 sf
6	BLOCK BENCH, TYP.	
10	TRANSFORMER	
11	BIKE RACK	2
29	BOLLARD, TYP.	6
29	3" DEEP 1 1/2" x 8" GRAY ANGULAR ROCK MULCH. SEE SPECS. SEE SHEET LXX DETAIL X	1,448 sf
26	ADA RAMP	
27	CONCRETE, TYP.	574 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SITE PLAN 3

BRIX | DESIGN REVIEW APPLICATION

PROPOSED MID-BLOCK WALKWAY | RENDERINGS



PERSPECTIVE RENDERS 4

BRIX | DESIGN REVIEW APPLICATION

400 SOUTH | OVERALL PROJECT



PERSPECTIVE RENDERS 4

BRIX | DESIGN REVIEW APPLICATION

400 SOUTH | HUMAN SCALE



DESIGN REVIEW 5

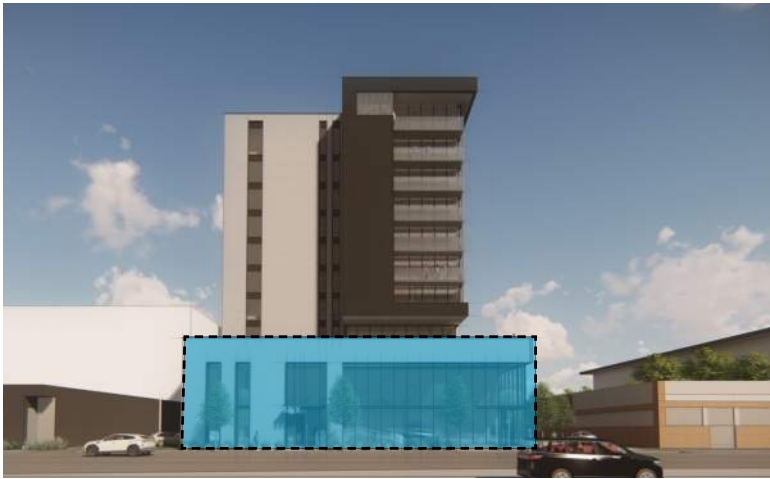
BRIX | DESIGN REVIEW APPLICATION

BASE | MIDDLE | TOP

Brix has clearly established distinct base, middle, and top sections of the building through variations in massing, materiality, and articulation.



BASE



The **base** of Brix is a clearly defined brick masonry podium. Accented with double height glazing frontage and vertical screened openings into the parking garage on the back half of the building. This public element engages the street at a pedestrian scale on 400 South, and along the full-length mid-block walkway. On top of this mass is a tier that steps back significantly on level 03 to activate a rooftop amenity terrace and cleanly terminate the base element.



MIDDLE



Brix **middle** mass is vertically delineated into two separated volumes with different material expression and fenestration styling. The left volume is a clean white mass with full height window openings that are subtly randomized along the facade to mimic the base patterning. This mass is terminated with a thoughtful mural wall at the south end. The right volume is a more activated engaged mass with patios carved out along the facade.



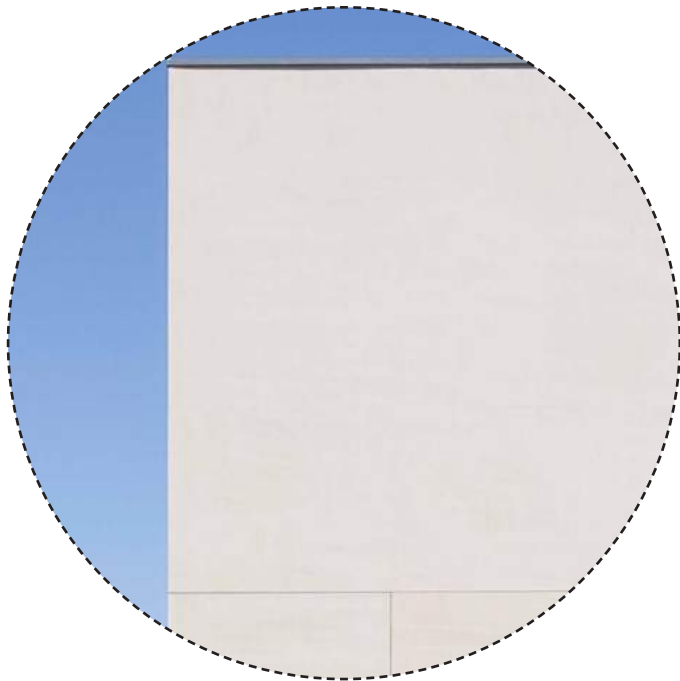
TOP



The **top** element is established with a full level of glazed suite units capped by a cantilevered rooftop soffit. This soft story creates a clearly defined shadow line to delineate the eleventh floor of rooftop units with panoramic views of the surround city. The top story of the building is held back from the perimeter of the lower levels to provide a sense of privacy and screen visibility from the street.



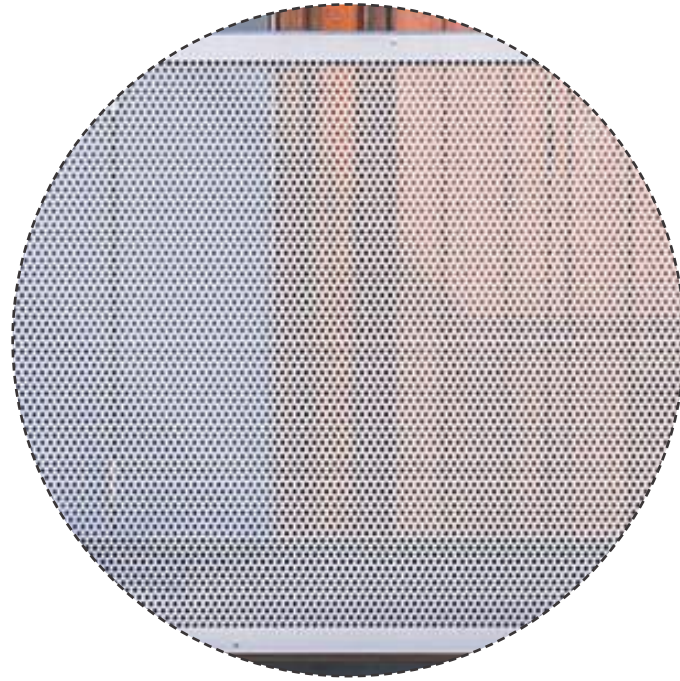
METAL PANEL - BODY/TOP



EIFS - BODY



BRICK - BASE/BODY

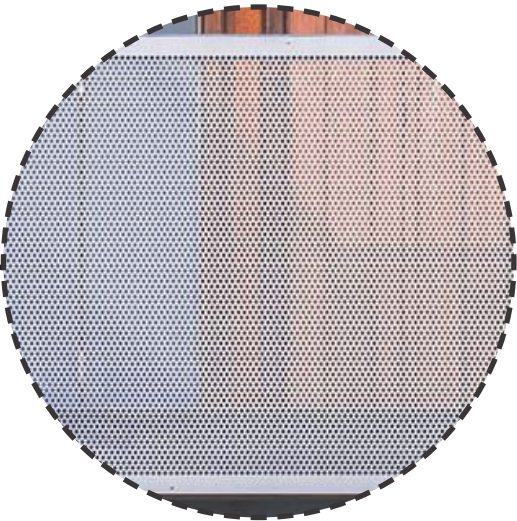


PERFORATED SCREEN - RAILINGS

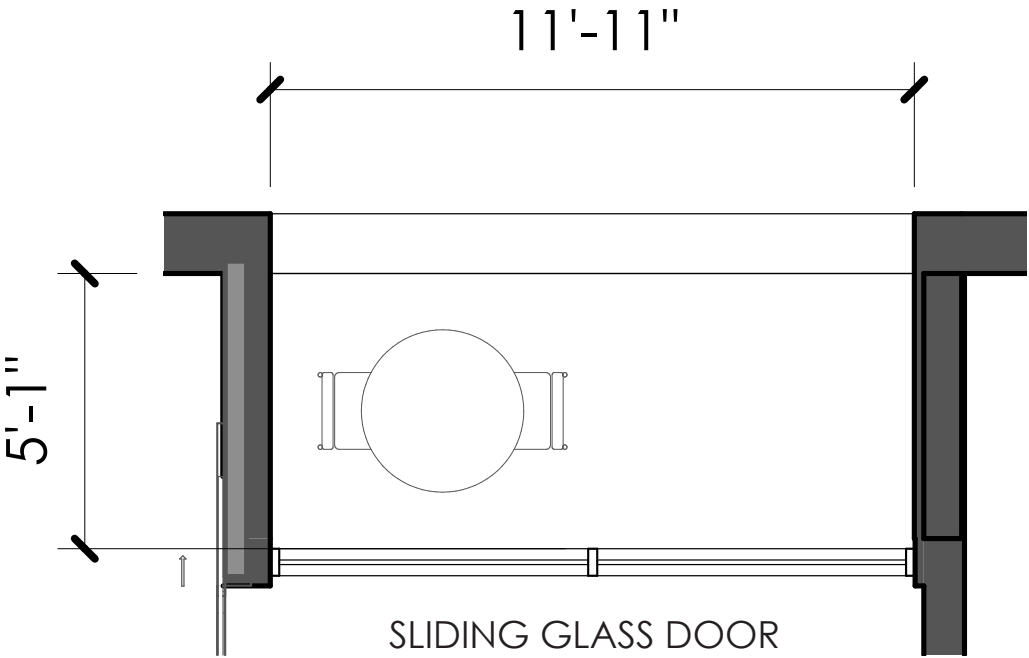
DESIGN REVIEW 5

BRIX | DESIGN REVIEW APPLICATION

BALCONY AND ROOFTOP | DETAILS



PERFORATED METAL RAILING AT BALCONIES

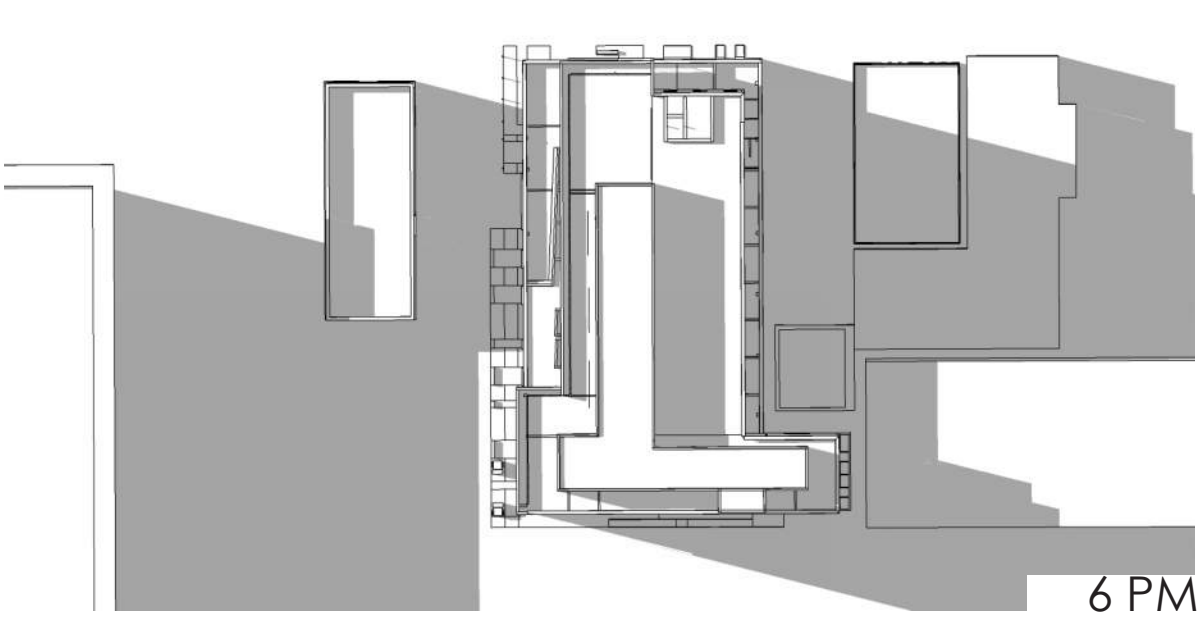
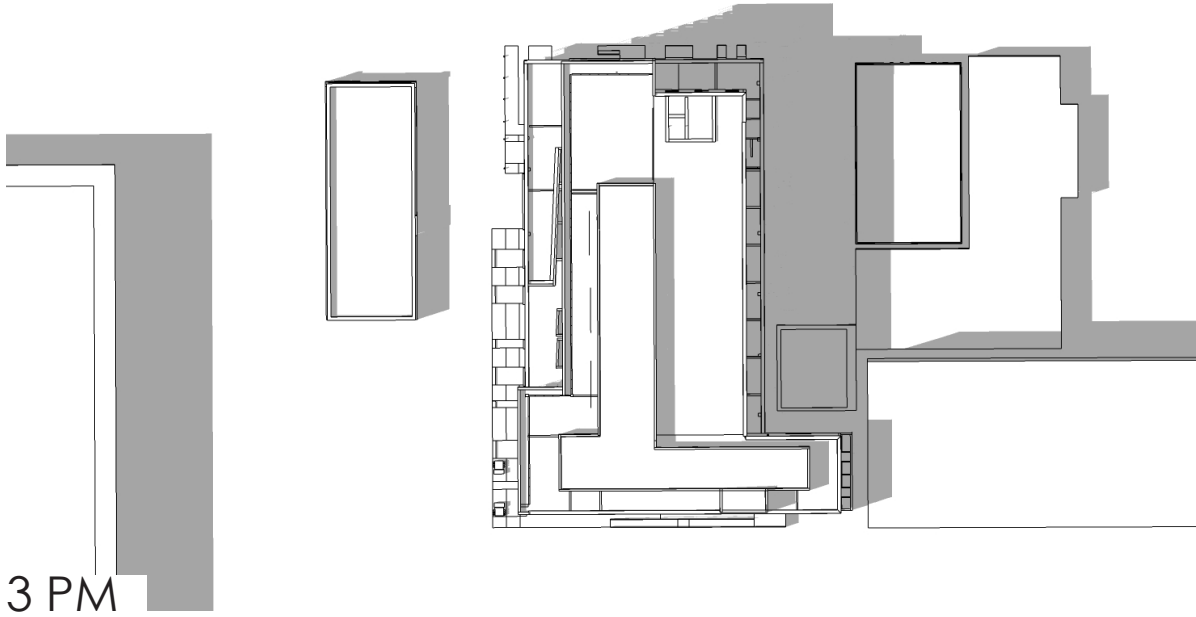
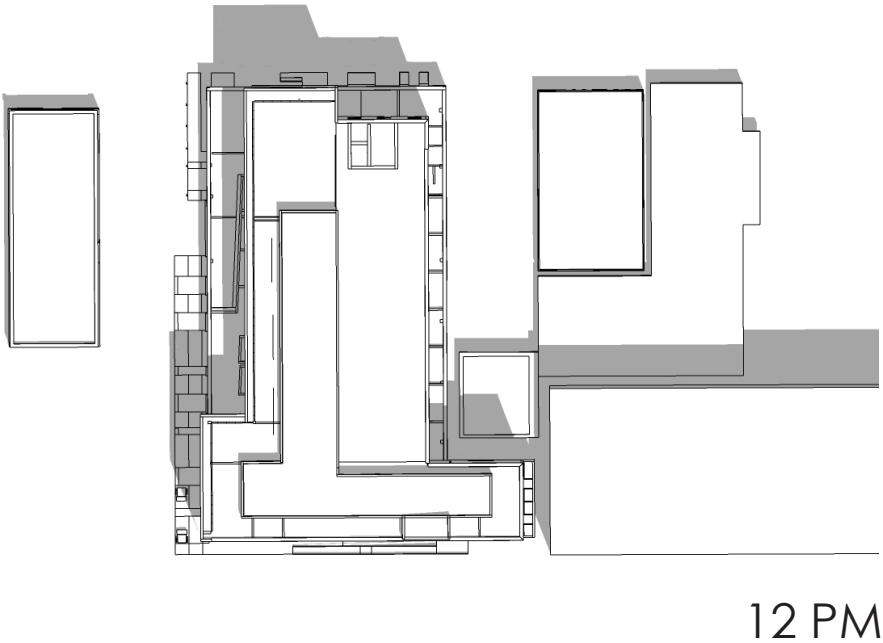
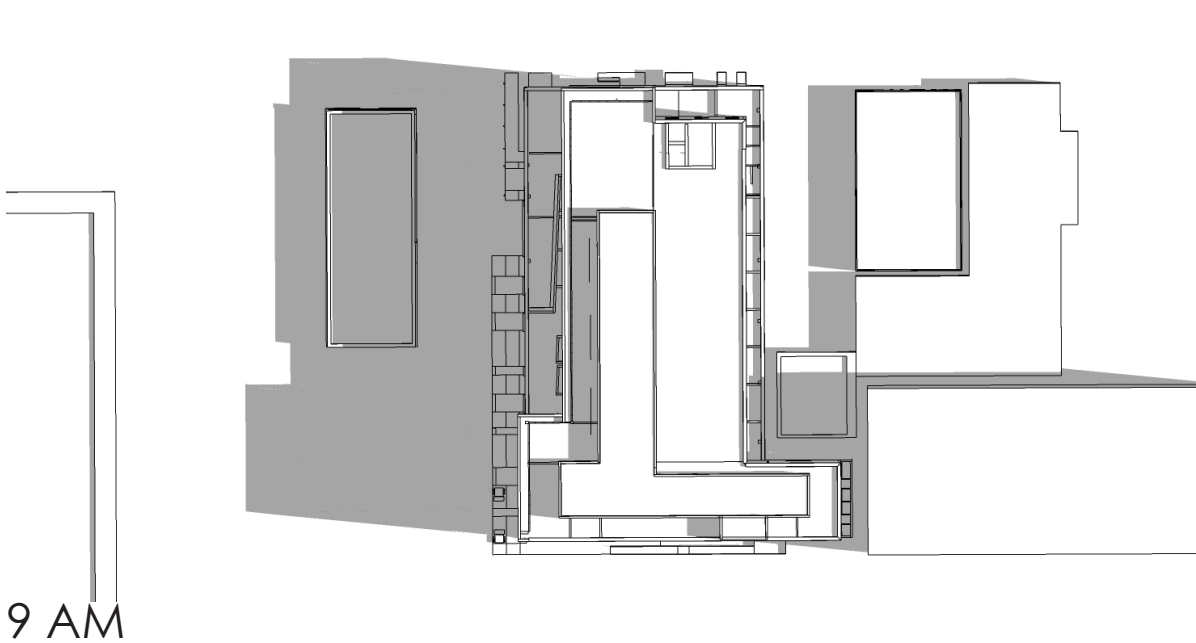


