



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Laura Bandara, Urban Designer  
Date: March 23, 2022  
Re: PLNPCM2021-00822 and PLNPCM2021-00835 Pacific Yard

## Planned Development and Design Review (Continued Item)

**ACTION REQUIRED:** Consider modifications made to the proposal in response to discussion and comments made at the February 23, 2022, Planning Commission meeting, and make a final decision on the proposal.

**REQUEST:** KTG Architects, on behalf of developer Urban Alfandre, is requesting *Planned Development approval to waive front, corner and rear yard setback requirements and the front and corner side yard landscaping requirements*. Additionally, the applicant is seeking *relief of the additional landscaping required for buildings granted additional height in the CG (General Commercial) zoning district*.

The applicant is also seeking *Design Review for an additional 28 feet of building height at approximately 720 S 400 West*. The building will occupy a 1.25-acre site in the Granary zoned General Commercial (CG). In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review.

The proposed 7-story building is 88-feet in height and includes 292 units and 202 parking stalls. It has a two-story parking garage, wrapped by 12,000 square feet of commercial space on the ground floor. The project incorporates a public mid-block pedestrian walkway along the western property line.

## RECOMMENDATION:

In Planning Staff's opinion that overall, the project meets the applicable standards and therefore recommends the Planning Commission approve the requests with the following conditions:

1. Final approval of the details for public art, development and site lighting (including the mid-block walkway), street lighting, streetscape details, street furniture, midblock walkway paving, sidewalk paving and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.
2. Applicant to mitigate the building mass and improve the relationship of building height to human scale through adding an awning of 4' in depth to both the north and east elevations, subject to an encroachment agreement approved by all required City divisions and departments.

3. Final approval a tree form with a spreading canopy in the park strip, that will also meet the needs of the Urban Forestry Division and relevant utility companies to be delegated to Planning Staff.
4. A public easement will be recorded on the property for the midblock walkway. A sign will be posted on the midblock walkway stating it is open to the public.
5. A complete lot consolidation application for the three existing parcels shall be submitted and approved.

#### **ATTACHMENTS:**

- A. [Revised Plans](#)
- B. [Revised Planting Calculations](#)
- C. [February 23, 2022 Staff Report](#)
- D. [February 23, 2022 PC Meeting Minutes](#)
- E. [Public Comment](#)

#### **BACKGROUND:**

KTGY Architects, on behalf of developer Urban Alfandre, is requesting Planned Development approval to waive front, corner and rear yard setback requirements and the front and corner side yard landscaping requirements. Additionally, the applicant is seeking relief of the additional landscaping required for buildings seeking additional building height in the CG (General Commercial) zoning district.

The applicant is also seeking Design Review for an additional 28 feet of building height at approximately 720 S 400 West. The building will occupy a 1.25-acre site in the Granary zoned General Commercial (CG). In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review.

The proposed 7-story building is 88-feet in height and includes 292 units and 202 parking stalls. It has a two-story parking garage, wrapped by 12,000 square feet of commercial space on the ground floor. The project incorporates a public mid-block pedestrian walkway along the western property line.

The Planning Commission tabled the Planned Development and Design Review at the February 23, 2022 meeting to allow for revisions to the proposal that address discussion concerning the reduction of setbacks and overall vegetation. The following is a summary of the discussion points and comments made during that meeting.

- Clarification on whether the applicant was asking for a reduction in vegetation required by zoning code.
- Concerns related to the lack of support from the Community Councils
- Evaluate whether the amenities provided to the neighborhood are a better use of the space than landscape yards.
- Evaluate options for better division of the frontage that incorporates some open space.
- The Planning Commission clarified that the applicant was not expected to return to the Community Councils.

A video recording of the Planning Commission meeting can be viewed here - <https://www.youtube.com/watch?v=7cnfWwNSd2U>.

The minutes from the February 23, 2022, can be found in [Attachment D](#).

### **SUMMARY OF REVISIONS:**

In response to the Planning Commission discussion, the applicant has provided multiple planters placed along the inset building entryways. In addition to the planters, the applicant is providing trellis structures along the building facades which will have four different species of vines growing to create additional vegetation along the building frontage.

Additional trees, shrubs, grasses, and vines have also been placed along the midblock walkway. The proposal includes just under 10,000 square feet of vegetation.

### **DISCUSSION:**

Regarding the concerns raised by the Planning Commission, the applicant has clarified that the revised proposal includes more vegetation than would be required if relief from the landscape yards and additional landscaping regulations were denied.

Under Salt Lake City Code requirements for the General Commercial District, the applicant would be required to provide a total of 12,650 square feet of landscaping on private property, and approximately 7000 square feet of landscaping in the park strip.

The Salt Lake City Code does not define landscaping as consisting only of vegetation, but as:  
The improvement of a lot, parcel, or tract of land with grass, shrubs and trees.  
Landscaping may include pedestrian walks, flowerbeds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.” ([Chapter 21A.62: Definitions](#))

As a result, both [21A.48.090 Landscape Yards](#) and [21A.48.060 Park Strip Landscaping](#) specify that landscaped areas must contain vegetative cover over a minimum of 1/3 of the land area. In the case of the subject property, this would amount to approximately 4000 square feet of vegetation in the yards and the park strips.

Salt Lake City Code does not specify an amount of vegetation required to meet additional landscaping requirements generated by the approval of additional height in the CG zone, although the definition of landscaping makes clear that at least some vegetation would be required.

Related to the public comments provided by the community councils and the discussion during the Planning Commission hearing, many of the concerns reference the lack of greenspace in the public right-of-way in this particular neighborhood. While there is evidence of lack of landscaped rights-of-way in the Granary neighborhood, this project proposes to increase the amount of landscaping in the public right-of-way and provides residents landscaped spaces in the building interior and rooftop, rather than within landscape yards. The applicant is providing vegetation in the public right of way beyond the minimum requirement.

It is staff's opinion that the revised plans and calculations provided by the applicant address the Community Council's concerns raised during the Planning Commission hearing.

Staff analysis of the request for relief from setback requirements found that the proposal was consistent both with the existing neighborhood pattern as well as the desired urban form for the Downtown area, as described in the Downtown Community Plan.

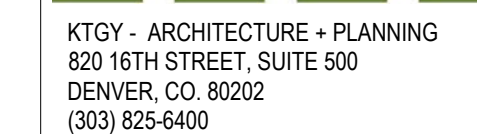


Staff believes that the request to waive yard setbacks and landscape yards is appropriate, particularly due to its urban context and the neighborhood pattern of buildings along the sidewalk interspersed with parking lots. The existing building on the northeast portion of the site is built to the property line. Creating a street wall with façade transparency and visual interest, as this proposal does, is a pedestrian-oriented gesture that enhances the public realm, all of which is recommended in the Downtown Community Plan.

Staff believes the modification results in a better product related to the materials used and the creation of a pedestrian-oriented street wall, as well as enhancing compatibility with the context. Further, the reduced setbacks are mitigated for residents through the provision of ROW and midblock walkway landscaping, street trees, planters, and various outdoor and indoor amenities in the building interior, including landscaping on rooftop areas.

Based on this analysis, staff finds the proposal complies with the standards of approval in [Chapter 21A.55.050 Planned Developments](#) relevant to the discussion of yard setbacks, landscape yards, and additional landscaping required by the CG zone.





LANDSCAPE ARCHITECT

**UDC**

URBAN STUDIO

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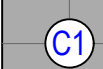




**PACIFIC YARD MULTI-FAMILY**  
**704 SOUTH 400 WEST**  
**SALT LAKE CITY, UTAH**

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING RESUBMIT
01.05.22	PLANNING RESUBMITTAL

LANDSCAPE  
LAYOUT PLAN

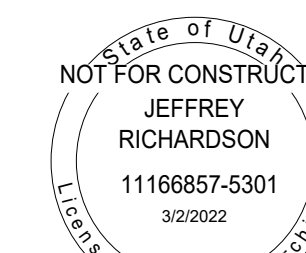
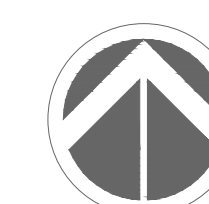
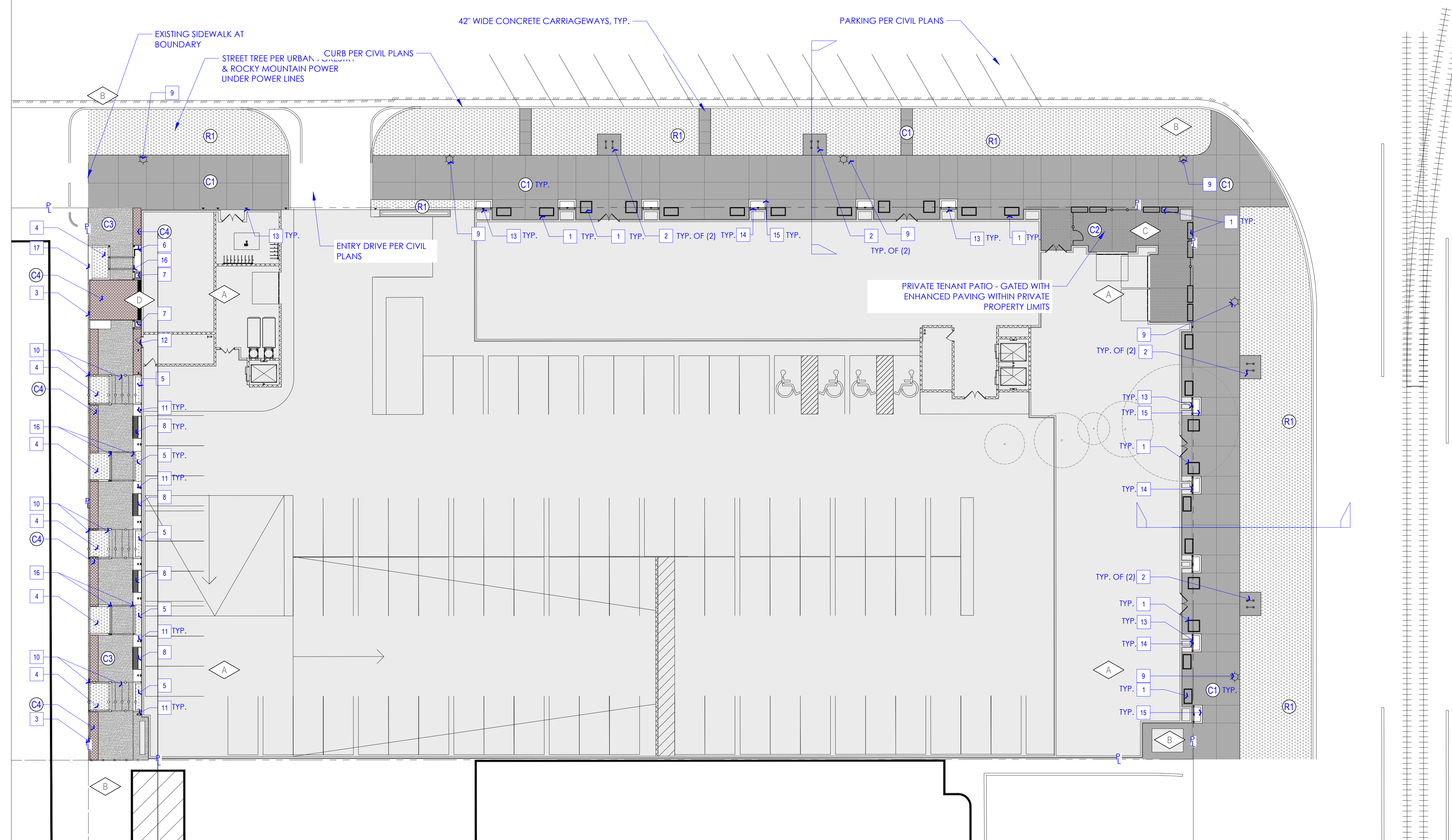
N	PROJECT NUMBER 2021.10.C
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L1-01

LANDSCAPE AREAS - SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
	CONCRETE PAVING - NATURAL GRAY / LIGHT ETCH FINISH APWA STANDARD DETAIL	9,480
	CONCRETE PAVING - ACCENT COLOR T.B.D. / LIGHT ETCH FINISH	775
	CONCRETE PAVING - ACCENT FINISH T.B.D. ALONG MID-BLOCK WALKWAY	900
	UNIT PAVER PAVING - ACCENT BANDS ALONG MID-BLOCK WALKWAY	485
	LANDSCAPE MULCH: 3" DEPTH FINAL COLOR/SIZE T.B.D. INSTALL WITH SO2 DEWITT WEED BARRIER (PLANTING AREA)	7,470

\*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EDGING, AND PLANTER AREAS  
\*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS.  
\*QUANTITIES TO BE VERIFIED BY CONTRACTOR

KEYNOTES	
TAG	DESCRIPTION
1	PLANTER BOX
2	BIKE RACK IN PUBLIC R.O.W. - INSTALLED PER TYPICAL SLC BIKE RACK DETAILS ON CONCRETE PAD WITHIN PARKSTRIP - F1,q1 & F1,q2
3	4" HEIGHT METAL PICKET PROPERTY LINE FENCING ON CURB
4	IN GRADE PLANTER WITH VINE PROTECTION CURBING (VINES/TREES)
5	RAISED FOUNDATION PLANTER
6	OPTIONAL FEATURE WALL / SIGNAGE (PRIVATE PROPERTY) AT MID BLOCK WALKWAY
7	PLANTER POT ON PLUNTH WITH UP-LIGHTS AT MID BLOCK WALKWAY
8	BUILT-IN BENCH SEATING AT RAISED FOUNDATION WALL
9	ESTIMATED STREET LIGHT LOCATION - FINAL TBD
10	CATERNARY LIGHTS & POST LOCATION AT MID BLOCK WALKWAY
11	ESTIMATED UP-LIGHT IN FOUNDATION WALL & UP/DOWN SCONCE LIGHT AT MID BLOCK WALKWAY
12	PRIVATE ENTRANCE
13	UP/DOWN SCONCE LIGHT AT EACH ARCHITECTURAL COLUMN - FINAL T.B.D.
14	VERTICAL PLANTER SCREEN ATTACHED TO ARCHITECTURAL COLUMN - SEE PLANTING PLANS FOR VINE PLANTING
15	LOW PLANTER CURB FOR VINE PLANTING
16	VINE TRELLIS OVER MID-BLOCK WALKWAY - SEE PLANTING PLANS
17	LOW CONCRETE SEATWALL



SCALE:  
1/16" = 1'-0"





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# PACIFIC YARD MULTI-FAMILY

## 704 SOUTH 400 WEST

### SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMIT

## LANDSCAPE PLANTING PLAN

PROJECT NUMBER  
2021.10.C

L3-01

### STREET LEVEL PLANTING MATERIALS - PACIFIC YARD

SYMBOL	TREES						REQUIRED BY RIGHT:
	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	
A	4	1.5" CAL.	ACER PALMATUM DISSECTUM 'WATERFALL'	GREEN LACELEAF JAPANESE MAPLE	6'x6'	NA	25X4=100
C	4	1.5" CAL.	CERCIS CANADENSIS 'GOLDEN FALLS' - 'NC2015-12'	WEeping GOLDEN FALLS FOREST PANSY	8'x4'	TD4	15X4=60
GB	3	1.5" CAL.	GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR GINKGO	40'x18'	TD2	200X3=600
U0	6	2" CAL.	ULMUS X 'TRIUMPH'	TRIUMPH ELM	55'x40'	TD3	1,250X=7,500
Z1	11	2" CAL.	ZELKOVA SERRATA 'SCMIDTLOW'	WIRELESS ZELKOVA	24'x35'	TD4	800X11=8,800

R.O.W. GROUNDCOVERS					
S.F.	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
1,240	FLATS	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30"	GV3
483	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	AUTUMN SUMAC	18'x36"	GV1
1,100	FLATS	SEDUM ACRE 'OCTOBERFEST'	OCTOBERFEST SEDUM	4'x18"	GV1

VINES					
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
12	5 GAL.	CAMPIS RADICANS 'FLAVA'	YELLOW TRUMPET VINE	25'x12'	GV1
8	3 GAL.	CLEMATIS 'JACKMANI'	LATE LARGE FLOWERED VINE	20'x10'	GV3
12	3 GAL.	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	20'x10'	GV3
9	3 GAL.	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	24'x60"	GV4
4	5 GAL.	HUMULUS LUPULUS 'AUREUS'	COMMON HOP	20'x4'	MED

### ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
214	1 GAL.	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE IDAHO GRASS	24'x16"	TW1	FULL SUN - R.O.W.	1.5X214= 321
26	1 GAL.	MISCANTHUS SINENSIS 'GOLD BAR'	GOLD STRIPED DWARF GRASS	48'x24"	TW2	LIGHT SHADE - MID BLOCK	3X26= 78
41	1 GAL.	PENNISETUM ALOPECUROIDES 'HADELN'	FOUNTAIN GRASS	24'x24"	TW2	LIGHT SHADE - R.O.W.	3X41= 123

### PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
24	3 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	36'x30"	P1	FULL SUN - R.O.W.	7X24= 168
2	5 GAL.	IPOMOEA BATATAS 'MARQUERITE'	SWEET POTATO VINE	12'x36"	*MED	*FULL SHADE - IN POT	NA
92	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24'x24"	P2	FULL SUN - R.O.W.	3X92= 291

### DECIDUOUS SHRUBS

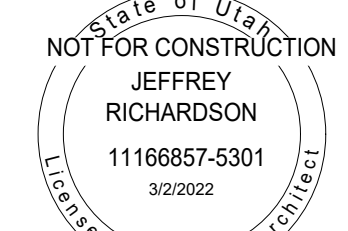
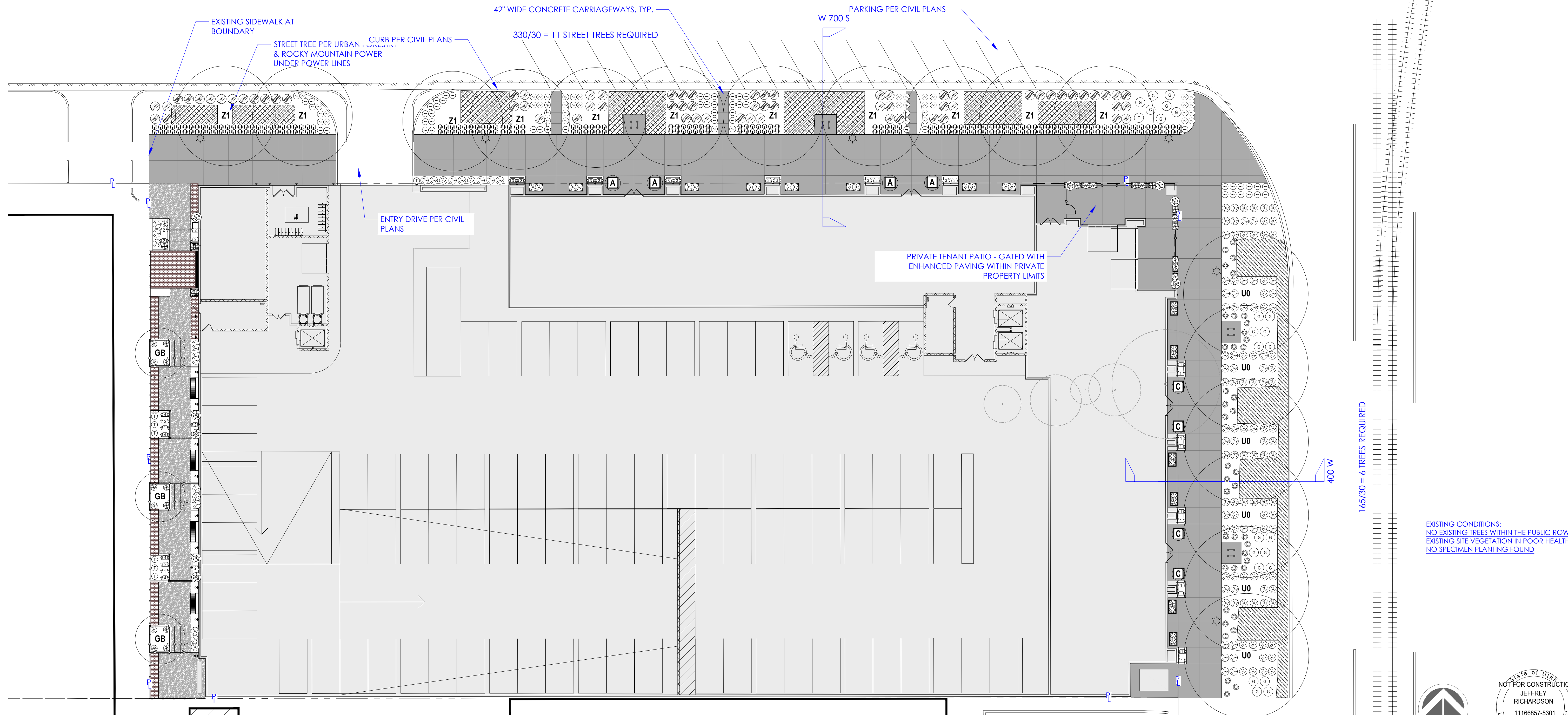
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
114	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x30"	SD3	FULL SUN // PART SHADE	114x4.5= 513
12	2 GAL.	BERBERIS THUNBERGII 'MARIA' 'SUJOY GOLD PILLAR'	DWARF CHOKEBERRY HEDGE	48'x30"	SD3	FULL SUN // PART SHADE	12x3=36

### EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
7	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	7'-10'x2'	SE3	-	7x3=21

### PARKWAY PLANTING - URBAN FORESTRY REQUIREMENTS

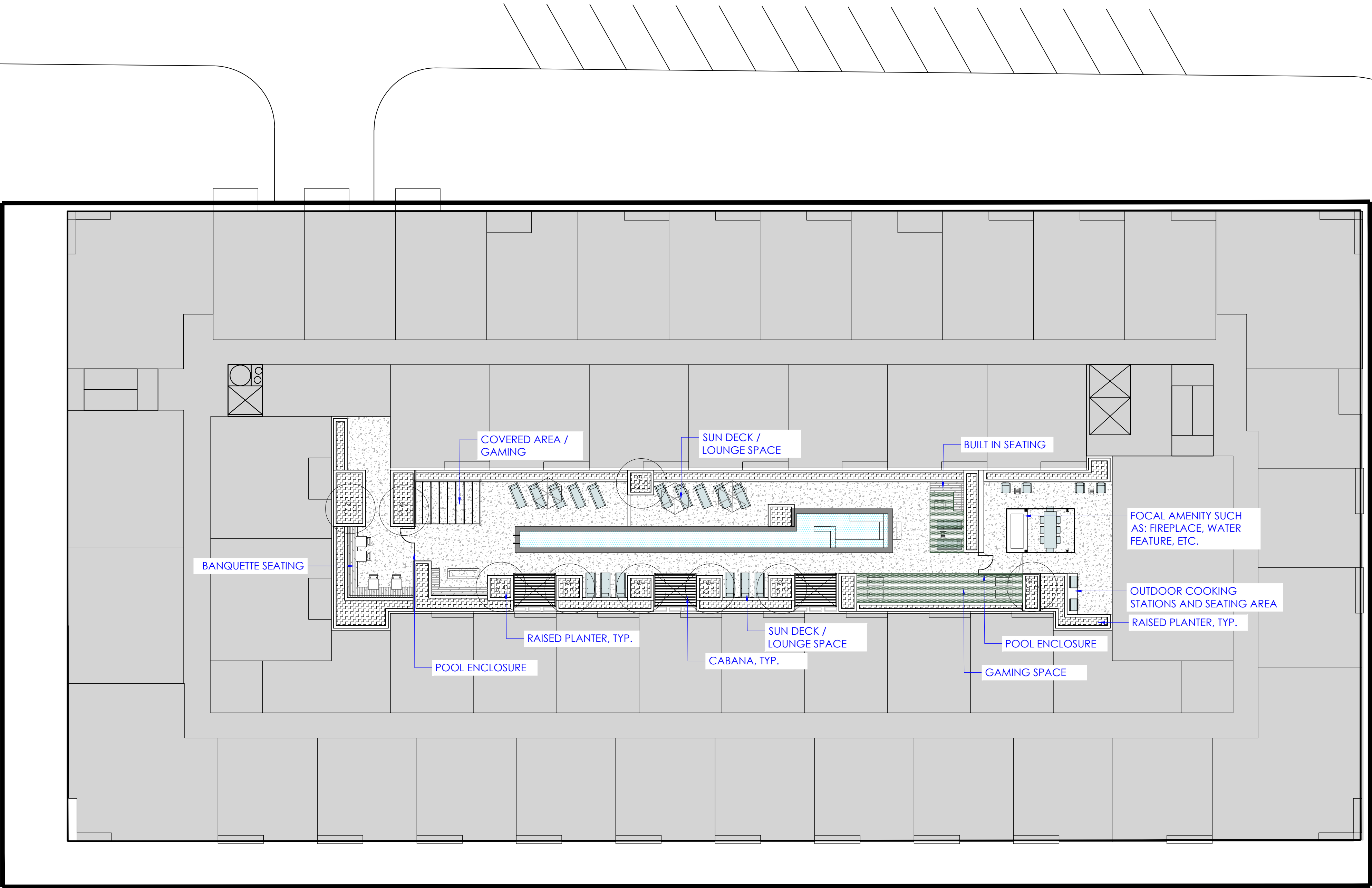
ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:  
5' from water meter and/or utility box  
10' from fire hydrant  
5-10' from residential driveway  
5-10' from property line of adjoining parcel  
5-10' from non-traffic conducting signage  
5-10' from utility pole and/or light  
20' from an unregulated intersection (20' back from intersecting sidewalks)  
30' from stop signs  
30' from commercial driveway and/or alley  
40' from an intersection with traffic lights (40' back from intersecting sidewalks)  
20-30' from a tree that is medium in size at maturity (30 to 50' tall)



SCALE:  
1/16" = 1'-0"



LANDSCAPE AREAS - LEVEL 3 OUTDOOR AMENITY DECK



\*DESIGN INTENT ONLY - FINAL DESIGN T.B.D. PENDING PLANNING REVIEW  
\*QUANTITIES AND DESCRIPTION OF LANDSCAPE AREAS SHOWN FOR DESIGN INTENT PURPOSES ONLY AND ARE SUBJECT TO CHANGE

LEVEL 3 AMENITY DECK		AREA EST.
HATCH	DESCRIPTION	SQUARE FT.
	LANDSCAPE / LIVE COVERAGE. *PLANT SELECTIONS TO BE 80% FROM SLC LOW WATER USE LIST *RAISED PLANTER WALLS	1,050
	LANDSCAPE SURFACE SUCH AS: CONCRETE TOPPING SLAB, PAVERS, TILE, ETC.	3,380
	SOFT SURFACING LOUNGE/GAMING SPACE SUCH AS: ARTIFICIAL TURF, COMPACTED LANDSCAPE MATERIALS, RUBBER SURFACING, ETC.	390
	SWIM SPA - WATER AMENITY	450
	TREE CANOPY - AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 20'x15' MULTI STEMMED PODIUM TREE	(9) TOTAL 1,000 S.F. CANOPY

PACIFIC YARD MULTI-FAMILY  
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10.26.21	PLANNING
01.05.22	PLANNING RESUBMITAL

LANDSCAPE PLAN -  
LEVEL 3

PROJECT NUMBER  
2021.10.C

L1-02

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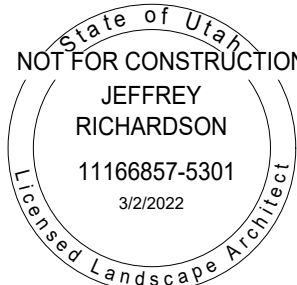
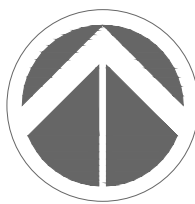
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SCALE:  
1/16" = 1'-0"

GENERAL LANDSCAPE CALCS PER SLC REQUIREMENTS			
21A.26.070 CG GENERAL COMMERCIAL LANDSCAPE CALCULATIONS - ADD. HEIGHT			
TOTAL SITE: 54,475 SF			
TURF: NO PROPOSED TURF ON THIS PROJECT			
		WATER-WISE	
TOTAL SHRUBS PROVIDED (STREET)	688		672
TOTAL SHRUBS PROVIDED (ROOF ESTIMATE)	70		58
TOTAL	758		730
TOTAL SHRUBS PER SLC BMP MANUAL (80% REQUIRED)		96%	
		WATER-WISE	
TOTAL TREES PROVIDED	37		33
TOTAL TREES PER SLC BMP MANUAL (80% REQUIRED)		89%	

TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION			
*60' BY RIGHT	HT:	FLOOR LEVELS:	
	TOTAL BUILDING HEIGHT:	87'-10"	7
	ADDITIONAL HEIGHT REQUEST:	27'-10"	2
		INTERIOR SQUARE FOOTAGE:	10% ADDITIONAL LANDSCAPE:
LEVEL 6		40,470	4,047
LEVEL 7		38,845	3,885
REQUIRED ADDITIONAL LANDSCAPE AREA:			7,932
AREA REQUIRED TO HAVE VEGETATED LANDSCAPE (1/3)			2,644

TABLE B - REQUESTED RELIEF FROM SETBACK - LANDSCAPE MITIGATION SCHEDULE			
YARD REQUIREMENTS (BY-RIGHT)			
TOTAL VEGETATED COVERAGE REQUIRED BY-RIGHT:	S.F.:		2,638
700 SOUTH FRONT YARD - (10' SETBACK)	3,174		
1/3 Landscaping Required:	1,058		
700 & 400 CORNER SIDE YARD - (10x10)	100		
1/3 Landscaping Required:	33		
400 WEST SIDE YARD - (10' SETBACK)	1,550		
1/3 Landscaping Required:	517		
REAR YARD - (10' SETBACK)	3,090		
1/3 Landscaping Required:	1,030		
INTERIOR SIDE YARD (0')	na		
*3x3 Shrub Typical			
LANDSCAPE MITIGATION REQUIRED:	S.F.:	QTY AS SHRUBS:	
ESTIMATED VEGETATION LOST FROM EXCEPTION (TABLE A)	2,644		378
ESTIMATED VEGETATION LOST FROM EXCEPTION (TABLE B)	2,638		377

LANDSCAPE MITIGATION (NOT REQUIRED BY CODE);	S.F.	QTY
AT GRADE		
ADDITIONAL VEGETATATED COVERAGE IN ROW	1,786	NA
REQUIRED: 1/3 Planting Required:	2454	NA
PROPOSED COVERAGE:	4240	NA
ADDITIONA AT-GRADE SMALL TREES CANOPY	760	11
VERTICAL COVERAGE BY VINES	4,972	45
PRIVATE LANDSCAPING / MID-BLOCK BREAK COVERAGE:	302	70
TOTAL:	7,820	
LANDSCAPE ON STRUCTURE		
LANDSCAPING VEGETATED COVERAGE	1,050	NA
TREE CANOPY ON ROOF	1,000	9
TOTAL:	2,050	
TOTAL LANDSCAPE MITIGATION PROVIDED:	9,870	
ADDITIONAL LANDSCAPING COVERAGE REQUIRED PER		
HT:		
SEE TABLE (A)		2,644
ADDITIONAL LANDSCAPING COVERAGE REQUIRED BY		
LANDSCAPE YARD AREA:		
SEE TABLE (B)		2,638
TOTAL REQUIRED BY-RIGHT:		5,282
LANDSCAPE MITIGATION PROVIDED:		9,870
		54%
WE ARE PROVIDING 53% MORE VEGETATED COVERAGE THAN WHAT WOULD BE REQUIRED BY RIGHT		





# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHORHOODS DEPARTMENT

**To:** Salt Lake City Planning Commission

**From:** Laura Bandara, Urban Designer, (801) 535-6188, [laura.bandara@slcgov.com](mailto:laura.bandara@slcgov.com)

**Date:** February 23, 2022

**Re:** PLNPCM2021-00822 and PLNPCM2021-00835 Pacific Yard

## Planned Development and Design Review

**PROPERTY ADDRESS:** 443 W 700 South, 720 S 400 West, 704 S 400 West

**PARCEL ID:** 15-12-129-007, 15-12-129-014, 15-12-129-015

**MASTER PLAN:** Downtown Plan

**ZONING DISTRICT:** General Commercial (CG)

**REQUEST:** KTG Architects, on behalf of developer Urban Alfandre, is requesting *Planned Development approval to waive front, corner and rear yard setback requirements and the front and corner side yard landscaping requirements. Additionally, the applicant is seeking relief of the additional landscaping required for buildings seeking additional building height in the CG (General Commercial) zoning district.* The applicant is also seeking *Design Review for an additional 28 feet of building height at approximately 720 S 400 West.* The building will occupy a 1.25-acre site in the Granary zoned General Commercial (CG). In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review.

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### RECOMMENDATION:

Based on the findings listed in the staff report, it is Planning Staff's opinion that overall, the project meets the applicable standards and therefore recommends the Planning Commission approve the requests with the following conditions:

1. Final approval of the details for public art, development and site lighting (including the mid-block walkway), street lighting, streetscape details, street furniture, midblock walkway paving, sidewalk paving and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.
2. Applicant to mitigate the building mass and improve the relationship of building height to human scale through provision of an awning of 4' in depth, subject to an encroachment agreement approved by all required City divisions and departments.

3. Final approval a tree form with a spreading canopy in the park strip, that will also meet the needs of the Urban Forestry Division and relevant utility companies to be delegated to Planning Staff.
4. A public easement will be recorded on the property for the midblock walkway. A sign will be posted on the midblock walkway stating it is open to the public.
5. A complete lot consolidation application for the three existing parcels shall be submitted and approved.