TYPICAL BALCONY FLOOR PLAN ALONG WESTERN FACADE

DESIGN REVIEW 5

BRIX | DESIGN REVIEW APPLICATION

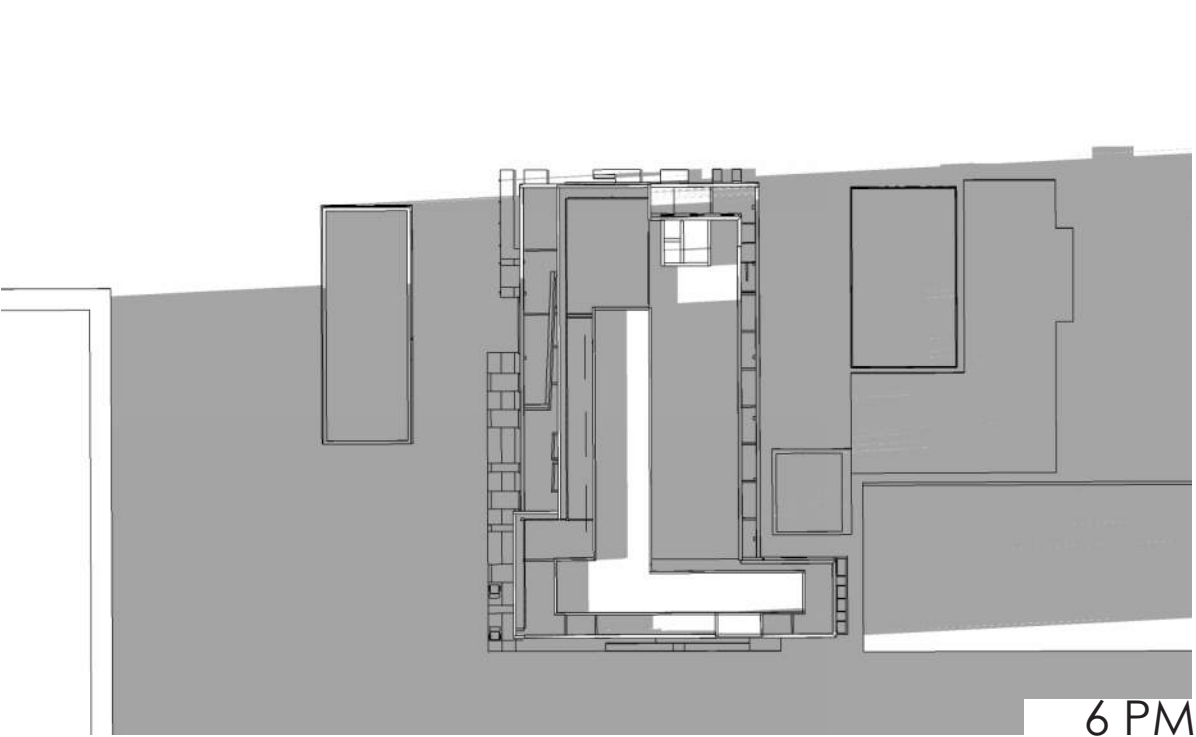
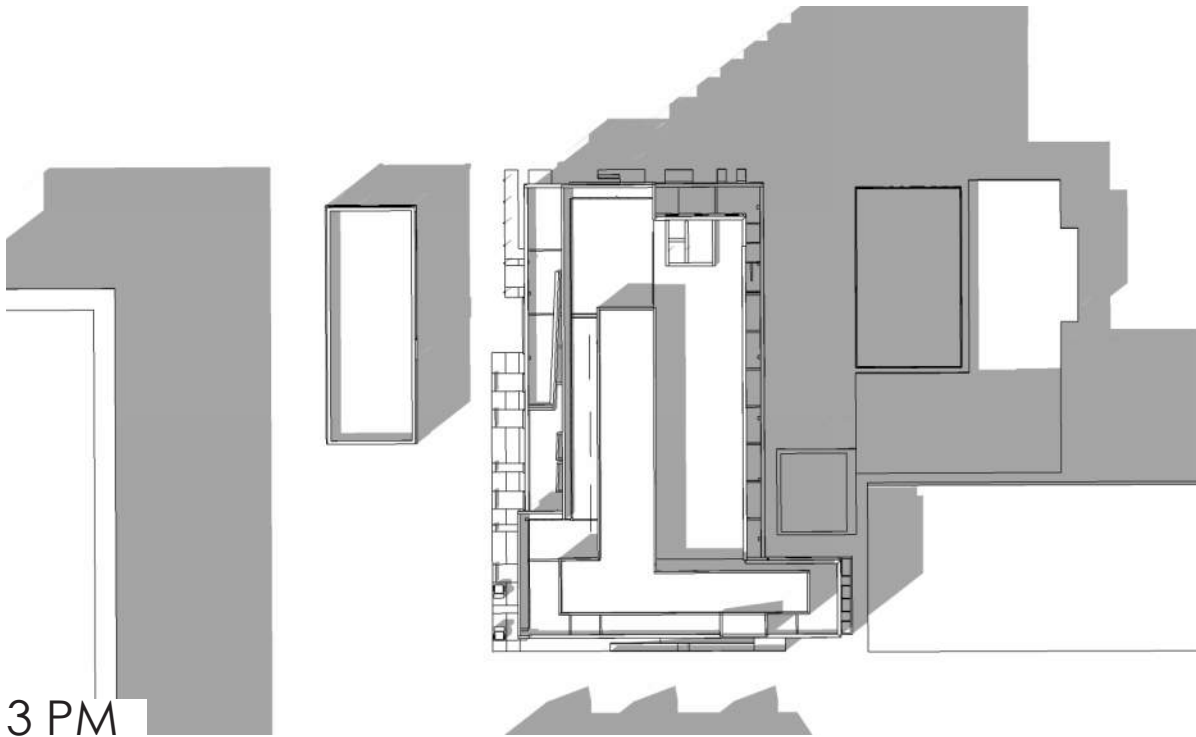
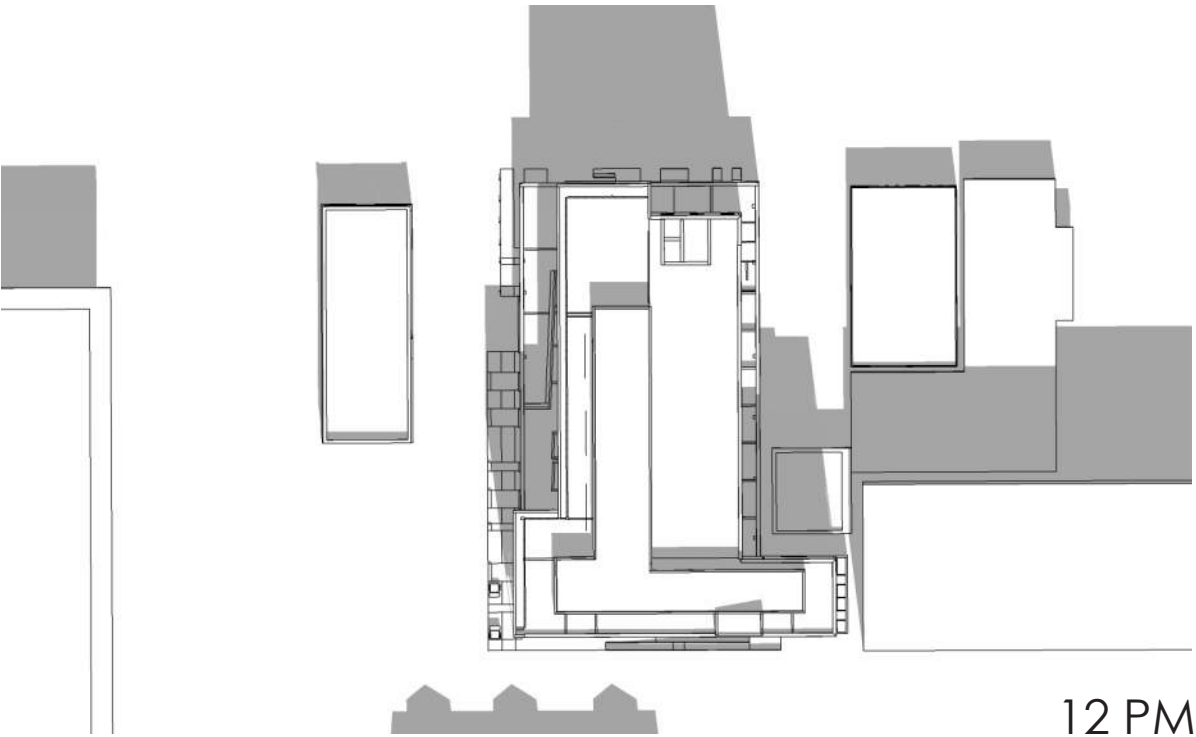
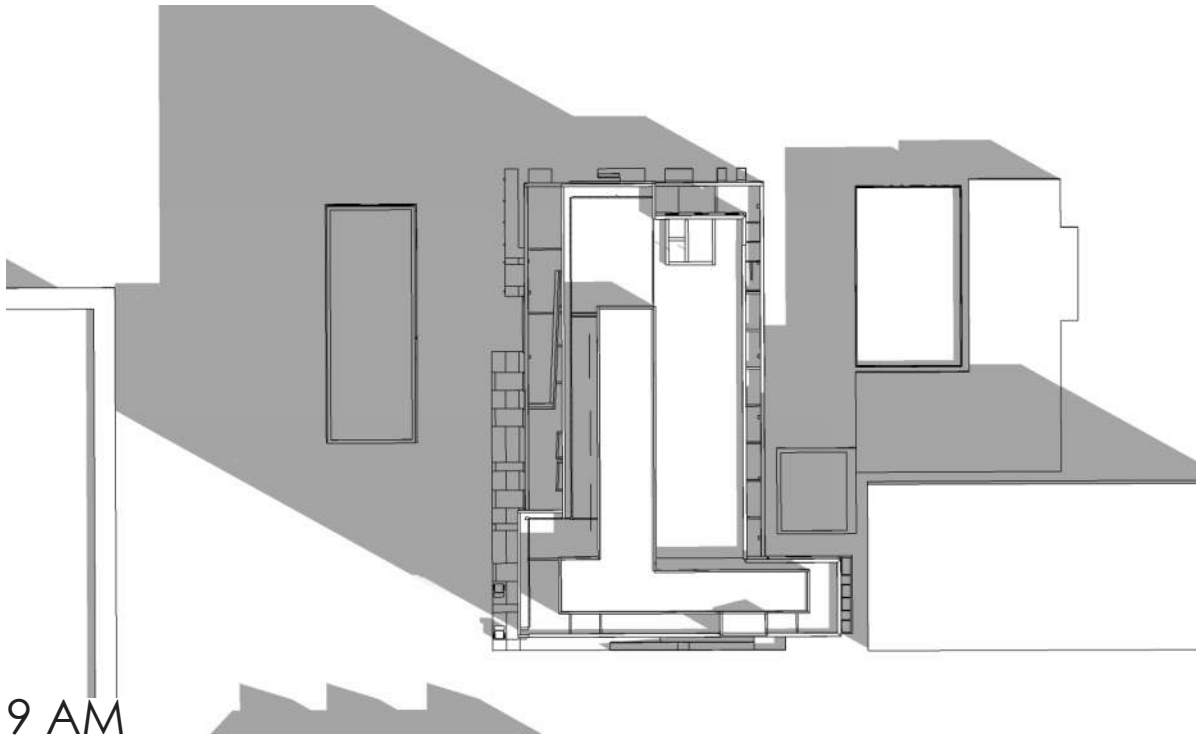
SUN STUDY | SUMMER SOLSTICE



DESIGN REVIEW 5

BRIX | DESIGN REVIEW APPLICATION

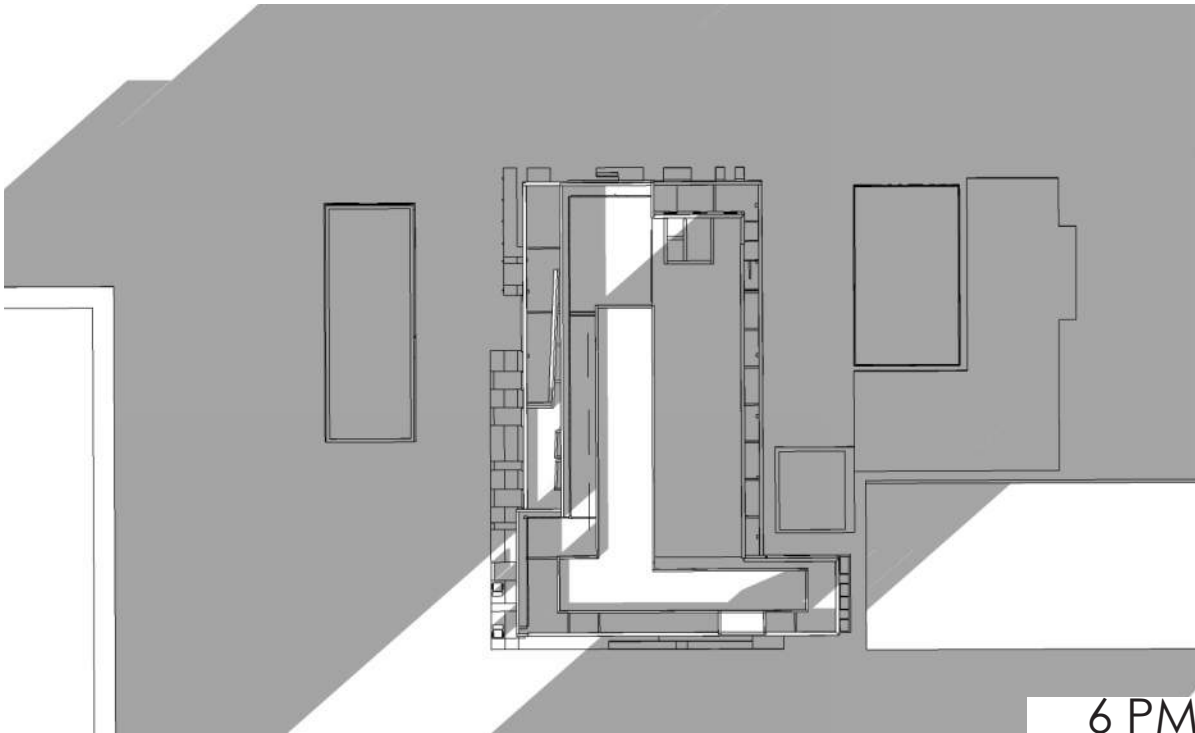
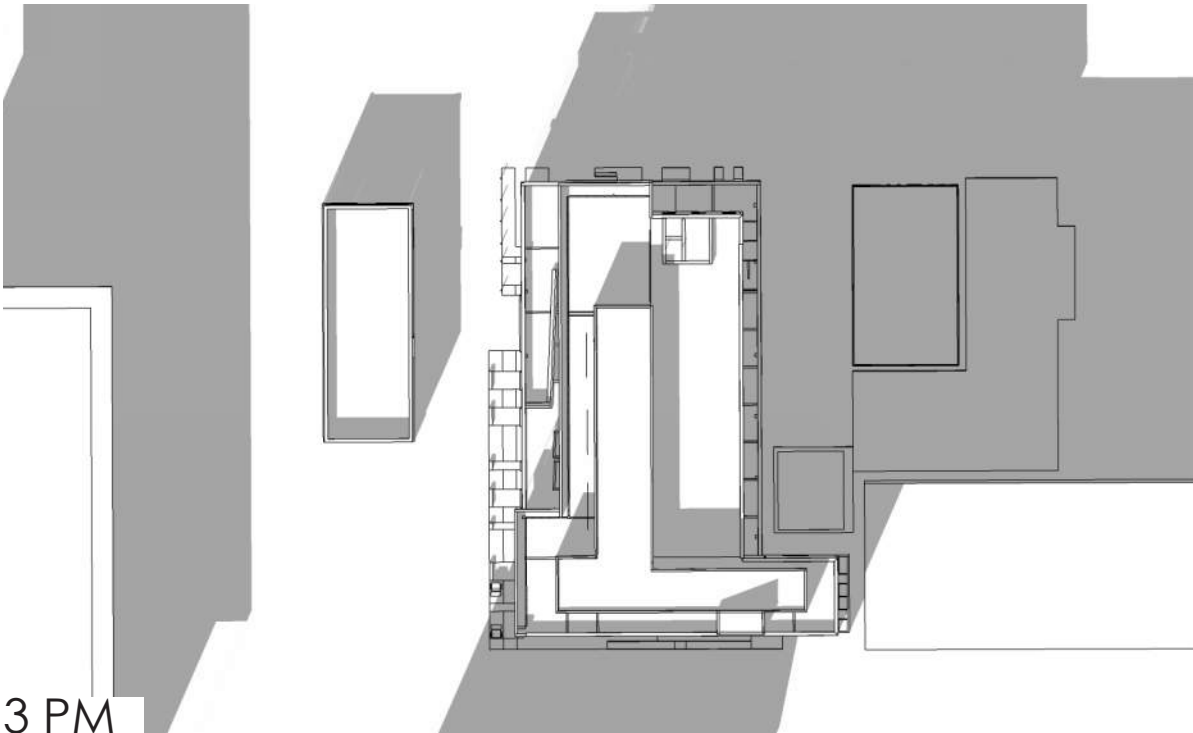
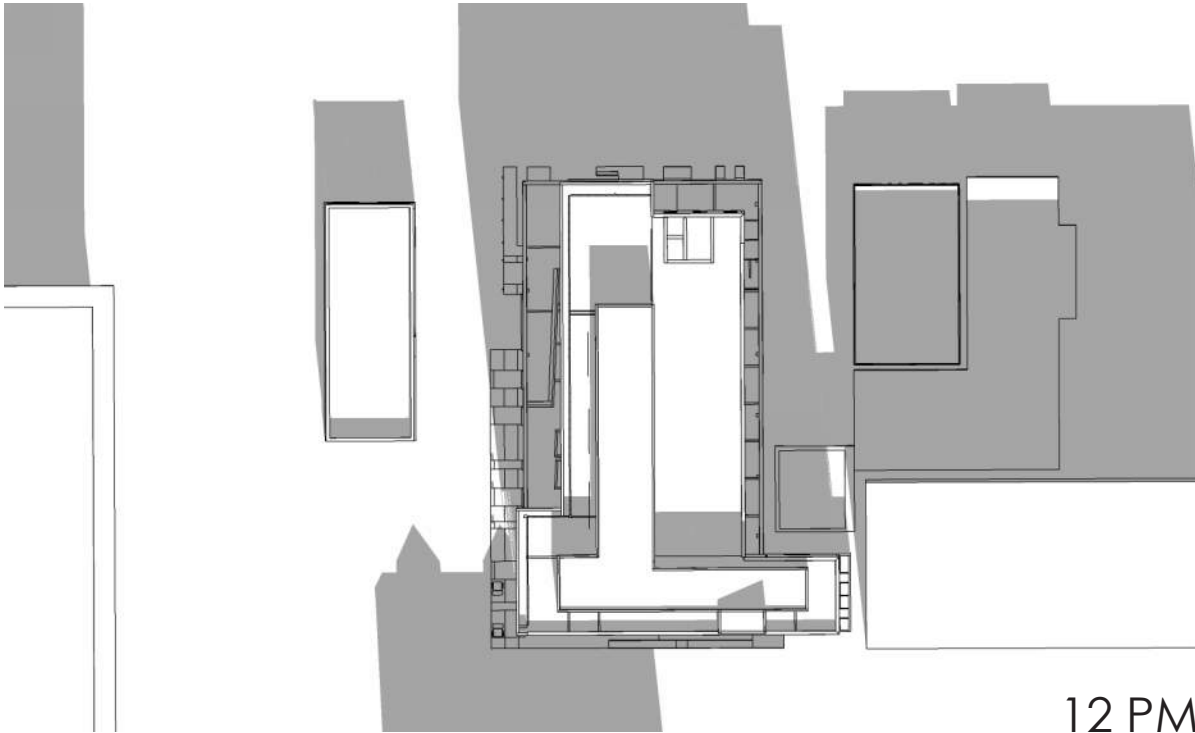
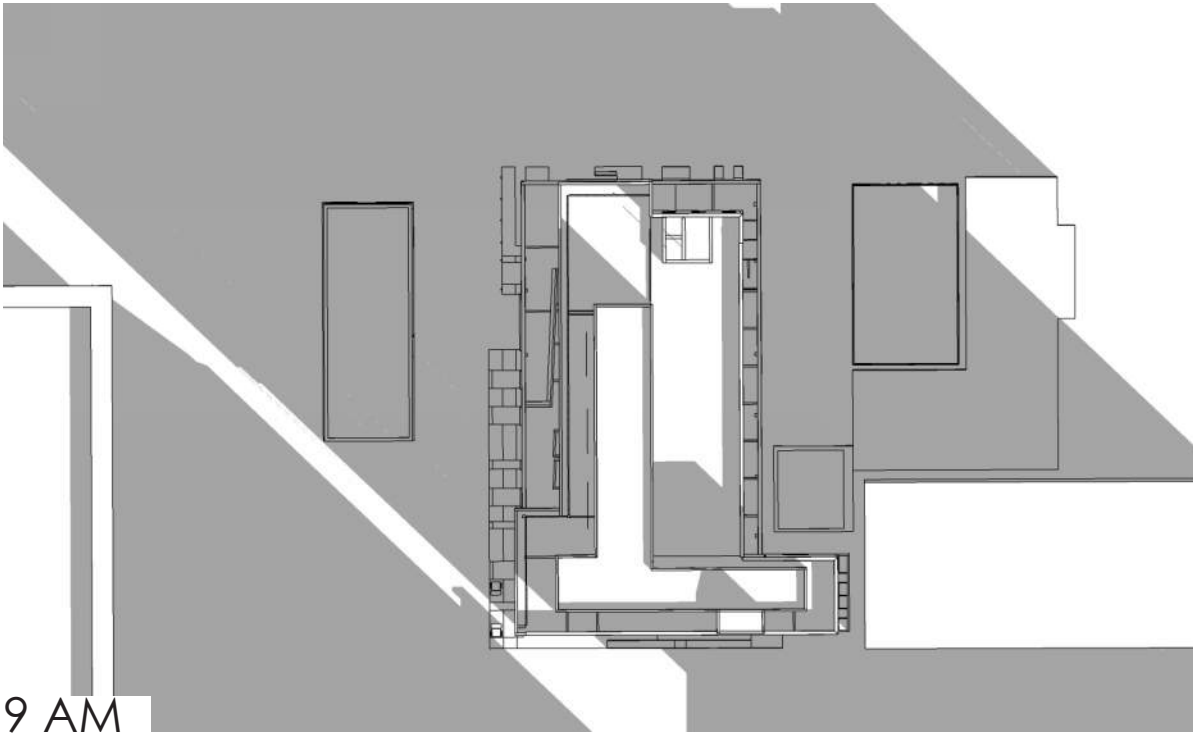
SUN STUDY | FALL EQUINOX



DESIGN REVIEW 5

BRIX | DESIGN REVIEW APPLICATION

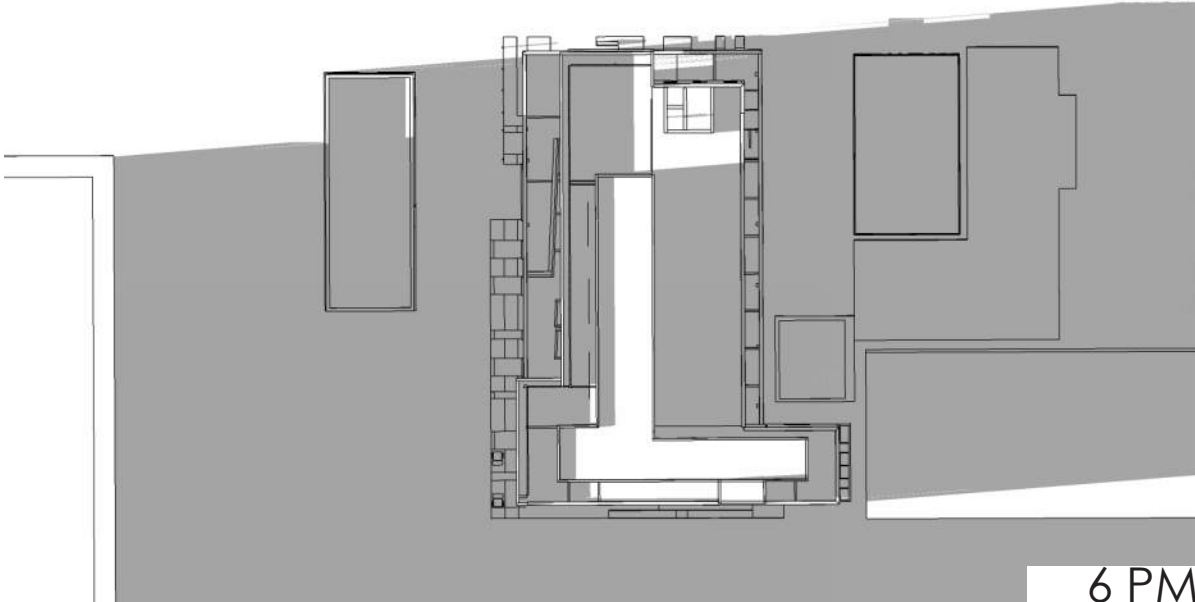
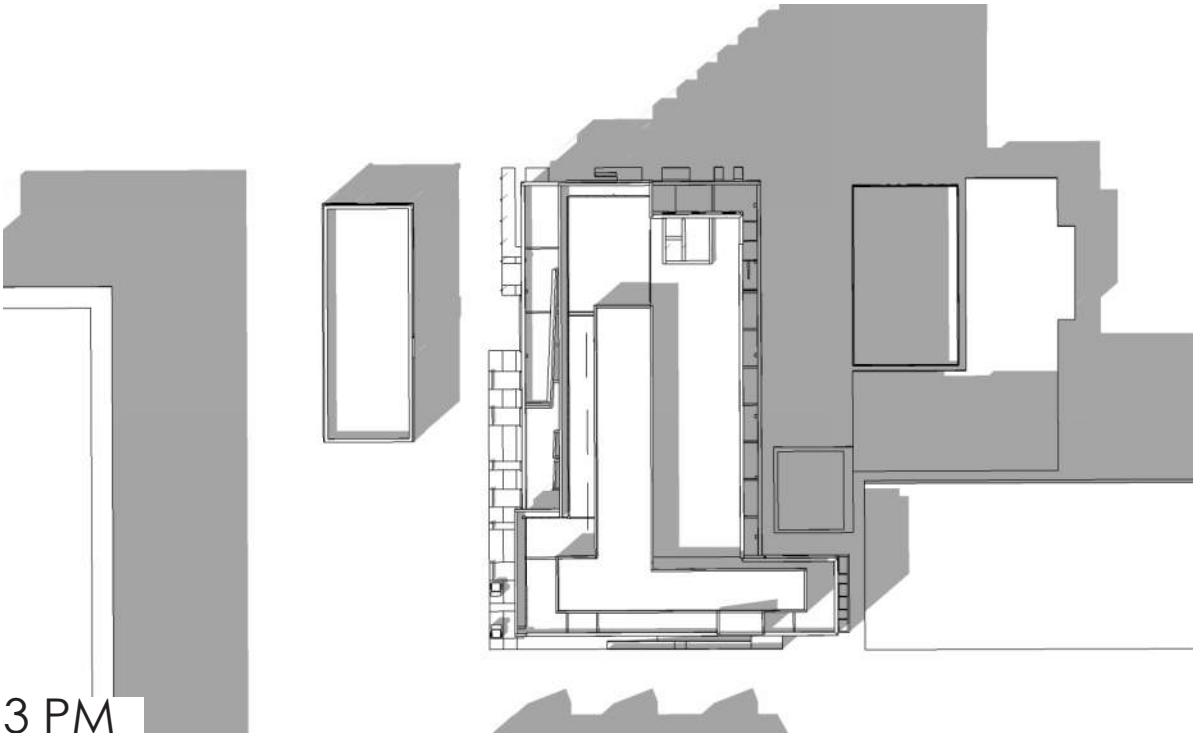
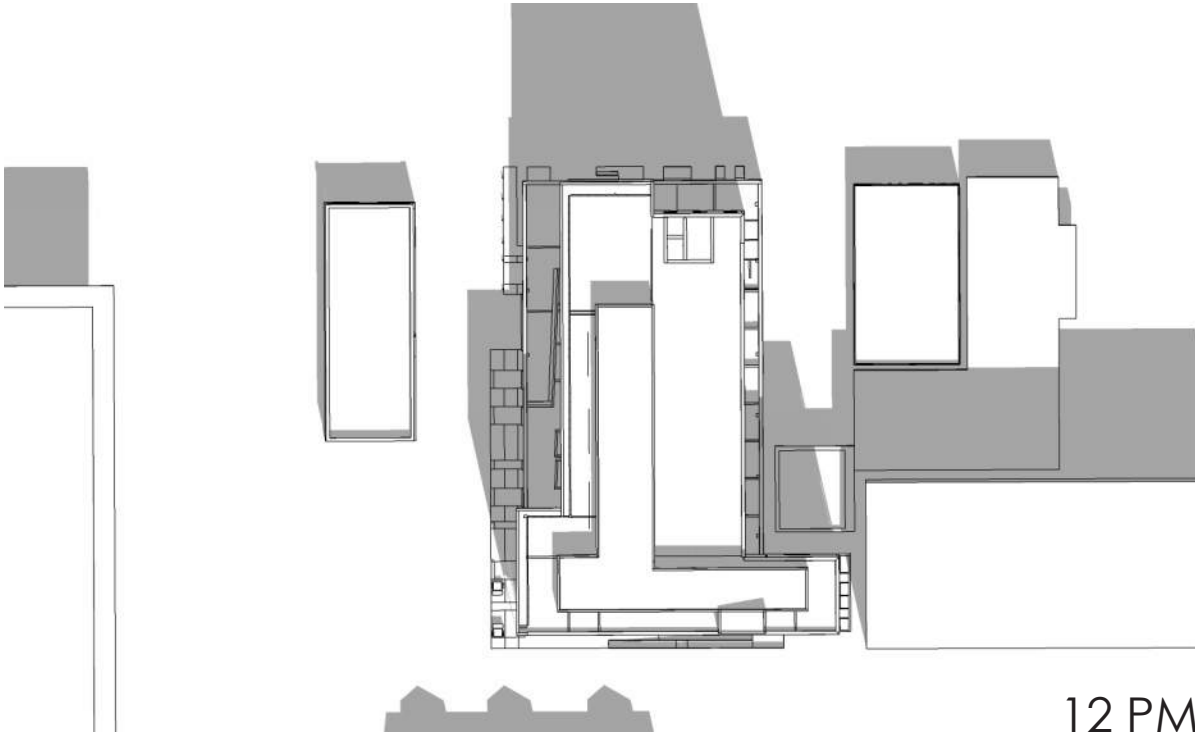
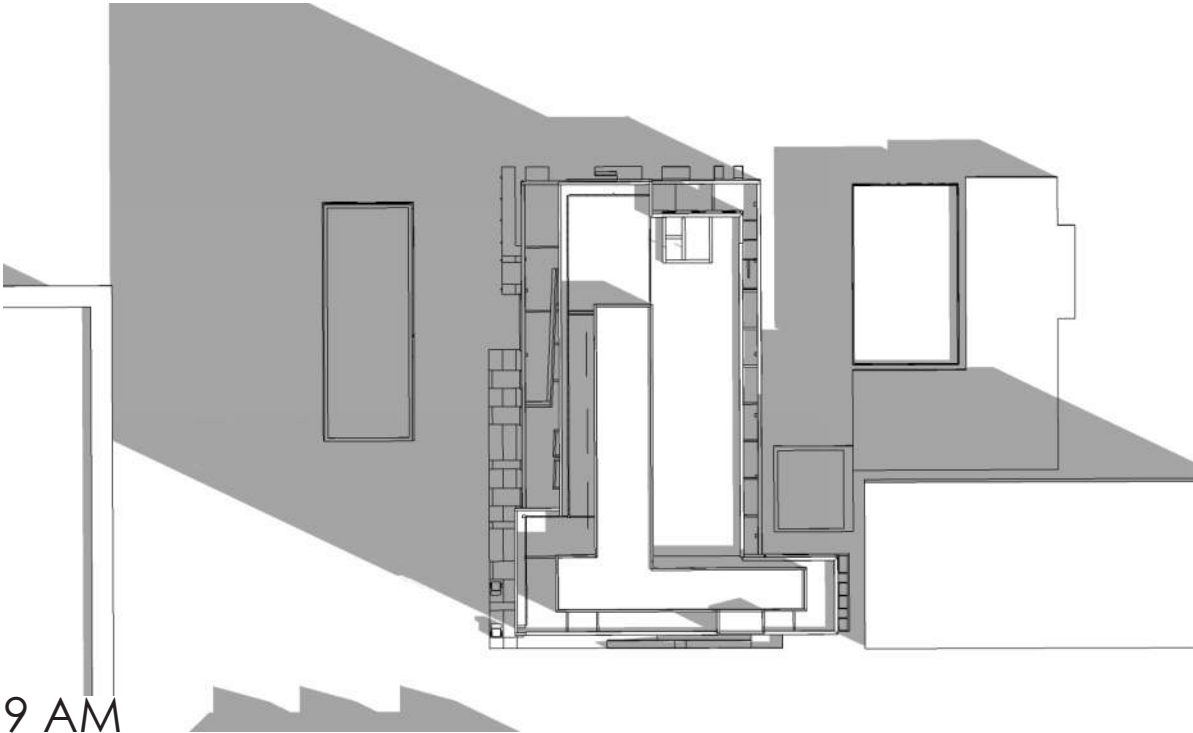
SUN STUDY | WINTER EQUINOX



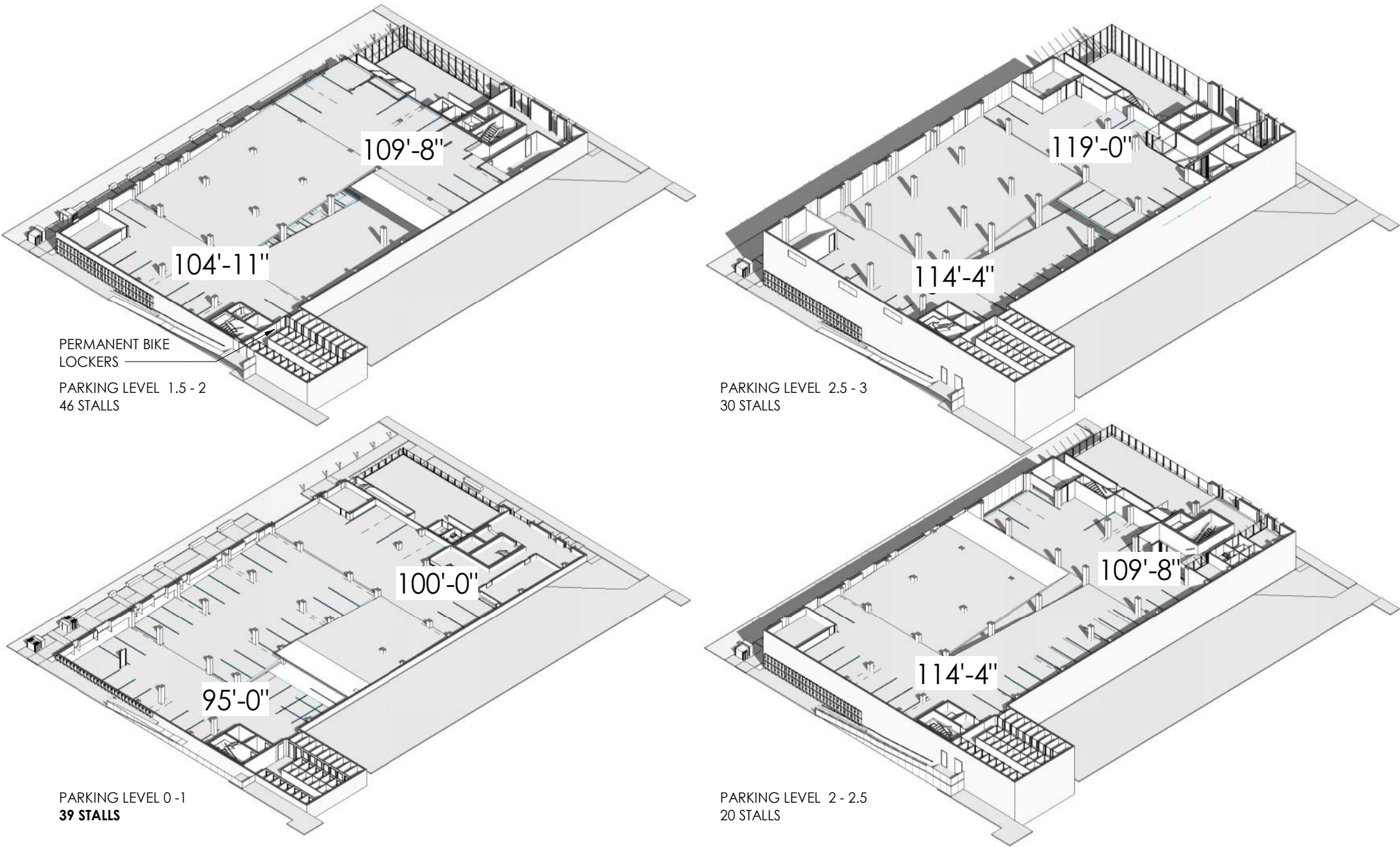
DESIGN REVIEW 5

BRIX | DESIGN REVIEW APPLICATION

SUN STUDY | SPRING EQUINOX



PARKING INFORMATION



PARKING REQUIREMENTS

- 1/2 Stall per Unit
- 144 Units
 - 72 Stalls Req'd
 - 126 Stalls Provided*
- * Allowed with TDM Plan (see below)

- Per ADA - 101 - 150 Parking Spaces Req:
- 4 Standard ADA Stalls
 - 1 Van Accessible Stall