#### **ATTACHMENTS:**

- |           |                                      |   |
|-----------|--------------------------------------|---|
| <b>A.</b> | <a href="#"><u>ATTACHMENT A:</u></a> | <a href="#"><u>Vicinity and Zoning Maps</u></a>                                   |
| <b>B.</b> | <a href="#"><u>ATTACHMENT B:</u></a> | <a href="#"><u>Plan Set</u></a>   |
| <b>C.</b> | <a href="#"><u>ATTACHMENT C:</u></a> | <a href="#"><u>Applicant Narratives</u></a>                                       |
| <b>D.</b> | <a href="#"><u>ATTACHMENT D:</u></a> | <a href="#"><u>Property &amp; Vicinity Photographs</u></a>                        |
| <b>E.</b> | <a href="#"><u>ATTACHMENT E:</u></a> | <a href="#"><u>Master Plan Policies</u></a>                                       |
| <b>F.</b> | <a href="#"><u>ATTACHMENT F:</u></a> | <a href="#"><u>Analysis of Standards – General Commercial Zoning District</u></a> |
| <b>G.</b> | <a href="#"><u>ATTACHMENT G:</u></a> | <a href="#"><u>Analysis of Standards – Planned Development</u></a>                |
| <b>H.</b> | <a href="#"><u>ATTACHMENT H:</u></a> | <a href="#"><u>Analysis of Standards – Design Review</u></a>                      |
| <b>I.</b> | <a href="#"><u>ATTACHMENT I:</u></a> | <a href="#"><u>Public Process and Comments</u></a>                                |
| <b>J.</b> | <a href="#"><u>ATTACHMENT J:</u></a> | <a href="#"><u>Department Review Comments</u></a>                                 |

## Project Description



### QUICK FACTS

**Height:** 87' 10" (7 stories)

**Number of Dwellings:** 292 units

**Ground Floor Uses:** Approx. 1300 sq. ft. retail, office, and amenity space

**Upper Floor Uses:** Residential units, 7<sup>th</sup> floor rooftop deck

**Front, Corner Side, and Rear**

**Setbacks:** 0' (10' required, requesting modification)

**Side Setback:** 16' midblock walkway (None required; midblock walkway required by Downtown Plan)

**Exterior Materials:** Brick, stucco, metal, fiber cement, CMU, glass doors, vinyl windows

**Parking:** 202 stalls

**Review Process & Standards:**

Planned Development, Design Review, General Commercial (CG) zoning



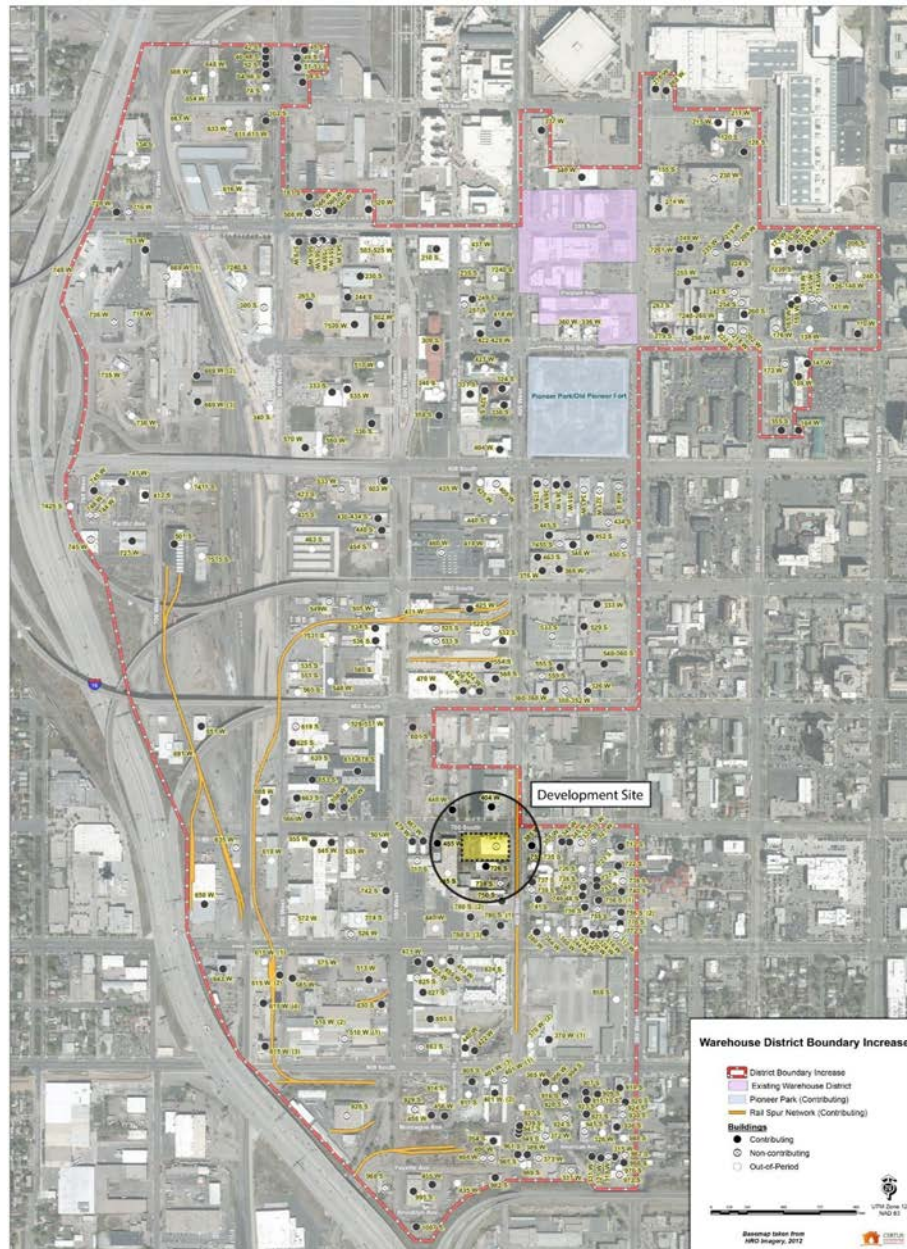
*Rendering of the view from the corner of 400 West and 700 South. 400 West facade is on the left. Note that power lines to remain on 700 South—approximately 40 feet tall—are not shown in the rendering.*

This is a Planned Development and Design Review request for a 292-unit mixed use building at approximately 443 W 700 South, 720 S 400 West, and 704 S 400 West. Its five floors of residential units sit atop a two-story parking structure with 202 stalls, fronted by approximately 12,000 square feet of ground floor retail, leasing office and amenity area.



## Site Context

Located in Downtown's Granary, the building is within the National Register Warehouse District of Salt Lake City. According to Planning's Historic Preservation webpage, the Salt Lake City Warehouse District developed as "a late-1800s to early-1900s working class and industrial neighborhood heavily influenced by the railroad industry.... [Most] historic resources in the district are commercial buildings associated with the warehousing and distribution services that developed following the arrival of freight railroads in Utah in 1869. Residential resources are relatively rare in the district and are largely found as isolated buildings or small clusters of buildings scattered throughout the district; the exception is a somewhat larger concentration of dwellings in the southern portion of the district."

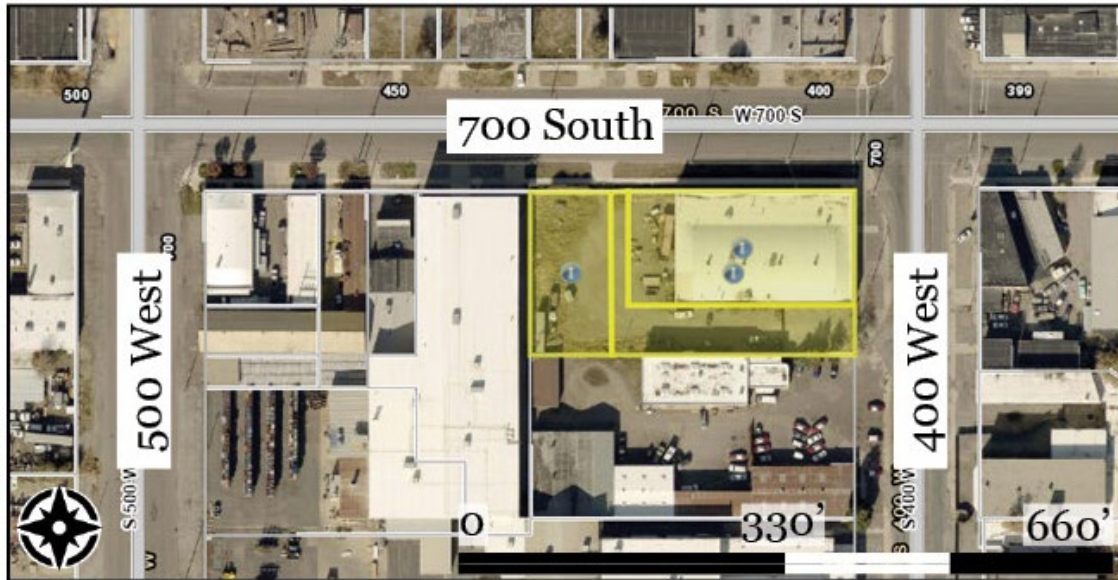


*Location of development site within National Register Warehouse District. The site faces contributing buildings on the north, east, and south, although the existing building on site is non- contributing.*



## Existing Conditions

The proposed site will consolidate three parcels, two of which are vacant, and one which contains an under-utilized lower scale building. The existing two-story building located on the eastern portion of the site is approximately 180 ft long by 110 feet wide and will be demolished as part of this project. This property and all abutting and adjacent properties are located within the CG (General Commercial) zoning district.



*Aerial showing the location of the site. The building footprint extends nearly  $\frac{1}{2}$  block on 700 South, and  $\frac{1}{4}$  block on 400 West.*



*View of existing site from the corner of 400 West and 700 South.*

The power lines on 400 West will be buried. The existing power lines on the 700 South façade will remain.

## Adjacent Uses

**North:** 700 South. Across the street is a two-story NR contributing brick warehouse that has recently been adaptively reused as retail and warehouse space for an outdoor gear company.

**South:** 400 West. The adjacent parcel has a NR one-story contributing brick building, which is setback nearly 73 feet from the street, and sits directly south of the proposal. The parcel has

a central expanse of surface parking and a few more one-to two-story warehouses along the southern and western perimeter, none of which are contributing.

**East:** 400 West. Across the street is a two-story NR contributing brick warehouse. The disused rail line running through the center of the corridor is proposed as a new streetcar route in the Downtown Plan.

**West:** 700 South. 10' wide RMP easement and two-story windowless warehouse with metal siding and a single garage door.

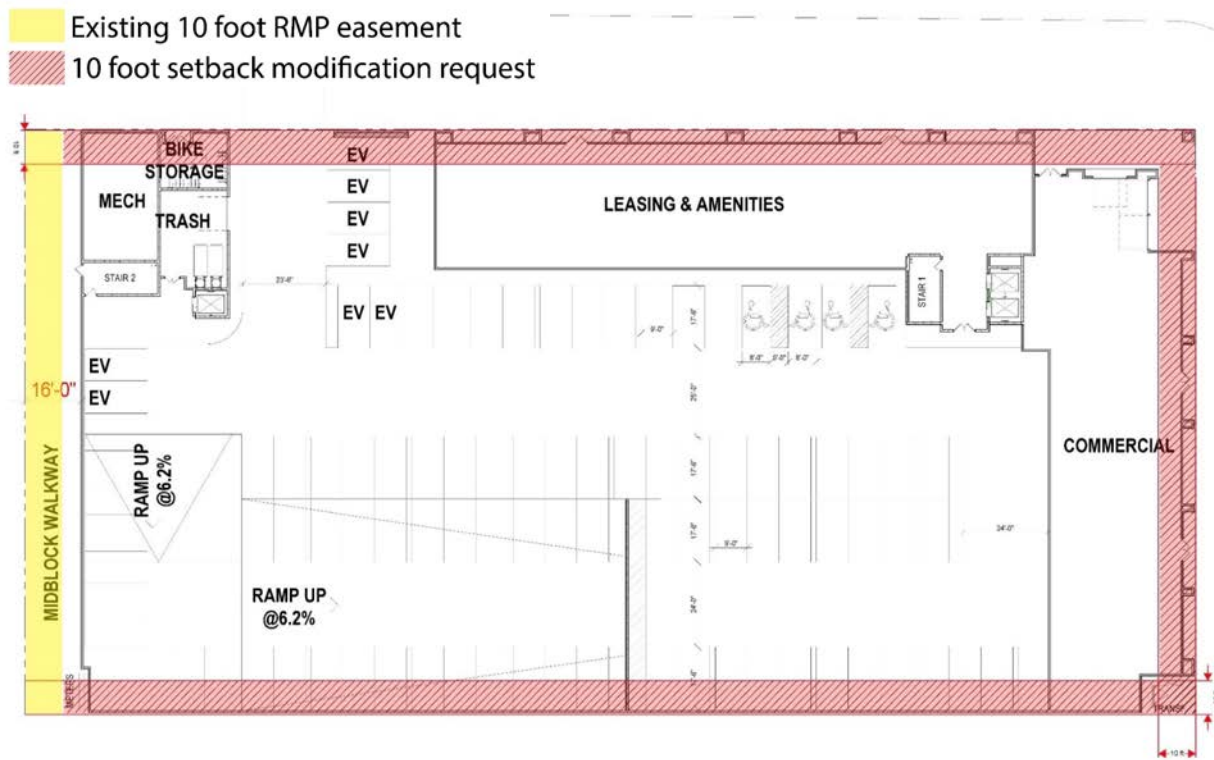
### ***Planned Development***

The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of several objectives related to City plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area. Those standards and the objectives are discussed in [Attachment G](#) and in the "Key Considerations" section below

The Planned Development process is required because the applicant requests that the Planning Commission:

- Waive required 10' setbacks for front, corner, and rear yards.
- Waive required 10' front and corner landscape yards.
- Waive 7700 square feet of additional landscaping requirements generated by approvals of additional height.

In lieu of the setbacks and landscape yards, the building will extend to the property line. A request for additional height in the CG zoning district requires a landscaping increase equal to 10% of the area of the approved additional floors. The applicant is requesting 2 additional floors that total 77,000 square feet, increasing the area of landscaping required to 7700 square feet. The applicant seeks relief from both landscape yards and the increased landscaping requirement.



*Site plan showing approximate location of front, rear and corner side setbacks in red. Location of power easement in yellow. Full size site and park strip landscape plans are available in [Attachment B](#).*

The request is made to achieve transparency and visual interest to support the retail, office, and resident amenity uses on the ground floor, and to retain compatibility with the neighborhood pattern in the Granary's warehouse district, where many buildings have no setbacks, as well as to incorporate additional area for development.

### ***Design Review***

The Design Review process allows for additional height and flexibility in meeting certain measurable design related zoning standards if the proposed alternative design still generally meets the intent of those standards. When large developments or requests for additional height are considered, proposals shall comply with all Design Review standards. The Design Review process includes standards of review primarily related to ensuring a development is pedestrian-oriented, human-scale and incorporates sufficient transparency and visual interest to maintain pedestrian engagement. The full list of standards is reviewed in [Attachment H](#). The applicant suggests that the request for additional height will realize the Downtown Community Plan's Urban Design Framework which follows the City's Urban Design Element (1990) and recommends heights of 6-12 stories west and south of the Central Business District.

The CG zone has no façade design requirements, save for the requirement for a door on each building façade. The Design Review requirements produced by the request for additional height, therefore result in a more transparent and visually interesting ground floor than would be required by-right. The building incorporates large commercial windows articulated by framed bays on the 400 West façade and on two-thirds of the 700 South façade.

Materials change from brick, to stucco, to metal change along the façade, and 3 colors of brick are included. On the 700 South façade the ground floor has two breaks in vertical plane, which are intended to provide the appearance of two buildings – the eastern portion is 212 feet wide, and the western portion is 108' long. A projecting brickwork pattern and public art located along the mid-block walkway enlivens the façade of the parking structure.

The width of the building is reduced through vertical emphasis and include color and material changes, as required by the standards for Design Review. The proposal also includes articulation intended to make the 330-foot-wide building appear like two adjoining buildings. There are other long warehouse buildings in the surrounding context, but none above two stories. The CG zoning district does not limit building length, so while a ½ block building width is considerable, and staff believes that further articulation would improve its relation to human scale, it is generally compliant with the standards for Design Review.

### **KEY CONSIDERATIONS:**

The below considerations were identified through analysis of the proposal.

1. Master Plan
2. Request for Additional Height
3. Request for 10' Setback and Landscape Yard Relief
4. Request for Additional Landscaping Relief
5. Mid-Block Walkway

#### **Consideration 1: Master Plan**

The Downtown Plan envisions the creation of the “premier center for sustainable urban living, commerce, and cultural life in the Intermountain West,” that is livable, walkable, provides housing choice and affordability, and incorporates a mix of public and private amenities.

The subject property is in the Granary District of the Downtown Community Plan, envisioned as a unique place in the downtown where “The Granary’s historic grit and modern refinement come together.” It is intended to provide mix of housing options include townhouses, adaptive reuse of historic buildings, and mid-rise development.

The plan proposes that existing buildings be repurposed for creative industries and supports office, retail, and restaurant uses. The Plan envisions unique public spaces within large rights of way that incorporate disused rail infrastructure, and the development of a thriving employment center in the area.





The project meets 7 of the Downtown Plan's 48 goals. The proposal is consistent with many of the initiatives in the Downtown Plan, which calls for mid-rise development in the Granary, and building design that is compatible with the character of the neighborhood. For details, see [Attachment E: Master Plan Policies](#)

### Consideration 2: Request for Additional Height

The General Commercial (CG) zoning district allows for buildings up to 60 feet in height. Buildings between 60 and 90 feet in height are permitted through the Design Review process. The applicant is requesting an additional 27' 10" in height through this process.

The architectural style responds to the National Register Warehouse District character of the area and is generally compatible with the area. The existing height of the area, however, and the proposed height of the structure are different. The proposal includes a building that is 88 feet tall while the Granary typically includes building between 14 and 30 feet in height. While this building will be significantly taller than the existing context, the applicant and the City acknowledge that additional development is likely to occur, and when compliant with the standards of the design review process, 90' buildings are permissible in the CG zone.



Staff has concerns regarding the building height in relation to human scale related to Design Review Standard D and Standard G.1.a, as detailed in [Attachment H](#). The Granary, in general, is comprised of buildings and streets that lack human-scale features. The building has a 10' step back at the second story on the rear façade, this does not adequately relate to human scale, as it is not visible or perceptible from the street-facing façades. Staff asked the applicant to consider adding step backs to the street facing facades above the second story to better comply with the intent of this standard and to address concerns raised by Community Council members.

In the absence of step backs along the street facing facades, a condition of approval to provide an awning of 4' in depth that provides a greater sense of enclosure paired with an appropriate tree form and scale to further mitigate the buildings mass may improve the relationship of building height to human scale.

### **Consideration 3: Request for 10' Yard Setback and Landscape Yard Relief**

The property is in the General Commercial (CG) zoning district. The CG zone includes a requirement for 10' front, corner, and rear yard setbacks, and 10' landscape yards in the front and corner side. The intent of this is to both provide area for aesthetic landscaping improvements along the street but to also provide some separation from the public way and the uses allowed in this zone. The applicant has proposed to modify the setback to build commercial space along the property line.

The CG zone requires landscape yards to mitigate impacts from large buildings. Through the Planned Development process, the applicant is requesting relief from all landscaping required in the CG zone, namely 10' front and corner landscape yards, (approximately 5000 square feet of landscaping).

Regarding compatibility with directly adjacent properties where the setback is being modified, staff evaluated how the development interfaces with the abutting property to the south and the street front along 400 West and 700 South. Photos of those interface areas are available in [Attachment D](#).

Where the development interfaces on the south, the proposal sits on the property line, and proposes a blank wall with a 10-foot step back at approximately 30 feet from the ground. The existing one-and-one-half story building on the lot to the south is setback approximately 5 feet

from the shared property line and has a windowless wall facing the proposal. The existing building to the south is setback nearly 74 feet from 400 West, and most of the parcel is used for surface parking. On the subject property, the existing building (to be demolished) is adjacent to the sidewalk on 400 West and 700 South, as are many nearby buildings.



*The predominant neighborhood pattern is warehouse buildings set at the property line, with surface or vacant lots interspersed. Proposed site in yellow.*

Staff believes that the request to waive yard setbacks and landscape yards is appropriate, particularly due to its urban context and the neighborhood pattern of buildings along the sidewalk interspersed with parking lots. The existing building on the northeast portion of the site is built to the property line. Creating a street wall with façade transparency and visual interest, as this proposal does, is a pedestrian-oriented gesture that enhances the public realm, all of which is generally desired Downtown. Staff believes the modification results in a better product related to the materials used and the creation of a pedestrian-oriented street wall, as well as enhancing compatibility with the context. Further, the reduced setbacks are mitigated for residents through the provision of a range of outdoor roof decks and indoor amenities in the building interior.

#### **Consideration 4: Request for Additional Landscaping Relief**

The CG zone requires additional landscaping when additional height is requested. Through the Planned Development process, the applicant is also requesting relief from the required additional landscaping which is approximately 7700 square feet generated by the request of additional floors.

As the applicant is requesting relief from all required landscaping on the property, to create a more enhanced pedestrian experience for the ground floor commercial uses. Thus, Staff finds that an enhanced landscaped park strip will help provide mitigation for the additional height being sought for this project.

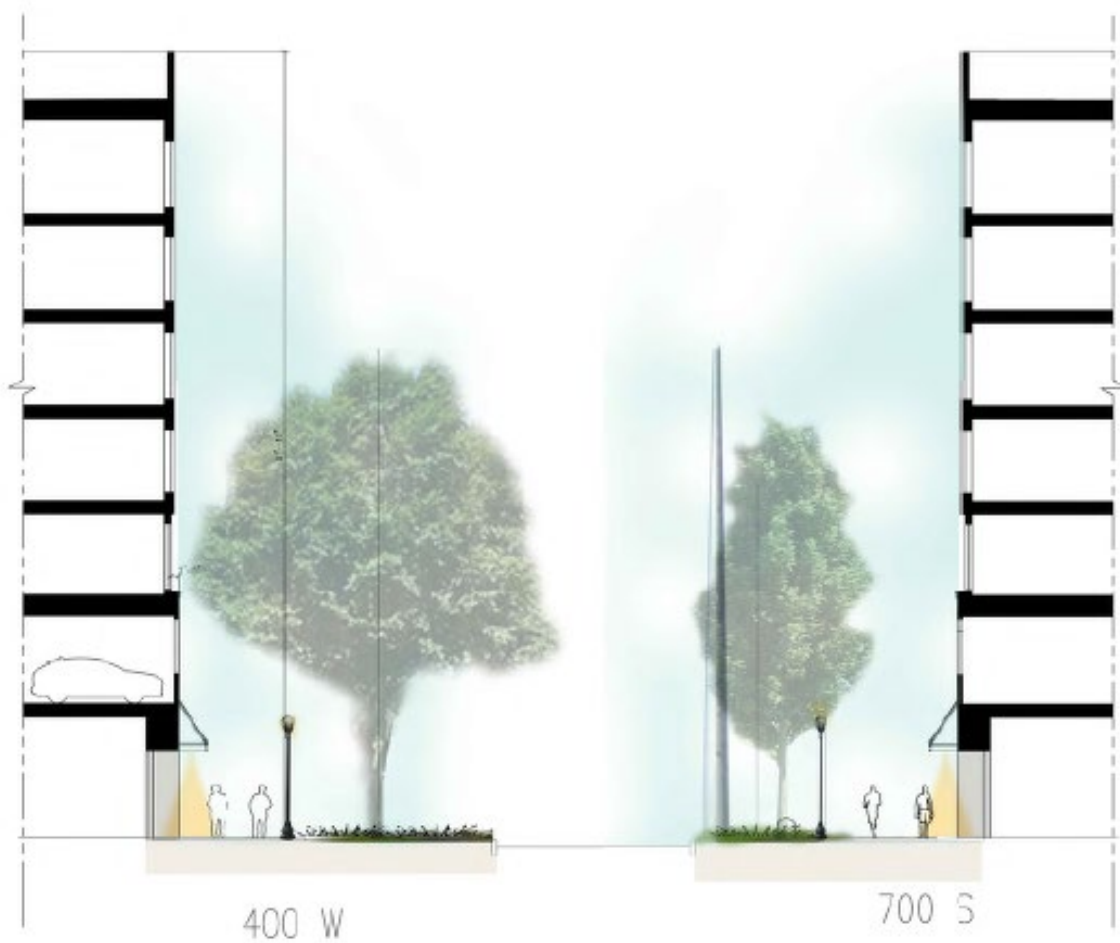




*Rendering of proposed park strip landscaping on 700 South facade. Note that overhead utility line on 700 South will remain.*

While the proposed park strip landscape is limited in its ability to lessen impacts of the 700 South façade it can provide greenery and create a sense of human scale. As stated above, the applicant is burying the power lines along 400 West but leaving the power lines along 700 South. This limits the height for proposed street trees. With this issue in mind and attempting to create a human scale space on the sidewalk, staff is recommending a condition of approval for a tree form with a spreading canopy in the park strip, that will also meet the needs of the Urban Forestry Division and relevant utility companies.





*Section through building at 400 West and 700 South to demonstrate scale relationship between proposed park strip landscaping and the development proposal.*

#### **Consideration 5: Mid-Block Walkway**

A midblock walkway is required on the western property boundary by the Downtown Plan. The applicant's second submission proposed a 10-foot-wide midblock walkway that occupied an existing utility easement. However, after further discussion the applicant revised the width to 16-feet wide. The walkway is located alongside the parking garage, to the west of the proposal. As the block redevelops, the north-south midblock walkway will meet an east-west running walkway at the approximate center of the block and is intended to provide a unique pedestrian privately-owned public space.

To comply with Design Review standards, the applicant has agreed to incorporate seating and public art along the parking garage wall to make the walkway more engaging. The design of the midblock walkway meets Design Review standards for public art, seating, and amenities. The proposal includes an interactive 15' x 9' chalk board at the northern portion of the walkway, and five 8' x 8' panels with artwork along the rest of the western façade, and overhead fairy lights above the walkway.



*Midblock walkway, looking north to 700 South*



*Example of seating along midblock walkway.*

The midblock walkway proposal was added to the plan set after the initial submission and still requires concept refinement and design details. As a condition of approval Planning Staff recommends that final approval of the details for public art, signage, midblock walkway lighting, seating, paving patterns, and landscaping to be delegated to Planning Staff. Planning Staff will work with the applicant to address spatial constraints using urban design principals to the greatest extent possible.

## **DISCUSSION:**

The requested modifications have been reviewed against the Planned Development standards in [Attachment G](#) and the proposal generally meets those standards as discussed in those attachments and in the considerations section above. The proposal provides a mixed-use development and the modifications to the front and corner yard setbacks are compatible with the existing neighborhood development pattern and the greater design considerations given the associated facades results in a better product.

The requested modifications have been reviewed against the Design Review standards Attachment H, and while it meets most of those standards, Staff has concerns regarding the proposal in relation to the standards regarding human scale and has recommended a condition to help with this issue. The ½ block long, 88-foot-tall building incorporates shallow horizontal massing changes that create visual interest but do not introduce human scale along the ground-floor street facade.

Otherwise, the proposal generally meets the Design Review standards. As the applicant is generally meeting the applicable standards, Staff is recommending approval of the development with the conditions noted on the first page of the report.

## **NEXT STEPS:**

### **Planned Development Approval**

If the proposal is approved, the applicant will be able to build their proposal as proposed. The final plans submitted for building permits will be reviewed to ensure that they substantially comply with the approved plans and all conditions of approval. The buildings will need to comply with all other zoning and code requirements.

### **Planned Development Denial**

If the Planned Development is denied, the applicant will not be able to build their proposal as proposed. Any proposed development would need to comply with the front, corner side, and rear yard setback requirements of 10' and would need to provide landscape yards and additional landscaping as required in the Commercial General zoning district.

### **Design Review Approval**

If the proposal is approved, the applicant will be able to build their proposal as proposed. The final plans submitted for building permits will be reviewed to ensure that they substantially comply with the approved plans and all conditions of approval. The buildings will need to comply with all other zoning and code requirements.

### **Design Review Denial**

If the proposal is denied, the applicant will not be able to build their proposal as proposed. Any proposed development would need to be at or under the 60' height limit.

# ATTACHMENT E: Master Plan Policies

## City Master Plan Policies

### Downtown Plan

The Downtown Plan puts forth 10 principles to support the Downtown Plan's vision of creating the "premier center for sustainable urban living, commerce, and cultural life in the Intermountain West." These 10 principles are elaborated through a framework of goals and initiatives to guide implementation.

The proposal incorporates several initiatives intended to realize 7 of the Plan's 48 goals.

#### Principle: Housing Choice

**Goal 4:** Increased residential density—The project will add 292 residential units to a part of downtown that currently lacks significant residential development.

#### Principle: Vibrant and Active

**Goal 3:** Active public realm—The proposal includes a high amount of transparency for ground floor uses and a mix of uses.

Active ground floor uses are prioritized over parking on the 400 West façade and on 2/3rds of the 700 South façade.

#### Principle: Arts and Culture

**Goal 1:** Public art—The proposal includes interactive art areas on the midblock walkway.

**Goal 2:** Distinctive, imageable downtown with identifiable subdistricts—The building identifiably incorporates the architectural style of the Granary warehouse, while incorporating transparency and visual interest to create activation at the ground floor.

#### Principle: Walkable

**Goal 1:** Midblock Walkways—Mid-block walkways are intended to facilitate pedestrian movement throughout Downtown. The midblock walkway's proposed location on western boundary of the site is consistent with the midblock walkway network as shown in the Downtown Community Plan.

#### Principle: Welcoming and safe

**Goal 1:** 24/7 Public realm— The proposal incorporates a high degree of ground-level transparency, non-reflective glass, architectural design features, and incorporates clear windows and doors, and balconies facing public spaces.

#### Principle: Beautiful

**Goal 1:** Character-contributing buildings—Building design is responsive to district character, neighboring buildings, and glass and visual interest at the ground level is responsive to the pedestrian.



## **Downtown Plan: Granary District Initiatives**

The development is in the Granary area of the Downtown Community Plan, which calls for mid-rise development.

There are 25 Granary District initiatives described in the Downtown Community Plan, of which this proposal meets 3:

- contains a rooftop patio,
- utilizes on street parking to count toward parking requirements, and
- rebuilds a 165 linear foot segment of 400 West with adequate curb, gutter, park strip, and sidewalk.

Pending further information, this proposal has the potential to meet two additional initiatives

- develop a small neighborhood service node (ground floor commercial space is provided).
- create an active public space along the required midblock walkway.

## **Growing SLC**

The City's Housing Plan ("Growing SLC") also includes policies that relate to the proposal, including:

**GOAL 1: INCREASE HOUSING OPTIONS: REFORM CITY PRACTICES TO PROMOTE A RESPONSIVE, AFFORDABLE, HIGH-OPPORTUNITY HOUSING MARKET**

1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

**Staff Discussion:** In relation to the above, the proposal utilizes the Planned Development and design review process as an in-fill tool to provide more housing options.

## **Plan Salt Lake**

The City's general citywide plan "Plan Salt Lake" also includes policies related to the proposal, including:

### **2/ Growth (Policies)**

3. Promote in fill and redevelopment of underutilized land.
6. Accommodate and promote an increase in the City's population

**Staff Discussion:** The proposal introduces in-fill development on three existing lots, two of which are vacant, and one with an under-utilized lower scale building and that helps accommodate a growing City population. The building provides a mix of nearly 300 one and two-person apartments in an area that currently has little residential development.

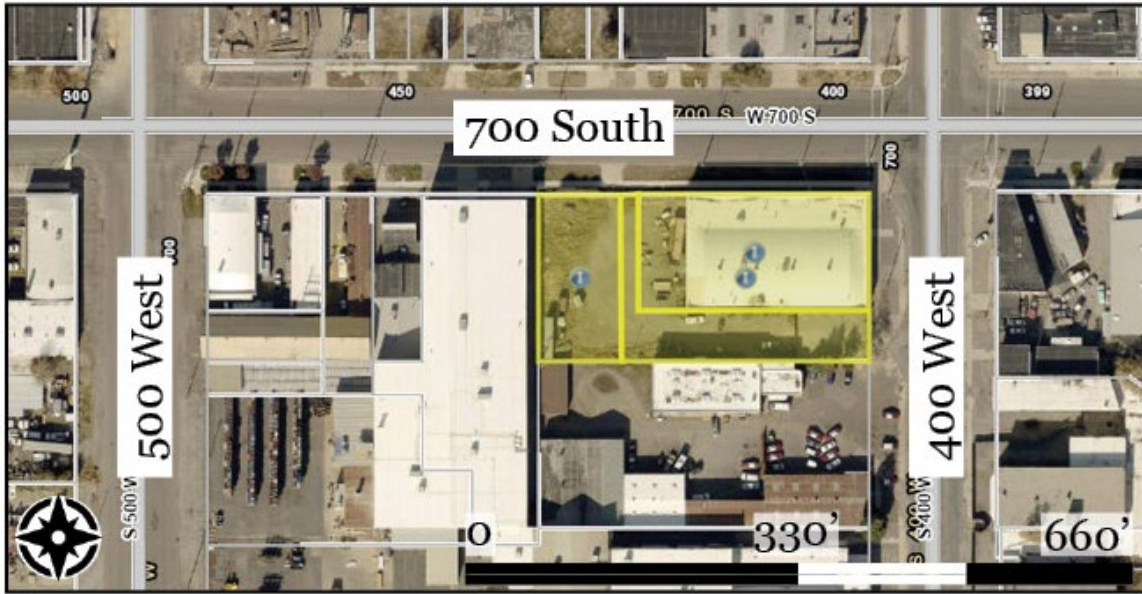
In relation to the Downtown Plan, the proposal is utilizing the Planned Development process, which allows for some design flexibility, while also maintaining compatibility with the

surrounding neighborhood. The request for reduced yard setbacks is premised on maintaining continuity with the existing development pattern to create a pedestrian-oriented street wall.

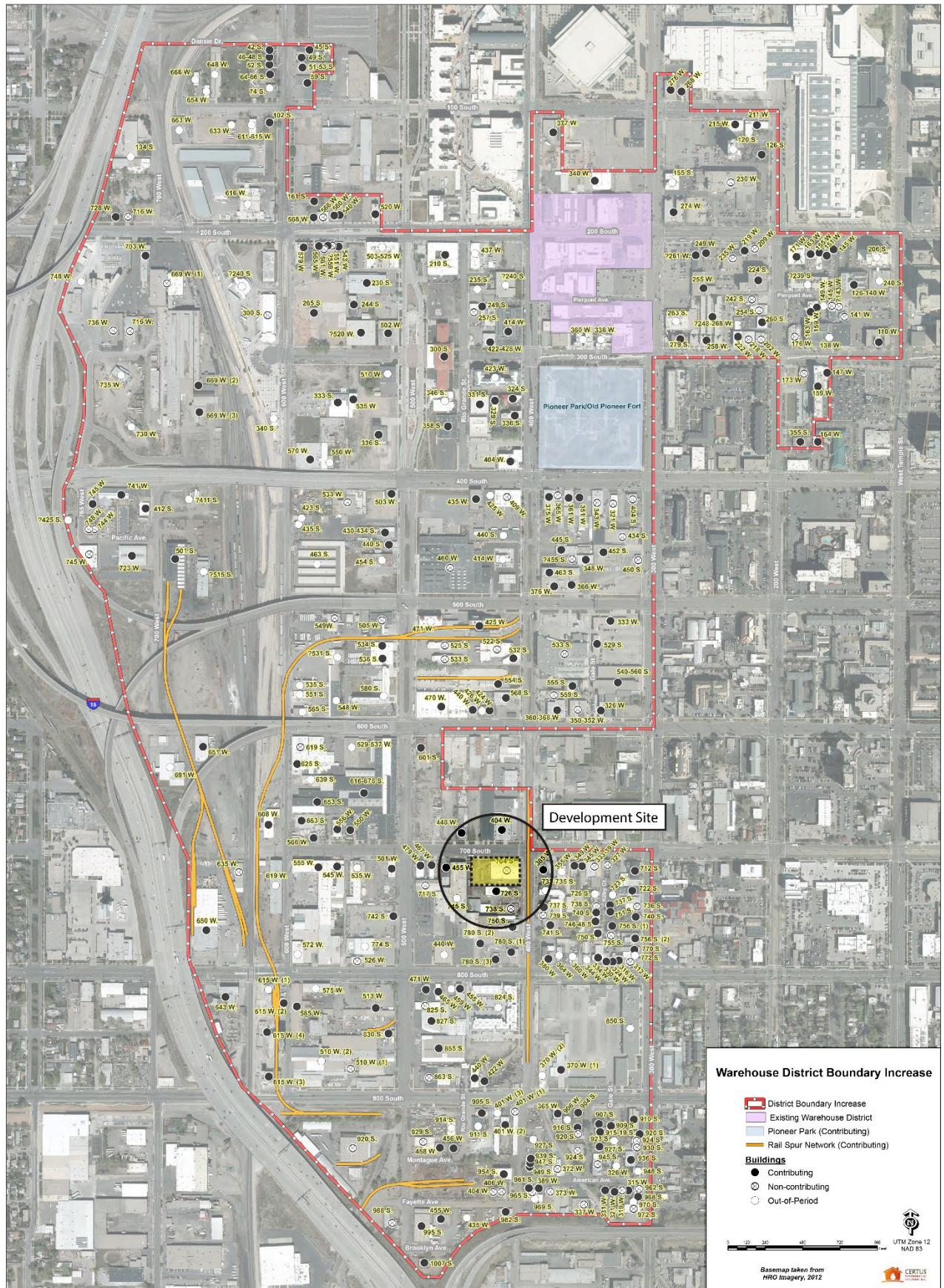
The Design Review process provides for ground-level pedestrian engagement and orientation in a base zone with very few design standards, as well as strategies to mitigate the ½ block width of the building. The design review request is for additional height, which implements several goals and initiatives of the Downtown Plan, related to the provision of commercial space and ground-level transparency and visually interesting facades, as well as an architecturally compatible response to the character of the Granary District.

## **ATTACHMENT A: Vicinity and Zoning Maps**

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## ATTACHMENT B: **Plan Set**

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URBAN ALFANDRE  
ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
704 SOUTH 400 WEST, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COTTONWOOD TITLE INSURANCE AGENCY,  
INC., URBAN ALFANDRE, ENGINE WILLIAM MARTIN, TRUSTEE OF THE EUGENE WILLIAM MARTIN  
LIVING TRUST, DATED SEPTEMBER 26, 2019.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE  
IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS  
LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK  
WAS COMPLETED IN MARCH, 2021.

SATTAR N. TABRIZ, PLS.  
UTAH LICENSE NO.: 155100

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED  
BY COTTONWOOD TITLE INSURANCE AGENCY, INC. ISSUING OFFICE OF FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, FILE NO. 147621-CAB, WITH AN EFFECTIVE DATE OF AUGUST 2, 2021 AT 7:30  
AM. THE FOLLOWING NOTES PERTAIN TO SCHEDULE 'B' SECTION 2 EXCEPTIONS FROM COVERAGE  
LISTED IN SAID COMMITMENT:

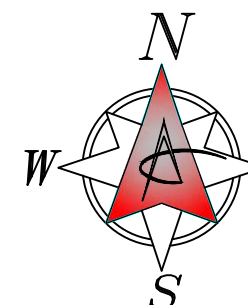
EXCEPTIONS 1-11 ARE NOT PLOTTABLE, OR ADDRESSED BY THIS MAP.