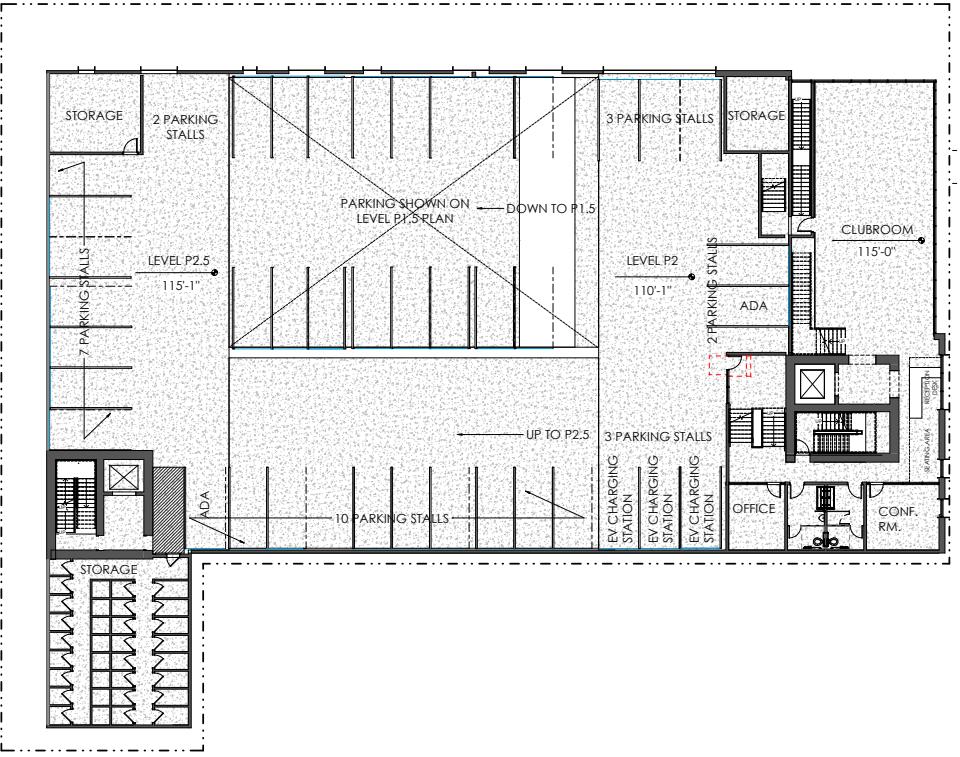
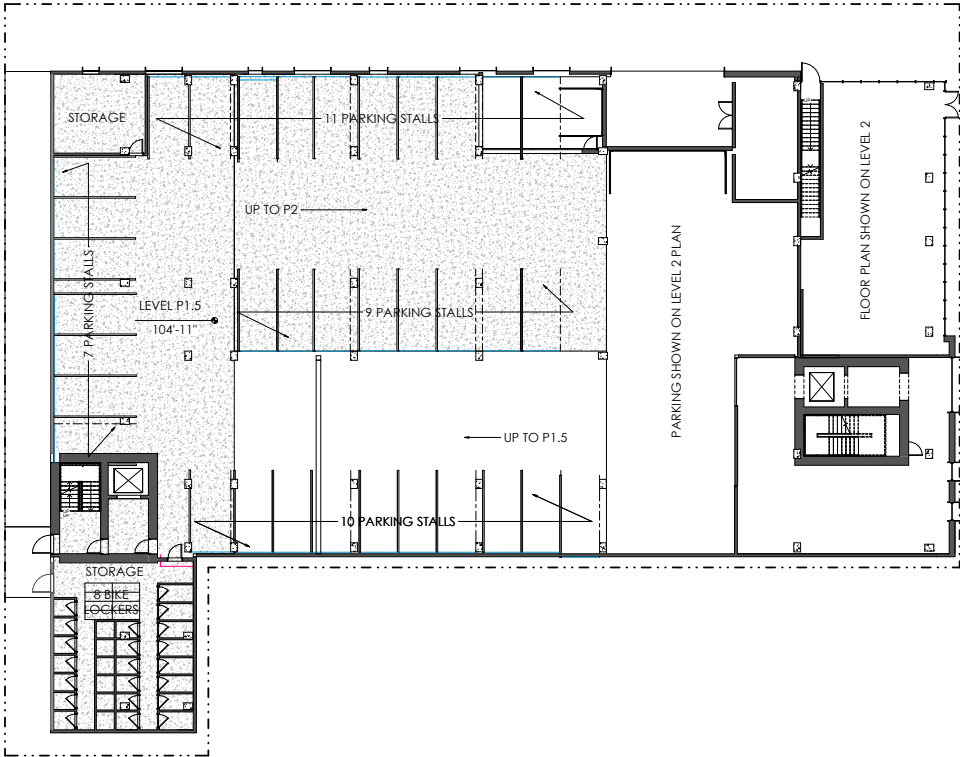
- Per SLC Code (See plans for locations)
- 1 Electric Charging Stall per 25 Stalls
 - 5 EV Stalls Req'd
 - 6 EV Stalls Provided (See next page)

- 5% Bicycle Parking Spaces Req'd
- 7.4 Bike Spots Req'd
- 8 Bike Lockers Provided (See level P1.5)

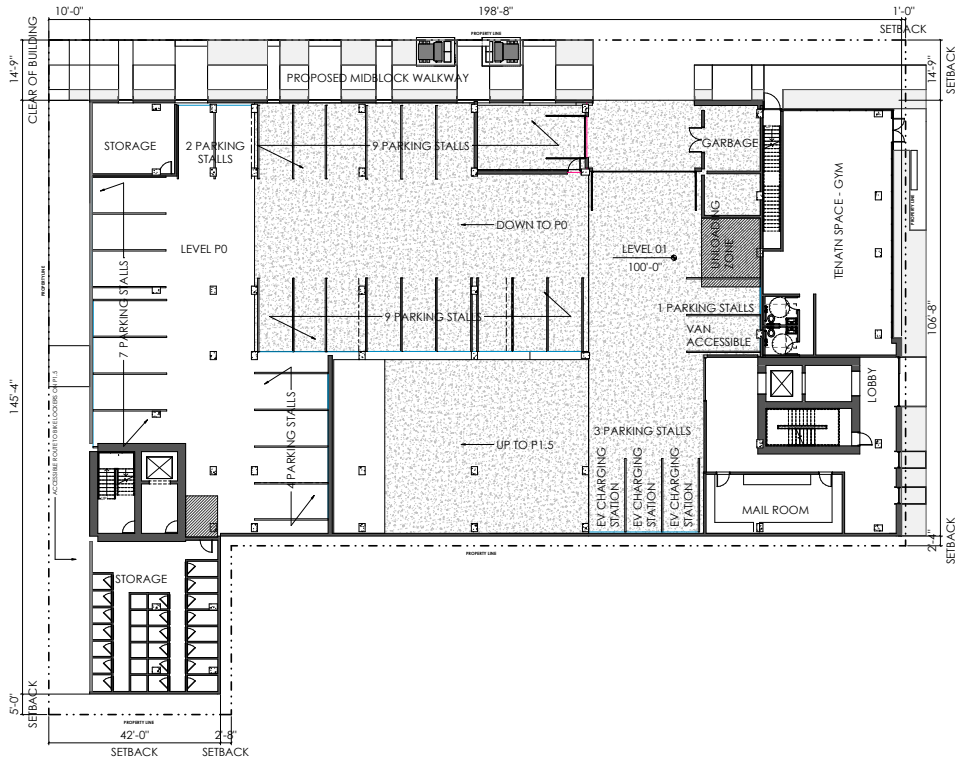
- Transportation Demand Management
- Major Strategy (21A.44.050.C.4.a.1)
 - 50% of required bicycle parking in form of secured long term storage on interior of building (see next page)

- Minor Strategy (21A.44.050.C.4.b.2)
 - Participation in approved motor vehicle sharing program including (1) dedicated parking stall OR
 - Permanently secure facilities for the required bicycle parking

PARKING GARAGE LEVELS | FLOOR PLAN

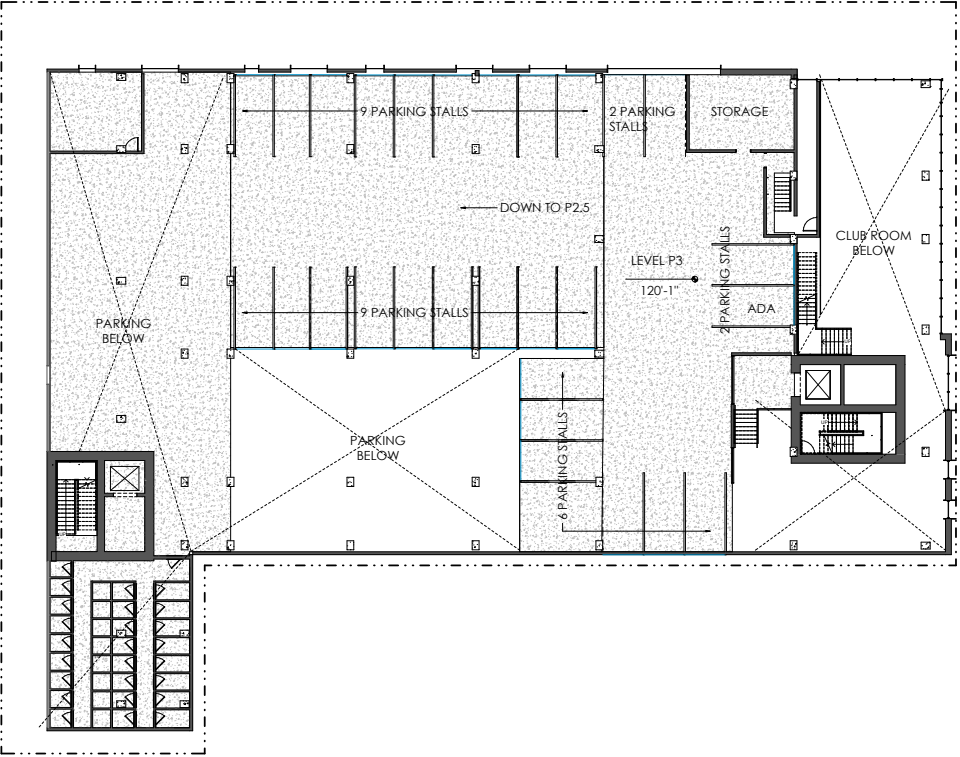


LEVEL P1.5



LEVEL P0 AND 01

LEVEL 02

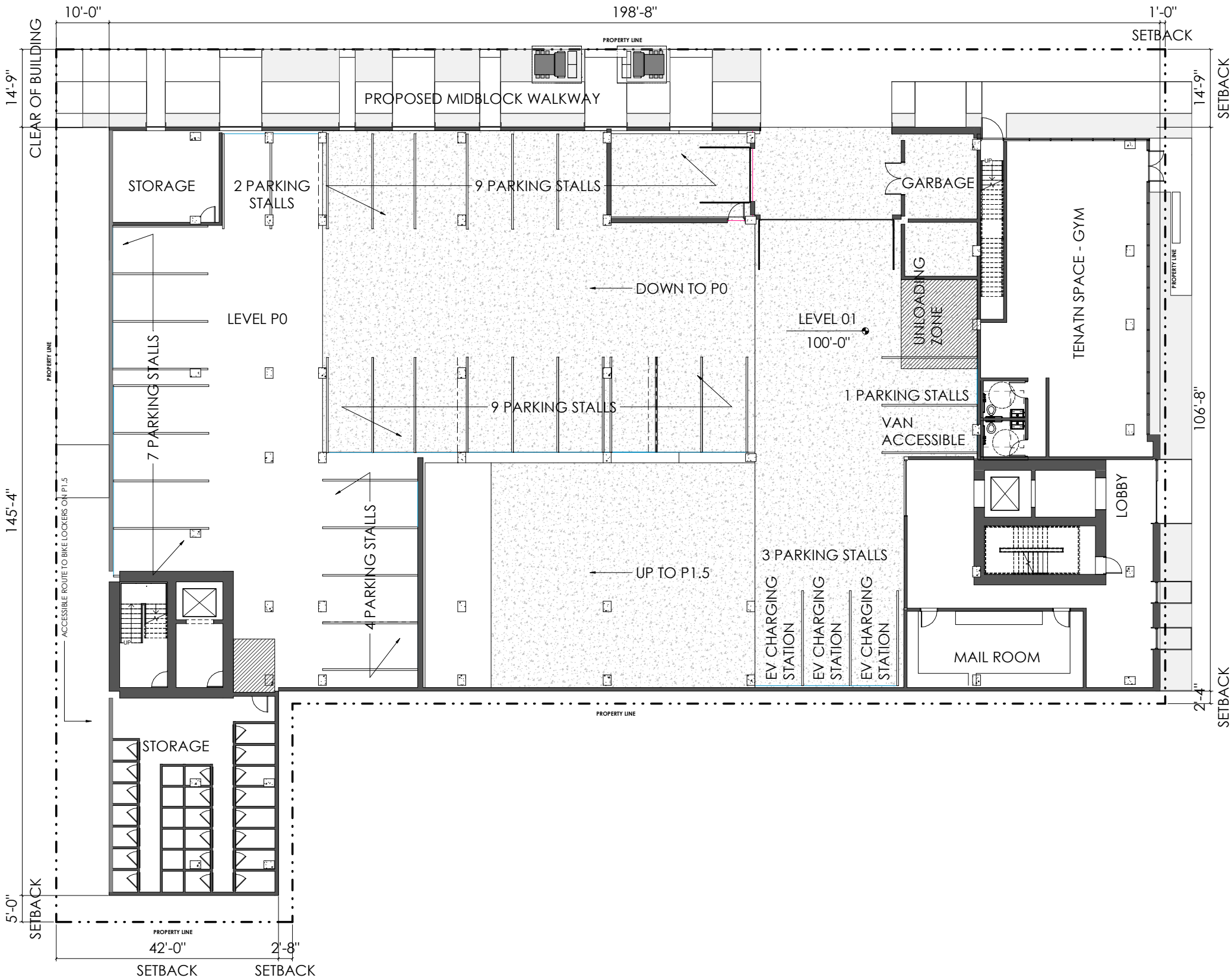


LEVEL P3

FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

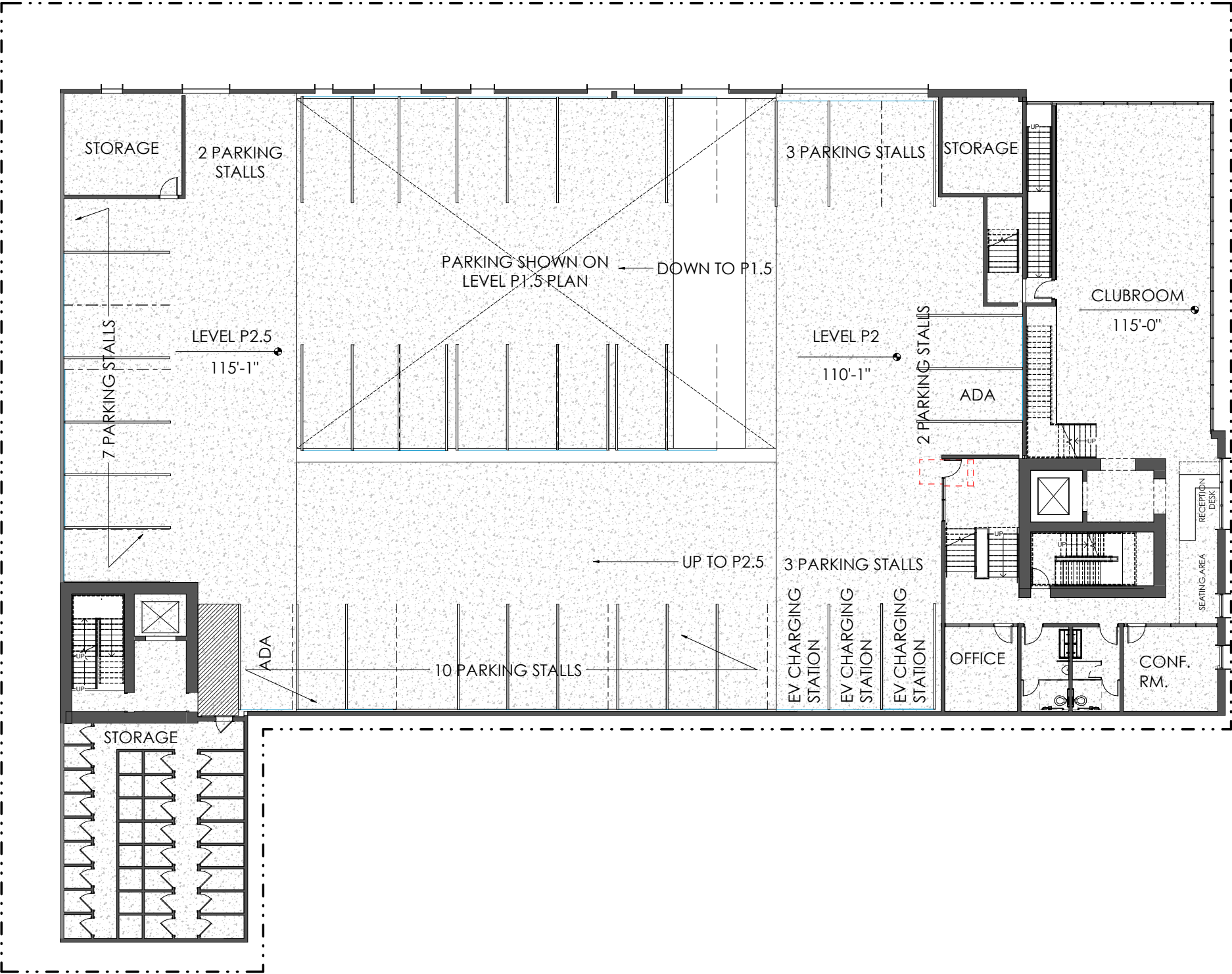
LEVEL 01 | FLOOR PLAN



- Entrance Lobby
- Gym Space
- Tenant Mail Room
- Primary Parking Garage Entrance
- Tenant Loading Area
- Tenant Storage Area - 28 Storage Stalls
- Tenant Parking
- Entry Streetscape Landscaping
- Mid-block Walkway along Pleasant Court

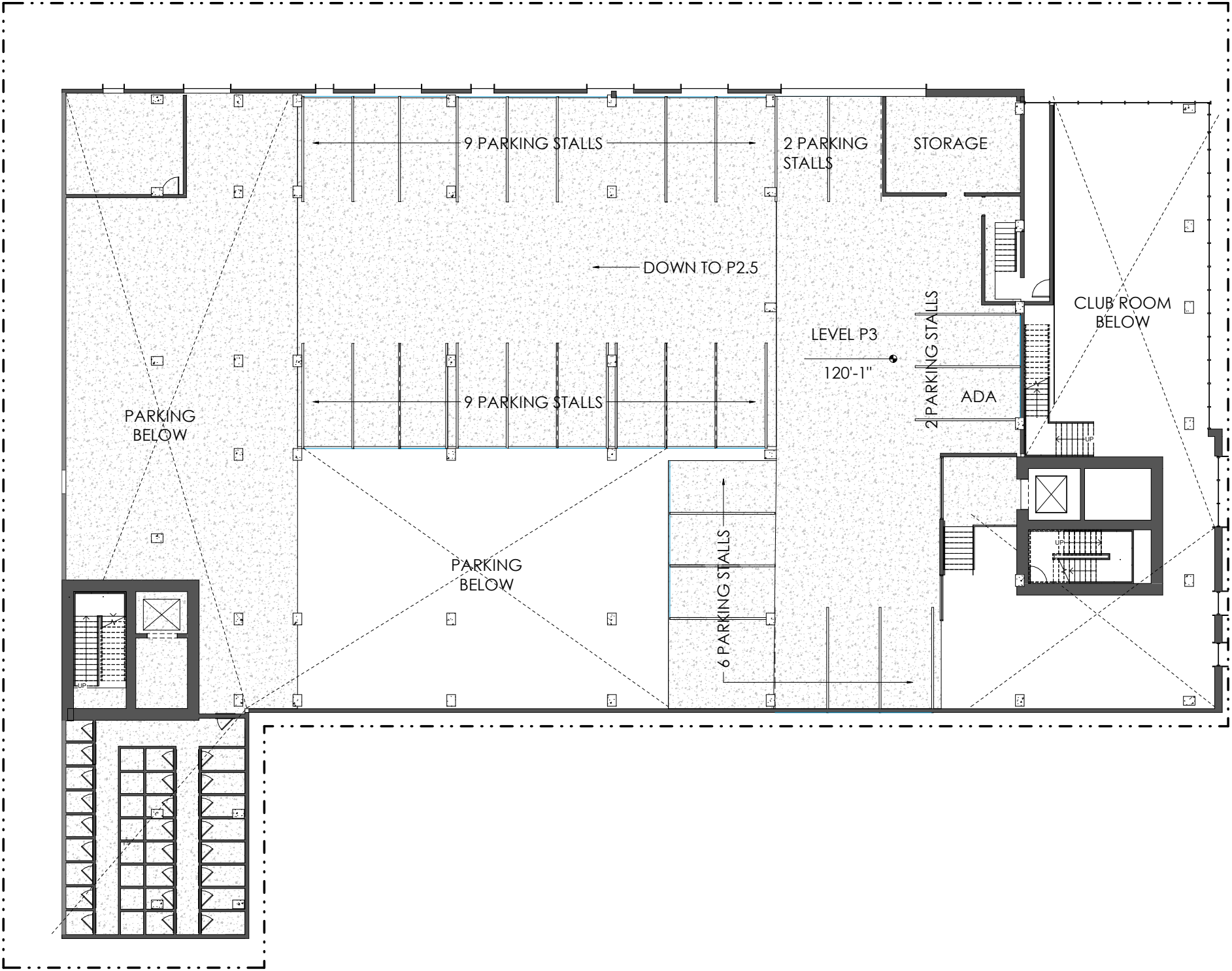
LEVEL 02 | FLOOR PLAN

- Club Room
- Leasing Office
- Conference Room
- Tenant Storage - 34 Storage Stalls
- Tenant Parking

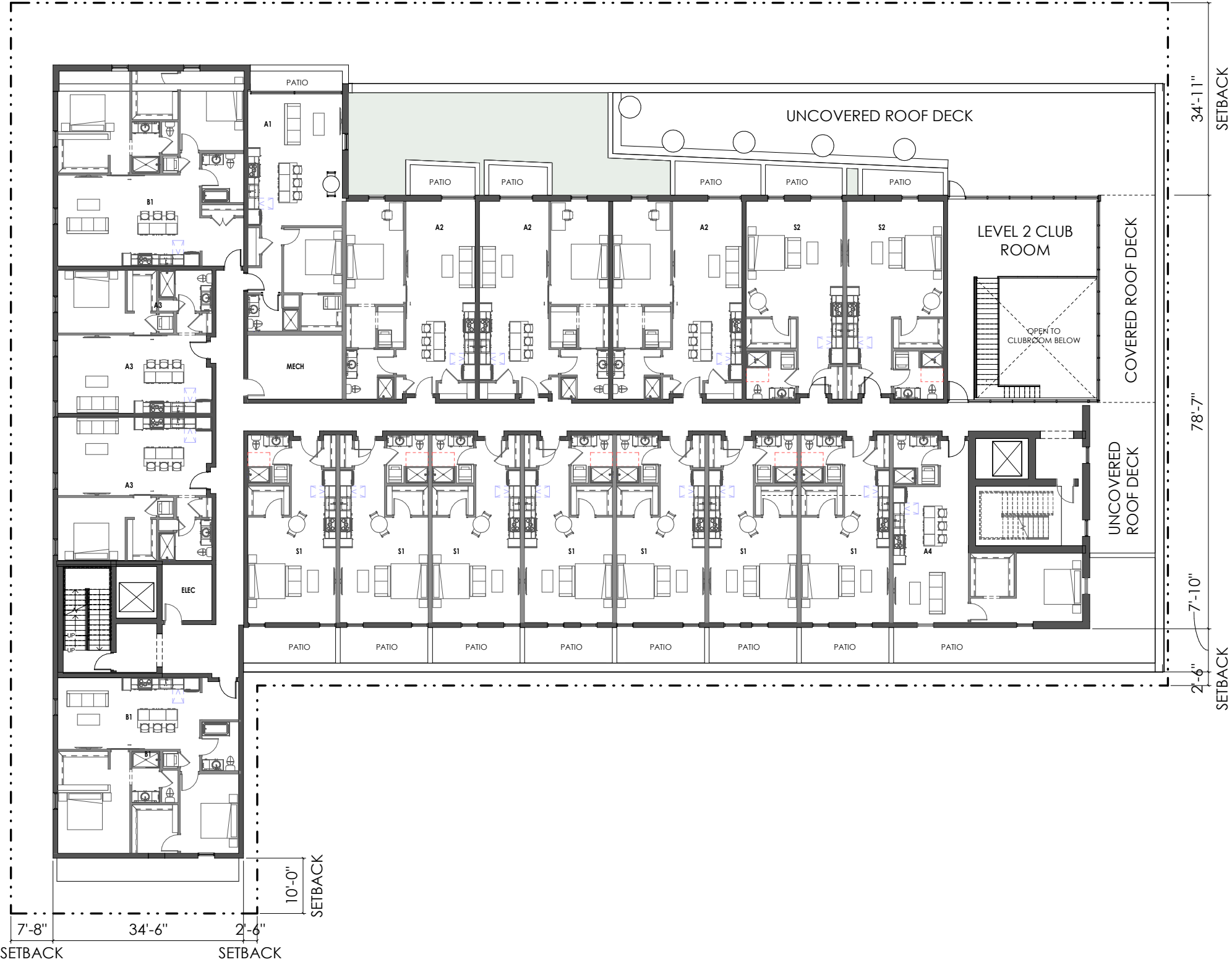


LEVEL P3 | FLOOR PLAN

- Tenant Storage - 34 Storage Stalls
- Tenant Parking

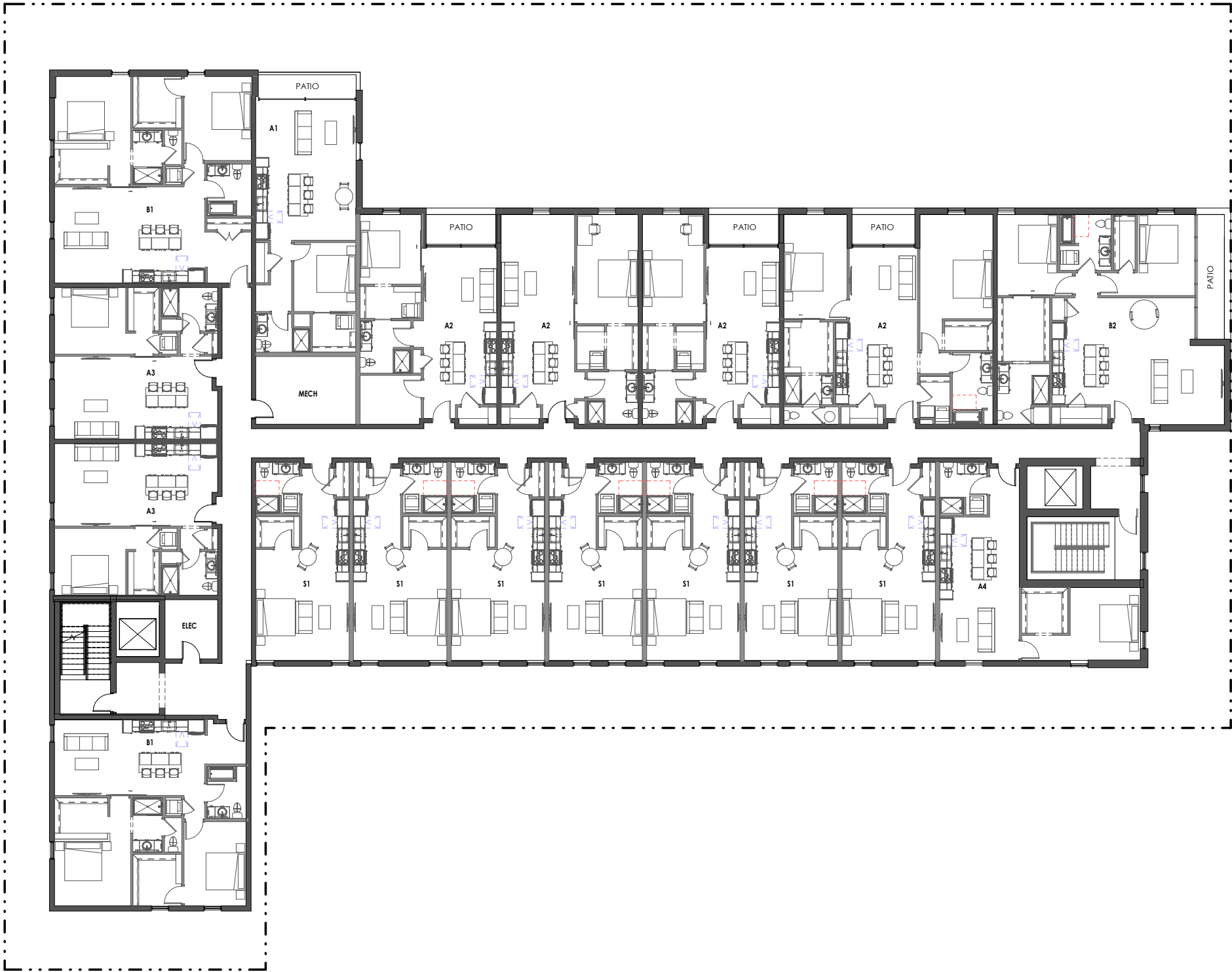


LEVEL 03 | FLOOR PLAN



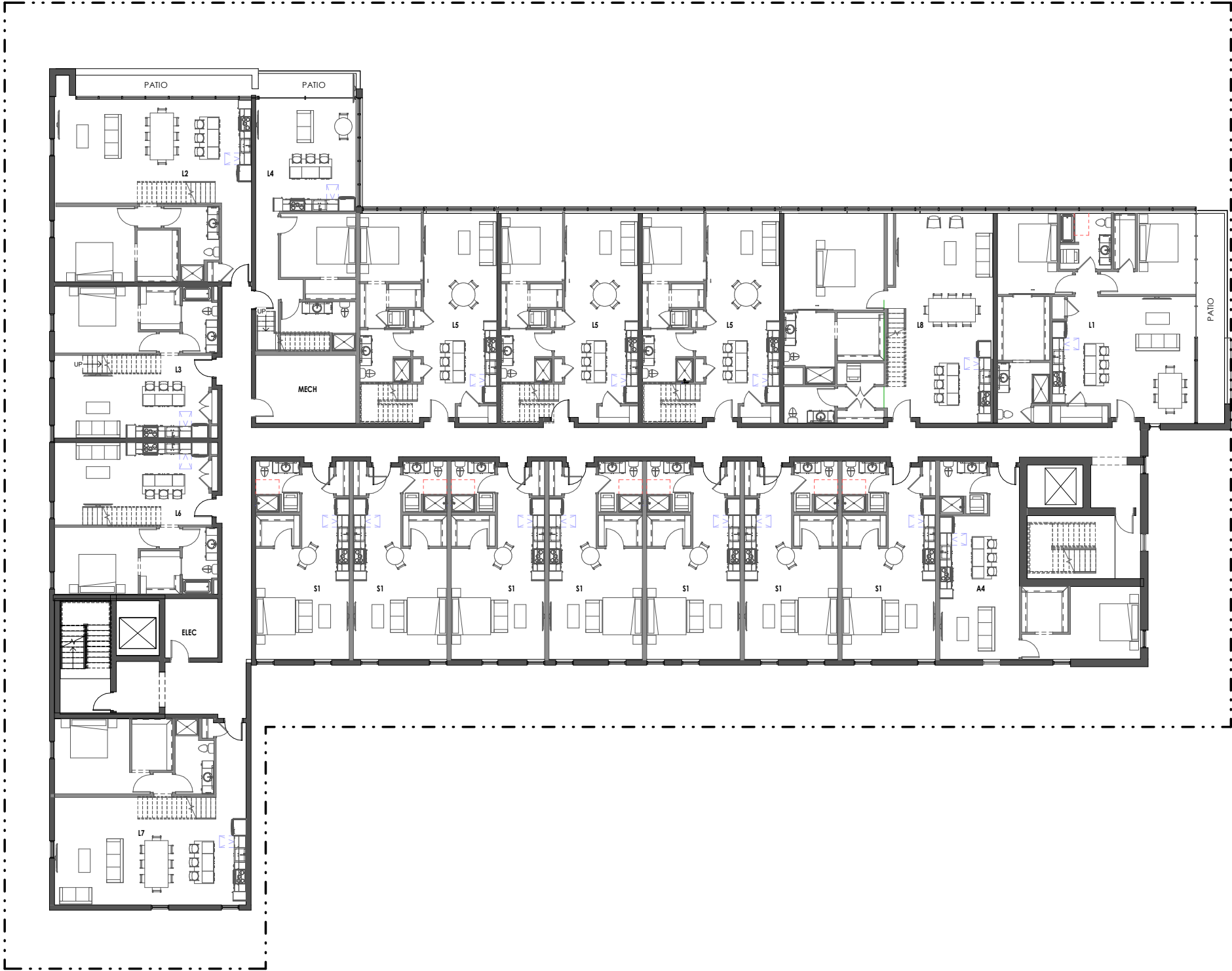
- Green Roof
 - Tenant Amenity Deck
 - Tenant Patios
 - Tenant Units
- Per Floor Quantities:
- (9) Studio Units
 - (7) 1-Bedroom Units
 - (2) 2-Bedroom Units

- Tenant Units
- Per Floor Quantities:
- (7) Studio Units
 - (7) 1-Bedroom Units
 - (3) 2-Bedroom Units



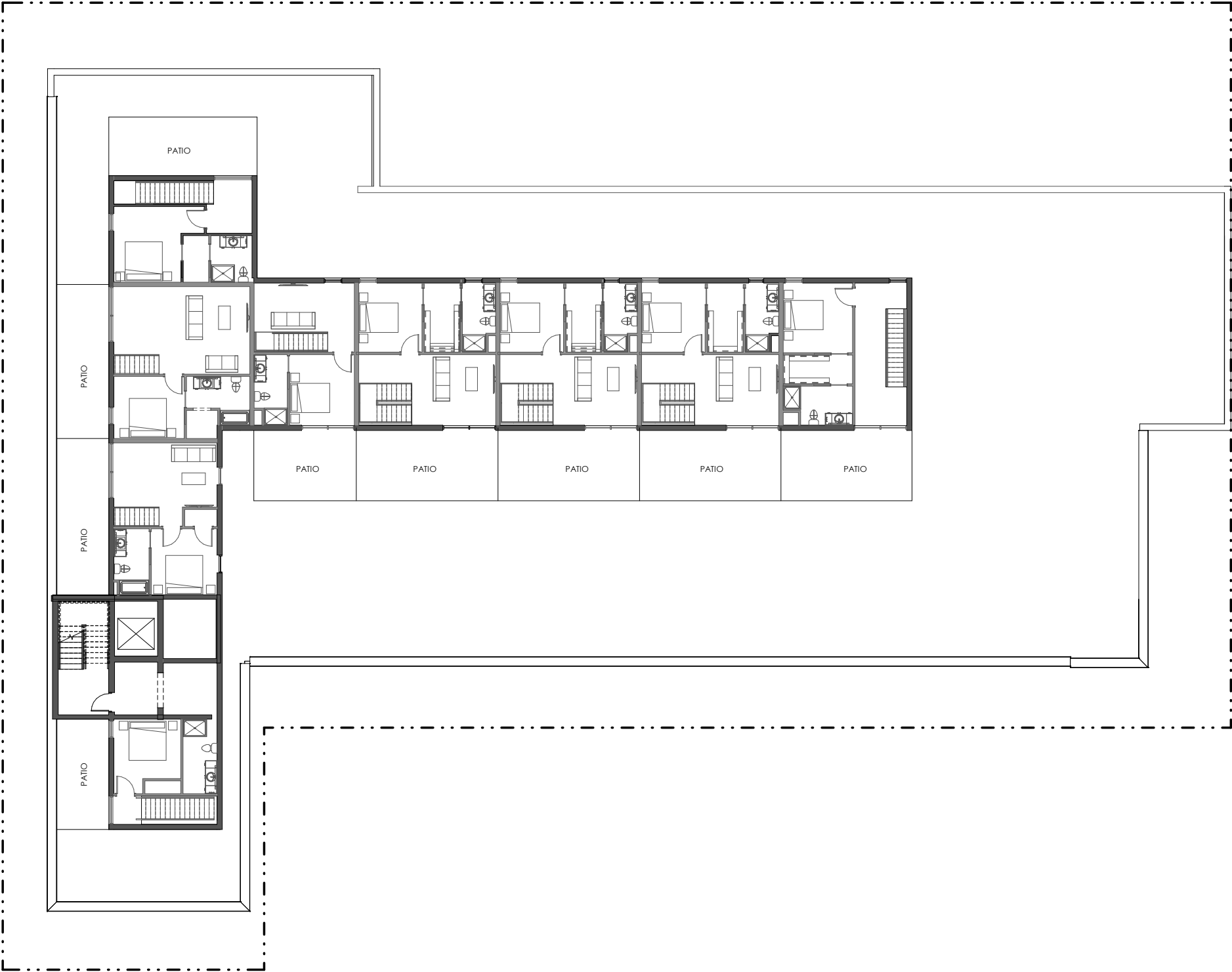
LEVEL 10 | FLOOR PLAN

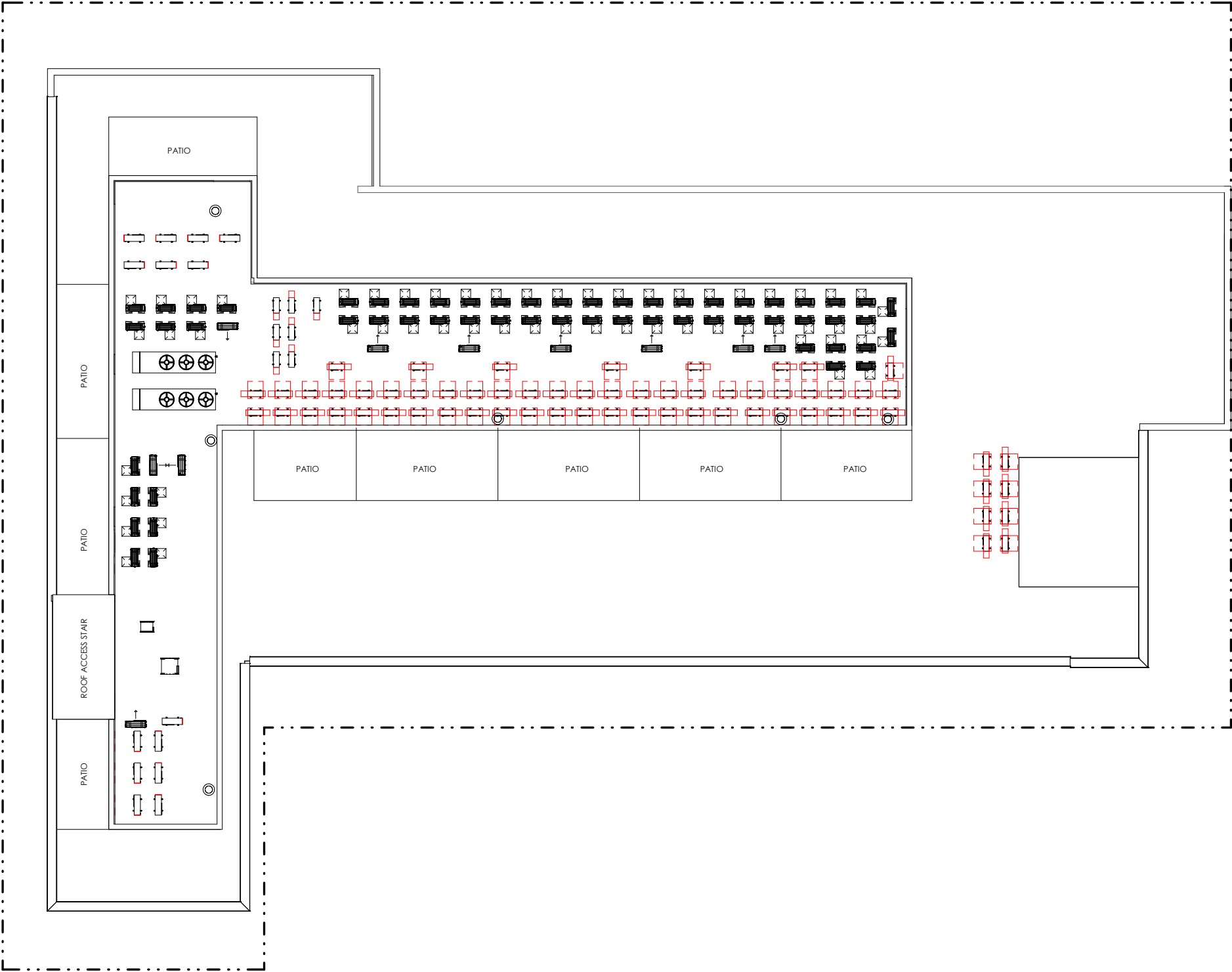
- Tenant Units
- Per Floor Quantities:
- (7) Studio Units
 - (1) 1-Bedroom Units
 - (1) 2-Bedroom Units
 - (9) 2-Bedroom Lofted Units