- THE HEREIN DESCRIBED LAND IS LOCATED WITHIN THE BOUNDARIES OF SALT LAKE CITY,  
SALT LAKE METROPOLITAN WATER DISTRICT, SALT LAKE CITY MOSQUITO ABATEMENT  
DISTRICT, CENTRAL UTAH WATER CONSERVANCY DISTRICT, GRANARY DISTRICT  
REDEVELOPMENT PROJECT AREA PLAN, AND IS SUBJECT TO ANY AND ALL CHARGES AND  
ASSESSMENTS LEVIED HEREUNDER.  
(NO PLOTTABLE DESCRIPTION PROVIDED)
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING  
BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN,  
ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS,  
PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE  
PUBLIC RECORDS OR LISTED HEREIN. THE COMPANY MAKES NO REPRESENTATION AS TO  
THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS,  
EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.  
(NO PLOTTABLE DESCRIPTION PROVIDED)
- CLAIM, RIGHT, TITLE OR INTEREST TO WATER OR WATER RIGHTS WHETHER OR NOT SHOWN  
BY THE PUBLIC RECORDS.  
(NO KNOWN DOCUMENTS OR OTHER SUPPORTING INFORMATION REGARDING WATER  
RIGHTS PROVIDED TO SURVEYOR AT THE TIME OF THIS SURVEY)
- THE EFFECTS, IF ANY, OF EASEMENTS AND RIGHTS-OF-WAY FOR EXISTING ROADS, STREETS,  
ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES AND POWER, TELEPHONE,  
SEWER, GAS OR WATER LINES, WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY  
OF THE SUBJECT LAND.
- RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND  
OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND.  
(EXISTING RAILROAD TRACKS WITHIN THE VICINITY HAVE BEEN SHOWN HEREON.)
- AMENDED NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "GRANARY DISTRICT  
REDEVELOPMENT PROJECT AREA PLAN" AND DATED APRIL 15, 1999 RECORDED MAY 6, 1999  
AS ENTRY NO. 7345725 IN BOOK 8275 AT PAGE 1399.  
(PROPERTY IS LOCATED WITHIN THE BOUNDARY OF AREA PLAN)
- NOTWITHSTANDING THOSE ITEMS DESCRIBED HEREIN-ABOVE, THE LAND IS ALSO SUBJECT  
TO ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN  
AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, (MADE IN  
ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY (ALTA) AMERICAN LAND TITLE  
ASSOCIATION AND (NSPS) NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY  
DISCLOSE.
- RIGHTS OF TENANT(S) IN THE LAND, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING BY,  
THROUGH OR UNDER SAID TENANT(S).  
(NO PLOTTABLE DESCRIPTION PROVIDED)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR  
HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
(NO PLOTTABLE DESCRIPTION PROVIDED)

MAP LEGEND

BOUNDARY LINE	---
SECTION LINE	---
QUARTER SECTION LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
DEED LINE	---
EASEMENT LINE	---
RADIAL LINE	---
FENCE LINE (CHAINLINK)	---
CONCRETE	---
ASPHALT	---
OVERHEAD POWER LINE	---
MONUMENT	---
LEAD PLUG	---
BOUNDARY CORNER	---
POWER POLE	---
LIGHT POLE	---
FIRE HYDRANT	---
WATER VALVE	---
WATER METER	---
SEWER CLEANOUT	---
GAS METER	---
POWER METER	---
MAJOR CONTOUR	---
MINOR CONTOUR	---

NOTE:  
CONTOURS ARE SHOWN IN 1' INTERVALS



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

GENERAL NOTES

- ONLY EASEMENTS LISTED IN THE TITLE COMMITMENT ARE ADDRESSED BY  
THIS MAP.
- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT  
MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED  
DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS  
CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR  
DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS  
OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS WERE EITHER FOUND AS DESCRIBED ON THE FACE  
OF THE MAP, OR MONUMENTED WITH A 5/8" REBAR AND A YELLOW NYLON  
CAP STAMPED "155100" OR NAIL AND WASHER BEARING THE SAME  
INSIGNIA, UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND FEATURES  
FOUND ON SITE AT THE TIME OF THE SURVEY, AND MAPS AND/OR  
RECORDS PROVIDED BY UTILITY PROVIDERS AT THE TIME OF THE SURVEY.  
ACTUAL UNDERGROUND UTILITY LINE LOCATIONS MAY VARY FROM  
LOCATIONS SHOWN ON THE SURVEY.

LEGAL DESCRIPTION

PER TITLE REPORT:

PARCEL 1:

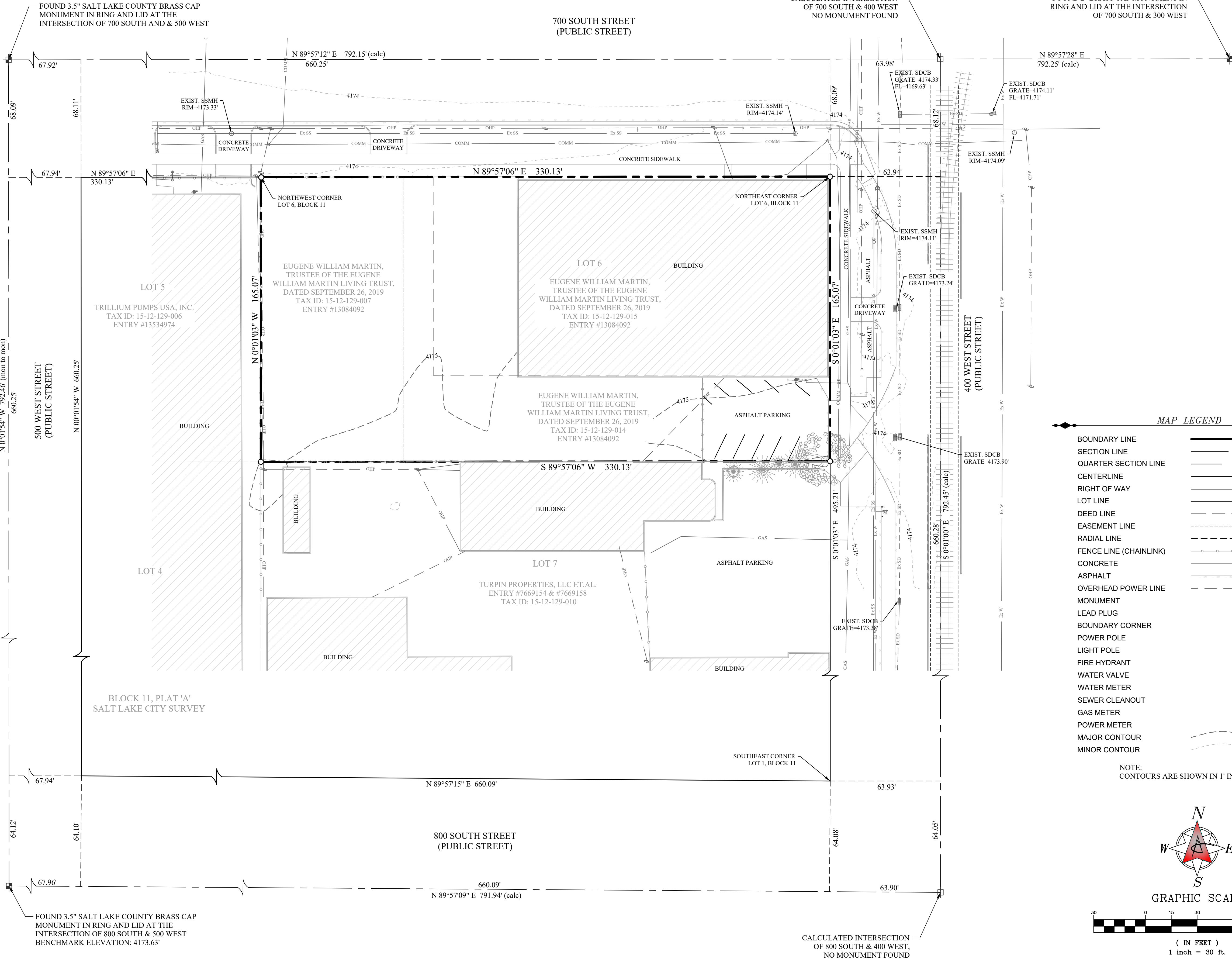
BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 11, PLAT "A", SALT  
LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115 FEET; THENCE WEST  
230 FEET; THENCE NORTH 115 FEET; THENCE EAST 230 FEET TO THE POINT  
OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 11, PLAT "A",  
SALT LAKE CITY SURVEY; AND RUNNING THENCE EAST 5 RODS; THENCE  
SOUTH 10 RODS; THENCE WEST 5 RODS; THENCE NORTH 10 RODS TO THE  
POINT OF BEGINNING.

PARCEL 3:

BEGINNING 115 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 6,  
BLOCK 11, PLAT "A", SALT LAKE CITY SURVEY; RUNNING THENCE SOUTH 50  
FEET; THENCE WEST 247.5 FEET; THENCE NORTH 165 FEET; THENCE EAST  
17.5 FEET; THENCE SOUTH 115 FEET; THENCE EAST 230 FEET TO THE POINT  
OF BEGINNING.



DRAWN BY: FH  
FIELD CREW: DM  
CHECKED BY: SNT  
DATE: 4/16/21

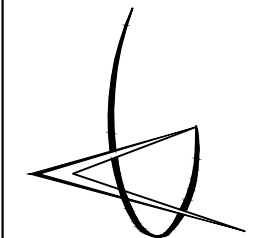
CLIENT: URBAN ALFANDRE  
DWG: BASE.DWG  
JOB No.: 6814-UALF04-21  
DRAWING IS REDUCED IF LESS THAN 27"x34"  
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

URBAN ALFANDRE  
ALTA/NSPS LAND TITLE SURVEY  
704 SOUTH 400 WEST, SALT LAKE CITY, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

REVISIONS			
No.	DATE	BY	REVISION

tel (801) 487-8040 231 West 800 South  
Salt Lake City, Utah 84101  
fax (801) 487-8668 www.wardeg.com

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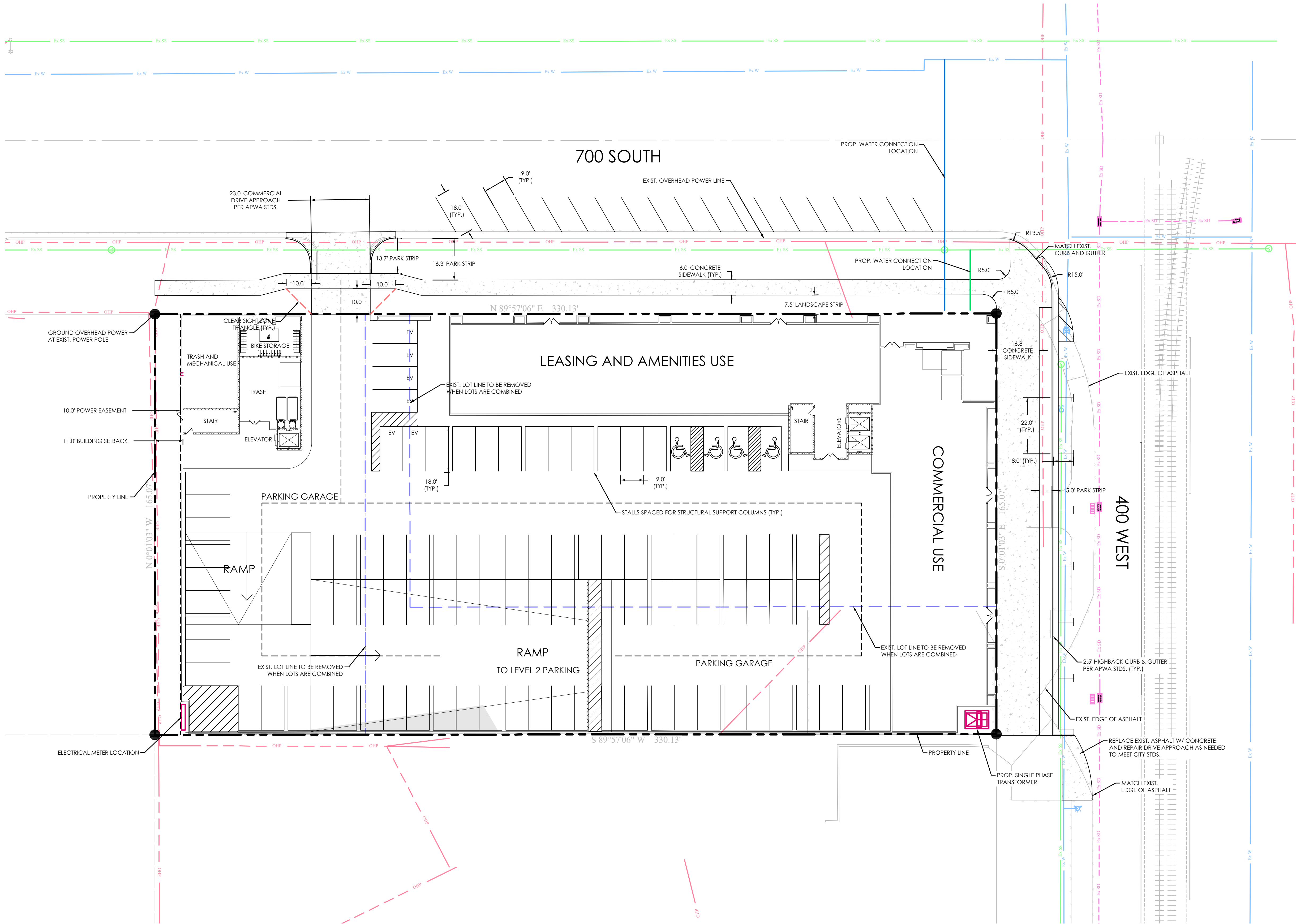


700 SOUTH



C1

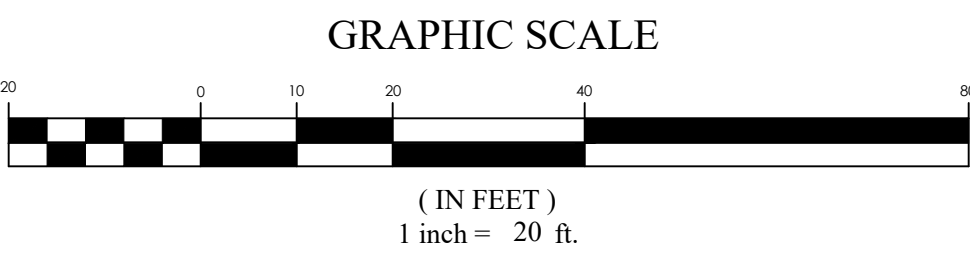




**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15" SD	15" STORM DRAIN
8" SS	8" SANITARY SEWER
8" W	8" CULINARY WATER
8" SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

- NOTES:**
- LOT AREA : 54494 SQFT
  - PUBLIC PARKING : 25 STALLS
  - THERE ARE NO EXISTING TREES ON THIS SITE



**FOR REVIEW ONLY**

**PACIFIC YARD**  
SALT LAKE CITY  
SITE PLAN

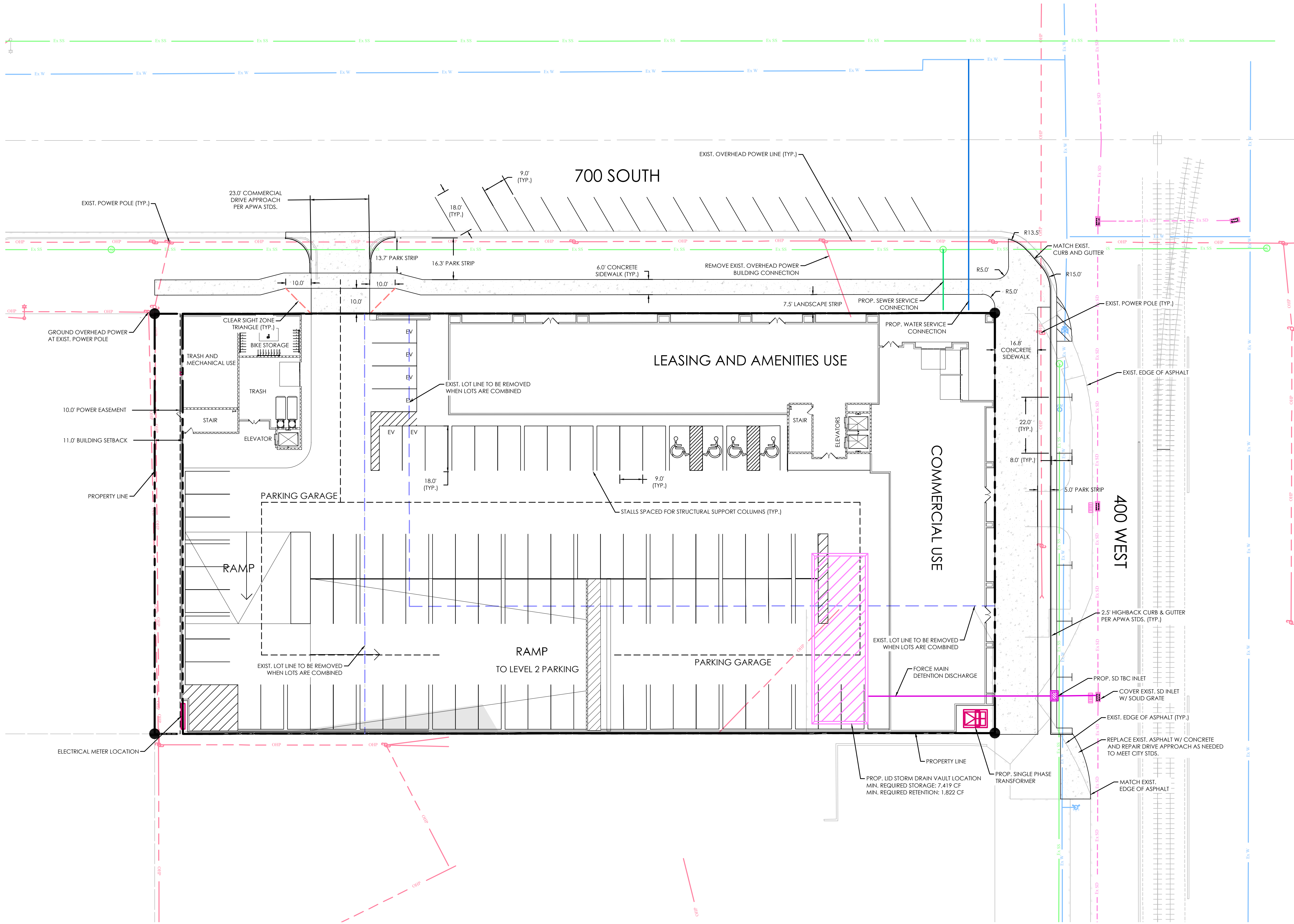
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**SITE PLAN**

Scale: 1"=20'  
Date: 01/04/2022  
Sheet: C2

Drawn: CT  
Job #: 21-0268





**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	XXXX
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY SEWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CULINARY VALVE, TEE & BEND
---	SECONDARY VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

- NOTES:**
- LOT AREA : 54494 SQFT
  - PUBLIC PARKING : 25 STALLS
  - THERE ARE NO EXISTING TREES ON THIS SITE

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 20 ft.

FOR  
REVIEW  
ONLY

**PACIFIC YARD**  
SALT LAKE CITY  
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**SITE PLAN**

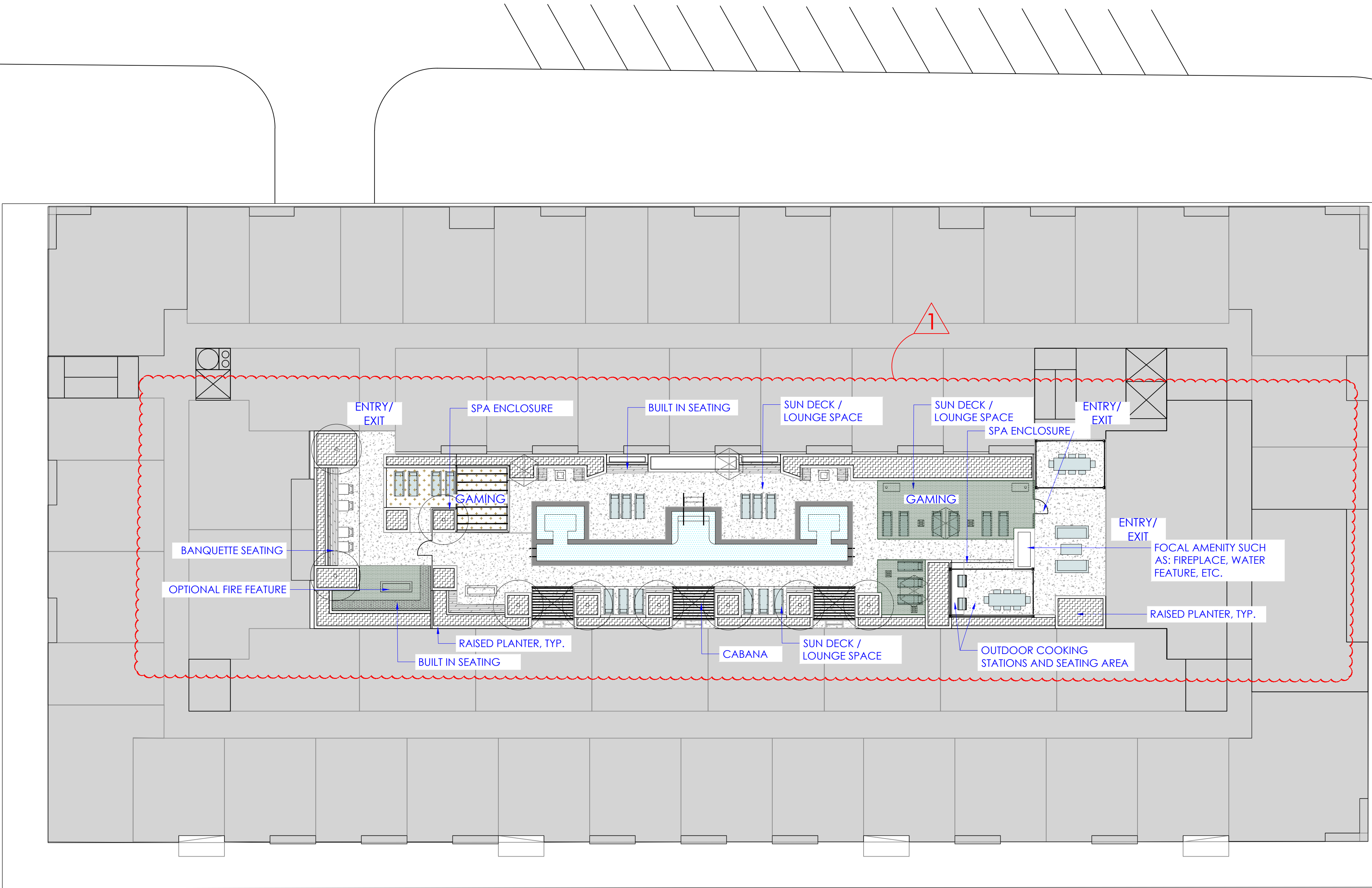
Scale: 1"=20'  
Date: 01/25/2022  
Sheet: C2

Drawn: CT  
Job #: 21-0268





LANDSCAPE AREAS - LEVEL 3 OUTDOOR AMENITY DECK



\*DESIGN INTENT ONLY - FINAL DESIGN T.B.D. PENDING PLANNING REVIEW  
\*QUANTITIES AND DESCRIPTION OF LANDSCAPE AREAS SHOWN FOR DESIGN INTENT PURPOSES ONLY AND ARE SUBJECT TO CHANGE

LEVEL 3 AMENITY DECK		AREA EST.
HATCH	DESCRIPTION	SQUARE FT.
	LANDSCAPE / LIVE COVERAGE. *PLANT SELECTIONS TO BE 80% FROM SLC LOW WATER USE LIST *RAISED PLANTER WALLS	1,255
	LANDSCAPE SURFACE SUCH AS: CONCRETE TOPPING SLAB, PAVERS, TILE, ETC.	3,820
	SOFT SURFACING LOUNGE/GAMING SPACE SUCH AS: ARTIFICIAL TURF, COMPACTED LANDSCAPE MATERIALS, RUBBER SURFACING, ETC.	885
	OUTDOOR GAMING SPACE - FINAL GAMES T.B.D. SUCH AS: GROUP EXERCISE SPACE, GAMING SURFACE, VOLLEYBALL, ETC.	350
	SWIM SPA - WATER AMENITY	575

TOTAL OUTDOOR COURTYARD AREA:  
8,260 S.F.



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FOR:  
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825 N 300 W #N141  
SALT LAKE CITY, UT 84103

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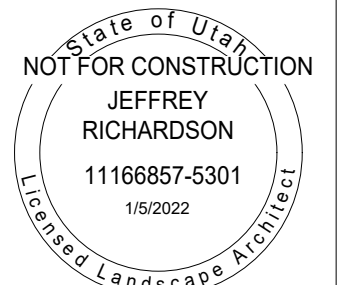
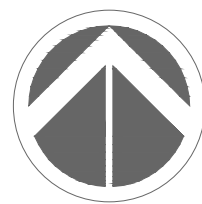
PACIFIC YARD MULTI-FAMILY  
704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMIT

LANDSCAPE PLAN -  
LEVEL 3

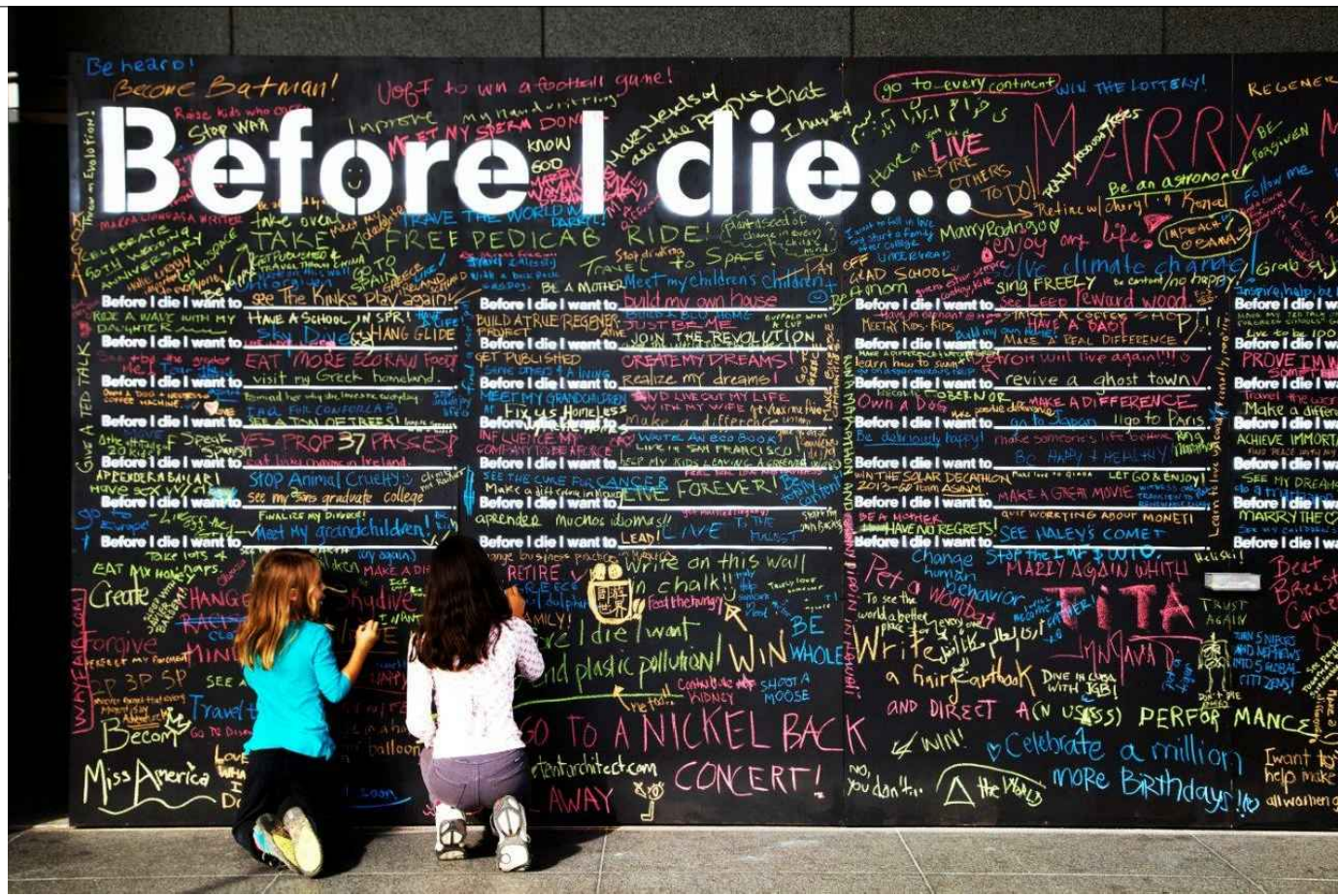
PROJECT NUMBER  
2021-10-C

L1-02



SCALE:  
1/16" = 1'-0"





**INTERACTIVE ART-** As the pedestrian moves around the corner, they are drawn in by the colorful angled walls visible from the street. And just around the corner is an interactive art display to help foster a sense of community.



**FRAMED ART DISPLAY-** Every other bay is to have a screened opening into the garage, or a framed mural.



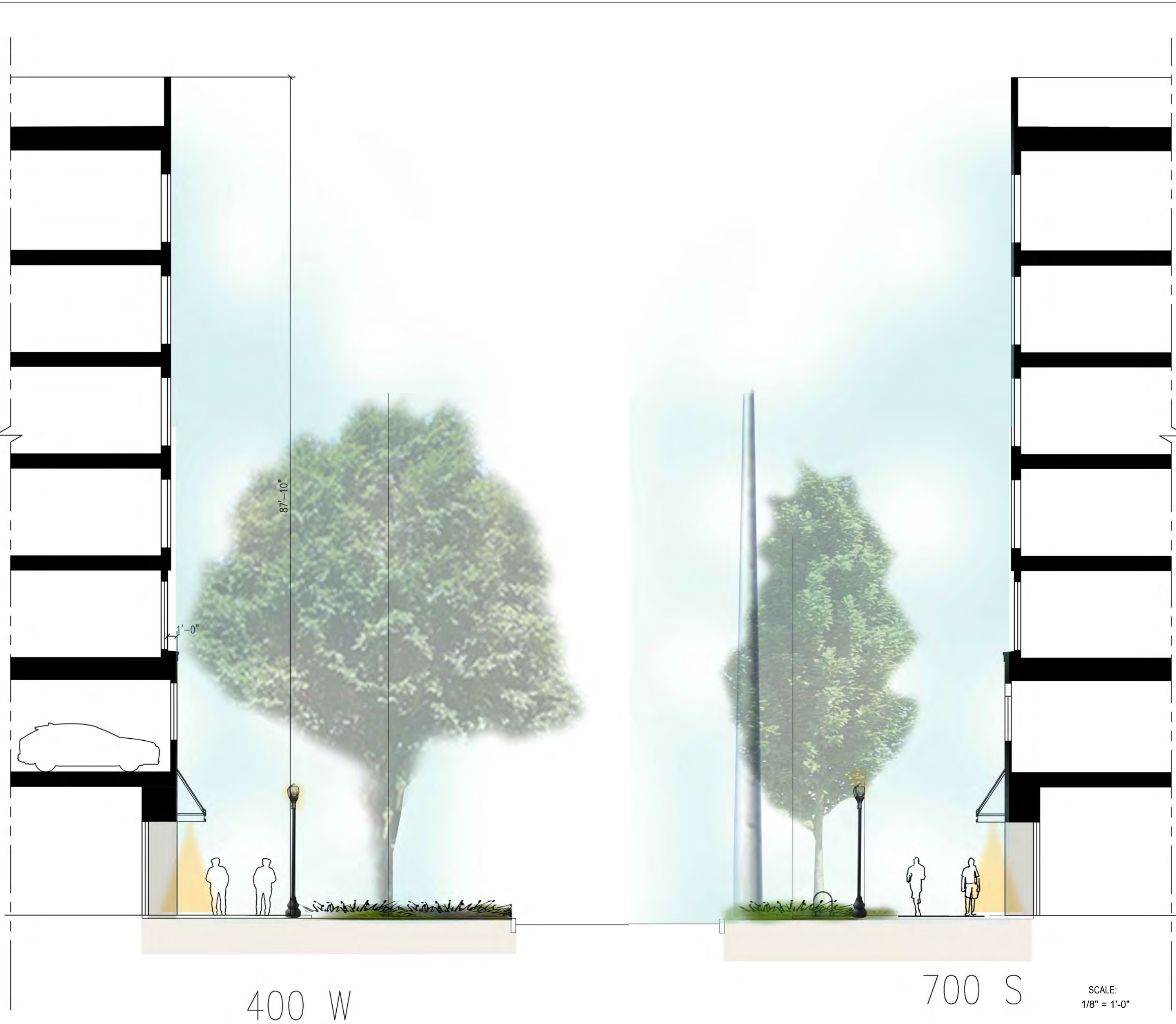
**BRICK DETAILING** - We are showing a brick pattern that wraps the corner on the ground level to bring the pedestrian's interest into the alley. To make a clear connection between the base and the middle of the building, the brick detail is simplified on the upper stories.