LEVEL 11 | FLOOR PLAN

- Tenant Loft Suites - Upper Level
 - (9) 2-Bedroom Suites
- Private Tenant Roof-top Patios

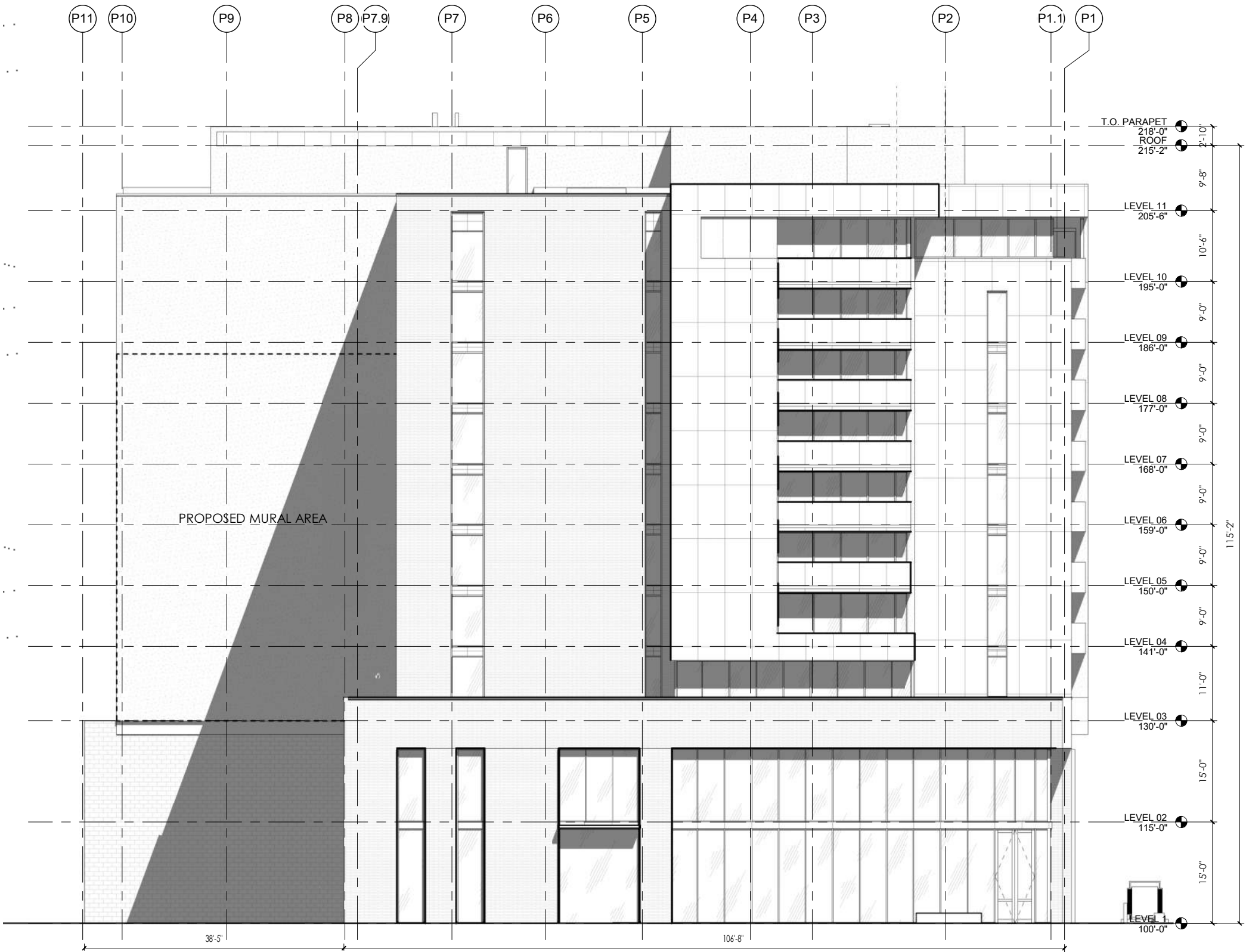




FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

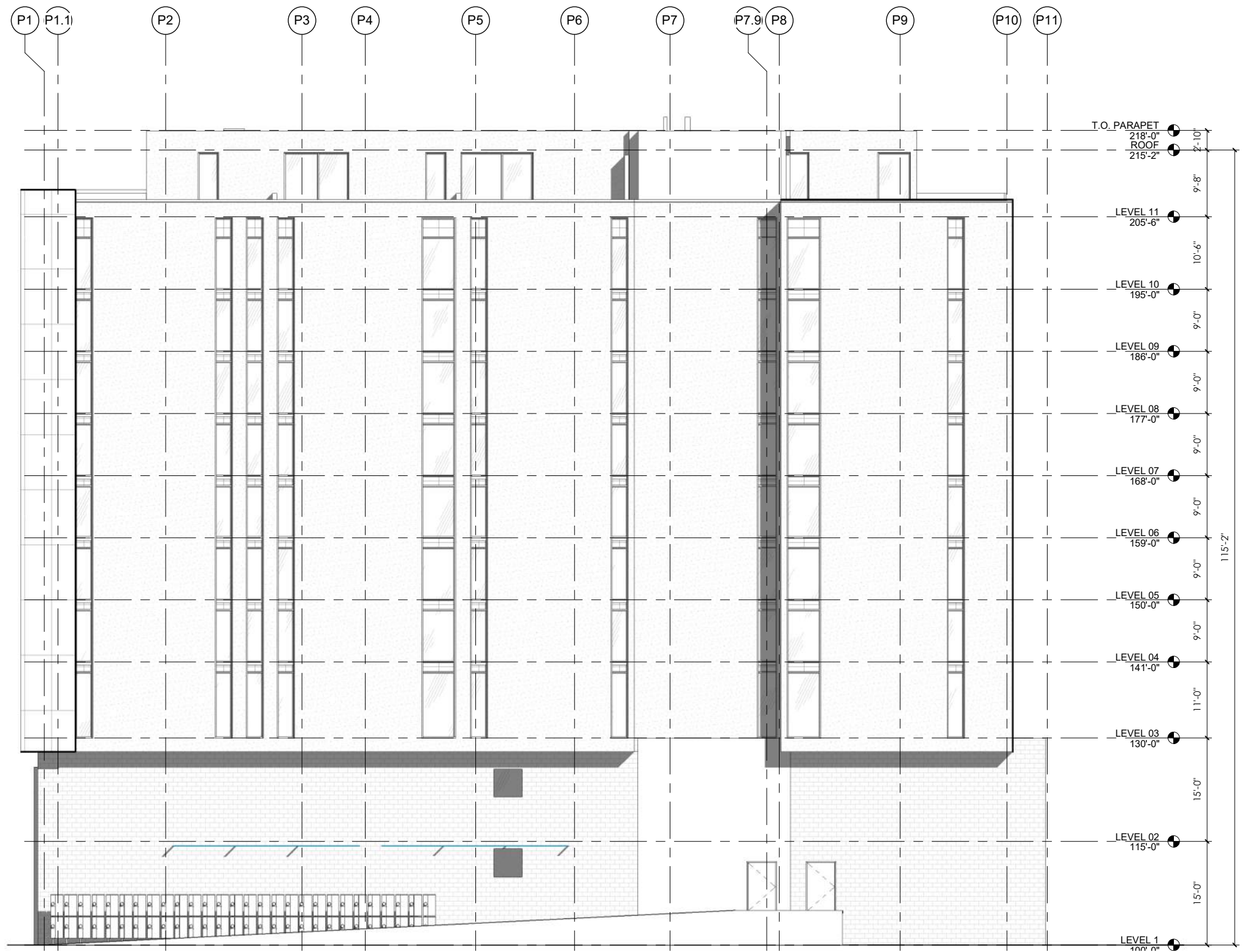
NORTH ELEVATIONS | TECHNICAL / FLAT



FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

SOUTH ELEVATIONS | TECHNICAL / FLAT



FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

EAST ELEVATIONS | TECHNICAL / FLAT



FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

WEST ELEVATIONS | TECHNICAL / FLAT



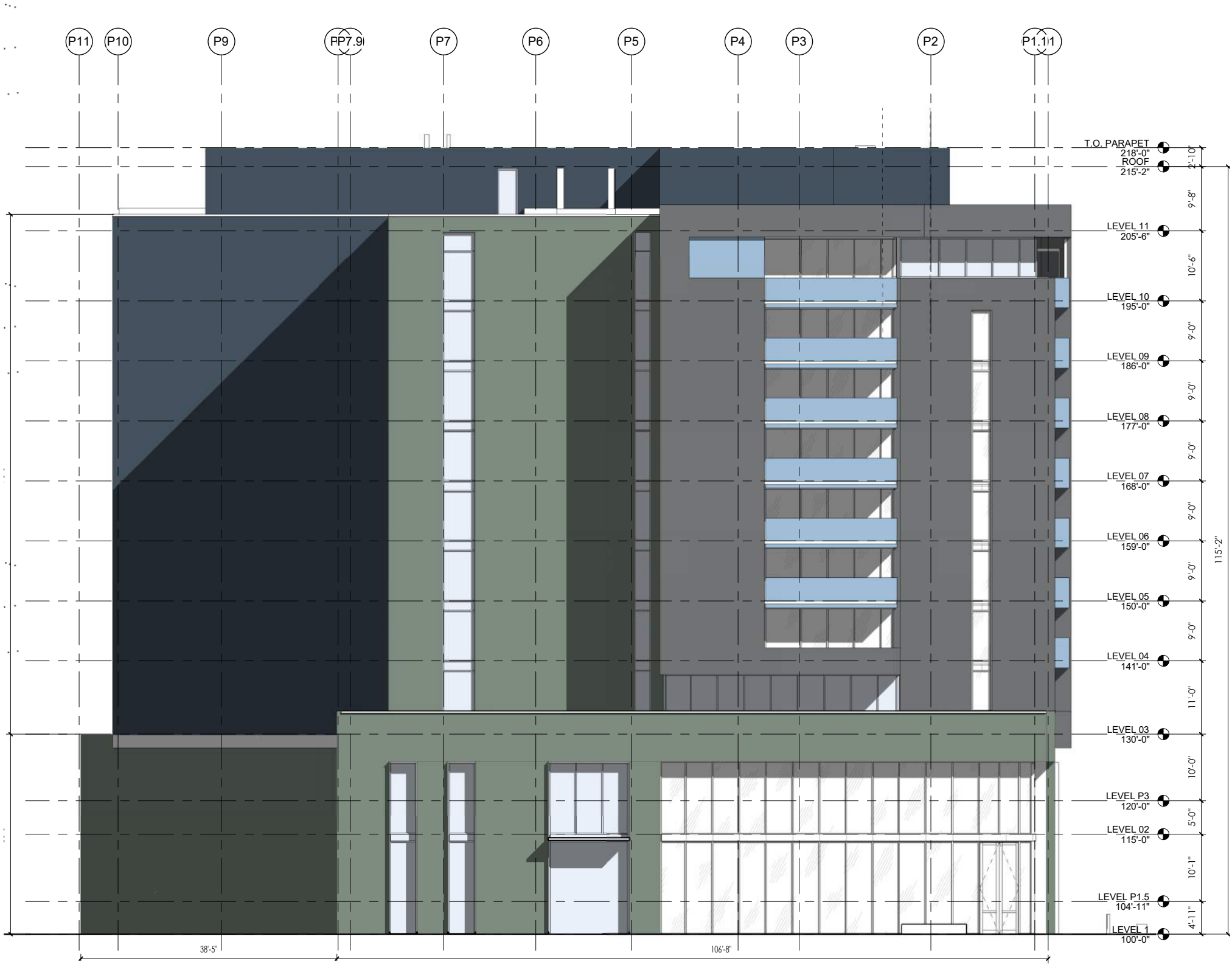
TOTAL WALL AREA 18,255 SQ. FT.

MASONRY	5,247 SQ. FT. (29%)
EIFS	4,764 SQ. FT. 26%)
METAL PANEL	2,770 SQ. FT. (15%)
GLASS	4,773 SQ. FT. (26%)
PERF. RAILING	751 SQ. FT. (4%)

FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

EXTERIOR ELEVATIONS | MATERIAL TAKE OFF



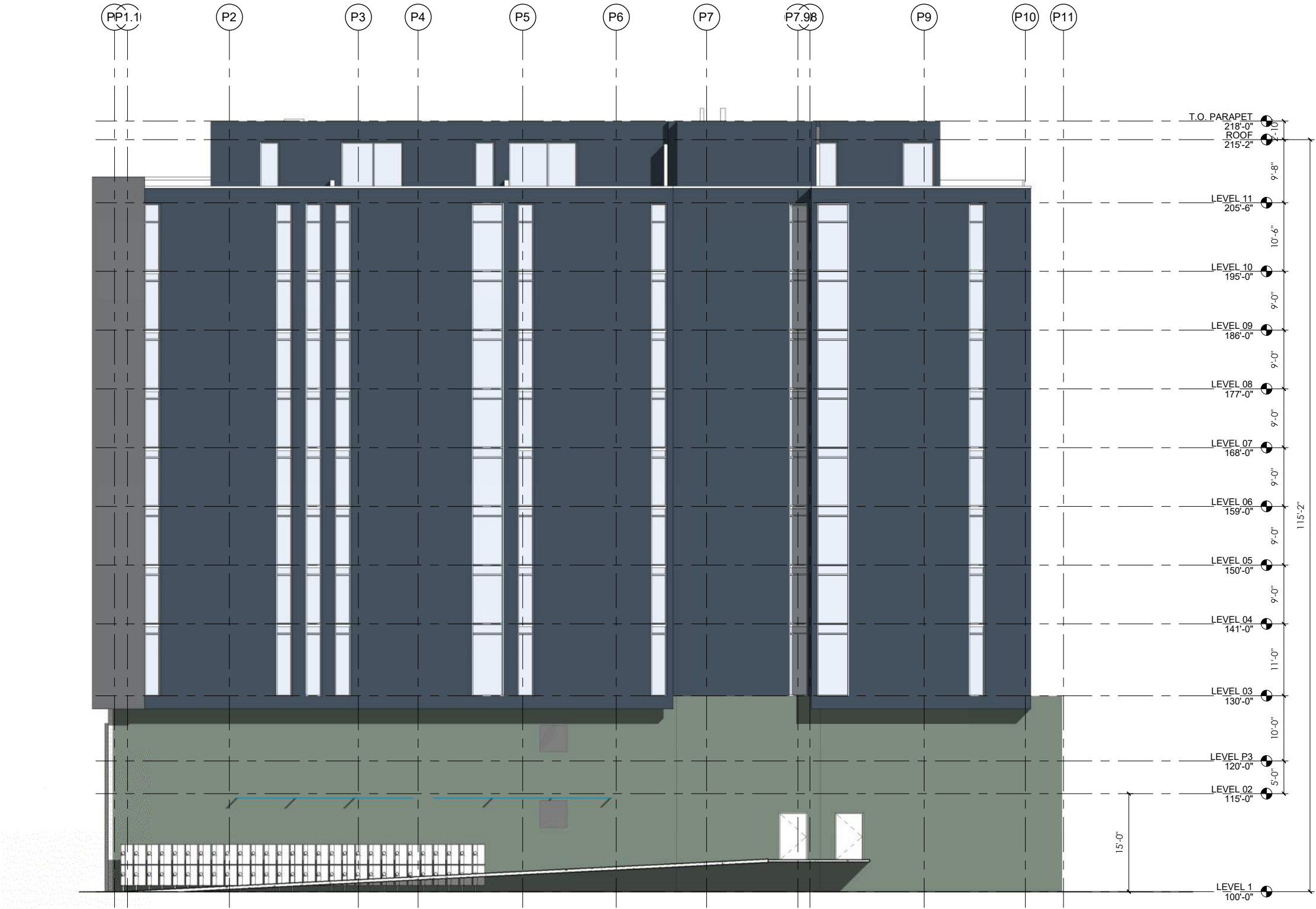
TOTAL WALL AREA 18,000 SQ. FT.

MASONRY	5,003 SQ. FT. (28%)
EIFS	10,179 SQ. FT. (57%)
METAL PANEL	404 SQ. FT. (2%)
GLASS	2,415 SQ. FT. (13%)

FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

EXTERIOR ELEVATIONS | MATERIAL TAKE OFF



TOTAL WALL AREA 25,115 SQ. FT.

MASONRY	7,610 SQ. FT. (30%)
EIFS	11,950 SQ. FT. (48%)
METAL PANEL	1,031 SQ. FT. (18%)
GLASS	4,524 SQ. FT. (4%)

FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

EXTERIOR ELEVATIONS | MATERIAL TAKE OFF



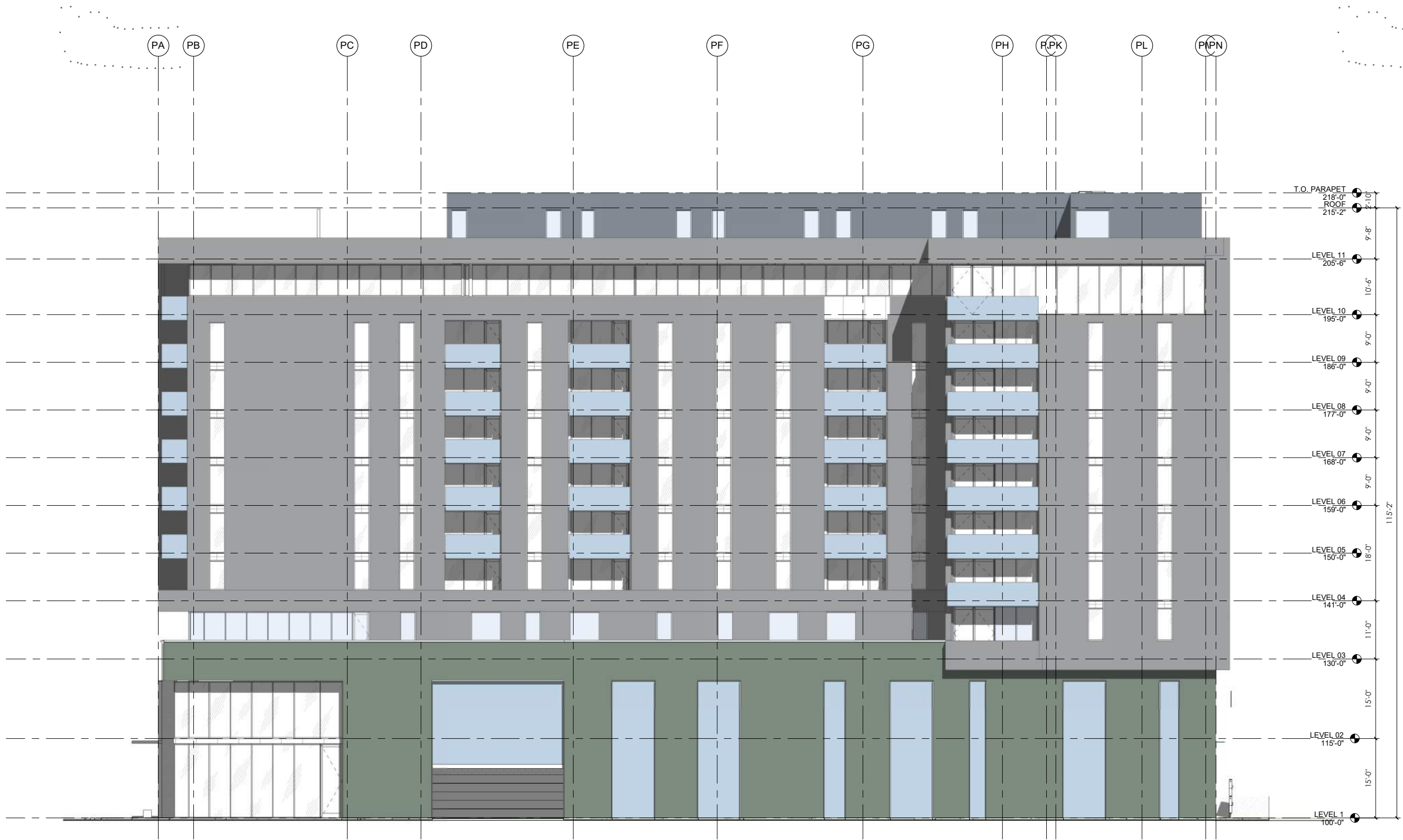
TOTAL WALL AREA 25,115 SQ. FT.

MASONRY	3,877 SQ. FT. (15%)
EIFS	1,415 SQ. FT. (5%)
METAL PANEL	9,459 SQ. FT. (38%)
GLASS	7,408 SQ. FT. (30%)
PERF. SCREEN	2,956 SQ. FT. (12%)

FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

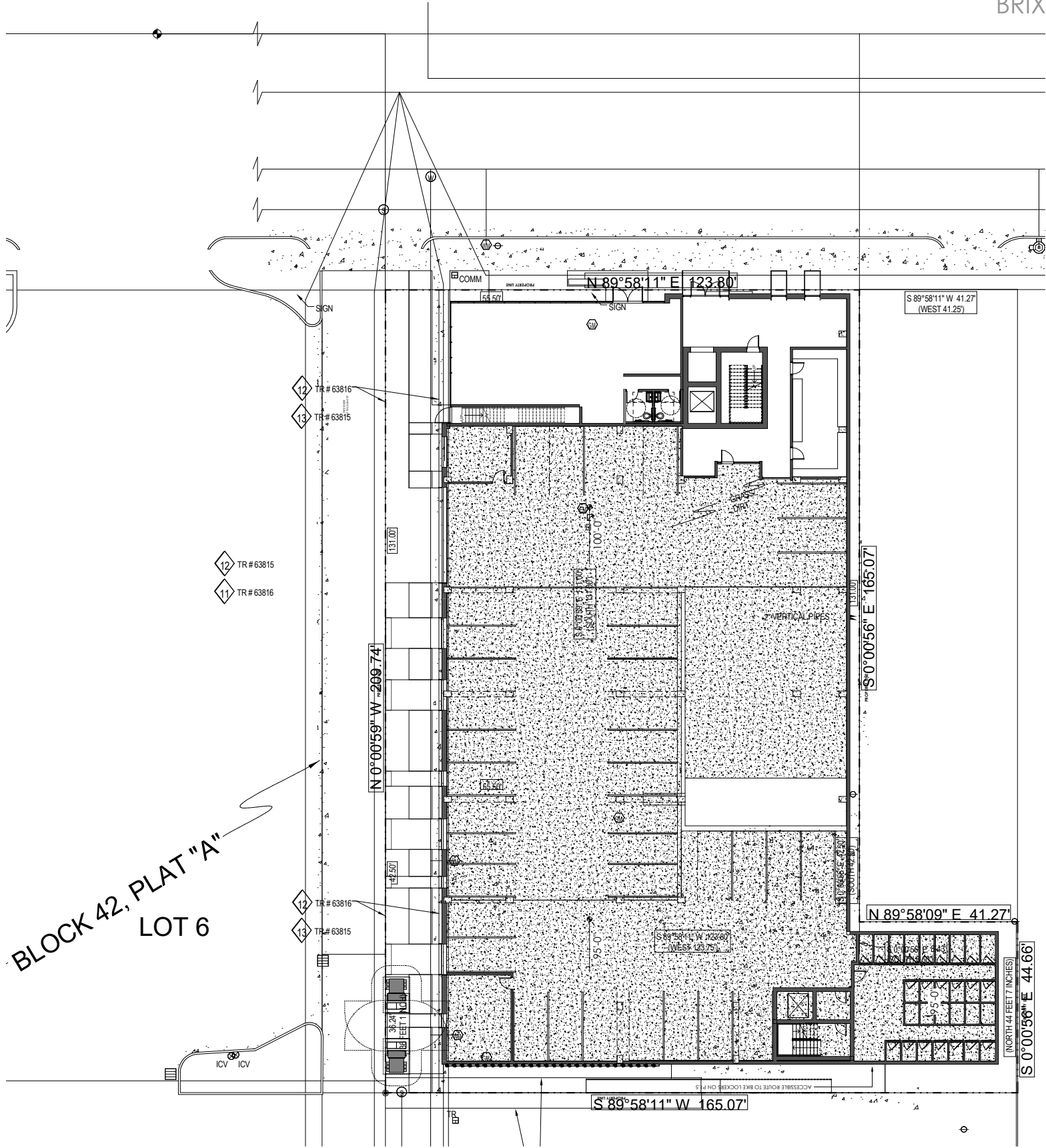
EXTERIOR ELEVATIONS | MATERIAL TAKE OFF



FLOOR PLANS & ELEVATIONS 6

BRIX | DESIGN REVIEW APPLICATION

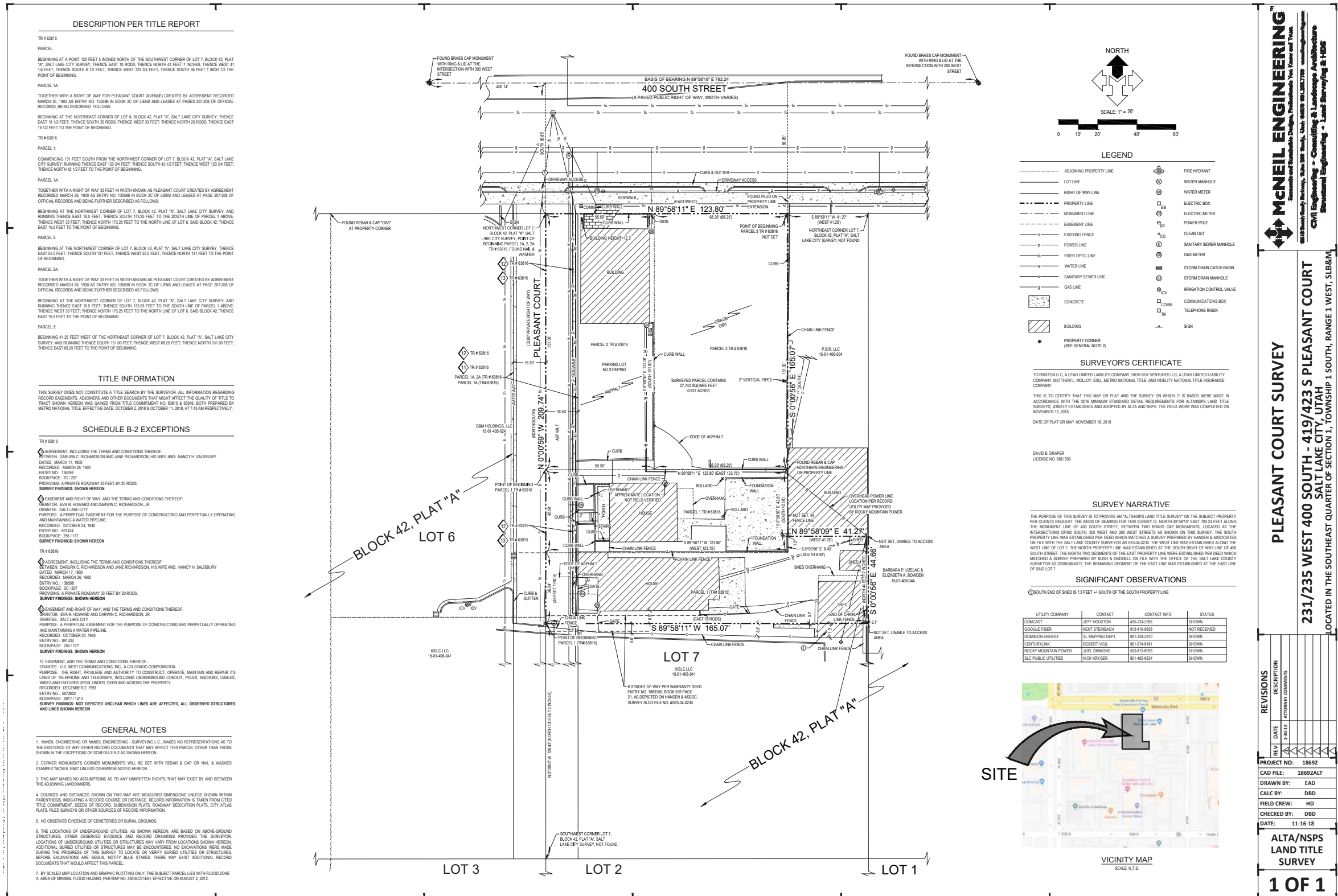
SITE UTILITY PLAN



FLOOR PLANS & ELEVATIONS

BRIX | DESIGN REVIEW APPLICATION

SITE SURVEY



HIGH BOY VENTURES | BRIX

DESIGN REVIEW APPLICATION



PUBLIC UTILITES REVIEW

DESCRIPTION

RESPONSE

SHEET REFERENCE

Public Utilities has no issue with the proposed 120-foot building height. Additional comments have been provided to assist the applicant in obtaining a building permit.

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.

- A

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

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

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.
- D

Street lighting improvements will be determined during the building permit application and review process.
- E

Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- F

Parcels must be consolidated prior to permitting.
- G

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.
- H

Property is served by an existing 6" water main in 400 South. There is also a 2" public water main that runs through the property along the west side. This will need abandoned and will require additional permitting with SLCDPU Property Management. (Final determination of abandonment and all additional permitting requirements will be determined during the building permit application and review process.) Abandonment of the 2" water main will also include abandoning two existing water services to the properties on the south end of the project. There are also three water services from 400 South that will need abandoned per SLCDPU standards.

Owner will pay the required fees.

All construction and design will comply with APWA Standards and SLCPU Standard Practices.

All utilites will meet the horizontal and vertical clearence requirements.

Noted.

Utility layouts are underway. Intent is to not cross property lines, but if this does happen, easements will be put in place.

Noted. Lot Consolidation application has been submitted.

All necessary documents will be provided for permit.

Noted. Water line connections and abandonment will be coordinated with public utilities during the design process, and finalized during permitting. A lot consolidation application and certified address are both in process with Salt Lake City, and all existing water services will be abandoned and collated into a single service.

PUBLIC UTILITES REVIEW

DESCRIPTION

RESPONSE

SHEET REFERENCE

- I
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- J
- One culinary water meter and one irrigation meter are permitted for this parcel. Fire lines are permitted, as required. Each service must have a separate tap to the main.
- K
- Property is served by an 8" sewer main in 400 South. All existing laterals from the subject properties must be abandoned. Video inspection is required for any laterals that are desired for reuse.
- L
- A minimum of one sewer lateral is required per building. Multiple may be permitted.
- M
- The 6" sewer lateral shown on the utility plan included with the Design Review submission shows connection to a public sewer manhole. This is not allowed – 6" laterals must connect via wye connection to the sewer main.
- N
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- O
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.

Both culinary and fire demands are currently being finalized and coordinated with Salt Lake City Public Utilites. During the project D.R.T. it was noted that a water main upsizing was most likely not required, but additional information will be provided to SLCPU for final determination.

Each service will have a separate tap as necessary.

Existing laterals will be abandoned.

At current conceptual design phase, the project will most likely have (3) seperate 6" sewer laterals. Final design pending.

Confirmed. As noted above, (3) seperate 6" sewer laterals will be provided and connected via WYE connection to the main.

All sewer demand calculations are in process wand will be provided to SLCPU as soon as they are finalized. As mentioned above, the design team is currently assuming (3) sepereate 6" sewer laterals.

The design will include these requirments.

DESCRIPTION	RESPONSE	SHEET REFERENCE
<p>P Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.</p> <p>Q Stormwater treatment of all runoff from uncovered parking 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 should be used whenever possible. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible.</p>	<p>Stormwater will be collected on site and routed as required.</p> <p>There is no uncoved parking areas on the project.</p>	
<p>ENGINEERING REVIEW</p> <p>Pleasant Way is a private street. As such, any improvements made in Pleasant Way will be the developer's responsibility to maintain.</p> <p>400 South is a state highway. Any work north of the south curb requires a permit from UDOT. However, the area between the south curb and the R/W line is under SLC jurisdiction to regulate and inspect. A Permit to Work in the Public Way, issued by SLC Engineering, is required prior to commencing work in that area</p>	<p>Noted.</p> <p>No work will commence until all required permits are gathered.</p>	
<p>ZONING REVIEW</p> <p>This project came to a DRT meeting on 12/04/2020 (DRT2020-00290) and received zoning comments. A lot consolidation application for 418 S and 422 S will need to be submitted and approved by Planning. No other zoning comments.</p>	<p>A lot consolidation application will be completed and submitted to the planning commission.</p>	
<p>FIRE REVIEW</p> <p>Buildings greater than 75-feet in height shall meet the requirements of IBC 403 - High rise.</p> <p>Alternative Means and methods application for increase in sprinkler density of 0.05 gpm/sq ft for the occupancy requirement and automatic smoke detection in common and public spaces to meet requirements of IFC 503.1</p>	<p>The design will meet the requiriments of IBC section 403 - High rise</p> <p>Noted. Alternate means and methods application will be filed during permit application process with full code analysis approach.</p>	

URBAN FORESTRY DESCRIPTION	RESPONSE	SHEET REFERENCE
There are currently no ROW trees to protect. We support the planting of the four Ginko trees along 400 S. We need to see them installed using sylva cells in order to provide the kind of soil volume necessary to grow large species trees in this kind of space. As long as these requirements can be fulfilled we can support this proposal.	These requirments will be met.	
SUSTAINABILITY REVIEW Recycling bins are required for residents.	Recycling bins will be provided for residents.	
POLICE REVIEW No issues. CPTED (Crime Prevention Through Environmental Design) principals should be used in the final design and build out process.	CPTED design principles will be considered.	
PLANNING REVIEW What is the max height? The parapet is 3 feet, but how tall is the elevator tower? Please add the width of the mid-block walkway to the plans. I see the 6 foot unobstructed path but not a full measurement. What type of screening will the transformers have? Are you still proposing architectural lighting along the tenth floor windows? It would be interesting to have a rendering showing the lighting. The ground floor windows reach 26 feet, right? Can you clarify all of the building lengths on the site plan? The level 1 floor plan on page 38 shows 201 feet. If that is the case I need to add that to your Design Review request because 200 feet is the maximum building length permitted.	Elevator tower height is being coordinated with selected sub contractor/ basis of design. Over-run will most likely be +-4'-0" Width of the walkway is 14'-10", see udpated sheet. The transformer will be screened in perforated metal to match the balconies. The lighting will still be used to highlight the architecture. Correct. The building at the base leveles has been adjusted to be 198'-8" long.	See updated sheet 22 See updated sheet 38

ATTACHMENT C – PROPERTY AND VICINITY PHOTOS



Subject Property



EZ Pawn Shop – to be demolished



Pleasant Court



Location of the mid-block walkway



Rear of the subject property



Properties on the north side of 400 South



Adjacent property to the east



Adjacent property to the west

ATTACHMENT D – D-2 ZONING STANDARDS

D-2 (Downtown Support District)

Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

Standard	Requirement	Proposed	Finding
Maximum Building Height	65 feet (without Design Review); 120 feet (with Design Review)	115 feet – 118 feet to the top of the parapet	Additional height requested through the Design Review process
Front/Corner/Side/Rear Yard Setbacks	No minimum setbacks unless adjacent to a single or 2-family residential district. Maximum front yard setback is 10 feet.	Not adjacent to a residential district. Front – 1 foot setback at the ground level Western Side Yard – 15’2” Eastern Side Yard – 2’6” Rear – 7’6”	Complies
Buffer Yard	Required when adjacent to a residential district.	Not adjacent to a residential district.	Complies
Lot Size	No minimum lot area or lot width shall be required.	Once consolidation, the lot will be approximately .67 acres (29,316 square feet) and 123 feet wide.	Complies
Mid-Block Walkway	The walkway must be a minimum of 10 feet wide and include a minimum 6-foot-wide unobstructed path. A mid-block walkway is identified in the Downtown Master Plan. The property is located in the Broadway District, which prioritizes expanding the mid-block walkway network. The three principles include pedestrian priority, experience, and connectivity (p.98).	The proposed mid-block walkway is along the western property line and adjacent to Pleasant Court, which is a private street. The walkway is approximately 15 feet wide and contains a 6-foot-wide unobstructed path. The space is landscaped and contains seating on both sides. The walkway will include pedestrian-level lighting to increase safety. The walkway wraps around the southern elevation to access interior bicycle storage. There are two transformers located within the most southern portion of the landscaped area. The transformers will be screened with perforated metal. The walkway is adjacent to a single-access parking garage with perforated screening.	Complies