**SCONCE UP/DOWN LIGHTING** - Sconces that light up and down, are shown at every bay to create a safe and inviting atmosphere



**WALKWAY SEATING** - Seating with integrated landscaping helps to soften the industrial inspired facade.





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LANDSCAPE ARCHITECT



URBAN STUDIO

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CONTACT:  
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JAMES@URBANALFANDRE.COM

PACIFIC YARD MULTI-FAMILY  
704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

STREET SECTION EXHIBITS




MID BLOCK BREAK EXHIBIT



MID BLOCK BREAK EXHIBIT



MID BLOCK BREAK EXHIBIT

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMIT 

EXHIBITS

PROJECT NUMBER  
2021.10.C

L1-03

SCALE:  
1/16" = 1'-0"





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CONTACT:  
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JAMES@URBANALFANDRE.COM

PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
01.05.22	PLANNING RESUBMITTAL

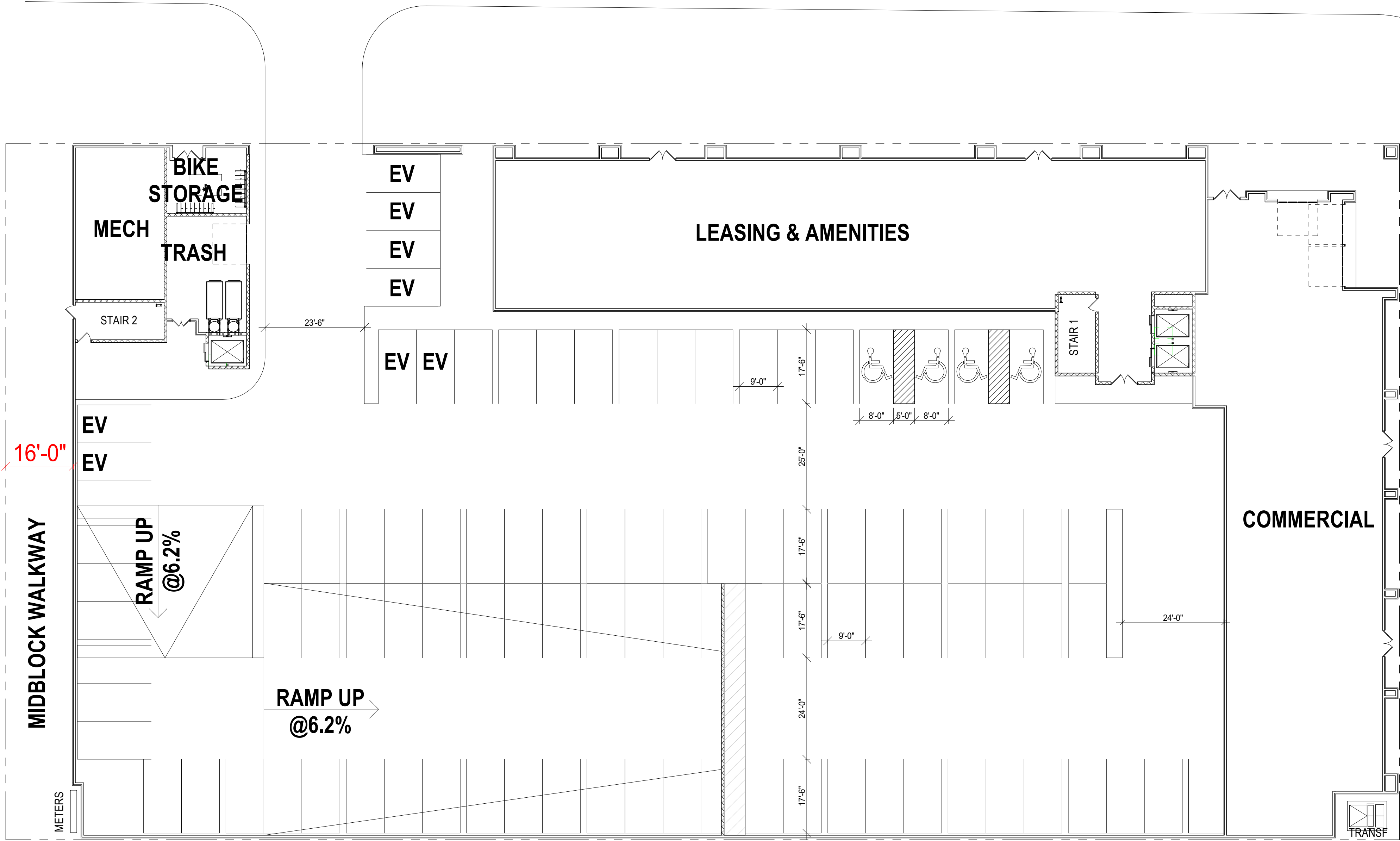
PLANS

PROJECT NUMBER  
21008

A - 01

W 700 S

S 400 W

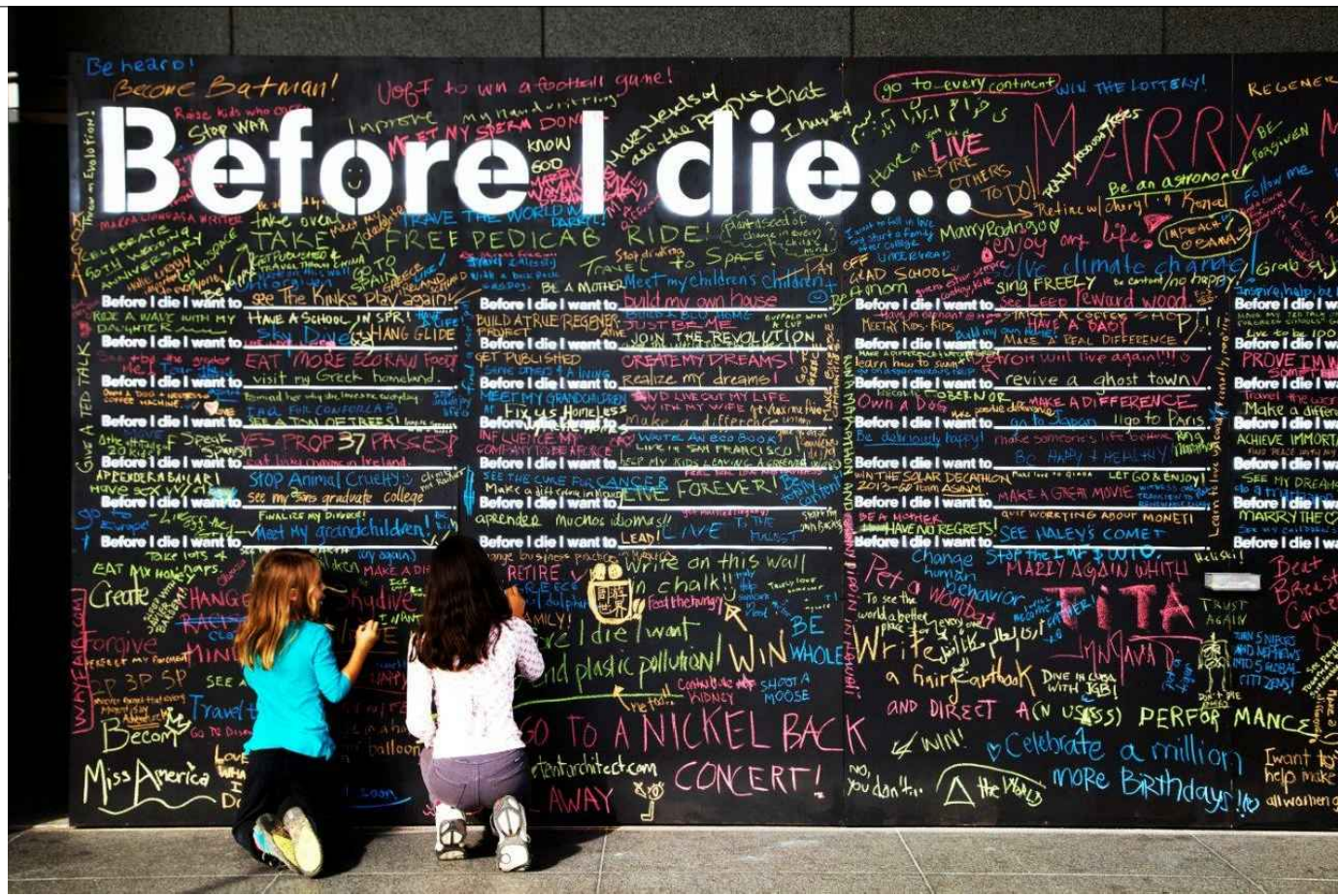


FIRST FLOOR PLAN

SCALE:  
1/16" = 1'-0"

1





**INTERACTIVE ART-** As the pedestrian moves around the corner, they are drawn in by the colorful angled walls visible from the street. And just around the corner is an interactive art display to help foster a sense of community.



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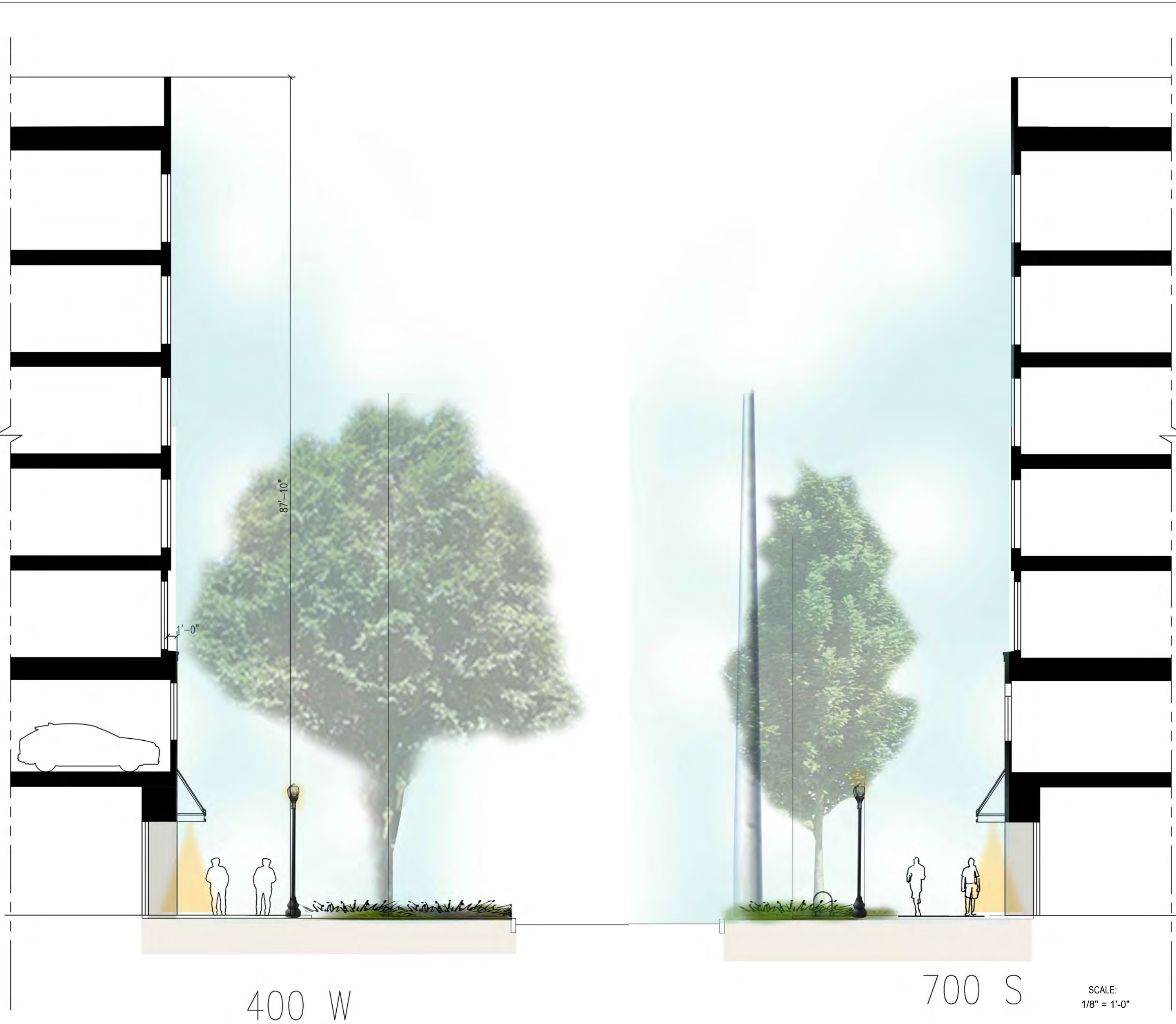
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ktgy

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PACIFIC YARD MULTI-FAMILY  
704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

STREET SECTION EXHIBITS



MID BLOCK BREAK EXHIBIT



MID BLOCK BREAK EXHIBIT



MID BLOCK BREAK EXHIBIT

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMIT

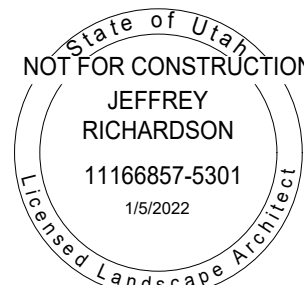
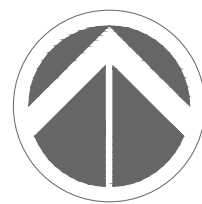
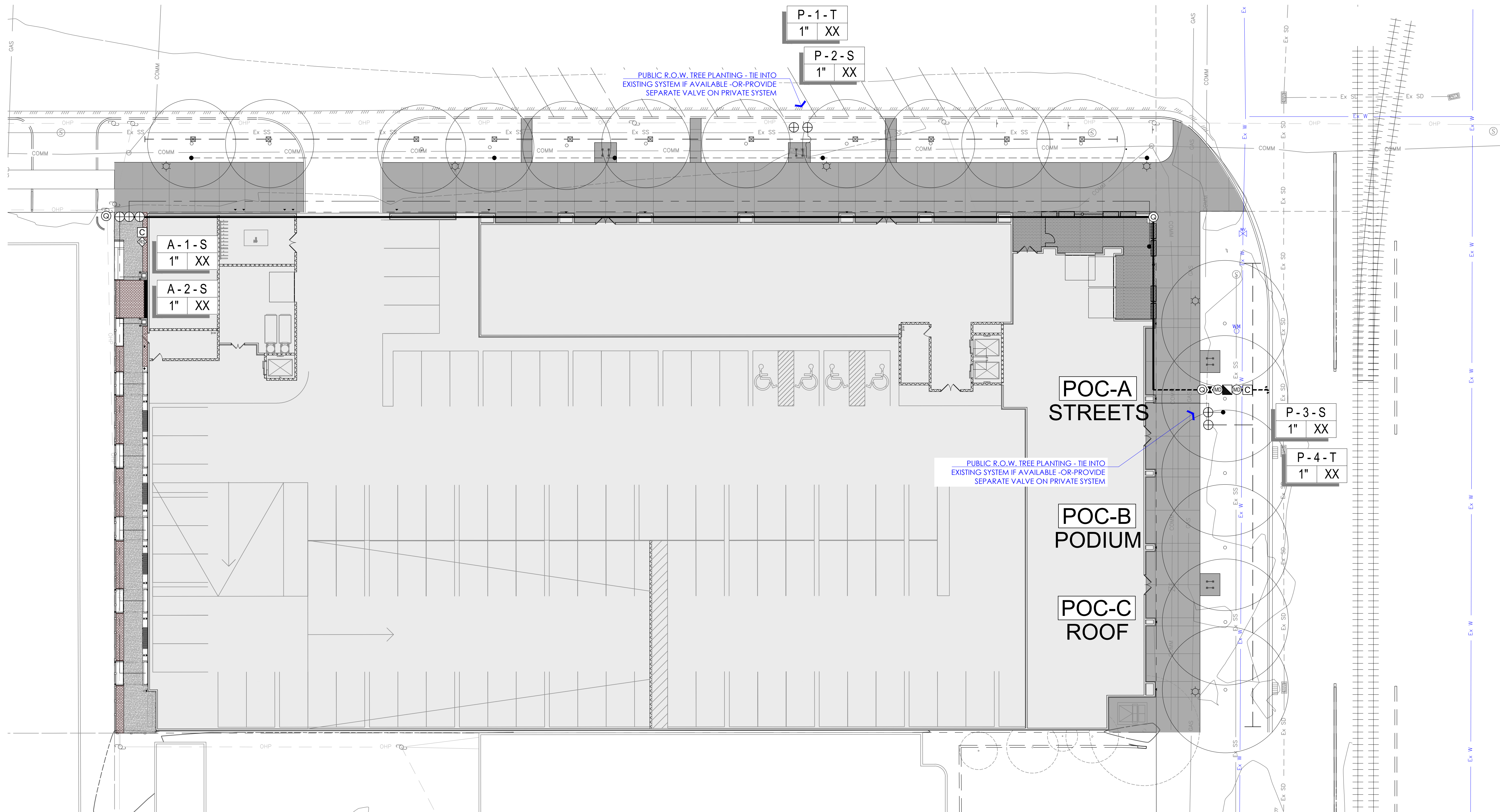
EXHIBITS

PROJECT NUMBER  
2021.10.C

L1-03

SCALE:  
1/16" = 1'-0"





SCALE:  
1/16" = 1'-0"

**PACIFIC YARD MULTI-FAMILY**  
**704 SOUTH 400 WEST**  
**SALT LAKE CITY, UTAH**

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMIT

IRRIGATION PLAN

PROJECT NUMBER  
2021-10-C

L2-01



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LANDSCAPE ARCHITECT



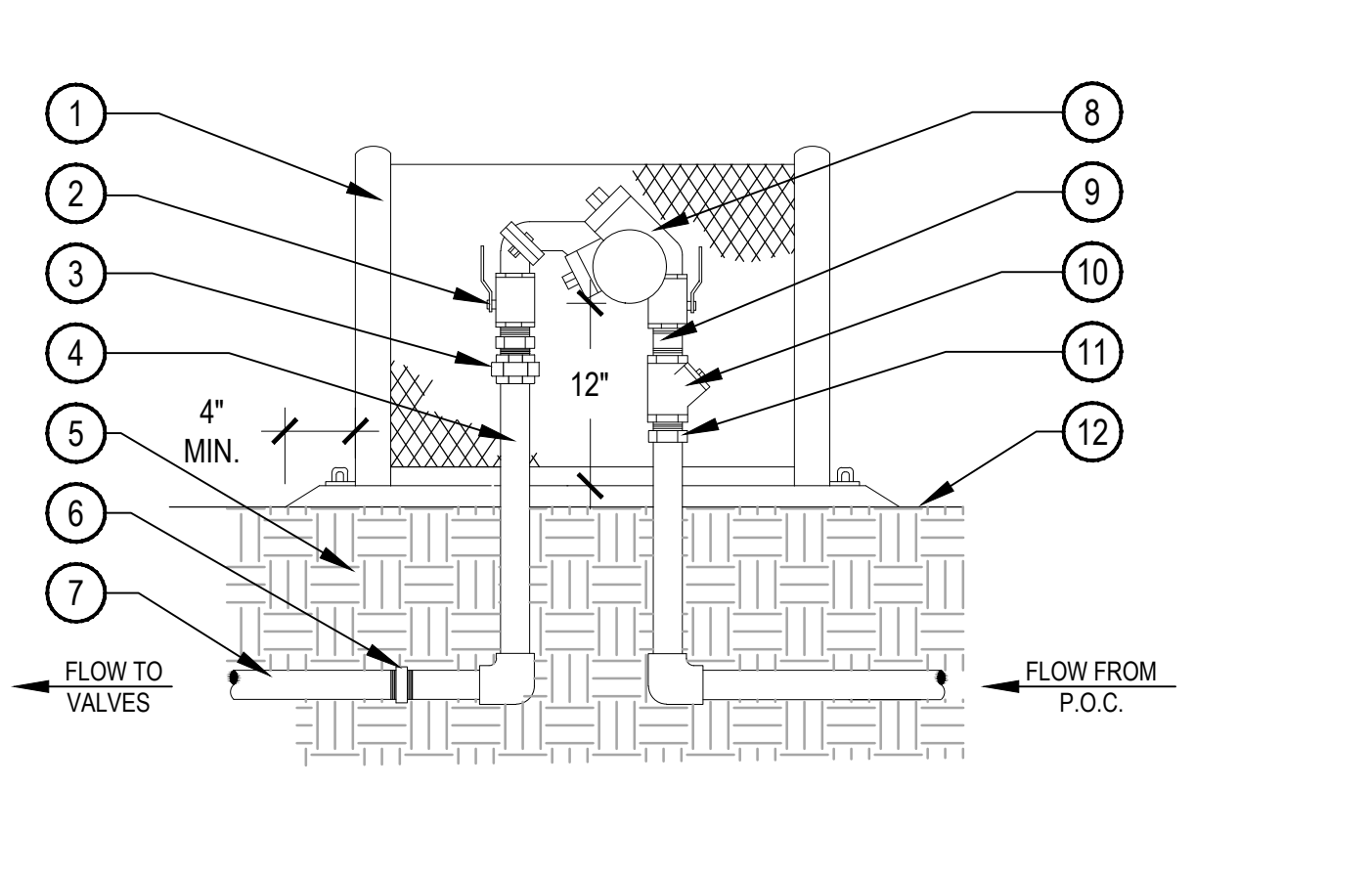
511 W. 200 S. SUITE 125  
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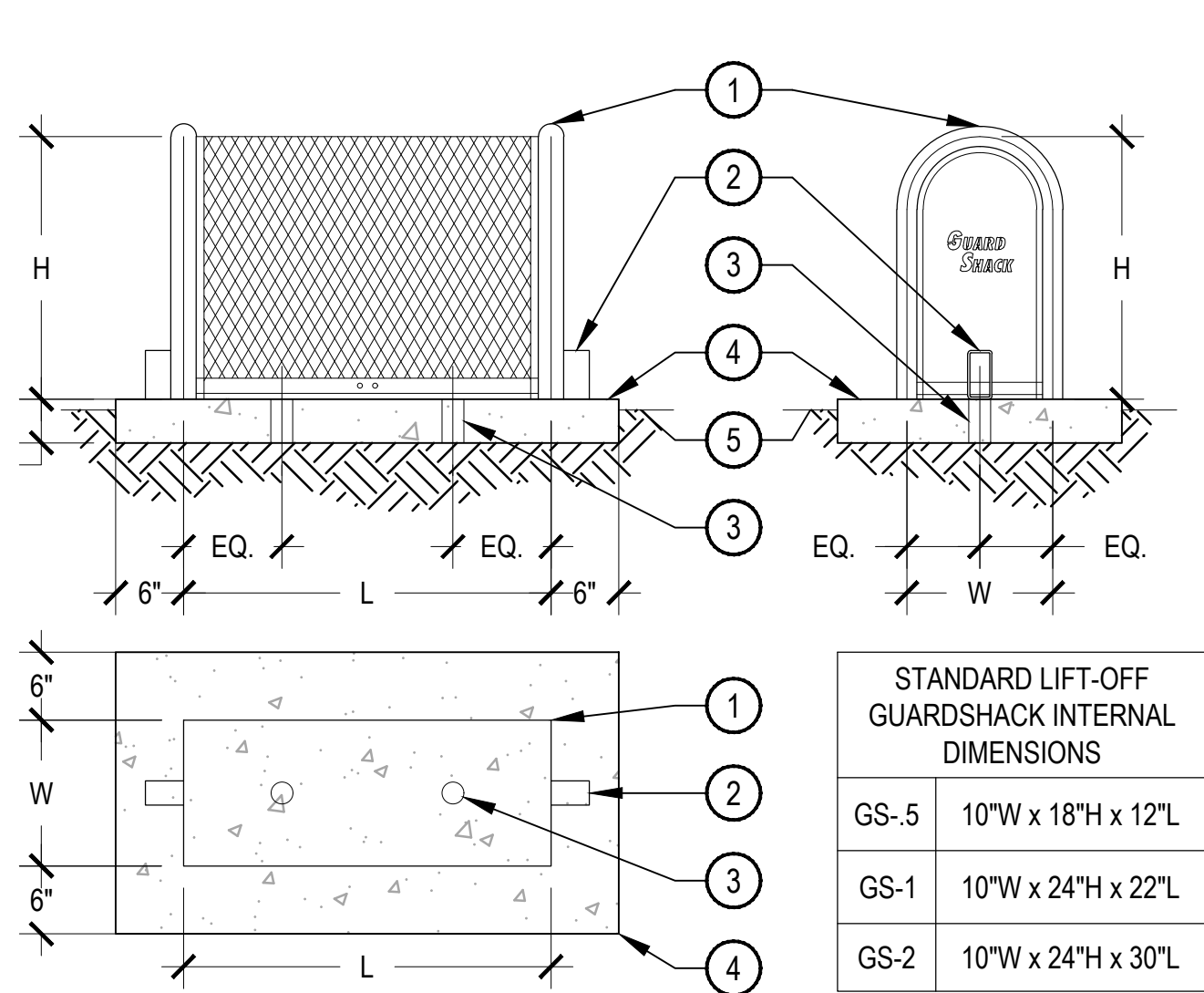




- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
  2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
  3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER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

## BACKFLOW PREVENTER

SCALE: NTS

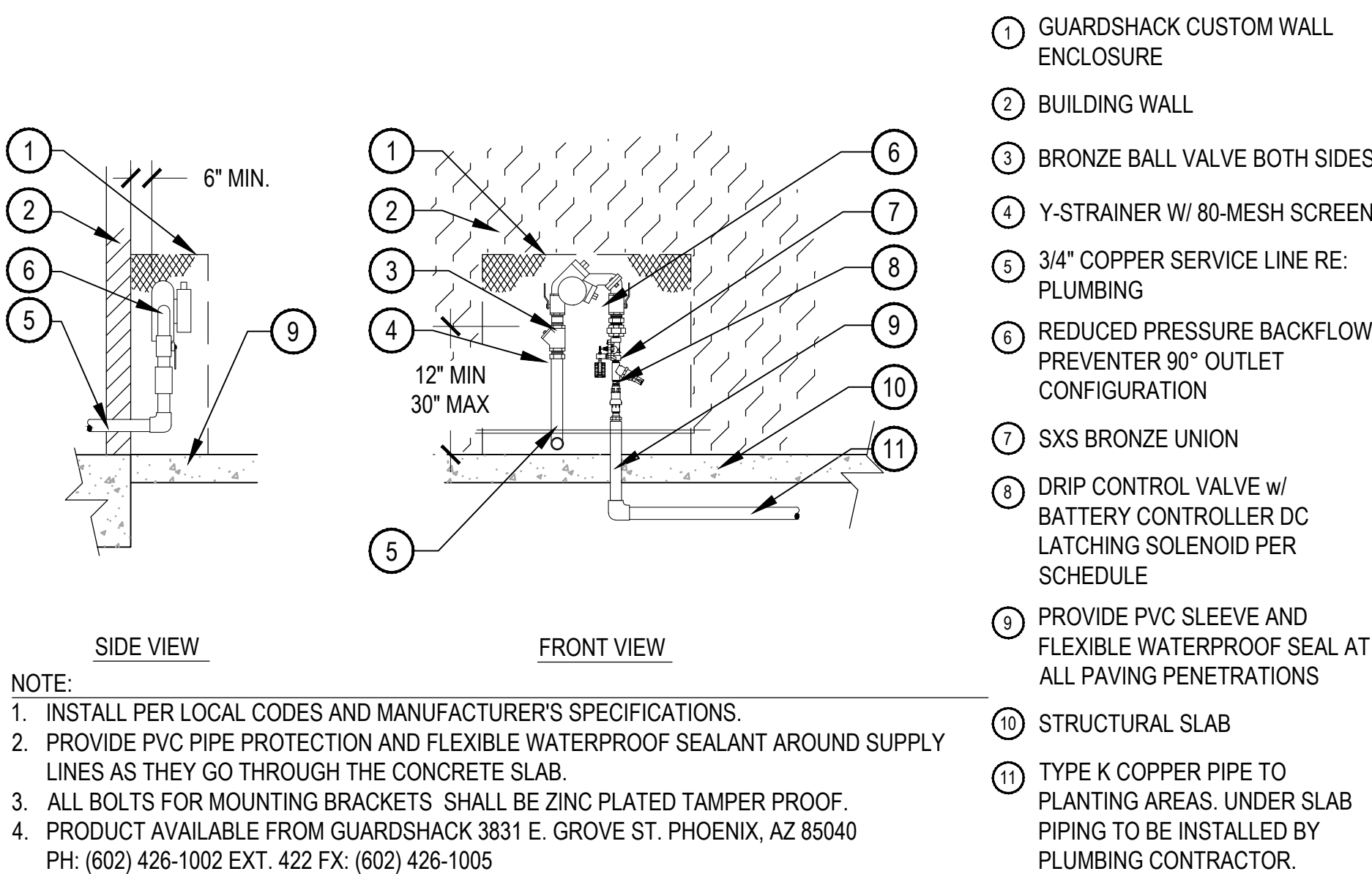


1. LIFT-OFF GUARDSHACK ENCLOSURE
2. LOCK SHIELD
3. HOLES FOR INFLOW AND OUTFLOW PIPES OF BACKFLOW PREVENTER
4. CONCRETE PAD - PAD TO BE 6" LARGER ON ALL SIDES THAN INTERIOR DIMENSIONS OF GUARDSHACK ENCLOSURE
5. FINISH GRADE

STANDARD LIFT-OFF GUARDSHACK INTERNAL DIMENSIONS	
GS-5	10"W x 18"H x 12"L
GS-1	10"W x 24"H x 22"L
GS-2	10"W x 24"H x 30"L

## LIFT-OFF GUARDSHACK ENCLOSURE

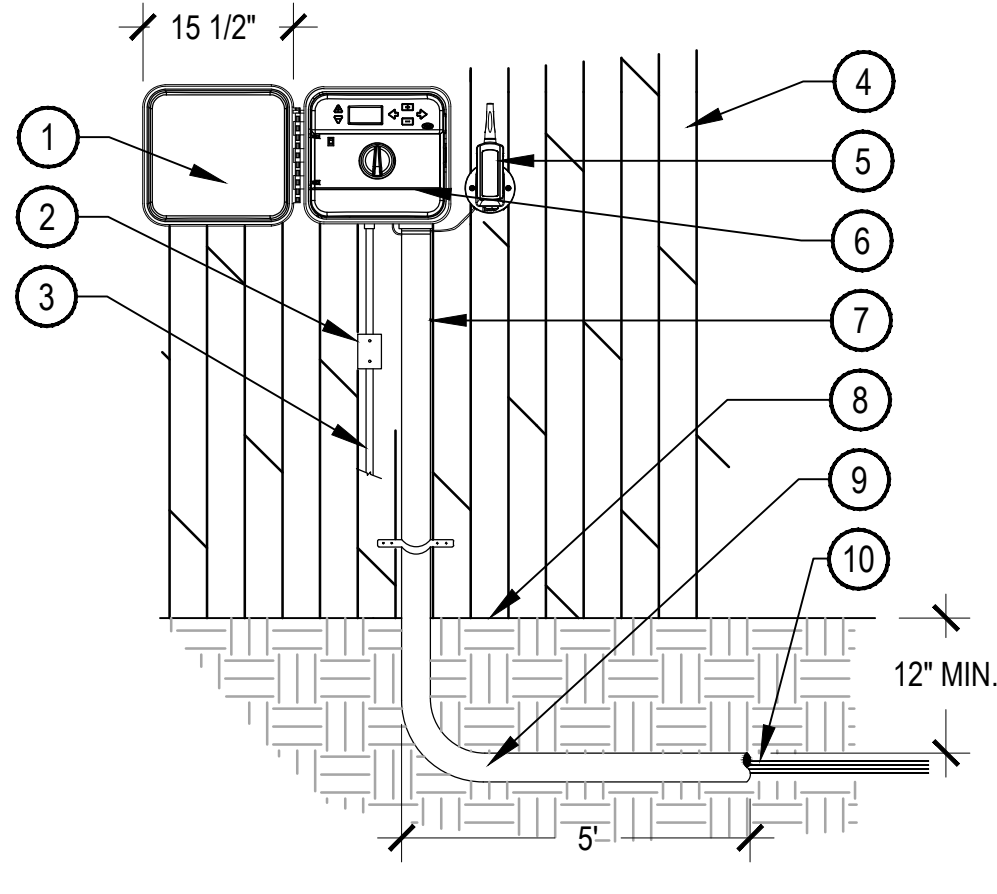
SCALE: NTS



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

## BACKFLOW PREVENTER AT ROOF DECKS

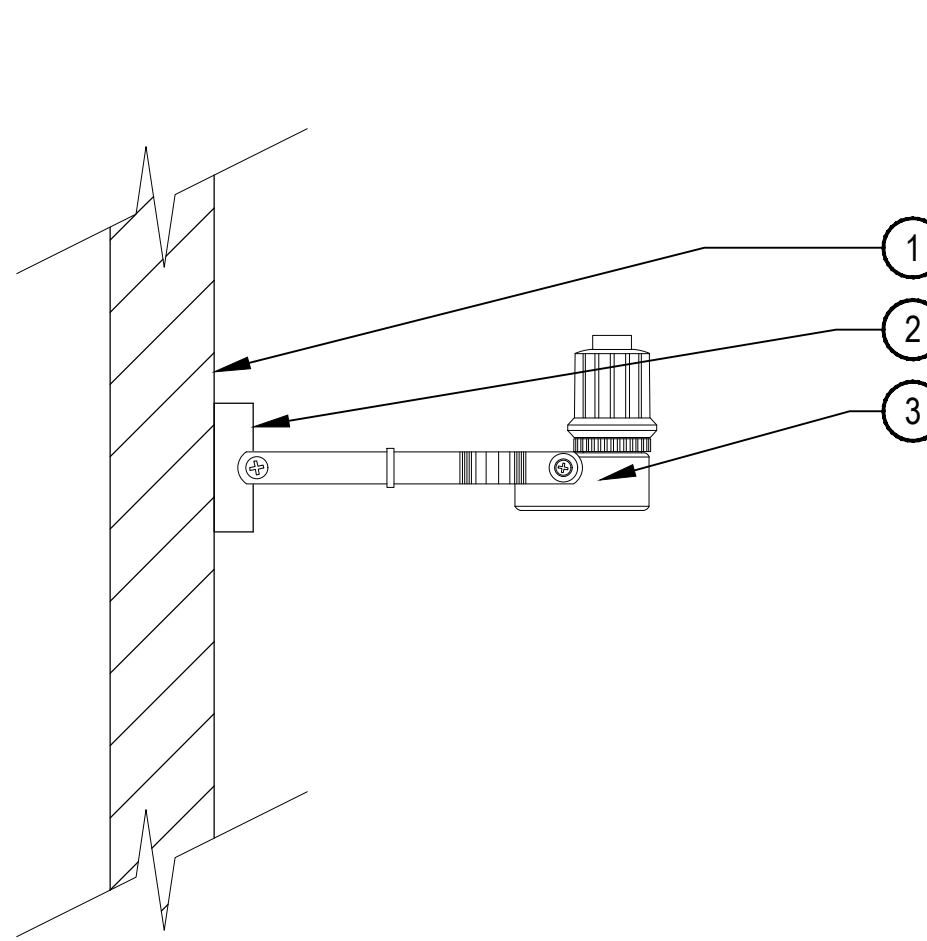
SCALE: NTS



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

## WALL MOUNT IRRIGATION CONTROLLER

SCALE: NTS



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

## RAIN SENSOR

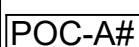
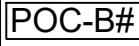




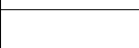

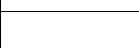



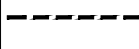

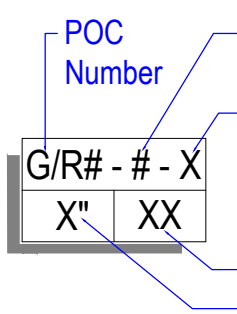
SCALE: NTS

## IRRIGATION NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND IT'S COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK, THE CONTRACTOR SHALL PAY FOR ANY/AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.

9. PLANT MATERIAL LOCATIONS TAKE PRECEDENTS OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
10. IF IRRIGATION SLEEVING IS REQUIRED A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ON-SITE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
11. ALL VALVE BOXES / LIDS SHALL BE PLASTIC, COLOR TAN, WITH LOCKING COVERS, PER THE CONSTRUCTION DETAILS. UNDER NO CIRCUMSTANCES ARE VALVE BOXES TO BE LOCATED IN THE TURF AREAS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
12. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
13. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
14. TREES, SHRUBS, AND GROUND COVER SHALL BE IRRIGATED BY PRESSURE REGULATING, SINGLE OUTLET EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.
15. PLANTERS SHALL BE IRRIGATED BY ADJUSTABLE BUBBLER, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO DETERMINE QUANTITY AND SPACE EVENLY IN PLANTER.
16. THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATIONS SYSTEM TO AVOID / REDUCE OVER-SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
17. THE CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE CONTROLLER TO THE END OF THE MAINLINE OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX WITH A QUICK COUPLING VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COPPER WIRE FOR ALL UNDERGROUND WIRING.
18. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GRONDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT [www.asic.org/Design\\_Guides.aspx](http://www.asic.org/Design_Guides.aspx). CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.

## IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
	IRRIGATION POINT OF CONNECTION	NA	3/4" Type K Copper Stub (By Others)	Refer to Plumbing Plans	
	BACKFLOW PREVENTER	FEBCO	3/4" Reduced Pressure Backflow Preventer (825YA) WYE Strainer	In Guardshack Security Enclosure	IR2.00/1
	IRRIGATION CONTROLLER	RAINBIRD	ESP4ME	Wall mount X valves	
	RAIN SENSOR	RAINBIRD	Rain/Freeze Sensor (WR2)	Wireless Mount on building fascia	
	GATE VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve	Size per line size	
	QUICK COUPLER	RAINBIRD	Carson Standard Valve Box (1419) 1" Quick Coupler (44-LRC)		
	MANUAL DRAIN VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve		
	VALVE ASSEMBLY DRIP	RAINBIRD	Carson 1220 Jumbo Valve Box 1" Sch. 80 PVC Ball Valve 1" Drip Zone Control Kit (XCZ-100-PRB-COM)		
	ROOTZONE BUBBLER	RAINBIRD	RWS-B-C-P-SOCK	Connected to existing tree drip system	
	PVC SLEEVING	NA	Class 160 PVC		
	SERVICE LINE	NA	3/4" Type K Copper		
	PVC MAINLINE	NA	3/4" Class 200 PVC	Unless otherwise noted on plan	
	DRIP LATERAL	NA	3/4" Polyethylene Drip Tubing	Unless otherwise called out on plan	
	END CAP	NA	Carson 910 Round Valve Box Poly Hose End Flush Cap		
VALVE CALLOUTS			EMITTER SCHEDULE		
	Valve / Station Number	PLANT TYPE		EMITTER RATE	# OF EMITTERS
	Zone Designation: T (Tree), S (Shrub), P (Planters), G (Turf)	1 GAL PLANTS		0.5 GPH	ONE EACH
		5 GAL PLANTS		0.5 GPH	TWO EACH
		TREES		1.0 GPH	SIX EACH
		PLANTER		RB SXB-180-SPKY	PER CONTRACTOR
NOTES					
1. ALL PLANTERS SHALL BE IRRIGATED W/ RAIN BIRD SXB-180-SPYK, ADJUSTABLE BUBBLER.					
2. ALL PLANT MATERIAL SHALL BE IRRIGATED W/ RAIN BIRD XB BARBED PRESS-ON TYPE SINGLE-PORT PRESSURE COMPENSATING EMITTERS.					
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.					
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING.					



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JRICHDSON@LANDFORMDESIGNGROUP.COM

FOR:  
URBAN ALFANDRE  
825 N 300 W #N141  
SALT LAKE CITY, UT 84103

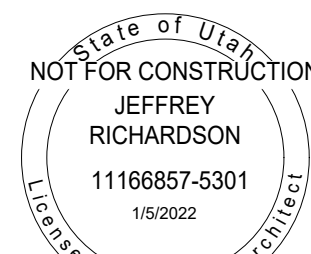
CONTACT:  
JAMES ALFANDRE  
JAMES@URBANALFANDRE.COM

PACIFIC YARD MULTI-FAMILY

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMITAL

IRRIGATION  
DETAILS



SCALE:  
1/16" = 1'-0"


PROJECT NUMBER  
2021-10-C

L2-02









# Standard

of the Division of Transportation  
Salt Lake City Community & Economic Development

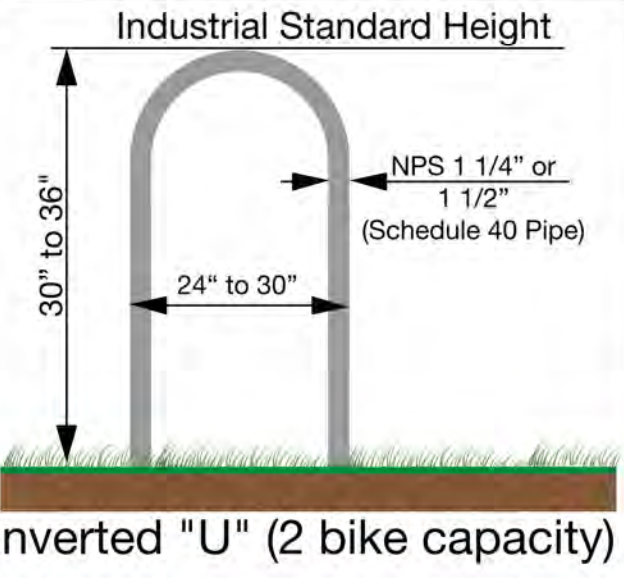
## BICYCLE PARKING

page 1 of 2

Section F1.f2

### STANDARD DETAIL - RACK INSTALL ON PRIVATE PROPERTY

The inverted U rack, pictured, is preferred.



Inverted "U" (2 bike capacity)

#### Quick Notes:

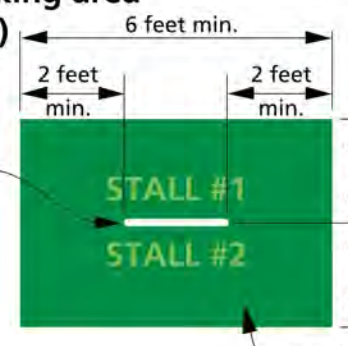
**Concrete Pier Foundations:**  
On private property, rack feet may be submerged in concrete without hardware.

**Material:**  
Galvanized, paint over galvanization, or stainless steel.

**Location:**  
Bicycle parking is only useful to bicyclists if installed correctly and close to the entrance.

**Racks on public way:**  
See additional Section F1.g1, "Rack Install on City Property".

#### Single Bike Rack parking area (1 or 2 stalls)



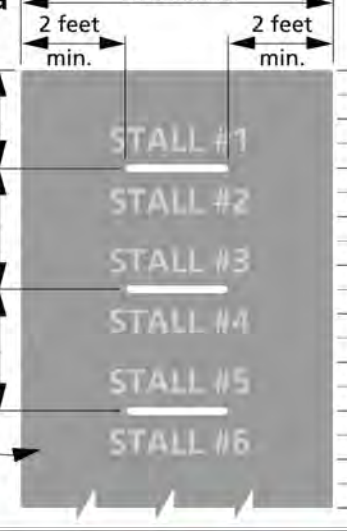
Bike Rack

STALL #1

STALL #2

Hard or soft, level surface

#### Multiple Bike Rack parking area



STALL #1

STALL #2

STALL #3


STALL #4


STALL #5

STALL #6

#### Racks not permitted:

The following racks do not meet the bicycle parking standard and will not be permitted to meet the requirements of Salt Lake City's bicycle parking ordinance (Salt Lake City Code, Section 21A.44.040)





# Standard

of the Division of Transportation  
Salt Lake City Community & Economic Development

## BICYCLE PARKING

page 1 of 1

Section F1.g1

### STANDARD DETAIL - RACK INSTALL ON CITY PROPERTY

The following apply to racks installed on city property, in addition to all requirements of Section F1.f2 "Racks Install on Private Property."

**Concrete foundations:**  
**Required:** Install racks with an air gap using mounting hardware as illustrated.

For earthen or landscaped surfaces rack must be installed on either:

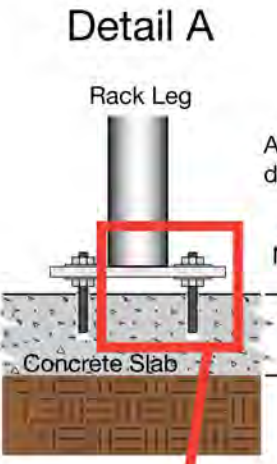
- 4" thick concrete pad (Detail A.) Length and width of pad to match the footprint of the bicycle parking area as shown in Section F1.f2.
  - One inverted U rack (two stalls) would require a 6' L x 4' W pad.
  - Additional racks would require larger pads.
- Concrete piers (Detail B.) In most cases one bag of post mix is sufficient per pier.

**Future ownership and maintenance**  
Racks installed on the public right of way must be donated to Salt Lake City. The City will not purchase custom racks. If a custom rack is damaged, the property owner may choose to purchase a custom replacement rack. The replacement would be donated to the City, and be installed by the City. Otherwise, Salt Lake City will replace the damaged rack with a standard rack.

#### Questions? Contact the Salt Lake City Division of Transportation, Design Section at 801-535-6630.

Date	Revisions
01/14/2008	created
02/10/2009	added rack height
05/01/2012	changed document

#### Detail A



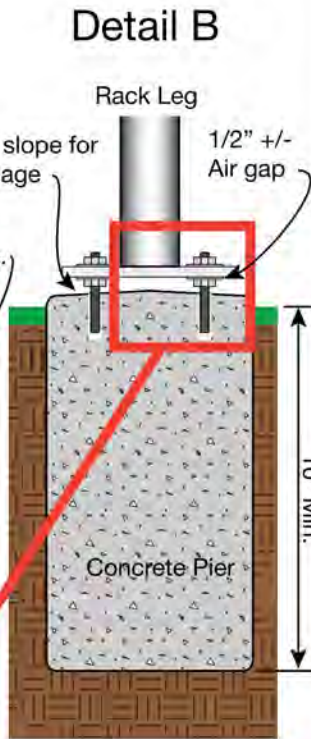
Rack Leg

Concrete Slab

4" Min.

1/2" +/- Air gap

#### Detail B



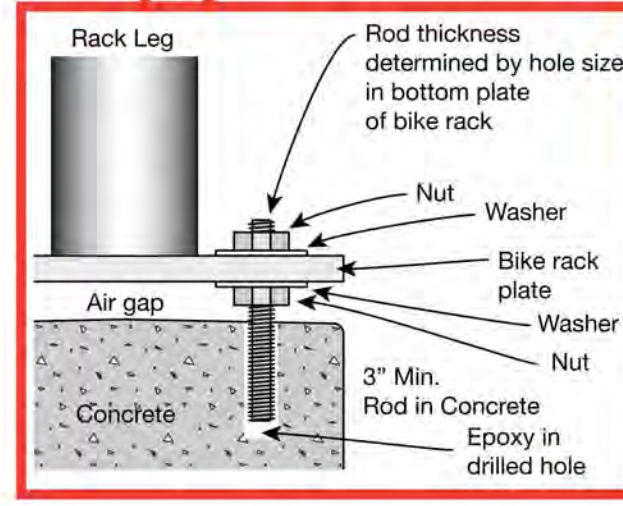
Rack Leg

Concrete Pier

1/2" +/- Air gap

3" Min. Rod in Concrete

#### Detail C



Rack Leg

Nut

Washer

Bike rack plate

Washer

Nut

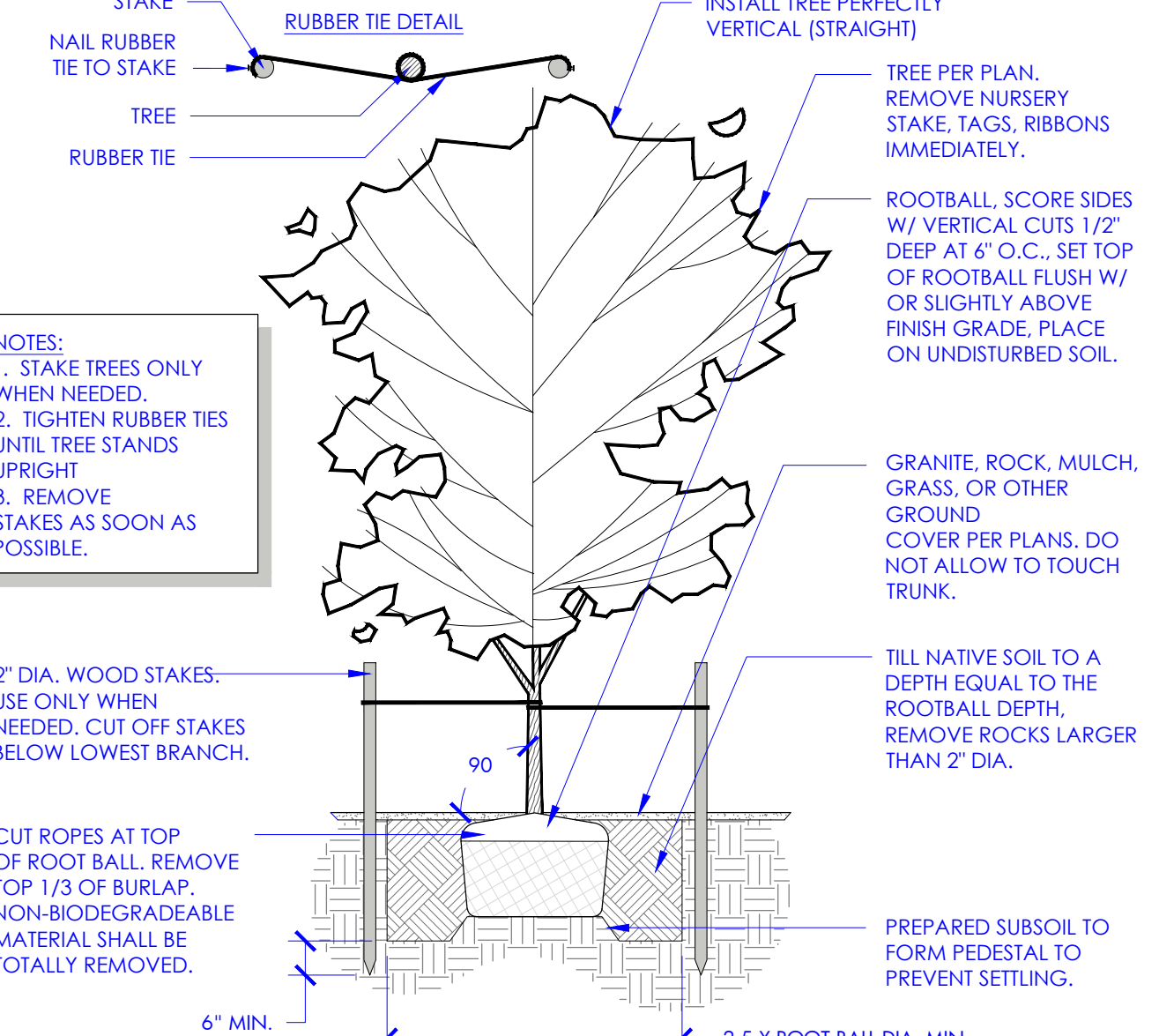
3" Min. Rod in Concrete

Epoxy in drilled hole

### 5 EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

PROJR-20-ARCH-12



STAKE

RUBBER TIE

TREE

RUBBER TIE

ROOTBALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOTBALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.

GRANITE, ROCK, MULCH, GRASS, OR OTHER GROUND COVER PER PLANS. DO NOT ALLOW TO TOUCH TRUNK.

TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH. REMOVE ROCKS LARGER THAN 2" DIA.

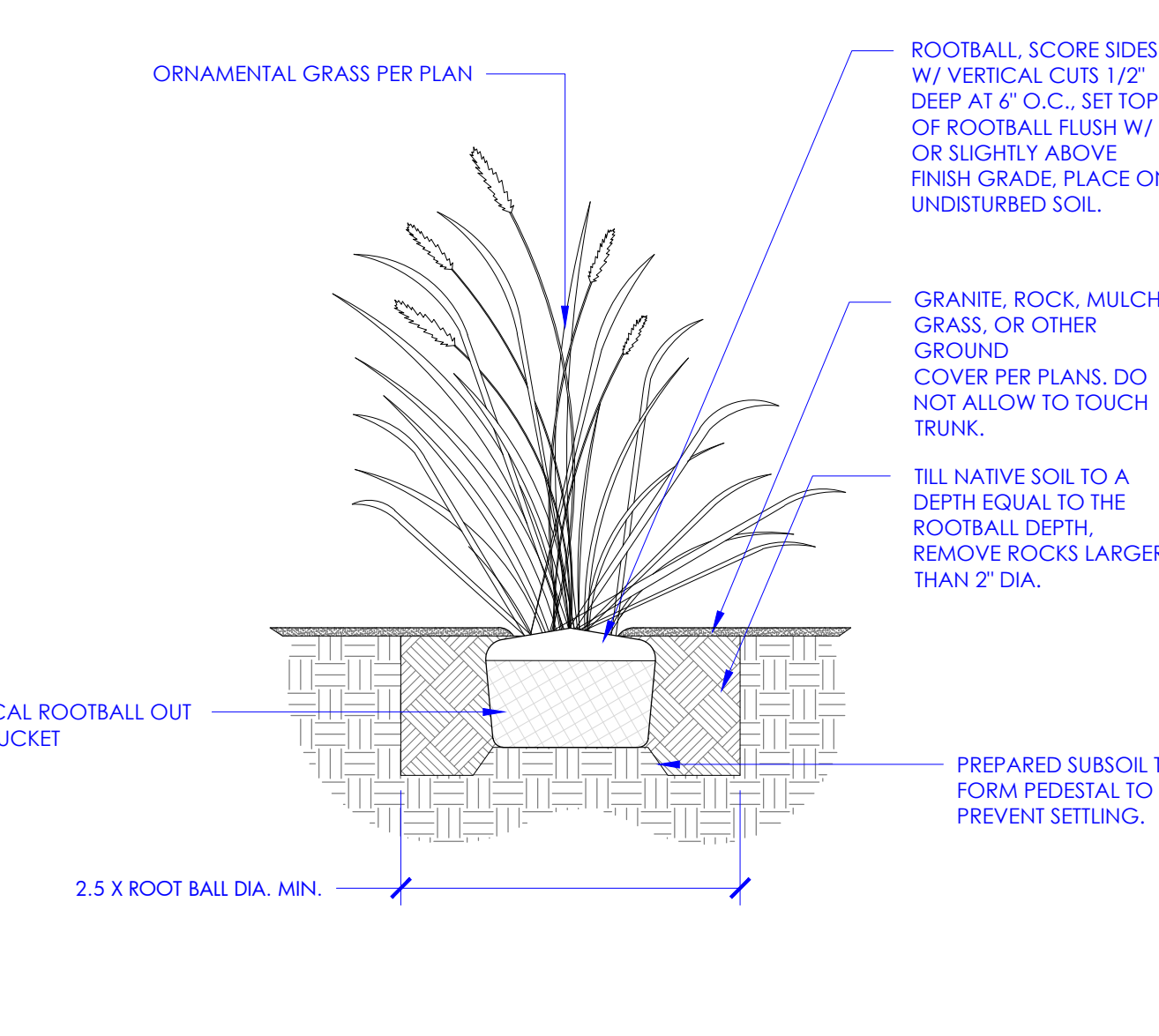
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

2.5 X ROOT BALL DIA. MIN.

### 6 GRASS PLANTING

SCALE: NOT TO SCALE

PROJR-20-ARCH-18



ORNAMENTAL GRASS PER PLAN

ROOTBALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOTBALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.

GRANITE, ROCK, MULCH, GRASS, OR OTHER GROUND COVER PER PLANS. DO NOT ALLOW TO TOUCH TRUNK.

TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH. REMOVE ROCKS LARGER THAN 2" DIA.

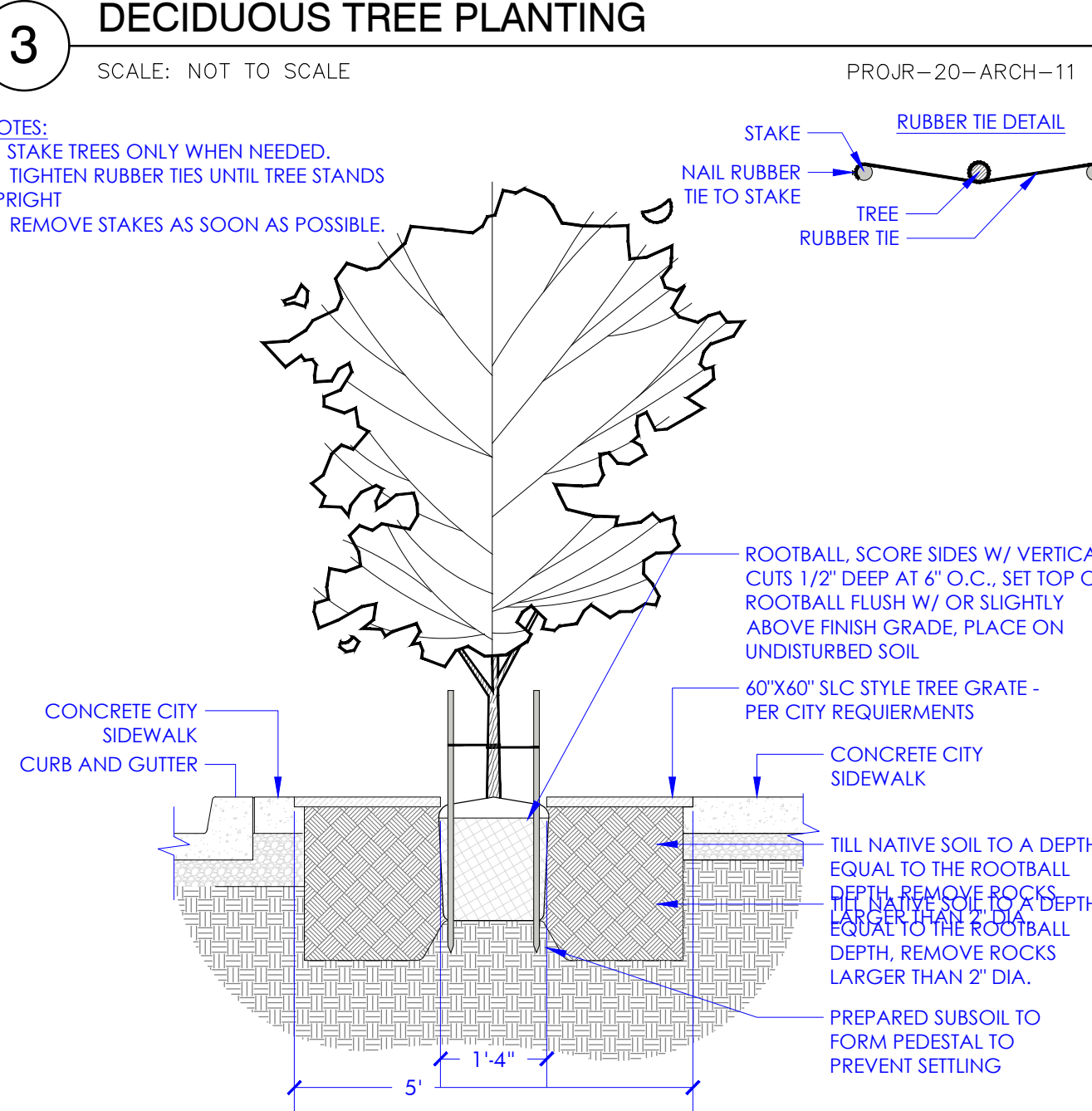
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

2.5 X ROOT BALL DIA. MIN.

### 3 DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

PROJR-20-ARCH-11



STAKE

RUBBER TIE

TREE

RUBBER TIE

ROOTBALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOTBALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.

GRANITE, ROCK, MULCH, GRASS, OR OTHER GROUND COVER PER PLANS. DO NOT ALLOW TO TOUCH TRUNK.

TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH. REMOVE ROCKS LARGER THAN 2" DIA.

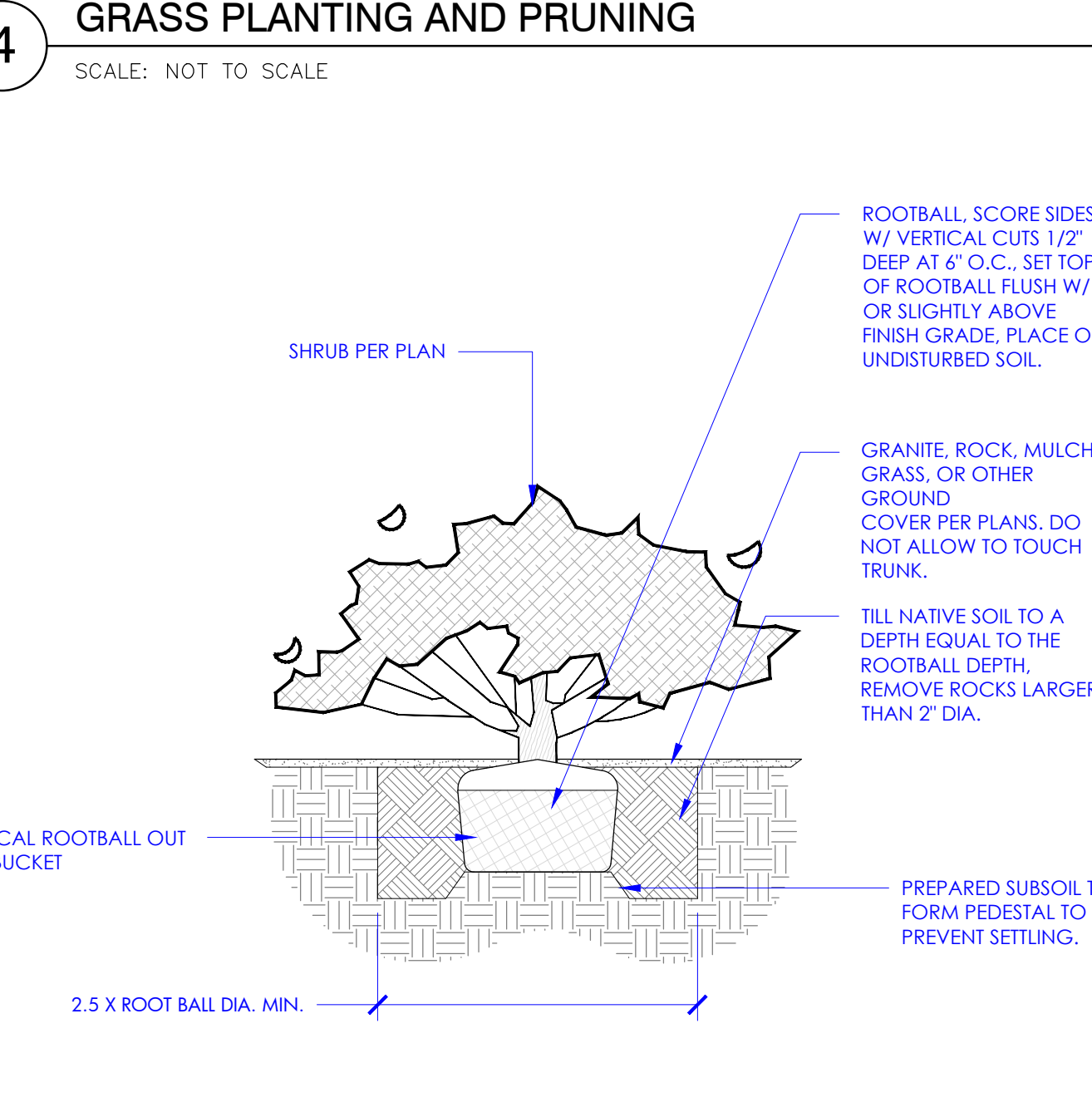
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

2.5 X ROOT BALL DIA. MIN.

### 4 GRASS PLANTING AND PRUNING

SCALE: NOT TO SCALE

PROJR-20-ARCH-16



SHRUB PER PLAN

ROOTBALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOTBALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.

GRANITE, ROCK, MULCH, GRASS, OR OTHER GROUND COVER PER PLANS. DO NOT ALLOW TO TOUCH TRUNK.

TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH. REMOVE ROCKS LARGER THAN 2" DIA.

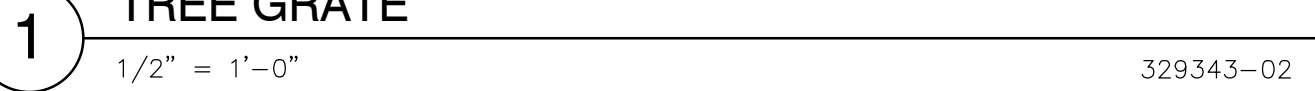
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

2.5 X ROOT BALL DIA. MIN.

### 1 TREE GRATE

SCALE: NOT TO SCALE

PROJR-20-ARCH-13



CONCRETE CITY SIDEWALK CURB AND GUTTER

60"X60" SLC STYLE TREE GRATE - PER CITY REQUIREMENTS

TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH. REMOVE ROCKS LARGER THAN 2" DIA.

PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

2.5 X ROOT BALL DIA. MIN.

### 2 SHRUB PLANTING AND PRUNING

SCALE: NOT TO SCALE

PROJR-20-ARCH-13



SHRUB PER PLAN

ROOTBALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOTBALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.

GRANITE, ROCK, MULCH, GRASS, OR OTHER GROUND COVER PER PLANS. DO NOT ALLOW TO TOUCH TRUNK.

TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH. REMOVE ROCKS LARGER THAN 2" DIA.

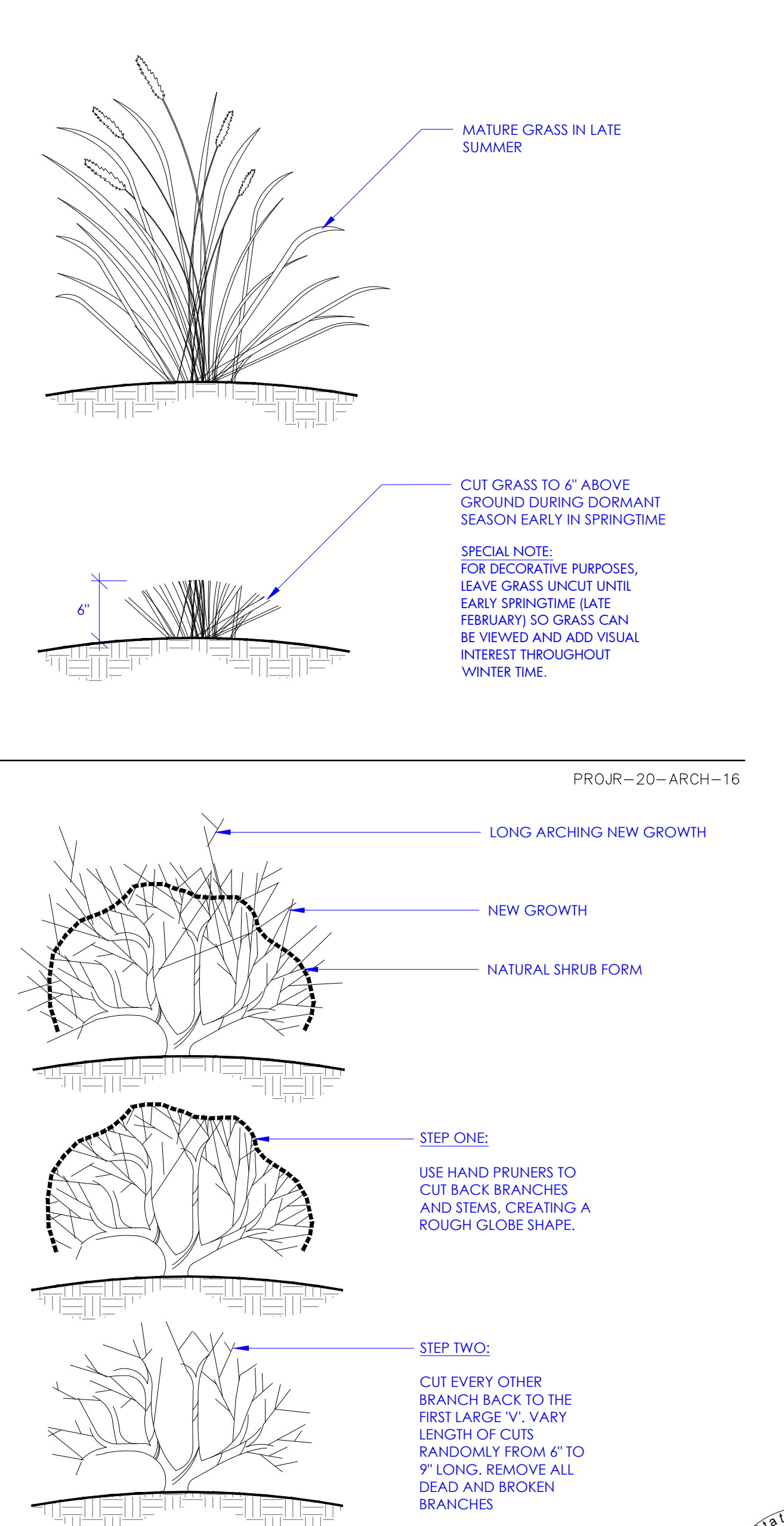
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

2.5 X ROOT BALL DIA. MIN.

### 6 GRASS PLANTING

SCALE: NOT TO SCALE

PROJR-20-ARCH-18



MATURE GRASS IN LATE SUMMER

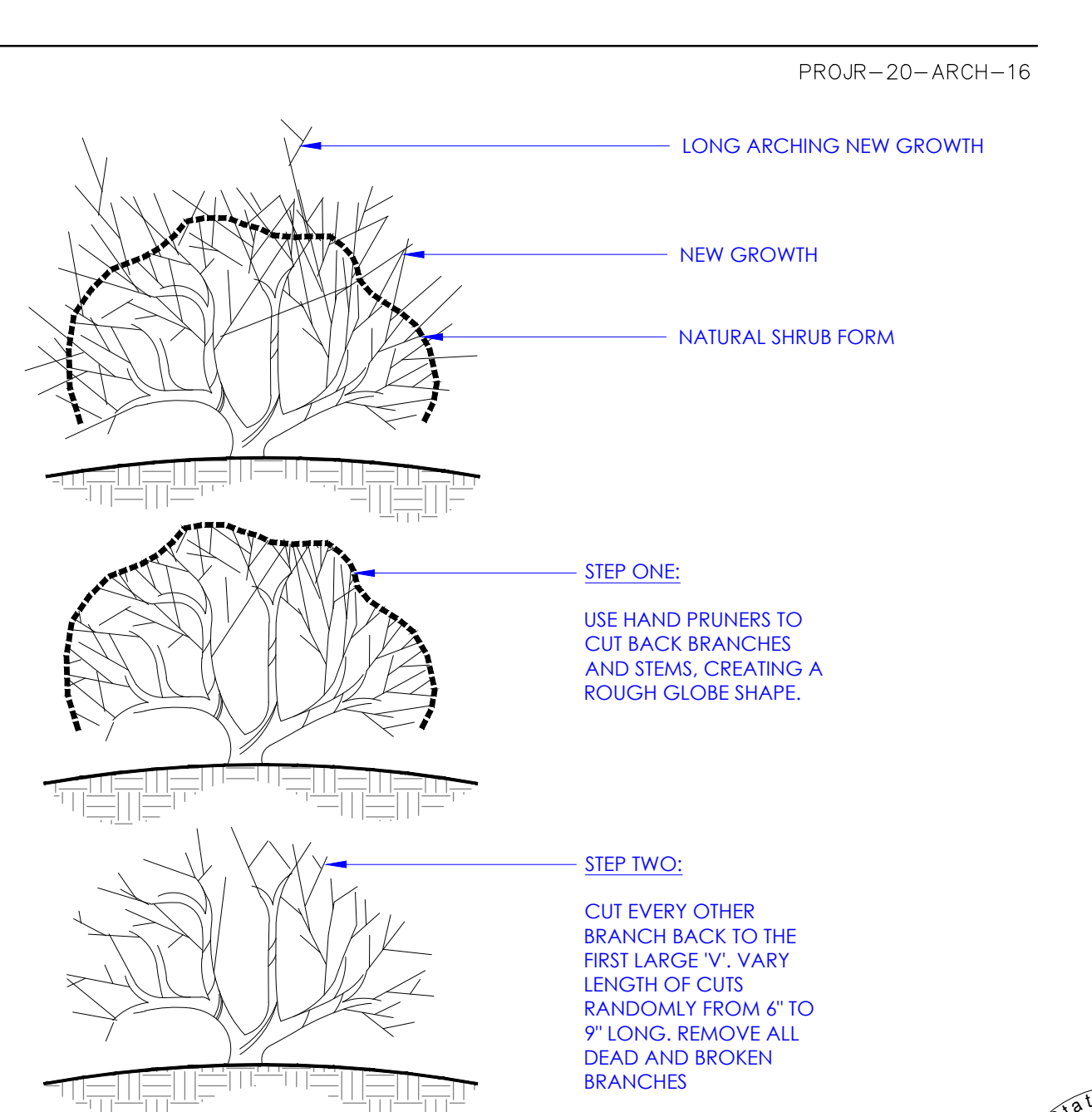
CUT GRASS TO 6" ABOVE GROUND DURING DORMANT SEASON EARLY IN SPRINGTIME

SPECIAL NOTE: FOR DECORATIVE PURPOSES, LEAVE GRASS UNCUT UNTIL EARLY SPRINGTIME (LATE FEBRUARY) SO GRASS CAN BE VIEWED AND ADD VISUAL INTEREST THROUGHOUT WINTER TIME.

### 6 GRASS PLANTING

SCALE: NOT TO SCALE

PROJR-20-ARCH-18




LONG ARCHING NEW GROWTH

NEW GROWTH

NATURAL SHRUB FORM

STEP ONE: USE HAND PRUNERS TO CUT BACK BRANCHES AND STEMS, CREATING A ROUGH GLOBE SHAPE.


STEP TWO: CUT EVERY OTHER BRANCH BACK TO THE FIRST LARGE 'V'. VARY LENGTH OF CUTS RANDOMLY FROM 6' TO 9' LONG. REMOVE ALL DEAD AND BROKEN BRANCHES.



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LANDSCAPE ARCHITECT



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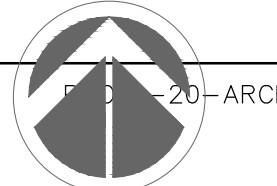
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CONTACT:  
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JAMES@URBANALFANDRE.COM

## PACIFIC YARD MULTI-FAMILY

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
09.29.21	PLANNING
10.26.21	PLANNING
01.05.22	PLANNING RESUBMITTAL



NOT FOR CONSTRUCTION  
JEFFREY RICHARDSON  
11166857-5301  
1/5/2022

LANDSCAPE ARCHITECT

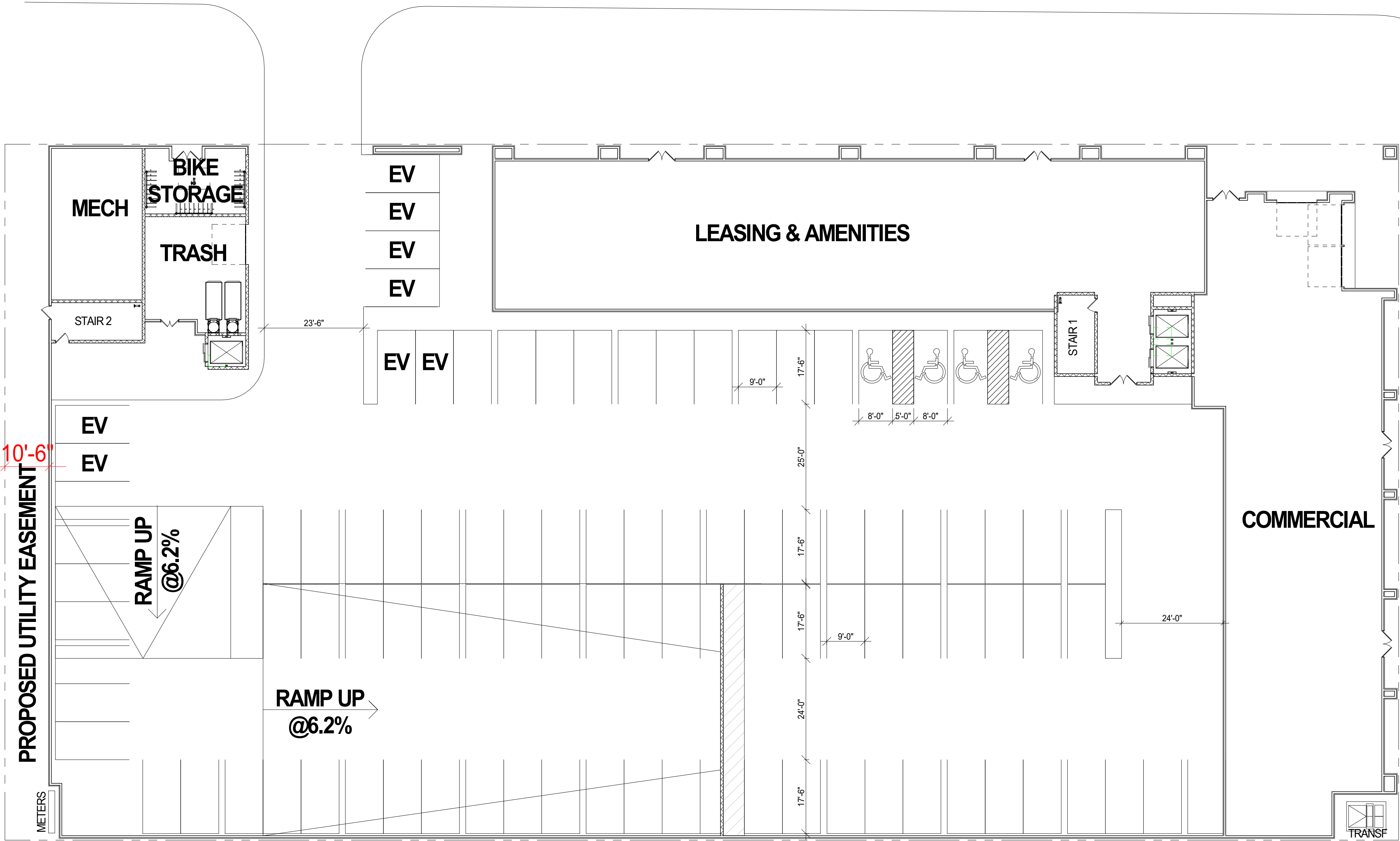
SCALE:  
1/16" = 1'-0"

PROJECT NUMBER  
2021-10-C

L3-02



W 700 S

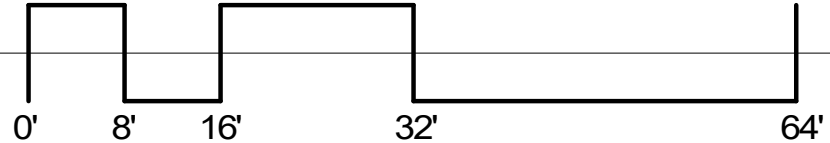


PACIFIC YARDS APARTMENTS MATRIX					
Gross Site Area	1.30	AC			
Dwelling Units	292	DU			
Density	225	DU/AC			
UNIT	Area	No.	Mix	Total Net S.F.	Avg. Net sq ft
0A.1	420	45	15.4%	18,900	
1A.1	529	80	27.4%	42,320	
1A.2	534	15	5.1%	8,010	
1B.1	543	11	3.8%	5,973	
1B.2	602	28	9.6%	16,856	
1B.3	621	31	10.6%	19,251	
1C.1	558	30	10.3%	16,740	
1C.2	558	15	5.1%	8,370	
1D	660	16	5.5%	10,560	
1E	731	5	1.7%	3,655	
2A.1	1,085	9	3.1%	9,765	
2A.2	1,105	7	2.4%	7,735	
Total		292	100.0%	168,135	576 sq ft

Gross Areas Summary (sq ft)					
Level	Garage	Retail	Residential	Amenities	Total Gross Area
1	35875	6060	2614	6,493	
2	31203		13973		
3			39123		
4			39484		
5			39372		
6			39372		
7			37675	893	
Gross Area	67078	6060	211613	7,386	

Summary Parking Provided		Spaces	Average
Standard		186	
EV		8	
Accessible		8	
On Street Parking		25	
Total parking spaces provided		227	0.78 space/unit
Summary bike parking		Racks	Average
5% of total vehicle provided		11.35	
Total bike racks provided		10	0.03 space/unit

S 400 W



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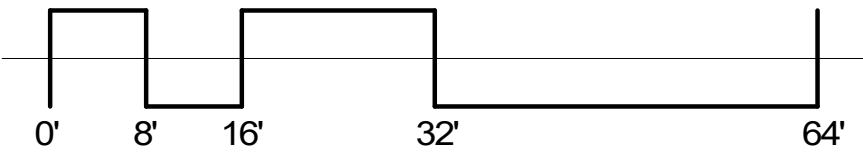
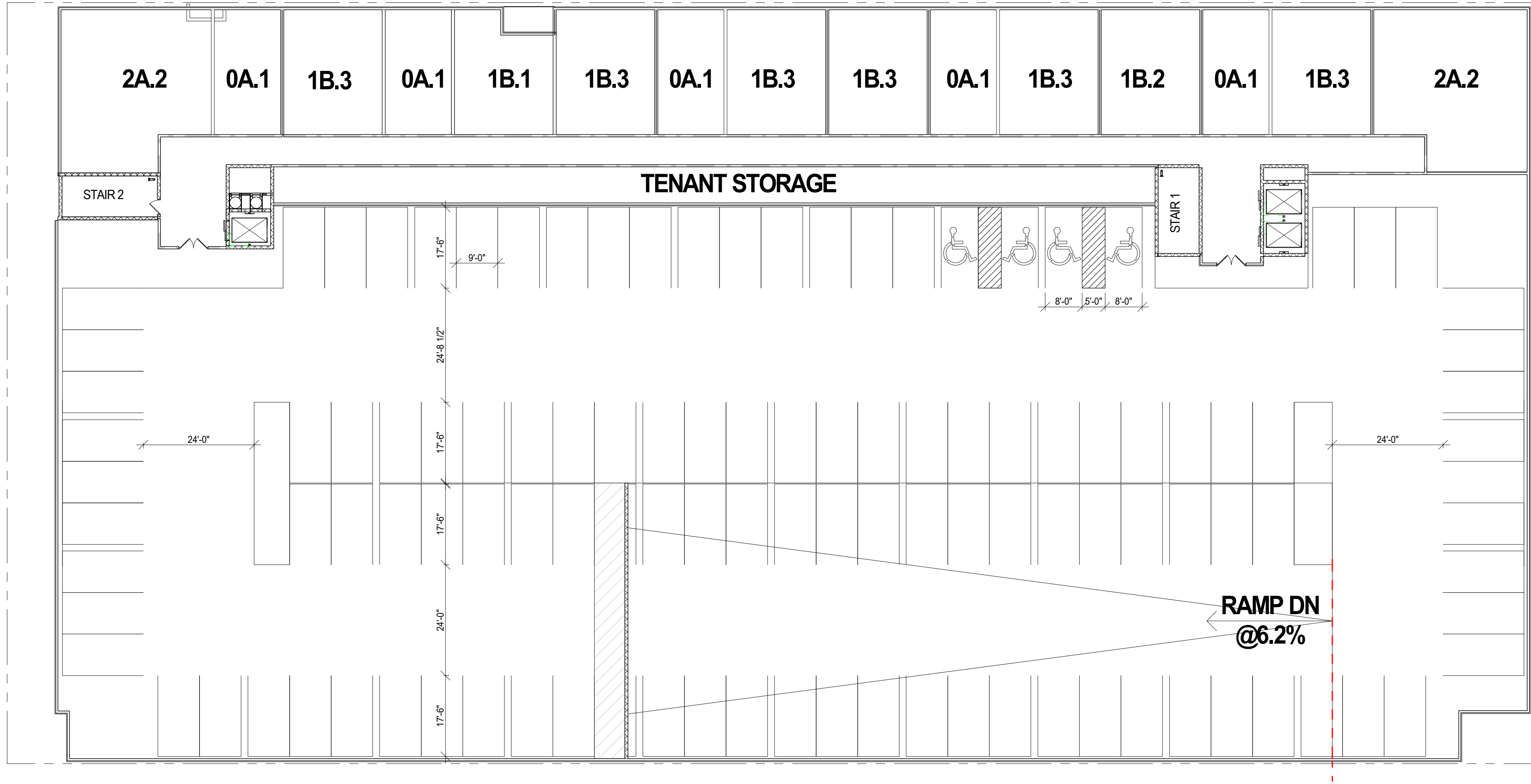
PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE: 08.06.21  
ISSUED FOR: SITE PLAN 01  
01.05.22 PLANNING RESUBMITTAL

PLANS

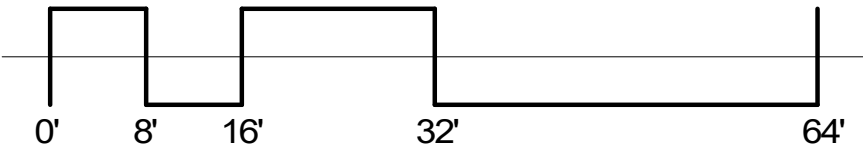
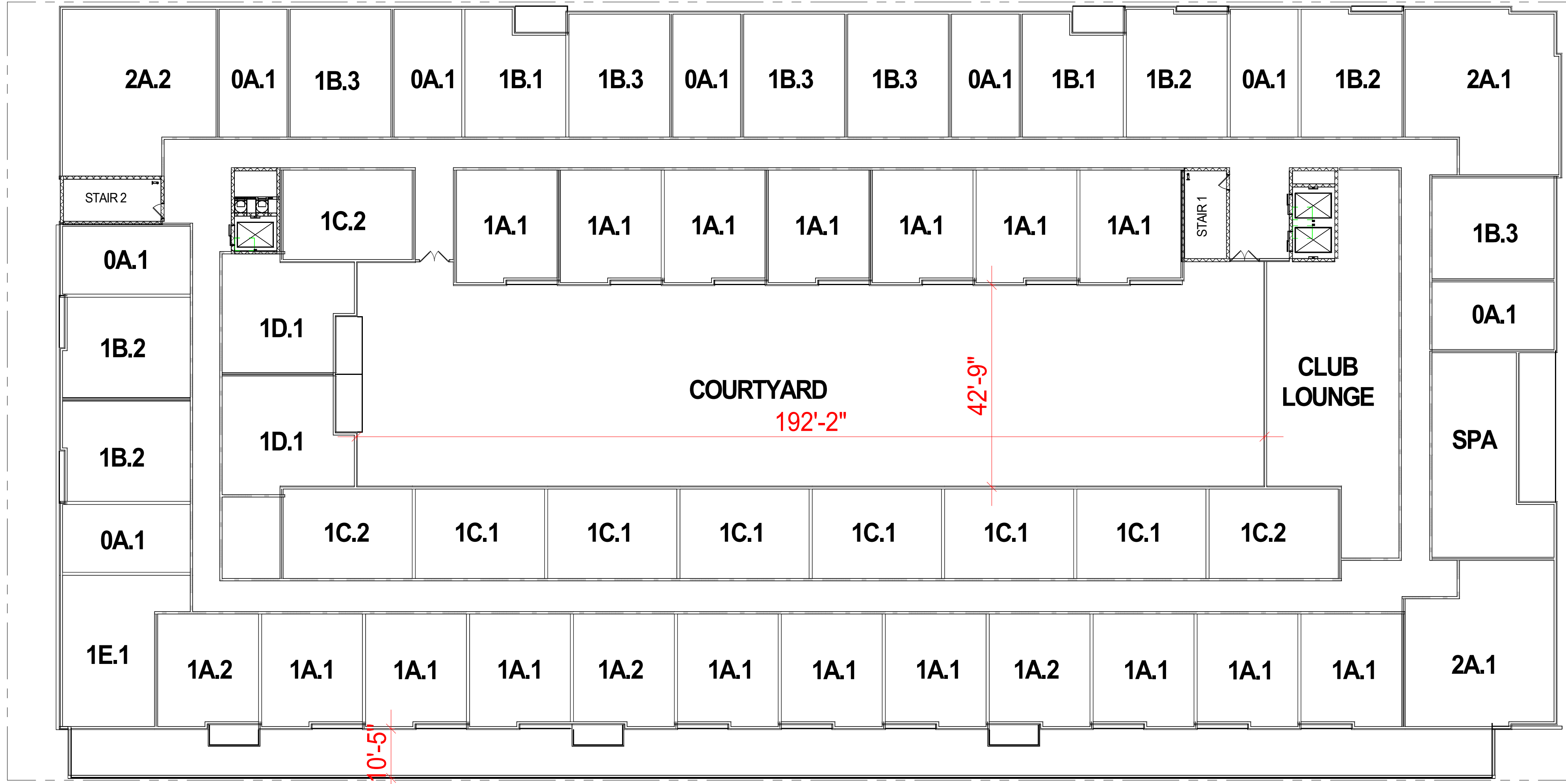
PROJECT NUMBER  
21006



SECOND FLOOR PLAN

SCALE:  
1/16" = 1'-0"

2



THIRD FLOOR PLAN

SCALE:  
1/16" = 1'-0"

1



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JAMES@URBANALFANDRE.COM

PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE: 08.06.21  
ISSUED FOR: SITE PLAN 01  
01.05.22 PLANNING RESUBMITTAL

PLANS

PROJECT NUMBER  
210008

A - 02





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PACIFIC YARD APARTMENTS

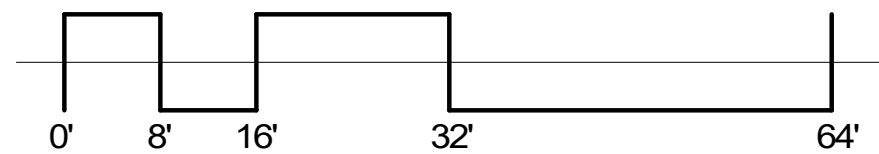
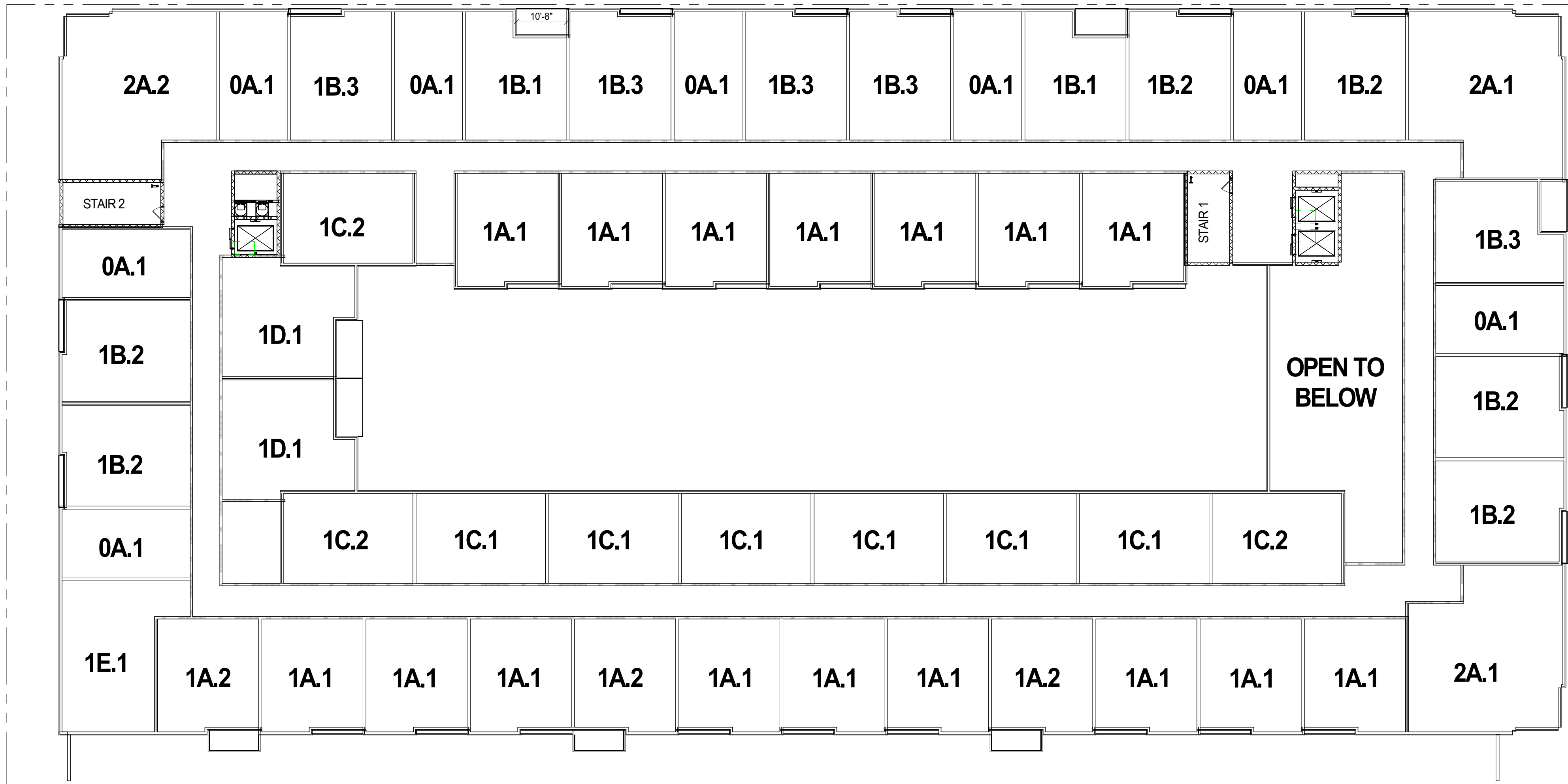
704 SOUTH 400 WEST  
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DATE: 08.06.21  
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01.05.22 PLANNING RESUBMITTAL

PLANS

PROJECT NUMBER  
21006

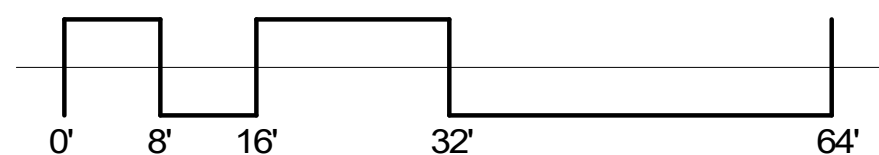
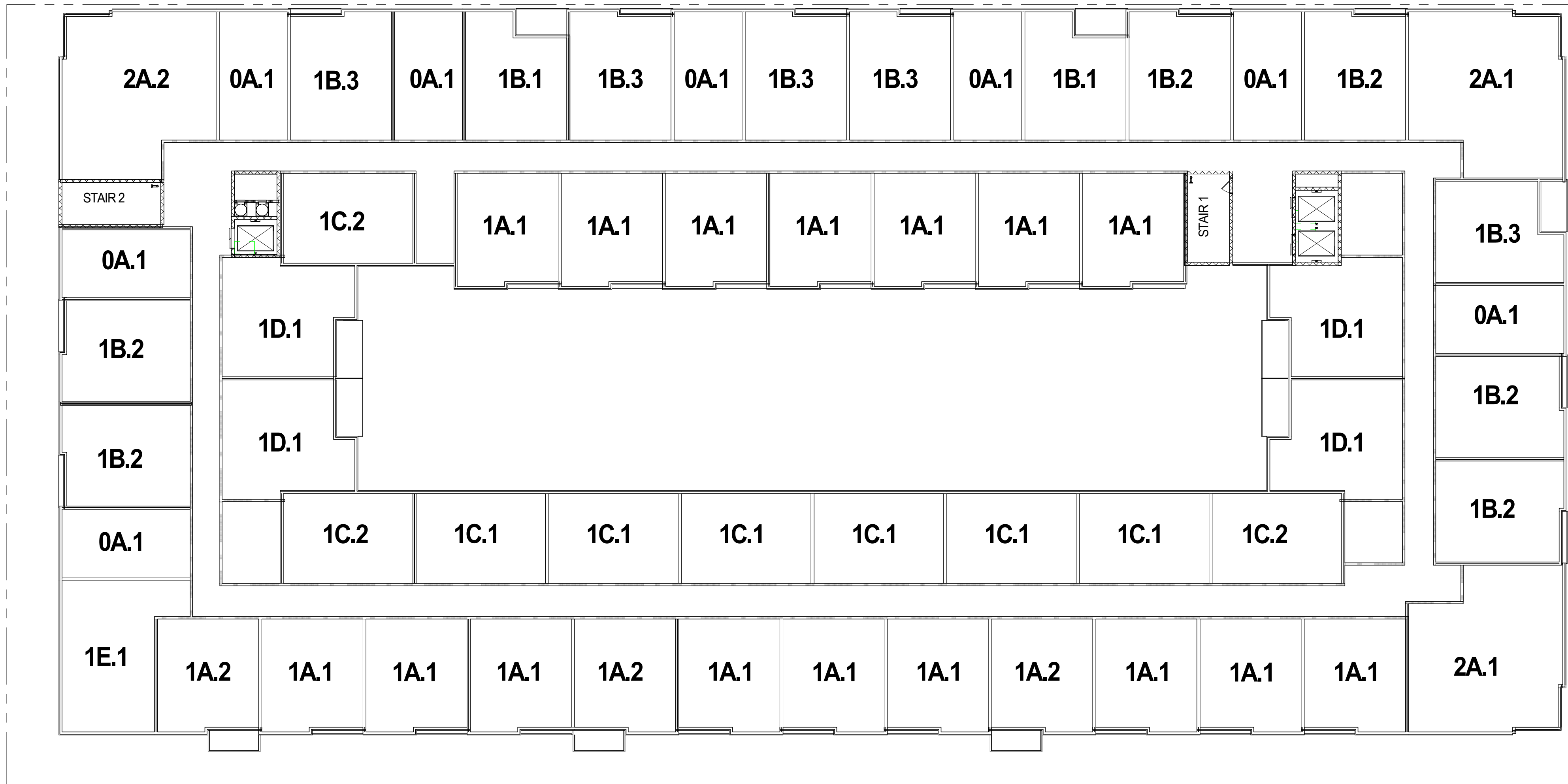
A - 03



FOURTH FLOOR PLAN

SCALE:  
1/16" = 1'-0"

2



FIFTH/ SIXTH FLOOR PLAN

SCALE:  
1/16" = 1'-0"

1





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PACIFIC YARD APARTMENTS

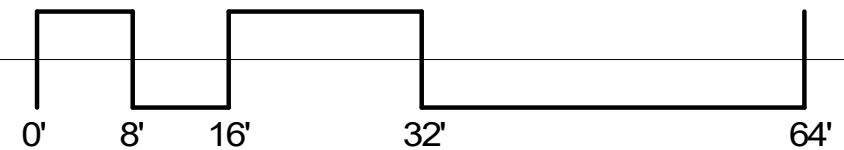
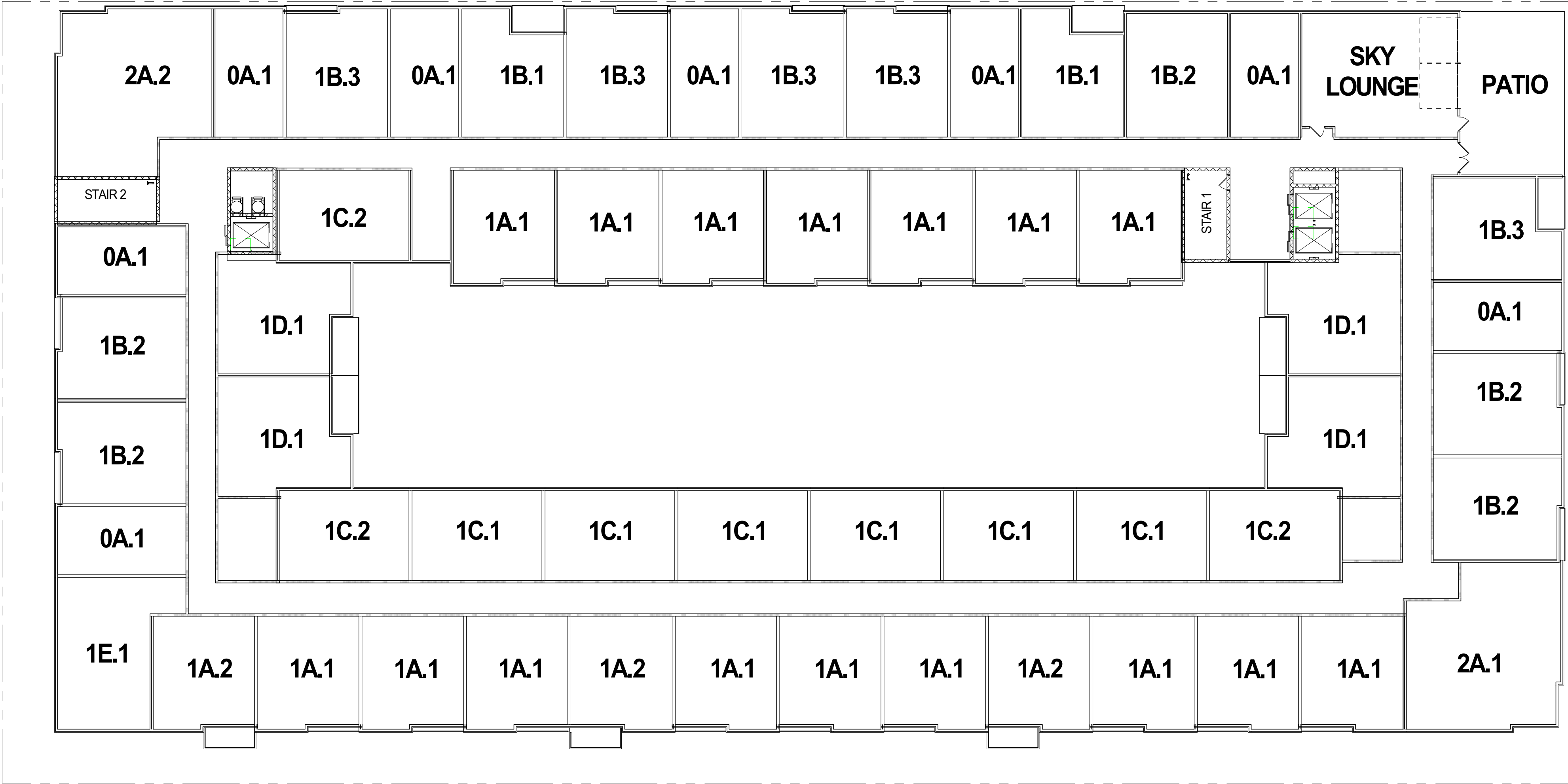
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01.05.22	PLANNING RESUBMITTAL

PLANS

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A - 04







EAST ELEVATION

SCALE:  
3/32" = 1'-0"

3



EAST ELEVATION

SCALE:  
3/32" = 1'-0"

1



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PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
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ELEVATIONS

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# PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE: 08.06.21  
01.05.22  
ISSUED FOR: SITE PLAN 01  
PLANNING RESUBMITTAL

## ELEVATIONS

PROJECT NUMBER  
21006

A - 06

### KEYNOTES - SDP

- |    |                                 |    |   |
|----|---------------------------------|----|---|
| 1  | BRICK - RUNNING - COLOR 1       | 13 | STANDING SEAM METAL PANEL                   |
| 2  | BRICK - RUNNING - COLOR 2       | 14 | GLASS OVERHEAD DOOR                         |
| 3  | BRICK - RUNNING - COLOR 3       | 15 | EXPOSED STRUCTURAL STEEL                    |
| 4  | STUCCO - COLOR 1                | 16 | METAL CANOPY W/ WOOD UNDERSIDE              |
| 5  | STUCCO - COLOR 2                | 17 | GARAGE PEDESTRIAN ENTRY                     |
| 6  | STUCCO - COLOR 3                | 18 | BUILDING ENTRY                              |
| 7  | FIBER CEMENT PANELING - COLOR 1 | 19 | BUILDING SIGNAGE LOCATION MOUNTED ON AWNING |
| 8  | METAL AWNING                    | 20 | EXTERIOR WALL MOUNT DOWN LIGHT              |
| 9  | VINYL WINDOW                    | 21 | BRICK - RUNNING - COLOR 4                   |
| 10 | STOREFRONT                      |    |   |
| 11 | CMU - COLOR 1                   |    |   |
| 12 | DECORATIVE METAL SCREEN         |    |   |



NORTH ELEVATION

SCALE:  
3/32" = 1'-0"

1



NORTH ELEVATION

SCALE:  
3/32" = 1'-0"

2





WEST ELEVATION

SCALE:  
3/32" = 1'-0"

2



WEST ELEVATION

SCALE:  
3/32" = 1'-0"

1

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 BRICK - RUNNING - COLOR 2
- 3 BRICK - RUNNING - COLOR 3
- 4 STUCCO - COLOR 1
- 5 STUCCO - COLOR 2
- 6 STUCCO - COLOR 3
- 7 FIBER CEMENT PANELING - COLOR 1
- 8 METAL AWNING
- 9 VINYL WINDOW
- 10 STOREFRONT
- 11 CMU - COLOR 1
- 12 DECORATIVE METAL SCREEN
- 13 STANDING SEAM METAL PANEL
- 14 GLASS OVERHEAD DOOR
- 15 EXPOSED STRUCTURAL STEEL
- 16 METAL CANOPY W/ WOOD UNDERSIDE
- 17 GARAGE PEDESTRIAN ENTRY
- 18 BUILDING ENTRY
- 19 BUILDING SIGNAGE LOCATION MOUNTED ON AWNING
- 20 EXTERIOR WALL MOUNT DOWN LIGHT
- 21 BRICK - RUNNING - COLOR 4
- 22 ART DISPLAY



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PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
01.05.22	PLANNING RESUBMITTAL

ELEVATIONS

PROJECT NUMBER  
21006





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PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

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01.05.22	PLANNING RESUBMITTAL

ELEVATIONS

PROJECT NUMBER  
210008

A - 08

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 BRICK - RUNNING - COLOR 2
- 3 BRICK - RUNNING - COLOR 3
- 4 STUCCO - COLOR 1
- 5 STUCCO - COLOR 2
- 6 STUCCO - COLOR 3
- 7 FIBER CEMENT PANELING - COLOR 1
- 8 METAL AWNING
- 9 VINYL WINDOW
- 10 STOREFRONT
- 11 CMU - COLOR 1
- 12 DECORATIVE METAL SCREEN
- 13 STANDING SEAM METAL PANEL
- 14 GLASS OVERHEAD DOOR
- 15 EXPOSED STRUCTURAL STEEL
- 16 METAL CANOPY W/ WOOD UNDERSIDE
- 17 GARAGE PEDESTRIAN ENTRY
- 18 BUILDING ENTRY
- 19 BUILDING SIGNAGE LOCATION MOUNTED ON AWNING
- 20 EXTERIOR WALL MOUNT DOWN LIGHT
- 21 BRICK - RUNNING - COLOR 4
- 22 ART DISPLAY



SOUTH ELEVATION

SCALE:  
3/32" = 1'-0"

1





WEST SITE STREET SECTION

SCALE:  
1" = 20'-0"

4



SOUTH SITE STREET SECTION

SCALE:  
1" = 20'-0"

3



EAST SITE STREET SECTION

SCALE:  
1" = 20'-0"

5



NORTH SITE STREET SECTION

SCALE:  
1" = 20'-0"

1



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704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE: 08.06.21  
ISSUED FOR: SITE PLAN 01  
01.05.22 PLANNING RESUBMITTAL

SITE SECTIONS

PROJECT NUMBER  
21006





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## PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
01.05.22	PLANNING RESUBMITTAL

RENDERINGS

PROJECT NUMBER  
21008





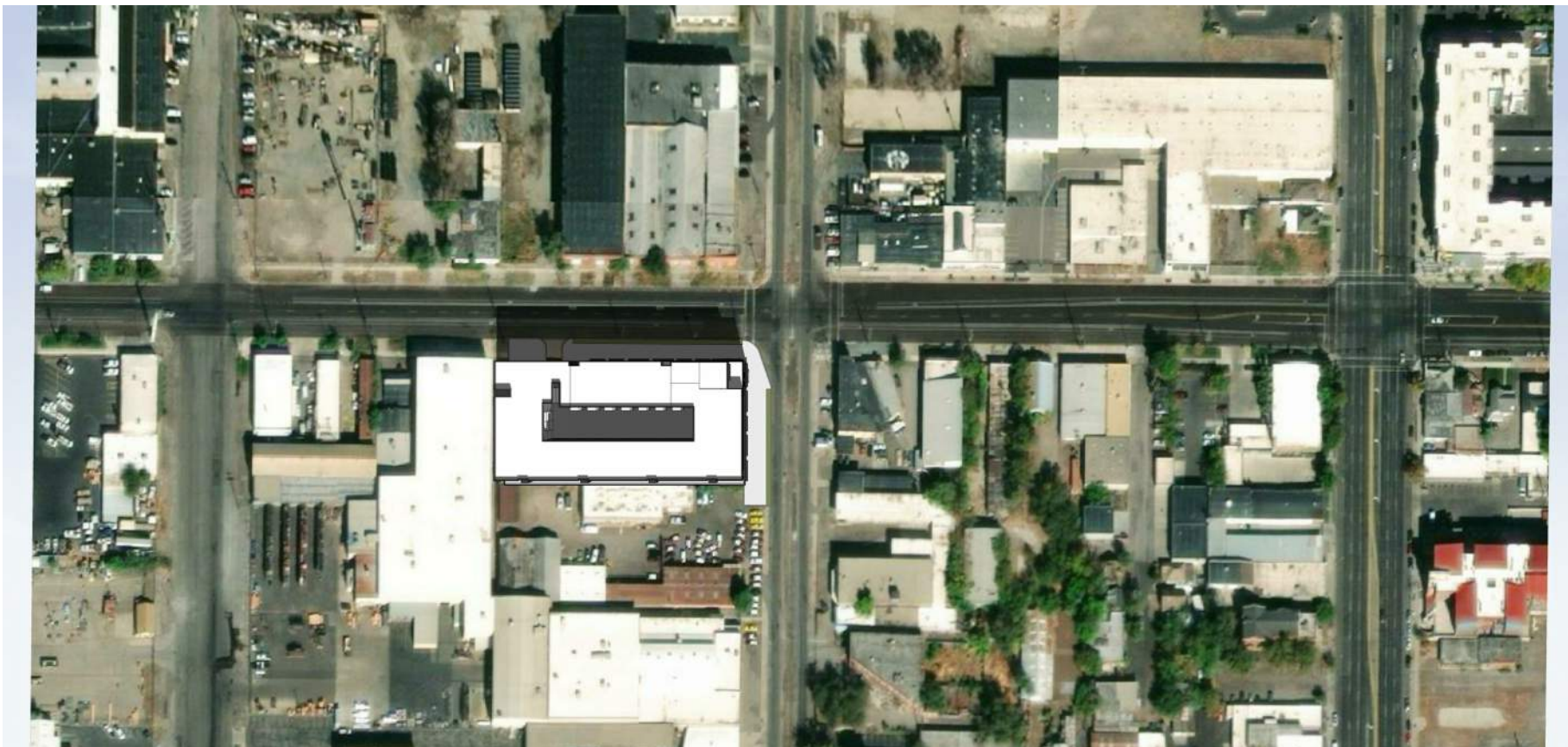
DECEMBER 22 - 9AM



DECEMBER 22 - 12 NOON



DECEMBER 22 - 4PM



MARCH 20 - 9AM



MARCH 20 - 12 NOON



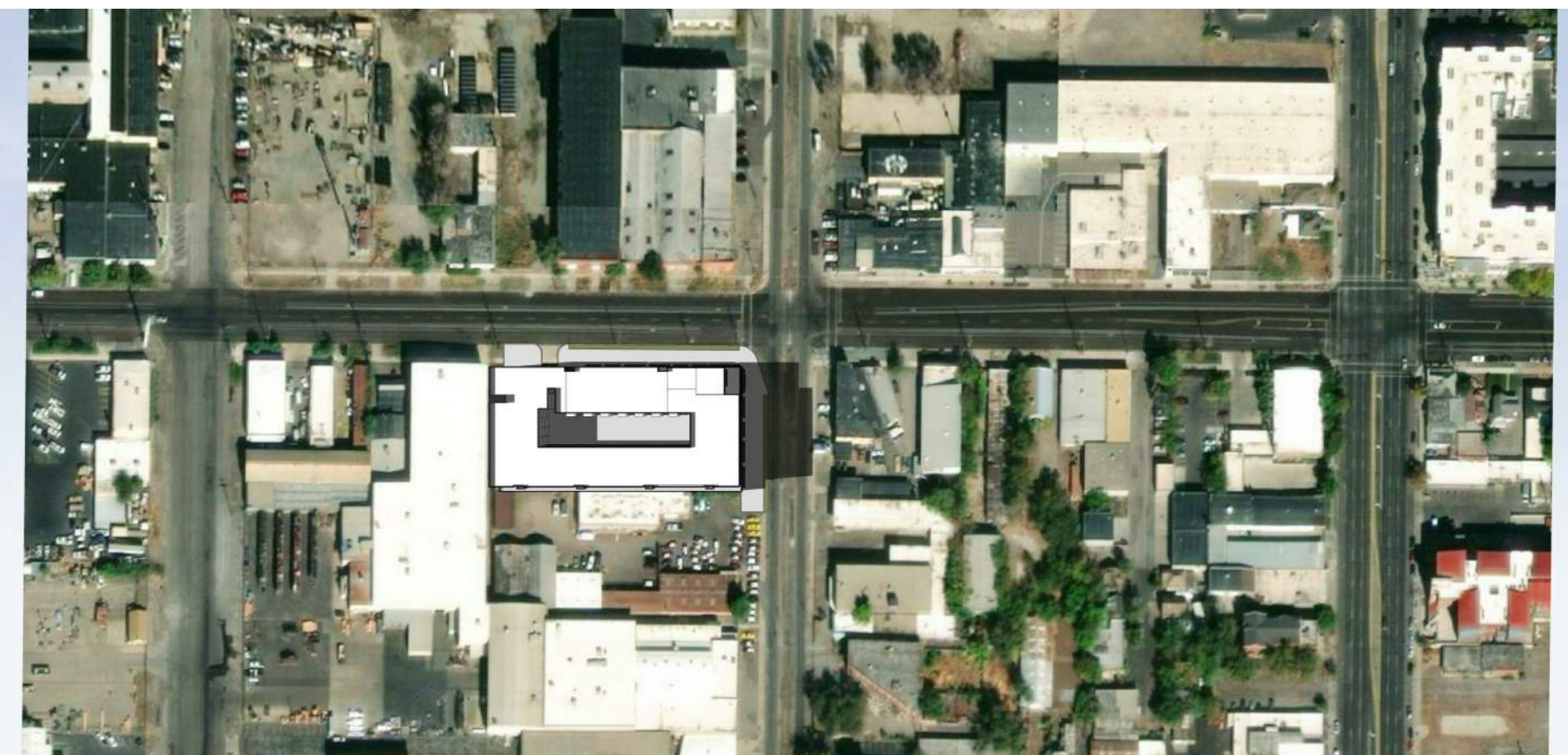
MARCH 20 - 4PM



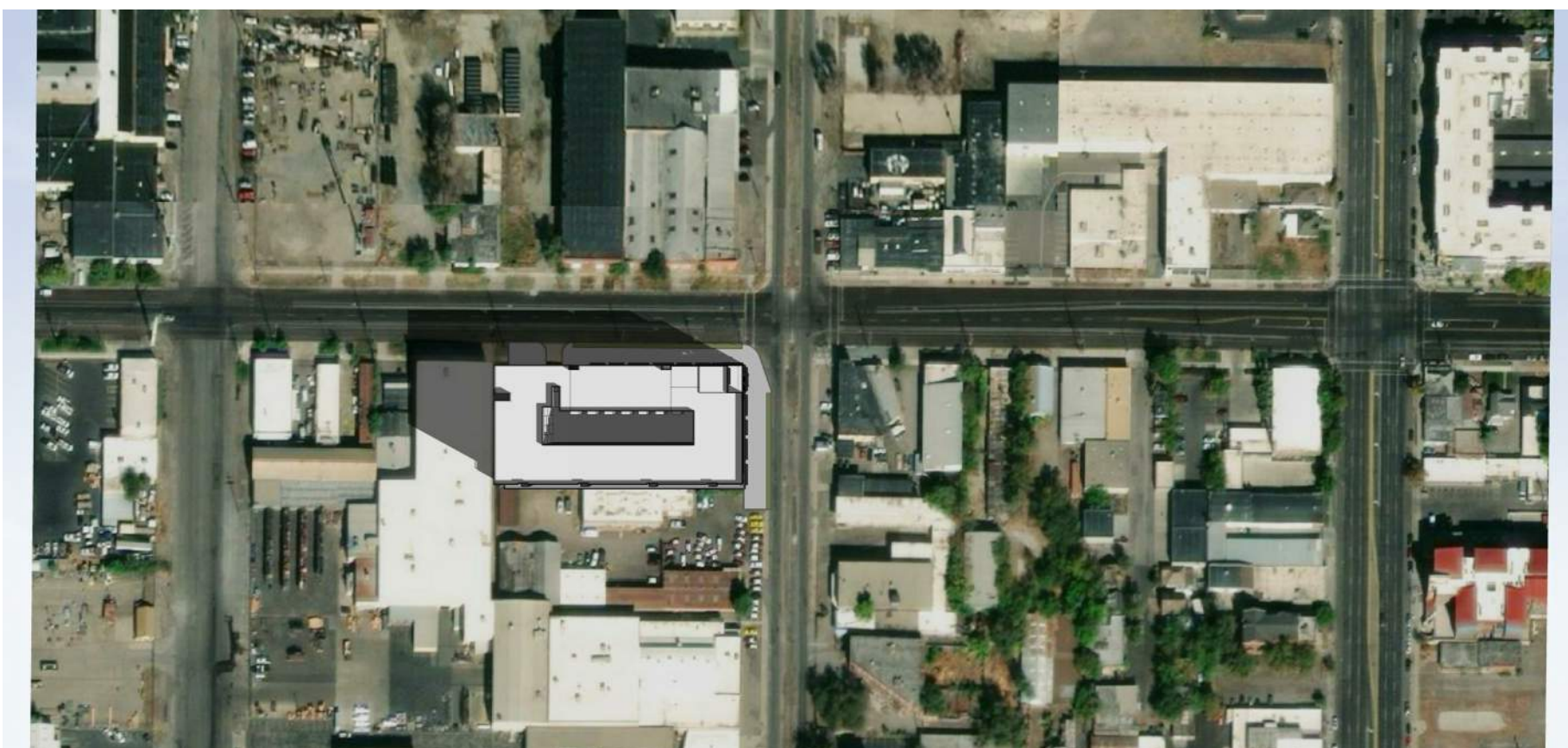
JUNE 22 - 9AM



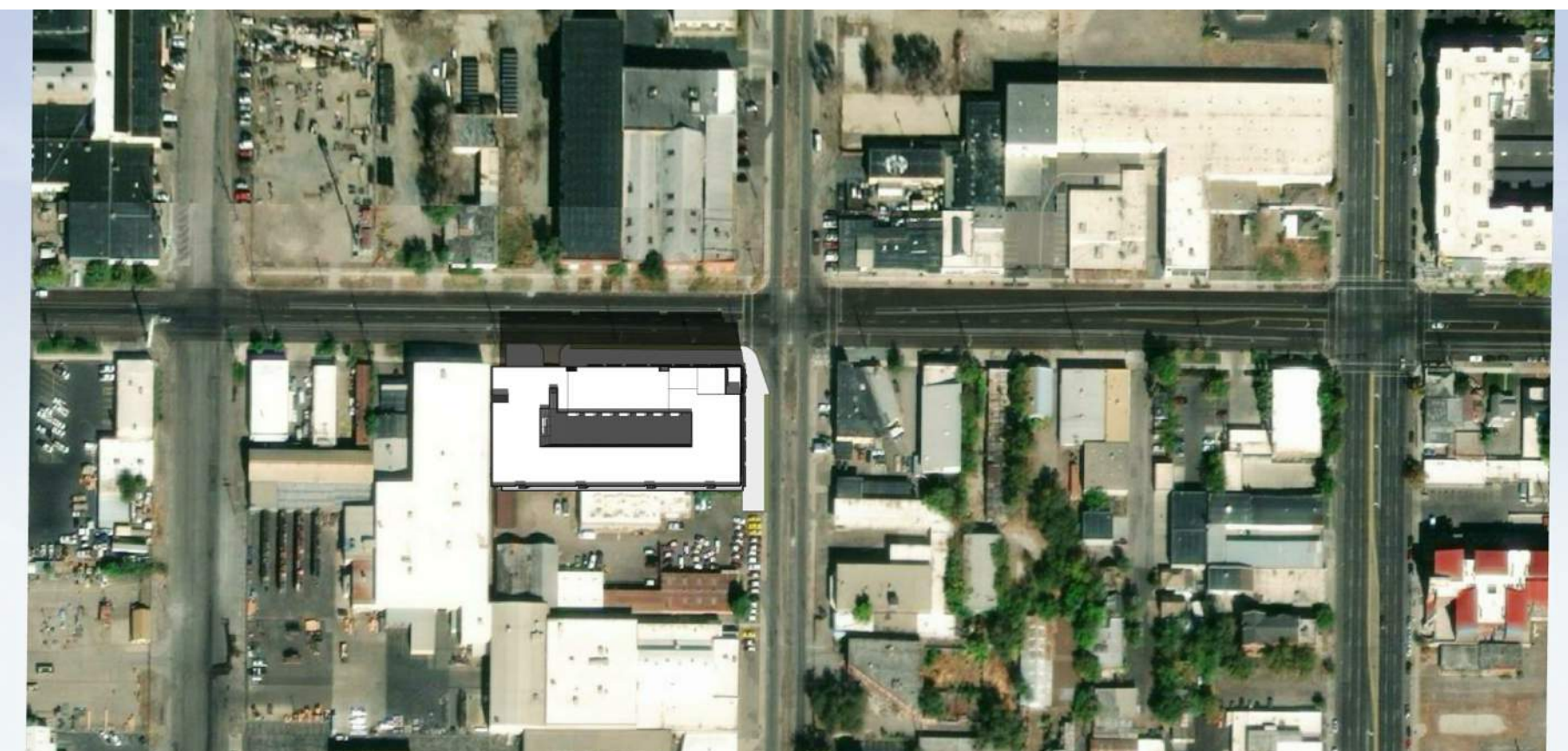
JUNE 22 - 12 NOON



JUNE 22 - 4PM



SEPTEMBER 22 - 9AM



SEPTEMBER 22 - 12 NOON



SEPTEMBER 22 - 4PM



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## PACIFIC YARD APARTMENTS

704 SOUTH 400 WEST  
SALT LAKE CITY, UTAH

DATE:	ISSUED FOR:
08.06.21	SITE PLAN 01
01.05.22	PLANNING RESUBMITTAL

### SHADOW STUDY

PROJECT NUMBER  
210008



## ATTACHMENT C: **Applicant Narratives**

---





January 6, 2022

**RE: Planned Development Application for Pacific Yard (704 S 400 W)**

To Whom it May Concern,

We are pleased to submit this Planned Development application for Pacific Yard.

Pacific Yard “will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments” in the following ways:

- Requested reduced setbacks and landscape buffers will keep with the stabilized neighborhood pattern
- Highly activated ground floor will provide more commercial and retail for the neighborhood which achieves Downtown Plan goals of creating a more liveable city through increased walkability and access to services
- Increase the Granary’s housing stock will achieve Downtown Plan goals of housing choices
- Incorporating a mid-block walkway achieves one of the Downtown Plan’s ‘Catalytic Goals’ for pedestrian connectivity and enhances public realm.

**Project Narrative:** The proposed planned development is called Pacific Yard — a redevelopment project at the corner of 700 South and 400 West in the heart of the Granary District. Pacific Yard consists of efficient studios, one and two-bedroom residential units and 4,000 square feet of ground floor commercial space.

The Granary District is a neighborhood that grew up around the railroad and manufacturing and now a hub for entrepreneurship, art, food and beverage and residences.

Pacific Yard creates a new project that reflects the over-scaled feel in the Granary by creating a warehouse experience on the ground level to interact with the streetscape in a way typically found in the neighborhood, while incorporating human-scaled elements.

Pacific Yard is currently comprised of three separate parcels which will be consolidated into one parcel before the building permit process. It is also incorporating a midblock walkway on the western property line.







Our intent is to activate our public street frontages with provide as much retail, lobby and co-working space and continue the stabilized neighborhood pattern of no setbacks.

2. 21A.26.070 (D): LANDSCAPE YARD REQUIREMENTS: Our plan to reduce setbacks to mimic current development patterns in the neighborhood won't allow us to provide these landscape buffers. We do plan on creating an enhanced streetscape experience with urban landscaping and a corner patio, that is private, but will provide relief for residents and customers, and a pleasant pedestrian experience.



We also believe that reducing the landscape buffer to create a more active street wall, as a priority of Salt Lake City's Urban Design Standards, is a better environment for the pedestrian allowing for more interaction with the commercial and retail ground floor uses. Reducing these setbacks and landscape buffer also helps to minimize the effect of the large rights-of-way of 700 S and 400 W to create a better public realm and comfortable pedestrian scale, "...which will result in a more enhanced product than what would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments."

Please reference Landscape Planting sheet (L301) for proposed species of plants and locations.

3. 21.A.44: PARKING: We would like to comply with the Master Plan by leveraging the large amount of on-street parking available in the Granary's wide, vacant streets to reduce the parking ratio at Pacific Yard to .78:1, or 227 total units. Per code, we are required to have 208 units, so we do comply with the parking standard, but are providing Transportation Demand Strategies as noted below.



There are preliminary plans for a TRAX extension to run right in front of Pacific Yards. It is likely by the time this project is delivered, the TRAX station is steps away, thus allowing for a lower parking ratio than the current zone requires.

Pacific Yard is complying with the following Transportation Demand Strategies:

1. At least 50% required bicycle parking provided in the form of secured long term bicycle parking located in the interior of the building and made available to residents of the development.
2. Providing an on site business center (co-working) or satellite office facility designed to facilitate telecommuting.
3. Providing an on premises gym for residents or employees with at least 400 square feet of space dedicated to workout equipment.

We also plan on having easily accessible bike parking for the residents of Pacific Yard, and customers of the commercial spaces by providing secure bike parking within the building for residents and coordinating bike parking areas, with Salt Lake City Corp, in the public right-of-way.

4. 21.A.55.040 A.3: The proposed planned development is compatible with other property in the neighborhood by eliminating the setbacks required by the current zoning in order to keep with the stabilized neighborhood pattern of zero setbacks as shown below:



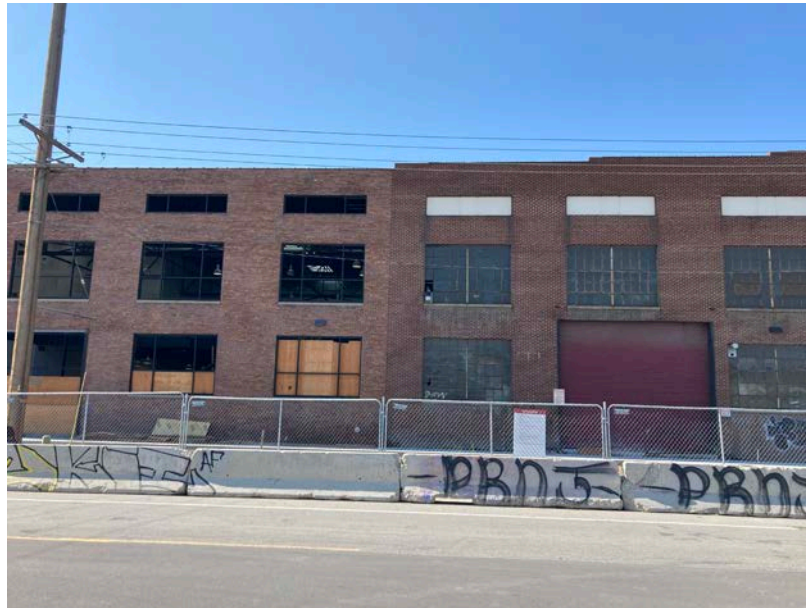
(existing development pattern highlighted in yellow with no setbacks)

The existing building on the Pacific Yard site, along with the adjacent properties, was built decades ago with zero lot lines and no setbacks. This Planned Development request is compatible with these existing development patterns of adjacent properties and most other properties in the neighborhood. Building Pacific Yard with setbacks required in the current zoning would create an uneven street wall and increase the unfriendly scale of the wide street. The requested reduced setbacks would provide a better built product than what is allowed under the current zone.





(Existing building on the Pacific Yard site)



(Adjacent building with zero lot lines and no setbacks)





(Adjacent building with zero lot lines and no setbacks)



(Adjacent building with zero lot lines and no setbacks)

## A) **Planned Development Purpose and Objectives:**

We believe Pacific Yard meets the following City objectives for this Planned Development through the following ways:

**C. Housing (2):** Our proposal includes housing types that aren't commonly found in the existing neighborhood. Pacific Yard will be the first residential project west of 300 West in the Granary District and because of this, will kick-off the neighborhood's housing stock. The scale of the Granary is large, and Pacific Yard will incorporate the existing over-scaled feel of the neighborhood, while adding human-scaled elements through



façade break-up, building step-backs and ground floor activation, to enhance the public realm and pedestrian experience.



**E. Master Plan Implementation (1):** Pacific Yard is consistent with the guidance of Downtown master plan related to building scale, building orientation, site layout or other similar character defining features through the following ways:

- Providing a mid-block walkway, deemed as a 'Catalytic Project' by the downtown master plan.
- Helping to "rebuild 400 West into a multi-modal street ..." by adding in front of our project "...adequate curb, gutter, park strip and sidewalk"



(Granary Campus mixed-use retail project directly adjacent to Pacific Yard fronting 400 West)



Pacific Yard's ground floor activation will continue to promote redevelopment opportunities along 400 West corridor, "further linking the granary to the rest of downtown."

## **B) Master Plan Compatibility**

Pacific Yard is very consistent with the Downtown master plan through the following ways:

- Providing "mid-rise housing and small local-serving retail" to help "make the Granary a complete neighborhood."
- Creating a "Vibrant & Active" district "further linking the Granary to the rest of downtown" by redeveloping a vibrant, mixed-use project along 400 West that "support a true mix of housing options..."

## **C) Design And Compatibility**

1. The scale, mass and intensity of Pacific Yard is compatible with the surrounding neighborhood and the Downtown master plan in the following ways:

- The Granary is full of large warehouses and large parcels on very wide streets, which has created an over-scaled feel that has become a defining characteristic for this part of town. Pacific Yard's goal is to keep with the over-scaled feel by mimicking the size and scale of surrounding buildings, and add human-scaled design elements to enhance the public realm and pedestrian experience. This is done in the following ways:
  - Designing a ground level that mimics surrounding architecture to add continuity to the neighborhood, while enhancing the walkability by adding retail and commercial uses to the ground level.
  - Reducing setbacks to keep with the stabilized neighborhood pattern of zero lot lines and no setbacks
  - Breaking up the 700 South façade to create the look of two separate buildings — this was carefully designed to keep the over-scaled feeling, while adding visual interest by breaking up the façade to enhance the pedestrian experience.
  - Creating a new mid block walkway which is defined in the Downtown master plan as a 'Catalytic Project'.

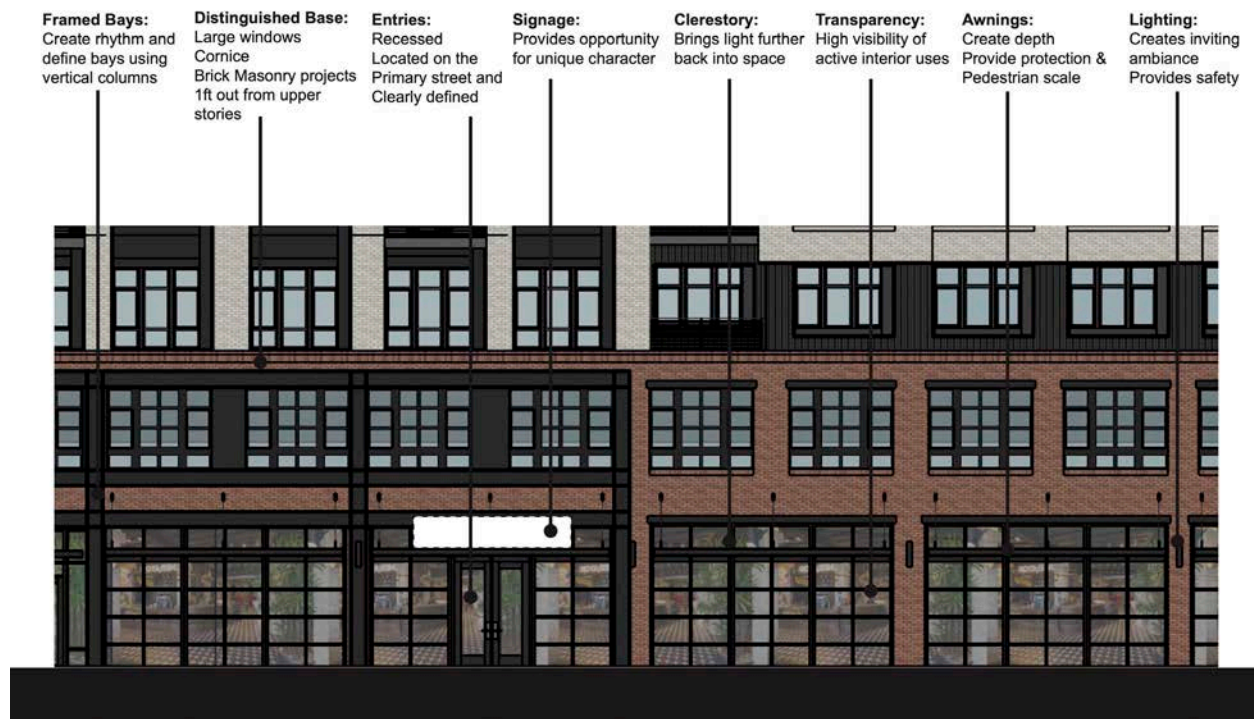
2. Pacific Yard's building orientation and building materials are compatible with the neighborhood and the policies stated in the Downtown master plan related to building and site design in the following ways:

- 'SAFETY AND SECURITY' "Residential developments should be designed to be safe and secure. Transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out help the pedestrian realm feel safe. Building occupants should be able to see into public and semi-public spaces; and landscaping and lighting should enhance security (Downtown Plan pg. 17)"
  - Pacific Yard draws inspiration from surrounding warehouses and buildings to inform architecture on the ground level and above in the new



project to create continuity, but also differing architectural elements to create visual interest.

- Pacific yard is designed to be safe and secure by using the safety and security elements found in transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out to help the pedestrian realm feel safe. Building occupants are able to see into public and semi-public spaces and landscaping and lighting enhances security by creating a well manicured safe place both night and day.
- 'RELATIONSHIP TO STREET' "ground floor active uses or ground floor residential units with noticeable feature changes above the ground floor are encouraged this introduces vertical expression into the street base, with many doors on the street and privacy and security for bedrooms and balconies on the second floor and above. (Downtown Plan pg. 17)"
  - Pacific Yard follows this by creating active uses on the ground floor which create a strong base with noticeable feature changes above the ground floor, including massing and color changes, to introduce vertical expressions, with many doors on the street and privacy and security for bedrooms and balconies on the 2nd floor and above, including a rooftop deck on the top floor at the major corner to add varied height and interest and outdoor gathering space above the ground floor.



### 3. Building setbacks:

**a.** Maintain the visual character of the neighborhood or the character described in the applicable Master Plan: Pacific Yard maintains the visual character of the neighborhood by requesting no setbacks and no landscape buffer, which is what is currently found in the neighborhood as seen in the below diagram:





(existing development pattern highlighted in yellow with no setbacks)

**b.** Pacific Yard provides sufficient space for private amenities

**c.** Pacific Yard is set back 10 feet from adjacent property lines to minimize impacts related to privacy and noise and also to meet building code to allow proper glazing along those property lines to bring in more natural light into those residential units

**d.** Pacific yard provides adequate sightlines to streets, driveways and sidewalks.

**e.** Pacific yard provides sufficient space for maintenance. We have designed this space to be located in the parking podium so it can't be seen from the street.

## D) Landscaping

1. There are no mature trees located on the periphery of the property.

2. There is no existing buffer landscaping.

3. The proposed landscaping is in response to the design of Pacific Yard and its intention to mimic existing setback in the neighborhood and achieve Master Plan goals. We are asking for reduced setbacks which limits landscaping and landscaping buffers, but in return, provide an engaging street presence and transparent and active ground floor to keep with the stabilized neighborhood pattern of no setbacks, while achieving the Downtown Master Plan goals of 'Safety and Security' and 'Relationship to Street' as noted above. In addition, housing and commercial to support a 24/7 atmosphere and support downtown.

4. The landscaping that we are incorporating into Pacific Yard, including a roof top deck, and planters along the ground floor is appropriate for this urban, mixed-use location.





(Pacific Yard ground level urban landscaping)

## **E) Mobility**

1. Pacific Yard is designed to provide a safe and accommodating pedestrian environment and pedestrian oriented design through activating the ground floor with well-designed and pedestrian scaled commercial and habitable space which brings more services to the neighborhood and reduces car trips.

2. The site design and architecture of Pacific Yard is done in such a way to promote access to adjacent uses and encourage walkability through the design and programming of a vibrant streetscape.

## **F) Existing Site Features**

1. N/A to Pacific Yard

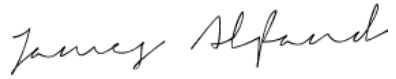
## **G) Utilities**

1. We will ensure existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. We have completed a DRT and have incorporated those comments and other comments set by Laura into this design to be compatible with city comments up to this point.

Elevations, renderings, preliminary plans and context images are included for review.



Kindest regards,

A handwritten signature in cursive script that reads "James Alfandre".

James Alfandre  
Founding Principal  
Urban Alfandre, LLC  
650 South 500 West #188  
Salt Lake City, UT 84103





January 6, 2022

**RE: Design Review Application for Pacific Yard**

To Whom It May Concern:

We are pleased to submit this Design Review application for the Pacific Yard.

**Project Description:**

The Design Review request is for Pacific Yard – a mixed-use redevelopment project at the corner of 700 South and 400 West in the heart of the Granary District. Pacific Yard consists of efficient studios, one and two-bedroom residential units and 4,000 square feet of ground floor commercial space.

The Granary District is a neighborhood that grew up around the railroad and manufacturing and is now a hub for entrepreneurship, art, and food and beverage start-ups.

Pacific Yard creates a new project that is compatible with the existing neighborhood patterns of large warehouse buildings and large parcels, while adding human-scaled design elements to enhance the public realm and pedestrian experience. In order to achieve this, we are asking for a reduction in setbacks and the landscape buffer to keep with the stabilized neighborhood pattern, and to achieve the Downtown Plan goals and objectives.

James Alfandre, a principal at Urban Alfandre, part of the applicant group, has a deep history in the Granary District neighborhood. He spearheaded Granary Row, a pop-up shipping container installation on the same block as Pacific Yard from 2011-2012 and has been heavily involved in this neighborhood as an advocate to keep and preserve its warehouse aesthetic and architecture of this part of town. The Granary District only wants to become a thriving



version of what it already is, and the addition of Pacific Yard helps in this effort.



(Granary Row 700 S 400 W, 2014)

**Building Materials:** Pacific Yard is Type IIIA construction and the primary exterior construction materials are:

- Brick
- Glass
- Storefront glass
- Metal Panel

Pacific Yard consists of 292 residential units and 6,060 square feet of ground floor retail space. The residential units average 576 square feet and consist of one-bedroom with two-bedroom units. The overall unit density is 225 units per acre.





(Pacific Yard)

We intend to meet the design standards listed in 21A.59.050 as described below:

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

***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 Pacific Yard 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.***

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

b. This project implements the following catalytic projects that have been identified in the Downtown master plan:

1. "Adding greater depth and choice of the retail, visitor, cultural, and residential offering."

a. Pacific Yard will provide 4,000 square feet of brand new neighborhood commercial and retail space and will add 292 new



housing units to this part of the Granary District, which currently has little to no housing options.

2. "Creating a clear mid-block pedestrian system that breaks up the large blocks."
  - a. Pacific Yard incorporates a well-designed mid-block walkway along its western property line.
3. "Celebrating the assets of each district."
  - a. Pacific Yard celebrates the over-scaled, warehouse aesthetic of the Granary by incorporating architectural and proportion design elements such as:
    - i. Architectural features on the ground level that are found in existing warehouse buildings in the neighborhood
    - ii. Large massings with large windows with nice reveals and mullions and durable brick material
    - iii. Minimizing façade lengths visually through design and color changes in brick, windows and balconies
4. "Growing the downtown population, supporting an active place 24/7."
  - a. Pacific Yard adds much needed housing to the Granary District in a mixed-use application that also promotes activity 24/7.
5. "Creating a pleasing and welcoming public realm."
  - a. Pacific Yard turns an abandoned single-use commercial building into a well-designed, mixed-use building that activates the street and creates a pleasing and welcoming public realm through attractive building materials, design features like large warehouse-like windows and brick detailing and fenestrations which create visual interest for the pedestrian while creating transparent, active ground floor uses to engage the pedestrian, while adding much needed services to the neighborhood to allow more walkability and reduce car trips.
  - b. In return for reducing setbacks and landscape buffers, Pacific Yard provides a better product than would be allowed by the current code, through adding ground floor active commercial uses and creating a vibrant, pedestrian-oriented experience that follows the established neighborhood development patterns for setbacks and landscape buffers. Pacific Yard also implements the Downtown master plan by "...active ground floor uses should be prioritized over parking uses. Structured parking should be designed to accommodate, where feasible, street-level businesses and other active uses."





- c. Pacific Yard follows the recommendation of Salt Lake City's Urban Design Guidelines by creating "a strong street wall [which] helps facilitate pedestrian circulation as well as provide a sense of space and scale unique to" the Granary District's large, over-scaled feel..." and can be accomplished by "buildings abutting front and side property lines"

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

**a. Primary entrances shall face the public sidewalk.**

- i. Pacific Yard's architecture has been developed to emphasize the ground floor as the focal point with most entrances, including all of the 4,000 square feet of retail, facing the public sidewalk.

**b. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.**

- i. Pacific Yard seeks to reduce setbacks to keep with the stabilized neighborhood patterns, especially along 400 West which will create a cohesive urban wall and public realm "... further linking the Granary to the rest of downtown."





(existing development pattern highlighted in yellow with no setbacks)

**c. *Parking shall be located within, behind, or to the side of buildings.***

- i. All parking for Pacific Yard is located behind or underneath the building and not within public street view.

**C. *Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.***

**a. *Locate active ground floor uses at or near the public sidewalk.***

- i. The retail space, lobby and co-working all front the public sidewalk to create an active, vibrant atmosphere.

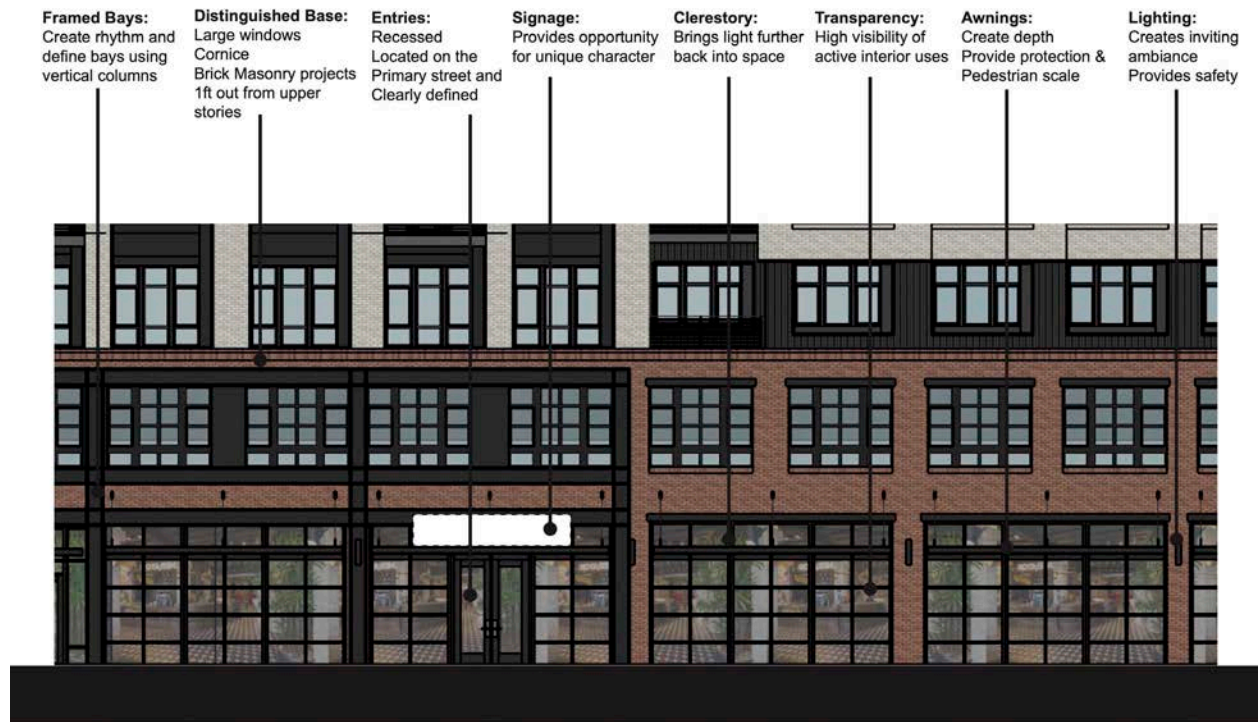
**b. *Maximize transparency of ground floor facades.***

- i. All ground floor facades are easily viewed and accessible.

**c. *Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.***

- i. Pacific Yard uses the following architectural elements to reinterpret traditional storefront elements:





**d. *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.***

- i. The rooftop deck and dining patio are located at the main public street intersection at 400 West and 700 South, creating a strong visual connection to the street and outdoor spaces.

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

**a. *Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, setbacks and vertical emphasis.***

- i. The scale of the building is related to the zoning in the neighborhood. All of the adjacent properties are the same zone with a height of 90' and the Downtown master plan calls for "tall buildings on the corners with shorter buildings around them is an historical pattern designed to emphasize nodes formed at the intersections of main streets – west and south of the CBD is encouraged to be six to twelve stories." With all the development that is coming to the neighborhood, the scale of this building will not be incompatible with its surroundings and achieves master plan goals of increasing height on prominent corners intersections.

The scale of this building, with reduced setbacks, and a reduced landscape buffer, is more compatible with existing development patterns in the neighborhood than if this building was built per the existing code. In addition, for reduced setbacks and landscape buffer, a more active and enhanced urban wall will be added to the public realm creating a more engaging and vibrant pedestrian experience while bringing more



amenities and services within walking distance for residents of the Granary District.



As shown in the above rendering, even though we are requesting a reduced landscape buffer, Pacific Yard will still have a robust landscape buffer on the street side, helping to create a nice buffer and scale, while reducing the heat island effect and creating a strong street wall, which is called out as an important feature in Salt Lake City's Urban Design Guidelines.

The reduced setback request is also compatible with the existing development pattern of the neighborhood as seen below and provides a better design and implementation of city and master plan goals (street wall, keeping with stabilized neighborhood pattern, more active and engaging ground floor), than if built under the current zoning code.





(Evo Building directly across the street to Pacific Yard)

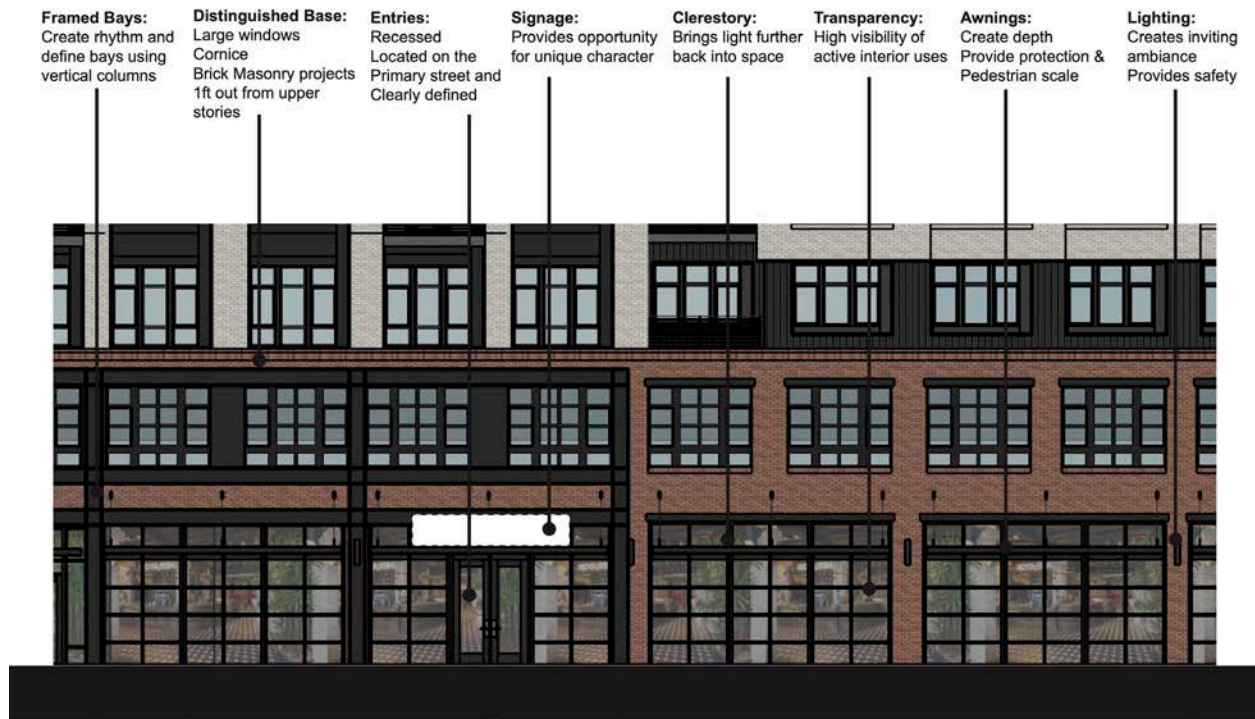
Pacific Yard steps back 1' from the second floor to reduce the feel of scale and massing for existing and anticipated buildings, as seen below.



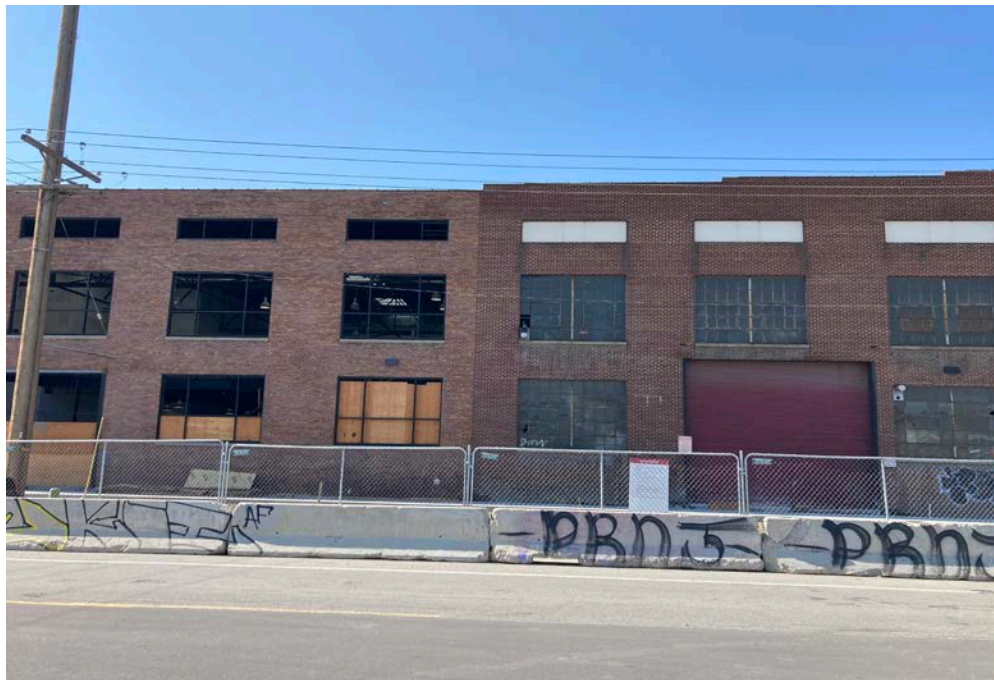
Pacific Yard reinterprets the ground floor uses and design of the Evo Building, an adjacent warehouse that has been restored, and uses warehouse inspired proportions found in the neighborhood, such as



window sizes and reveals, fenestrations and building materials, to create an interesting pedestrian experience, including active, transparent space to engage the pedestrian.



(Pacific Yard storefront design features)



(Adjacent warehouse building used for inspiration for proportions, scale and window details)

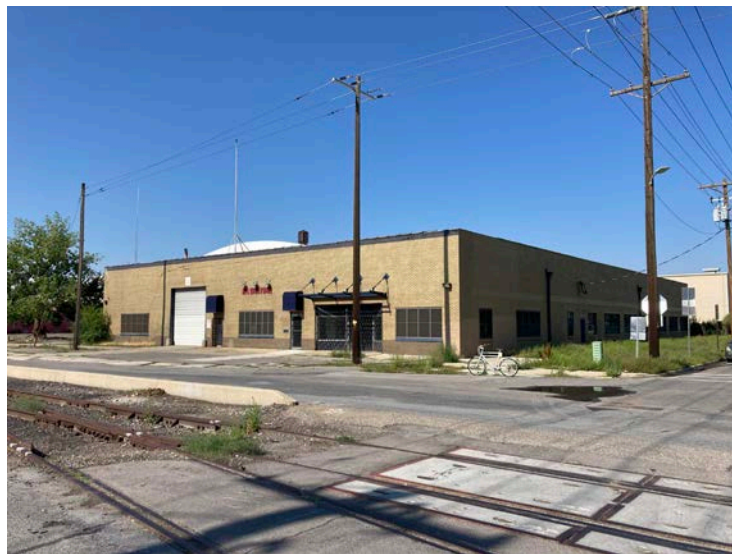
Pacific Yard also incorporates a design to make the longest façade along 700 S look like it is multiple buildings to break up the façade to create a better pedestrian scale, public realm and more interesting urban wall. The



westernmost part of the north façade mimics light industrial warehouse buildings found throughout the neighborhood while adding unique design elements of brick detailing to the ground floor to enhance interest and pedestrian pleasantry. Balconies are added and different color brick to create a strong divide of facades to “reduce the visual width.”



(rendering reflecting the façade changes along 700 South to create more interest and improved pedestrian scale)



(site looking southwest, note existing building has no setbacks)

**b. *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.***



i. Pacific Yard was designed for the pedestrian experience, with an industrial aesthetic to create a vibrant streetscape while being sensitive to the surrounding architecture. We use larger proportions and windows to create a simple, yet elegant design to minimize the scale of the overall structure. We also broke the building up into two separate facades on the longest façade on 700 S to create a look of multiple buildings to help with pedestrian interest and a more engaging public realm as seen below:



(Existing 700 S right-of-way)





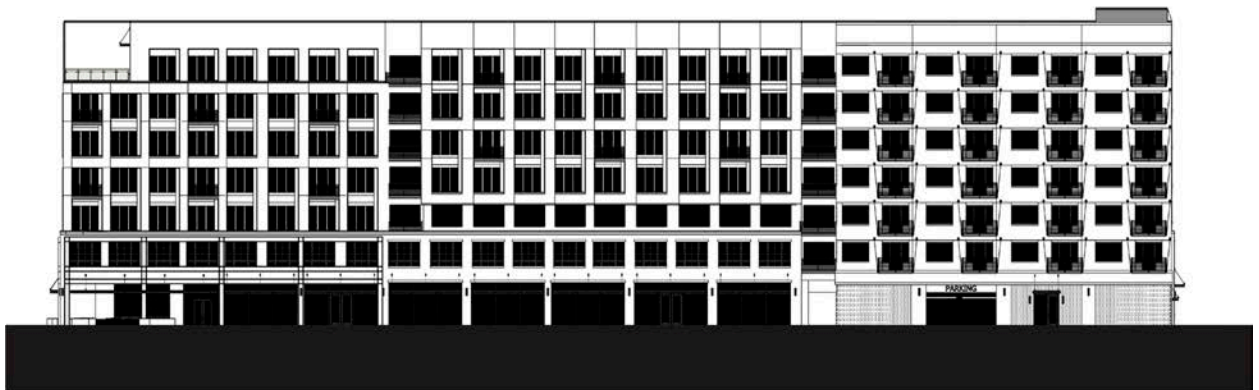
(Example of right-of-way improved with strong street wall and no landscape buffer)

**c. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.**

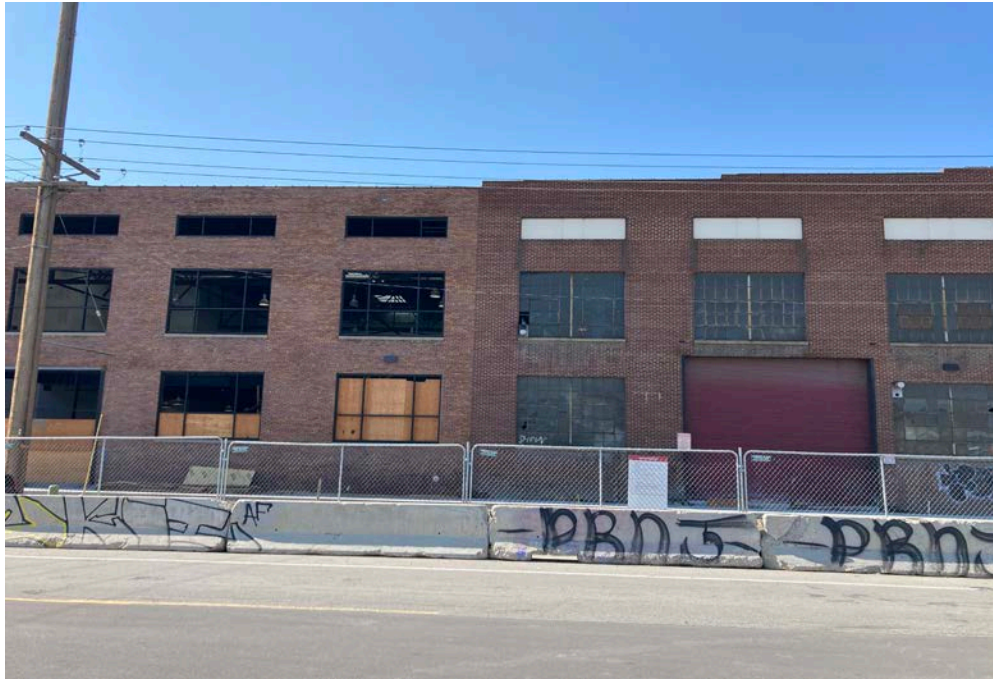
i. Pacific Yard incorporates balconies, a roof-top deck, carefully designed window massing and fenestrations, and strong window reveals.

**d. 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.**

i. Solid/ void of Pacific Yard, as seen below, reflects the scale of typical scale/ void found in the neighborhood.







(Adjacent warehouse building used for inspiration for solid/void)

**E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:**

**a. Changes in vertical plane (breaks in facade);**

- i. Pacific Yard has changes in both horizontal and vertical planes as seen below:



**b. Material changes; and**

- i. The building intergrades variety of materials, including modular brick, architectural metal, concrete banding, and large warehouse windows.

**c. Massing changes.**

- i. Massing is articulated in both horizontal and vertical elements with the rooftop deck and as seen below:





***F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:***

- i. 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");***
- ii. A mixture of areas that provide seasonal shade;***
- iii. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inches (2") caliper when planted;***
- iv. Water features or public art;***
- v. Outdoor dining areas; and vi. Other amenities not listed above that provide a public benefit.***

***b. Pacific Yard includes numbers i, ii and iv in the only privately-owned public space in the project, which is the mid-block walkway.***



Mid-block walkways: the Pacific yard mid-block walkway achieves the midblock walkway principles found in the downtown masterplan including:



- Please see midblock walkway sheet in the submitted landscape plans for more renderings.

a. **Human Scale:**

1. Pacific Yard follows the master plan of the neighborhood and future land use goals of providing a vibrant living environment that supports downtown and a 24/7 environment. It also creates density on a main arterial and street that has been designated as a likely TRAX expansion line to connect the Granary to downtown.

This architectural rendering shows a multi-story building with a series of setbacks. Red arrows and text labels indicate the dimensions of these setbacks from the base of the building:

- 12in Stepback (from Base):** Indicated by a red arrow pointing to the first major setback on the right side of the building.
- 8in Stepback:** Indicated by a red arrow pointing to a smaller setback on the right side.
- 8in Stepback:** Indicated by a red arrow pointing to another smaller setback on the right side.
- 12in Stepback:** Indicated by a red arrow pointing to a setback on the left side of the building.
- 8in Stepback (from Base):** Indicated by a red arrow pointing to a setback on the left side.

The building features a ground floor with large windows and a dark facade, and upper floors with a lighter facade and smaller windows. The setbacks create a tiered effect, with the building's footprint decreasing as it rises.



ii. ***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.***

1. Pacific Yard has a distinct base of a reinterpreted warehouse, typically found in the surrounding neighborhood, on the ground floor, a distinct middle of white brick volumes and top varying white brick volumes extending to the top of the building, offset with dark metal top and base. The offset of brick and metal volumes was used to break up the larger scale of the building while still having a distinct base to enhance the pedestrian scale on the street level.
2. Pacific Yard is requesting height over 60' and to reduce the feel of the extra height, we are modulating the building into distinct but different bases, middles and tops, and removing a story at the corner of the building for a rooftop deck, to create a sense of reduced scale and differentiation to minimize the effect of extra height above 60' as seen below.



(story removed at corner for modulation and feel of reduced scale)



**b. Negative impacts:**

**i. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.**

1. Pacific Yard steps back from neighbors and the street from the second level to enhance the ground floor scale for the pedestrian and to push the upper units back to be more welcoming to our neighboring properties.



**ii. Minimize shadow impacts of building height on the public realm and semipublic 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.**

1. The shadow studies impact the public street and have little impact on adjacent properties all of which have plans for redevelopment to a much larger scale.

**iii. 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.**

1. Pacific Yard has designed the building with stepbacks and setbacks and landscaping to minimize wind impacts in public and private spaces.

**c. Cornices and rooflines:**

**i. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.**

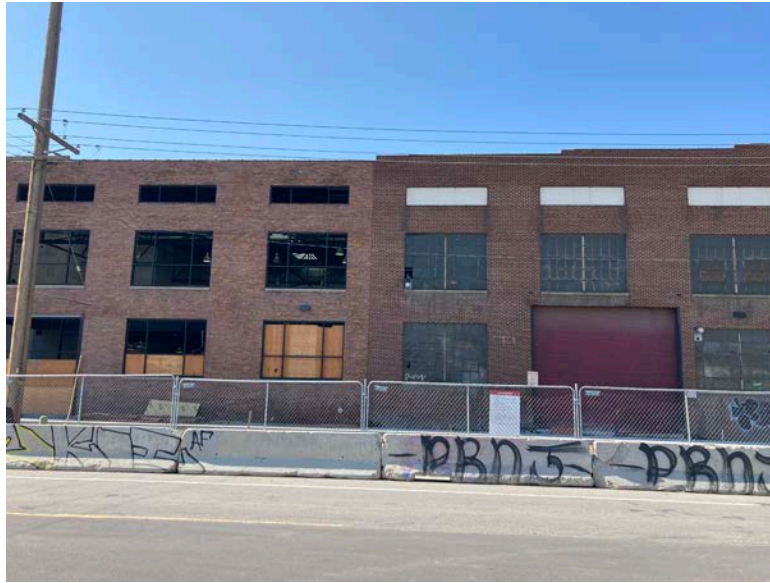
1. Rooflines are defined to be cohesive with the building's overall form and composition. A rooftop deck was incorporated into



the design to add an outdoor experience for views and relaxation for residents, which also breaks up the roofline.

**ii. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.**

1. The context of the roof massing complements surrounding buildings and adds a rooftop courtyard to provide interest and activation to the street.



(Existing warehouse façade and roofline inspiration)

**iii. 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.**

1. Pacific Yard includes a rooftop deck that supports a more visually compelling roof landscape.





(Pacific Yard rooftop deck)

**H. *Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway***

- i. The parking entrance is removed from the corner and pedestrian activation to create a safer and better connection to the sidewalk.

**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.)***

- i. All of the above-mentioned equipment is screened from public view.

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

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

- i. Design will comply with this standard by incorporating pedestrian-focused signage for the ground floor commercial and lobby entrances

**b. *Coordinate signage locations with appropriate lighting, awnings, and other projections.***

- i. This is accounted for in the overall design and strategy of Pacific Yard to create an enhanced pedestrian experience with vibrant street activation.



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

**a. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan**

i. Streetlights will be provided according to the lighting Master Plan.

**b. 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.**

i. The outdoor lighting design will meet these requirements as noted above and will be designed accordingly by our electrical engineer once we move into the design development process.

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

i. Lighting will be emphasized at the building entrances, but otherwise will be low level compatible with residential living requirements.

**L. Streetscape improvements shall be provided as follows:**

**a. 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.**

i. Pacific Yard incorporates two of the largest trees with more spreading canopies from the SLC Urban Forestry List to comply with this standard and help reduce the sense of scale from the large building we are proposing to the wide streets to create a better scale for the pedestrian as seen below:





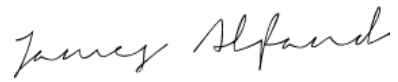
***b. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:***

- i. 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.***
- ii. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.***
- iii. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).***
- iv. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.***
- v. 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.***
- vi. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)***

Pacific Yard achieves these standards in the mid-block walkway design. More details can be found in the mid-block walkway section of the submitted landscape plans.



Kindest regards,

A handwritten signature in cursive script that reads "James Alfandre".

James Alfandre  
Founding Principal  
Urban Alfandre, LLC  
650 South 500 West #188  
Salt Lake City, UT 84103



## ATTACHMENT D: Property & Vicinity Photographs

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*View of existing site from 700 South looking south. **Note: existing power lines to remain.***



*Existing National Register Warehouse District contributing warehouse across the street from the Pacific Yard proposal.*





*View of existing site and adjacent parcel from 400 West looking west.*





**ATTACHMENT F: Analysis of Standards –  
General Commercial  
Zoning District**

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## General Commercial Zoning District Standards (21A.26.070)

Requirement	Standard	Proposed	Compliance
<b>Lot Area</b>	10,000 square feet minimum	54,432 square feet	<b>Complies</b>
<b>Lot Width</b>	60 feet minimum	330 feet wide	<b>Complies</b>
<b>Front/ Rear/ Corner Side Yard</b>	10 feet	0 feet	<b>Does not comply, modification requested.</b> See <a href="#">Consideration 3: Request for 10' Yard Setback and Landscape Yard Relief.</a>
<b>Interior Side Yard</b>	None Required	16-foot midblock walkway	<b>Complies</b>
<b>Maximum Height</b>	60 feet. Additional height limited to 30 feet when approved through the Design Review process.	87 feet 10 inches (91 feet 4 inches at stairwell tower, height exception permitted per 21A.36.020C)	<b>Does not comply, modification requested.</b> See <a href="#">Consideration 2: Request for Additional Height.</a>
<b>Landscape Yard - Front</b>	10 feet	0 feet	<b>Does not comply, modification requested.</b> See <a href="#">Consideration 3: Request for 10' Yard Setback and Landscape Yard Relief.</a>
<b>Landscape Yard - Corner</b>	10 feet	0 feet	<b>Does not comply, modification requested.</b> See <a href="#">Consideration 3: Request for 10' Yard Setback and Landscape Yard Relief.</a>
<b>Landscaping - Other</b>	7700 square feet additional landscaping required. In the CG zone, increased landscaping shall be provided equal to ten percent (10%) of	0 feet	<b>Does not comply, modification requested.</b> See <a href="#">Consideration 4:</a>



	the area of the additional floors.		<a href="#">Request for Additional Landscaping Relief.</a>
<b>Design Standard (21A.37) requirements in the CG zone</b>	<p>D. Building entrances (at least 1 per street facing façade)</p> <p>I. Parking lot lighting must be shielded from adjacent residential properties.</p>	<p>D. Both street facing façades on the building include two entrances.</p> <p>I. Parking lot is interior to building. There are no adjacent residential properties.</p>	<b>Complies</b>

The below include general zoning standards. Not all applicable standards are listed here.

Requirement	Standard	Proposed	Compliance
<b>Number of Off-Street Parking Spaces Required (21A.44.030)</b>	<p><u>Minimum</u> – 0.5 spaces/studio, one space per 1-bedroom and two spaces per 2-bedroom unit (233 spaces).</p> <p>Retail goods establishment – 2 spaces per 1000 sq. feet usable floor area (12 spaces)</p> <p><u>245 stalls total required</u></p>	<p>202 total off-street stalls provided in parking structure</p> <p><i>Applicant has provided off-street parking reductions and Transportation Demand Management strategies to decrease parking minimums.</i></p>	<b>Complies</b>
<b>On-Street Parking (21A.44.040.B.6)</b>	<p><u>On</u> street parking in CG zone is allowed to satisfy some of the off-street parking required, when provided on street frontage adjacent to use.</p> <p>25 on street parking spaces present along 700 South façade.</p>	<p>227 total parking stalls provided (202 in structure + 25 on-street)</p>	<b>Complies</b>



<b>Transportation Demand Management Standards (21A.44.050)</b>	<p>B2. Electric vehicle parking - 1 stall per 25 vehicles</p> <p>B3. Bicycle parking- 5% of total parking provided</p>	<ul style="list-style-type: none"> <li>8 electric vehicle stalls provided</li> <li>10 bike racks provided, 11 are required. These are located on the ground floor at the west end of the 700 South façade, with a separate entrance.</li> </ul>	<b>Complies</b>
<b>Transportation Demand Management Parking Incentives</b>	<p>The min. number of off-street parking spaces ... can be reduced to 75% of the min. requirement ... provided the applicant fulfills at least:</p> <ul style="list-style-type: none"> <li>two (2) of the minor transportation demand management strategies.</li> </ul>	<p><u>185 stalls total required when 2 minor TDM strategies are met.</u></p> <p><i>Minor TDM Strategies fulfilled:</i></p> <p>(1) Permanently sheltered, covered or secure facilities for required bicycle parking.</p> <p>(2) More information needed.</p>	<p><b>Complies.</b></p> <p>Currently the proposal shows only 1 minor TDM strategy, a second strategy will need to be included and verified during building permitting.</p>
<b>Mechanical Equipment</b>	Must be on roof or in rear yard/must be screened	Located in the interior of the development, screened by solid walls.	<b>Complies</b>



# ATTACHMENT G: Analysis of Standards – Planned Development

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

Standard	Finding	Rationale
<p>The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a>) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development.</p> <p>The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development.</p> <p>The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<b>Complies</b>	<p>Development proposals are required to meet at least one of six possible objectives to qualify for the Planned Development review process. The applicant has noted in their narrative that they believe their development meets objectives C and F.</p> <p>Those objectives are copied below along with “strategies that are intended to be used to determine if an objective has been accomplished” as noted in the ordinance:</p> <p><i>C. Housing: Providing...types of housing that helps achieve the City's housing goals and policies:</i></p> <p style="padding-left: 40px;"><i>2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.</i></p> <p><i>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i></p> <p style="padding-left: 40px;"><i>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</i></p> <p>Item C.2: the proposal does help achieve the City's housing supply goals by providing a housing type that isn't generally supplied in the neighborhood, although the scale is not typical of the neighborhood. The scale is reflective of</p>



			<p>what is desired in the Downtown Plan and other recently approved development in the Granary.</p> <p>Item F: As discussed in <a href="#">Attachment E: Master Plan Policies</a>, the Downtown Plan calls for mid-rise development in the Granary, and the building design is generally responsive to the character of the neighborhood</p> <p>Regarding the modifications resulting in a more enhanced product, the applicant's requested setback modifications proposed to locate commercial areas adjacent to the sidewalk. By incorporating transparency and visual interest into the street facades, the proposed modification will result in a more enhanced product than would strict application of CG zoning regulations.</p>
	<p><b>B. The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</b></p>	<b>Complies</b>	<p>As noted in Growing SLC and Plan Salt Lake, the proposed development aligns with policies related to compatible in-fill development and housing. Additionally, the proposal is consistent with many of the initiatives in the Downtown Plan, which calls for mid-rise development in the Granary, and building design that is compatible with the character of the neighborhood. For details, see <a href="#">Attachment E: Master Plan Policies</a>.</p>
	<p><b>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</b></p>	<b>Complies</b>	<p>The proposed development is generally compatible with the area. The existing height of the area and the proposed height of the structure are starkly different. The proposal includes a building that is 88 feet tall. The Granary typically includes building between 14 and 30 feet in height. While this building will be significantly taller than the existing context, the applicant and the City acknowledge that additional development is likely to occur, and when compliant with the standards of the design review process, 90' buildings are permissible in the CG zone. The proposal provides a more enhanced product than would be achieved through strict application of the land use regulations.</p>
<b>C1</b>	Whether the scale, mass, and intensity of the proposed planned development is	<b>Complies</b>	<p>The scale, mass and intensity of the building is generally compatible with the Granary. The proposed height of the</p>



	compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;		development is relatively different for this area, but the applicable Master Plan calls for mid-rise development in Granary. The CG zone requires setbacks and additional landscaping to mitigate the intensity of large buildings. The applicant's request for relief from these requirements is premised on both the ground floor commercial uses proposed, as well as the existing neighborhood pattern, in which many buildings have no setbacks from the sidewalk.
<b>C2</b>	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	<b>Complies</b>	The building faces and main entrances are oriented both to 700 South and 400 West. The proposal uses a mix of brick, stucco, metal, and glass that are compatible with the wide range of materials used on nearby buildings on 700 South and 400 West. The Master Plan does not speak to specific building orientation or materials.
<b>C3</b>	<p>Whether building setbacks along the perimeter of the development:</p> <p>C.3.a. Maintain the visual character of the neighborhood, or the character described in the applicable master plan.</p> <p>C.3.b. Provide sufficient space for private amenities.</p> <p>C.3.c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>C.3.d. Provide adequate sight lines to streets, driveways, and sidewalks.</p> <p>C.3.e. Provide sufficient space for maintenance.</p>	<b>Complies</b>	<p>C.3.a. The proposal maintains the visual character of the neighborhood as it is in an area of the Granary with no or small building setbacks interspersed with surface parking lots.</p> <p>C.3.b. The development provides a range of outdoor and indoor amenities in the building interior and via a mid-block walkway that will be open to the public.</p> <p>C.3.c. The development is buffered on the west by a 16' wide alley, and its north and east boundaries front the public ROW. There is no buffer on the south, where a 25' tall blank wall with a 10' step back is proposed on the property boundary. The buildings to the south are approximately 5 feet south of the property line and have blank walls fronting the proposal. Impacts related to privacy and noise appear negligible.</p> <p>C.3d. Transportation and Engineering did not offer any concerns about the provided sight lines.</p> <p>C.3e. The development has placed electrical meters along the midblock walkway, and a transformer on the 400</p>



			West façade. Minor maintenance will likely occur. There is space for maintenance.
<b>C4</b>	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	<b>Complies</b>	Although there are no ground floor transparency or detailing requirements for this zone, the building goes above and beyond by including multiple entrances and high level of ground floor glass. Further, the building includes various architectural details to facilitate pedestrian interest and interaction, including multiple material and color changes, façade articulation, art, architectural detailing on windows, balconies, and awnings.
<b>C5</b>	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	<b>Complies, with a condition.</b>	Some uplighting is shown on the midblock walkway, and details to demonstrate the lighting impacts and safety of the proposal have not been provided.  Condition: Final approval of the details for development and site lighting, street lighting, and mid-block walkway lighting shall be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.
<b>C6</b>	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	<b>Complies</b>	The development includes trash areas in the parking garage that are screened with a solid wall.  Loading areas are in the building interior.
<b>C7</b>	Whether parking areas are appropriately buffered from adjacent uses.	<b>Complies</b>	Parking is accessed through a single entrance of the west of the site and all stalls are internal.
<b>D. Landscaping:</b> The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:		<b>Complies, with a condition.</b>	Staff is recommending that the Planning Commission impose the following condition: Final approval a tree form with a spreading canopy in the park strip, that will also meet the needs of the Urban Forestry Division and relevant utility companies to be delegated to Planning Staff.
<b>D1</b>	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	<b>Not applicable</b>	There are no trees on the property or on the street.
<b>D2</b>	Whether existing landscaping that provides additional buffering to the abutting	<b>Not applicable</b>	There is no existing landscaping beyond a few volunteer shrubs, and these do not provide a buffer.



	properties is maintained and preserved;		
<b>D3</b>	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	<b>Complies, with a condition.</b>	<p>The proposed park strip landscape is limited in its ability to lessen impacts of the 700 South façade. The power lines will remain in place, creating challenges to grow and maintain appropriately scaled trees that might otherwise provide a human-scale sense of enclosure over the public sidewalk.</p> <p>As a condition of approval, staff proposes to work with the applicant to find a tree form with a canopy that can mediate between the 90-foot building and the right of way to introduce human-scale spaces on the sidewalk, that will also meet the needs of the Urban Forestry Division and relevant utility companies.</p> <p>See additional discussion under <a href="#">Consideration 3: Landscape Yard and Additional Landscaping Modification.</a></p>
<b>D4</b>	Whether proposed landscaping is appropriate for the scale of the development.	<b>Complies, with a condition.</b>	<p>The proposed park strip landscape is limited in its ability to provide an appropriate scale along the 320 foot long, 88 feet tall façade along 700 South. The overhead power lines will remain in place, creating challenges to grow and maintain appropriately scaled trees that might otherwise provide a human-scale sense of enclosure over the public sidewalk. Section drawings show columnar trees, while renderings show pyramidal forms, neither of which is appropriately scaled.</p> <p>As a condition of approval, staff proposes to work with the applicant to find a tree form to mediate between the 90-foot building and the right of way to introduce human-scale spaces on the sidewalk, that will also meet the needs of the Urban Forestry Division and relevant utility companies.</p> <p>See additional discussion under <a href="#">Consideration 3: Landscape Yard and Additional Landscaping Modification.</a></p>
<b>E. Mobility:</b> The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site		<b>Complies</b>	The proposal includes direct connections to the sidewalk and implements design



	and surrounding neighborhood. In determining mobility, the Planning Commission should consider:		features to comply with the mobility considerations.
<b>E1</b>	Whether drive access to local streets will negatively impact the safety, purpose, and character of the street;	<b>Complies</b>	Transportation expressed no concerns about drive access.
<b>E2</b>	Whether the site design considers safe circulation for a range of transportation options including:  Safe and accommodating pedestrian environment and pedestrian oriented design;  Bicycle facilities and connections where appropriate, and orientation to transit where available; and  Minimizing conflicts between different transportation modes;	<b>Complies</b>	The site is designed so that there is direct pedestrian access to the sidewalk. A north-south running mid-block walkway is provided along the west property boundary that will eventually connect with an east-west running walkway described in the Downtown Plan. Residents can store bicycles in a dedicated bicycle storage area or in their units. Conflicts were evaluated between pedestrians and cars regarding sight lines and city required "sight distance triangles" where driveways intersect with sidewalks. There is adequate visibility between transportation modes.
<b>E3</b>	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	<b>Complies</b>	The layout of the development includes direct access to the public sidewalk to access nearby adjacent uses and amenities.
<b>E4</b>	Whether the proposed design provides adequate emergency vehicle access; and	<b>Complies</b>	The building is directly adjacent to a public street, which allows for direct emergency access.
<b>E5</b>	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	<b>Complies</b>	Loading access is provided within the parking structure and meets the off-street requirements in 21A.44.070.
<b>F. Existing Site Features:</b> The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		<b>Complies</b>	The proposal does not include the preservation of an existing building. The building is compatible with the historically significant NR warehouse district and borrows from its architectural style and character.
<b>G. Utilities:</b> Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		<b>Complies</b>	Public utility connections will be fully evaluated during the building permits review phase of the development, and upgrades, if necessary, will be required by that department to serve the property so that there will not be any detrimental impact on other property utility services. The electrical meters are proposed to be



		<p>located on the property facing the midblock walkway. As the midblock walkway is private property (with a public easement) it is allowed in this location. The proposal includes a single-phase transformer on south end of the 400 West façade. To reduce the visual impact of the equipment, it will be screened by a material compatible with the building façade, in accordance with 21A.40.160.</p> <p>There were concerns from the Department of Public Utilities that the reduced setback may limit the ability to adequately provide private utility connections and that the number of units may require offsite improvements to water and sewer lines, and/or storm drains. The applicant will need to address all utility requirements during the building permit issuance.</p>
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# ATTACHMENT H: Analysis of Standards – Design Review

**21A.59.060: Standards for Design Review:** In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
<b>A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.</b>	<b>Complies</b>	<p><i>The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient, and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.</i></p> <p>The proposal is consistent with most aspects of the purpose of the zoning district. It provides a new residential development with a 6000 square foot retail component on the first floor.</p> <p>The project meets 7 of the Downtown Plan's 48 goals. The project is located within the Granary and includes a rooftop patio in accordance with the Downtown Community Plan. The project also proposes to create adequate curb, gutter, park strip and sidewalk on 3% of the 400</p>



		West corridor identified as having very poor to marginal pavement conditions (Downtown Plan, p. 123). Additional elements related to compliance with adopted master plan policies are described in <a href="#">Attachment E</a> .
<p><b>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</b></p> <ol style="list-style-type: none"> <li>1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).</li> <li>2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.</li> <li>3. Parking shall be located within, behind, or to the side of buildings.</li> </ol>	<b>Complies</b>	<p>B.1. Primary entrances to the building are located on the ground floor facing the public sidewalk.</p> <p>B.2. The building is sited adjacent to the sidewalk.</p> <p>B.3. Parking is located within the building.</p>
<p><b>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</b></p> <ol style="list-style-type: none"> <li>1. Locate active ground floor uses at or near the public sidewalk.</li> <li>2. Maximize transparency of ground floor facades.</li> <li>3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.</li> <li>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.</li> </ol>	<b>Complies</b>	<p>C.1. Active uses include a retail area, restaurant, amenity area, and leasing office located on the ground floor adjacent to the public sidewalk. A projecting brickwork pattern and public art located along the mid-block walkway enlivens the façade of the parking structure.</p> <p>C.2. The proposed project includes large commercial windows on the 400 West façade and on two-thirds of the 700 South façade.</p> <p>C.3. The street façade includes sign bands and clerestory windows, articulated by framed bays.</p> <p>C.4. Ground floor outdoor dining is located at the northeast corner of the building. A roof deck on the seventh floor provides city views to the north and east.</p>



<p><b>D. Large building masses shall be divided into heights and sizes that relate to human scale.</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.</li> <li>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.</li> </ol>	<p><b>Complies with a condition.</b></p>	<p>D.1. The surrounding existing buildings are between one and two stories, and the anticipated height in the CG zone is 5-stories (60 feet) by-right, or 7-stories (90-feet) with Design Review,. On the 700 South and 400 West façades, the base of the 6<sup>th</sup> floor balconies roughly aligns with the anticipated height of 60 feet. The second story banding along the midblock walkway façade relates to the existing building to the south. Vertical emphasis created by building articulation and color and material changes divides the building into thirds. A step-back is present on the south façade.</p> <p>D.2. The width of the building is reduced through vertical emphasis and color and material changes, as well as articulation intended to make the 330-foot-wide building appear like two adjoining buildings. Material changes from metalwork on brick to brick run east to west. There are other long warehouse buildings in the context, but none above two stories. The design is less successful in relating building height to human scale. In the absence of the applicant applying step backs to this project, an awning that provides a greater sense of enclosure paired with an appropriate tree form and scale may improve the relationship of building height to human scale. Staff is recommending a condition of deeper awnings along the 700 S and 400 W elevations, , subject to an encroachment agreement approved by all required City divisions and departments</p> <p>D.3. The building includes secondary elements on all street facing facades, and above the 3<sup>rd</sup> story on the rear (south) face. Window reveals above the second story help reduce the massing.</p> <p>D.4. The building includes ground floor transparency and adapts the solid-to-void ratio of surrounding warehouses to a residential mixed-</p>
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		use building to promote indoor/outdoor connections.
<p><b>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</b></p> <ol style="list-style-type: none"> <li>1. Changes in vertical plane (breaks in façade);</li> <li>2. Material changes; and</li> <li>3. Massing changes.</li> </ol>	<b>Complies</b>	<p>The 700 South building façade is 320' long:</p> <ol style="list-style-type: none"> <li>1. On the 700 South façade the ground floor has two breaks in vertical plane, which are intended to provide the appearance of two buildings – the eastern portion is 212 feet wide, and the western portion is 108' long. The upper floors have 3 breaks in the façade.</li> <li>2. Brick, stucco, and metal change along the façade.</li> <li>3. Massing changes are suggested through building articulation and changes in color and material.</li> </ol>
<p><b>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</b></p> <ol style="list-style-type: none"> <li>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").</li> <li>2. A mixture of areas that provide seasonal shade.</li> <li>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;</li> <li>4. Water features or public art;</li> <li>5. Outdoor dining areas; and</li> <li>6. Other amenities not listed above that provide a public benefit.</li> </ol>	<b>Complies, with a condition.</b>	<p>The provided mid-block walkway is a privately owned, public space. These elements are included:</p> <p>F.1. Sitting space is provided.</p> <p>F.4. Public art will be featured along the walkway. The proposal includes an interactive 15' x 9' chalk board at the northern portion of the walkway, and five 8' x8' panels with artwork along the rest of the western façade.</p> <p>F.6. The proposal includes overhead lights over the walkway.</p> <p>The midblock walkway proposal was added to the plan set after the first submission, and still requires concept refinement and design details.</p> <p>Staff requests that final approval of the details for public art, mid-block walkway lighting, furniture, midblock walkway paving, and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.</p>



<p><b>G. Building height shall be modified to relate to human scale and minimize negative impacts.</b></p> <p><b>1. Human scale:</b></p> <p>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.</p> <p>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.</p>	<p><b>Complies, with a condition.</b></p>	<p>1.a. Although the building has a 10' step back at the second story on the rear façade, this does not adequately relate to human scale and modify negative impacts. The step back is not visible or perceptible from the 700 South façade, which is nearly ½ block long. In addition, it is not sufficiently perceptible to pedestrians walking along the 400 West façade as human scale is experienced as one moves parallel to the building, not perpendicular to it. Staff asked the applicant to consider adding step backs to the street facing facades above the second story to better comply with the intent of this standard and to address concerns raised by Community Council members.</p> <p>Note that because the CG zone height is 60' by-