		The final design of the mid-block walkway will be approved at staff level, as the applicant is still working with Rocky Mountain Power to determine the final location of the transformers. Regardless of their location, the City will not approve transformers that impede pedestrian access through the walkway.	
Refuse Control	Containers covered and stored within completely enclosed buildings or screened.	All refuse containers on the site will be integrated into the parking garage footprint.	Complies
Lighting	On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.	<p>The applicant is proposing motion activated lighting features within the mid-block walkway.</p> <p>All on-site lighting will be directed towards illuminating the structure or signage.</p> <p>As a condition of Design Review approval, the applicant will work with staff to finalize the lighting plan.</p>	Complies
Off Street Parking & Loading (21A.44.030.H)	<p>Minimum off-street parking in the D-2 zone is 1/2 stall per residential unit. Maximum parking is equivalent to the minimum.</p> <p>The maximum number of allowable parking spaces may be increased to double the minimum if the project fulfills at least 1 of the major transportation demand strategies <i>and</i> 1 of the minor transportation demand strategies in 21A.44.050.C(4).</p> <p>TDM – Major Strategy Requirement: At least 50% of required bicycle parking can be provided within a secured area of the interior of the building. Eight stalls are required.</p> <p>TDM – Minor Strategy Requirement: Participation in approved motor vehicle sharing program including one dedicated parking stall <i>or</i> permanently secure facilities for required bicycle parking.</p>	<p>Parking stalls: 126 stalls proposed – 74 required</p> <p>ADA stalls: 5 EV stalls: 6 Bike Lockers: 8</p> <p>The applicant provided documentation that the proposal meets one Major and one Minor Transportation Demand Management strategy.</p> <p>TDM – Major Strategy Proposal: The applicant is providing 8 bicycle lockers on Level P1.5 (page 37). There is an entrance to the lockers on the rear [south] elevation, which is accessible from the mid-block walkway.</p> <p>TDM – Minor Strategy Proposal: The 8 bicycle lockers are within a secure storage area on Level P1.5 of the parking structure <i>and</i> there is one dedicated parking stall for a car-share program that the owner/developer will join.</p> <p>The complete parking plan can be referred to in pages 36 and 37 of the plan set.</p>	Complies

Landscaping & Buffering (21A.48)	1 tree per 30 feet	The landscaping plan is on pages 23-25 of the plan set.	Complies
Signage (21A.46.110)		Primary building signage will be integrated into the building's entrance canopies. As a condition of approval, the applicant will work with staff and Building Services to finalize the signage plan.	Complies
Ground Floor Use	The ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length (75% not including parking entrance) of any street facing building façade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building.	82% of the ground floor is activated. Uses include a residential lobby and leasable tenant space, which is proposed to be a public gym.	Complies
Building Materials	Ground Floor: Other than windows and doors, a minimum amount (80%) of the ground floor facade's wall area of any street facing facade shall be clad in durable materials. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount (50%) of any street facing building facade of those additional floors.	Ground Floor: 100% durable materials - 75% is glass and 25% is masonry Upper Floor: 100% - Materials include metal panel, masonry, and glass.	Complies
Ground Floor Glass	40% - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade.	75% of the ground floor is glass.	Complies
Upper Floor Glass	25% - Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of 25% glass.	Upper floors along 400 South contain 34% glass.	Complies
Building Entrances	Entrance required every 50' on street facing façade.	Primary residential entry and leasable commercial space entry are 56 feet apart.	Complies
Maximum Length of Blank Wall	15' on street facing façade	There are no blank walls along 400 South.	Complies

ATTACHMENT E – DESIGN REVIEW STANDARDS

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

Standard	Finding(s)	Proposal/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.	The proposal complies with the D2 zoning standards	
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. <ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following, and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	Complies	<ol style="list-style-type: none"> 1. The development and the two primary building entrances are oriented towards 400 South and the public sidewalk. 2. No front yard setback is required, and the maximum setback is 10 feet. The ground floor of the building is setback approximately 1 foot from the front property line. 3. The parking structure is integrated into the building and is accessed from Pleasant Court, which is a private street. No surface parking is proposed.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	Complies	<ol style="list-style-type: none"> 1. The applicant is proposing a ground floor gym that will have memberships available to the public. The gym wraps around the front of the building and the northern portion of Pleasant Court. The space can be accessed from the public sidewalk or the interior of the building. The ground floor lobby is also accessed from the public sidewalk. 2. The first and second floors of the front building façade [north] are primarily glass. The glass extends to approximately 26 feet in height and the remainder of the ground floor façade is brick. 3. The applicant is proposing floor to ceiling glass with a horizontal band detailing separating the two floors. The windows are inset with bronze casings. 4. The third level terrace wraps around the western half of the front elevation and along the mid-block walkway. The terrace and private balconies face 400 South and additional balconies on the western building

		elevation provide a visual connection to the rooftop terrace.
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	Complies	<ol style="list-style-type: none"> 1. The proposed building height is 115 feet. While the scale exceeds what is on the existing on the block, it is anticipated that future development will also exceed 65 feet. 2. The verticality of the street facing façade is broken up through the use of different building materials on both vertical elements. The transparent “base” along the sidewalk anchors the building and reduces the perceived height. As stated in the narrative, “The narrow nature of the site creates a slender building profile that is clearly modulated into additional volumes to break down the scale.” 3. The east and west building facades have regular window fenestration, and the building contains two rooftop terraces, private balconies, and private patios. The two primary building entrances located on 400 South are set in from the sidewalk and provide human scaled elements such as the signage and built in benches. 4. The established character of the surrounding properties is expected to change and there is no established architectural style. The project engages the street through ground floor transparency, which is an initiative of the Broadway District in the DTMP.
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	Complies	None of the building facades exceed 200 feet.
<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; 	Complies	<ol style="list-style-type: none"> 1. The mid-block walkway has one bench per 250 SF and there are benches along the public sidewalk on 400 South. The applicant will submit final seating calculations with their building permit to show compliance. 2. The applicant is providing two ground level seating areas. The north seating area along 400 South has year round shade provided by trees and the mid-block walkway will also have tree coverage. 3. The applicant has provided a landscaping plan and has stated that all trees will be at least 2" in caliper when planted.

<ul style="list-style-type: none"> 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. 		<ul style="list-style-type: none"> 4. A mural is being proposed on the north facing façade. Staff is recommending that a staff approved mural is required as a condition of approval. 5. No tables or dining areas are proposed at the ground level, but they will be provided on the third level rooftop terrace. 6. Other amenities include the mid-block walkway and the public gym.
<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> <ul style="list-style-type: none"> 1. Human scale: <ul style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (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: <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. 3. Cornices and rooflines: <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 style="text-align: center;">Complies</p>	<p><i>Human Scale</i></p> <ul style="list-style-type: none"> 1a. The massing of the building steps back on the east and west property lines to provide space between the proposed building and future development. The western elevation step back begins on the third floor and extends approximately 35 feet. The third floor includes a rooftop terrace and private patios. The design meets the goals of the DTMP p.96, which calls for step backs above 3 stories. 1b. The building has a distinct base, middle, and top. The base consists of two stories of transparent glass. The middle encompasses the two main vertical elements with windows and balconies. The top is defined by suites that sit above a level of horizontal windows that face both the north and west. The suites and their private patios are stepped back, which makes the building appear to be 10 stories from the street. <p><i>Negative Impacts</i></p> <ul style="list-style-type: none"> 2a. The building is broken up with two vertical elements facing the street and horizontal elements such as the ground floor glass and horizontal glass above the tenth floor. 2b. The applicant submitted a shadow study demonstrating that the shadows mostly impact 400 South rather than the adjacent properties. 2c. The applicant states that the wind impacts will be minimized by the building stepping back along the west side and having the open screening at the base level around the garage. <p><i>Cornices and Rooflines:</i></p> <ul style="list-style-type: none"> 3a. The roofline is defined by the horizontal band of windows above the tenth floor. The design reflects the base of windows on the first and second floors. The applicant's design narrative states, "The building's form and roof lines relate to one another to create a clean contemporary design. The simple volumes are proportionally complimentary of each other. The play of solid-to-void on the neutral material palate reinforces the

		<p>language of multiple building forms within one complimentary mass.”</p> <p>3b. The majority of the surrounding buildings are single-story. The Brix is in a transitional area from Downtown’s high-rise buildings to the west side’s developing mid-rise buildings. The Brix will be the building that sets the precedent for redevelopment, and additional building height, along the western portion of 400 South.</p> <p>3c. The building has two activated outdoor roof terraces that will include planters. Tenants will be supplied with irrigation water to encourage them to have planters with vegetation on their private roof terraces.</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 mid-block walkway.</p>	<p>Complies</p>	<p>All parking is internal, and the applicant has demonstrated compliance with the TDM strategies used to increase the allowable parking.</p> <p>The Downtown Master Plan states the Broadway District should, <i>“Prioritize pedestrian movement and safety by addressing conflicts with vehicles, designing the street for pedestrian comfort, and considering pedestrian convenience.”</i></p> <p>The garage access is off of Pleasant Court, which has a unique pavement pattern that pauses in front of the garage doors. The single access point reduces vehicular and pedestrian conflicts.</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.)</p>	<p>Complies</p>	<p>Waste and storage areas are incorporated into the building. The tenant loading area is located inside the parking garage adjacent to the primary elevator.</p> <p>Mechanical equipment will be primarily located on the roof, which will not be visible from the street.</p> <p>The screened electrical transformer is integrated into the mid-block walkway and does not impede pedestrian circulation. The applicant worked with staff and Rocky Mountain Power to ensure the transformer could be accessed, but not become the visual focal point of the walkway.</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <p>1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a</p>	<p>Complies –</p> <p>Final signage design will be approved at staff level during the building permit review.</p>	<p>1. The Brix signage is proposed to be integrated into the entrance canopy along 400 South.</p> <p>2. Brix signage will be backlit and must meet all D-2 signage standards prior to approval.</p>

<p>material change, columns for blade signs, or other clearly articulated band on the face of the building.</p> <ol style="list-style-type: none"> Coordinate signage locations with appropriate lighting, awnings, and other projections. Coordinate sign location with landscaping to avoid conflicts. 		<ol style="list-style-type: none"> The signage location will not conflict with landscaping.
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 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. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. 	<p>Complies –</p> <p>Existing streetlights will be coordinated with the Salt Lake City Streets Department.</p>	<p>Lighting along 400 South will be building mounted and downlit to emphasize building entrances and create a comfortable street presence. The mid-block walkway will have low-level illumination at the ground level.</p> <p>Lighting plans will meet the requirements set forth in Chapter 4 of the Salt Lake City lighting master plan. Lighting Master Plan: http://www.slcdocs.com/transportation/StreetLighting/PDF/StreetLightingMP.pdf</p>
<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: <ol style="list-style-type: none"> Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). 	<p>Complies</p>	<ol style="list-style-type: none"> Four Ginkgo street trees are proposed along 400 S. They are on the SLC approved street tree list and are placed every 30 feet. <ol style="list-style-type: none"> All surface hardscape will be concrete. Raised planter beds, benches, and other site features will be constructed with low maintenance materials. Vehicular and pedestrian traffic areas will be concrete, and all other areas will have planters or soft scape to allow for rainwater infiltration. Building materials consists of light color EIFS, green roofs, light concrete pavers, and a white membrane roof. The primary building materials on the front façade will be brick and metal paneling. Seating areas are integrated on 400 South and the mid-block walkway. There is no asphalt proposed.

<ul style="list-style-type: none"> 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. 		
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ATTACHMENT F– PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

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

- May 10, 2021 – The Downtown Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- May 19, 2021 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May – September 2021 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- December 28, 2021
 - Public hearing notice sign posted on the property
- December 29, 2021
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

As of the publication of this Staff Report, Staff has received two public comments on the proposal, which are included on the next page of this Staff Report. If Staff receives additional comments on the proposal, they will be forwarded to the Planning Commission and included in the public record.

From: [Marci Flower Lady](#)
To: [Roman, Amanda](#)
Subject: Re: (EXTERNAL) Property on 235 west 400 south
Date: Monday, April 12, 2021 12:33:46 PM

Hi, thanks for getting back to me. I am concerned about the height, obviously it will block our view and also that there is no retail on the main level, which, I feel is important, and most of the apartments being built, I think have to have that, I could be mis informed.

My biggest concern is the number of parking stalls they are doing, I think 130. anyway, they have 138 apartments and there is no additional parking for the tenants visitors. Parking of course, is always an issue. There are no public parking lots within a 3 block radius and there is about 6 stalls of street parking, which 3 are in front of my shop. I feel that this should be addressed, so farther down the road, this does not become an issue. There will be no street parking on the West Side of The Brix, and to the south, is the hotel, and to the west is another hotel and drive through.

I have been downtown for 34 years, Parking is a huge issue.

This needs to be brought up now, especially if they are requesting a 120' Building. Parking should be addressed.

Thank you.

Marci

On Mon, Apr 12, 2021 at 9:38 AM Roman, Amanda <Amanda.Roman@slcgov.com> wrote:

Hi Marcy,

Thanks for your email. There is an application for an apartment building called the Brix at that location. I have preliminary plans, but haven't sent out the public notice to surrounding property owners or the Downtown Community Council because there are some things that will be changing and I want you all to get the most up to date information. They are going through the Design Review process because they are requesting additional height. The base height allowed in the D-2 zone is 65 feet and they are asking for the maximum height of 120 feet, which requires Planning Commission approval.

Is there anything specific you're interested in at this time? You can also follow the project using our [Citizen Access Portal](#) by clicking on the Planning tab and looking up the petition number which is PLNPCM20201-00199.

Thank you,

Amanda Roman

Principal Planner

Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7660

CEL 385-386-2765

EMAIL amanda.roman@slcgov.com

WWW.SLC.GOV/CAN

www.ourneighborhoodscan.com

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Marci Flower Lady <[REDACTED]>
Sent: Thursday, April 8, 2021 11:29 AM
To: Roman, Amanda <Amanda.Roman@slcgov.com>
Subject: (EXTERNAL) Property on 235 west 400 south

Hi Amanda,

I'm Marci, I own Especially For You on 221 West 400 South.

I am interested in the project that is going up on 235 West 400 South and would like to be involved.

Can you send me information? Thank you. Have a great day.

Marci

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Thank you for choosing Especially For You as Your Florist. We truly appreciate you!

Marci, Natalie, Nik, Rodrigo, Cindy, Cassidy and The Team
221 West 400 South
Salt Lake City, Utah 84101

www.yourdowntownflorist.com

Please LIKE us on Facebook

<http://www.facebook.com/Especiallyforyouyourdowntownflorist>

From: [Suzanne Stensaas](#)
To: [Roman, Amanda](#)
Subject: Re: (EXTERNAL) re: Brix Design Review at approximately 241 West 400 South
Date: Wednesday, December 29, 2021 2:39:05 PM

Thank you for additional information. Good idea for rooftop access for residents, but this is only for residents. Having lived in Manhattan and looked out longingly on roof top green spots with envy I know that they do nothing for the person without access to the building. I am glad, as you state, that there are trees and a right of way, but the planning commission needs to work even beyond the bare minimum to make our street livable and beautiful. With increased density nature becomes even more important. All you can do to promote livability and green space is much appreciated.

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA

Home Telephone [REDACTED]

Skype: [REDACTED]

email: [REDACTED]

From: "Roman, Amanda" <Amanda.Roman@slcgov.com>
Date: Wednesday, December 29, 2021 at 2:33 PM
To: Suzanne_Stensaas <[REDACTED]>
Subject: RE: (EXTERNAL) re: Brix Design Review at approximately 241 West 400 South

Thanks for your comments Suzanne,

They are providing a third level rooftop terrace with landscaping and the midblock walkway will also be fully landscaped. There are 9 trees proposed along the walkway and 5 new trees are proposed along 400 South. The midblock walkway is open to the public (an easement will be recorded against the property) and the intent is to have it connect to other projects as the block redevelops over time. The walkway is approximately 15 feet wide and includes benches and pedestrian scale lighting. There are also benches incorporated into the landscaping along 400 South. The D-2 zone allows for zero setbacks, but the building is setback to accommodate the walkway and the upper floors are stepped back approximately 30 feet to accommodate the rooftop amenity terrace.

I hope this provides some clarification. Please let me know if you'd like additional information. I'll add your comment to the public record.

Thanks,

Amanda Roman
Principal Planner
Planning Division
Pronouns: she/her/hers

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7660
EMAIL amanda.roman@slcgov.com

WWW.SLC.GOV/CAN
www.ourneighborhoodscan.com

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Suzanne Stensaas <[REDACTED]>
Sent: Wednesday, December 29, 2021 2:17 PM
To: Roman, Amanda <Amanda.Roman@slcgov.com>
Subject: (EXTERNAL) re: Brix Design Review at approximately 241 West 400 South

My comments on the request. If they want to build it taller they need a greater setback to provide green space and to prevent our city becoming a gray concrete canyon. The narrow N-S passage should be wide, open to public, landscaped and provide a -place for resident and public to sit and be outside with some green planting.

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA
Home Telephone [REDACTED]
Skype: [REDACTED]
email: [REDACTED]

ATTACHMENT G— DEPARTMENT REVIEW COMMENTS

Building Review:

No building code comments based on the design review.

All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Engineering Review:

Pleasant Way is a private street. As such, any improvements made in Pleasant Way will be the developer's responsibility to maintain.

400 South is a state highway. Any work north of the south curb requires a permit from UDOT. However, the area between the south curb and the R/W line is under SLC jurisdiction to regulate and inspect. A Permit to Work in the Public Way, issued by SLC Engineering, is required prior to commencing work in that area

Zoning Review:

A lot consolidation application will need to be submitted and approved by Planning.

Fire Review:

Buildings greater than 75-feet in height shall meet the requirements of IBC 403 - High rise.

Alternative Means and methods application for increase in sprinkler density of 0.05 gpm/sq ft for the occupancy requirement and automatic smoke detection in common and public spaces to meet requirements of IFC 503.1

Urban Forestry:

There are currently no ROW trees to protect. We support the planting of the four Ginko trees along 400 S. We need to see them installed using sylvia cells in order to provide the kind of soil volume necessary to grow large species trees in this kind of space. As long as these requirements can be fulfilled, we can support this proposal.

Sustainability Review:

Recycling bins are required for residents.

Police Review:

No issues. CPTED (Crime Prevention Through Environmental Design) principals should be used in the final design and build out process.

Public Utilities Review:

Public Utilities has no issue with the proposed 120-foot building height. Additional comments have been provided to assist the applicant in obtaining a building permit.

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.
- Parcels must be consolidated prior to permitting.
- 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.
- Property is served by an existing 6" water main in 400 South. There is also a 2" public water main that runs through the property along the west side. This will need abandoned and will require additional permitting with SLCDPU Property Management. (Final determination of abandonment and all additional permitting requirements will be determined during the building permit application and review process.) Abandonment of the 2" water main will also include abandoning two existing water services to the properties on the south end of the project. There are also three water services from 400 South that will need abandoned per SLCDPU standards.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- One culinary water meter and one irrigation meter are permitted for this parcel. Fire lines are permitted, as required. Each service must have a separate tap to the main.
- Property is served by an 8" sewer main in 400 South. All existing laterals from the subject properties must be abandoned. Video inspection is required for any laterals that are desired for reuse.
- A minimum of one sewer lateral is required per building. Multiple may be permitted.
- The 6" sewer lateral shown on the utility plan included with the Design Review submission shows connection to a public sewer manhole. This is not allowed – 6" laterals must connect via wye connection to the sewer main.
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be

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

- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment of all runoff from uncovered parking 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 should be used whenever possible. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible.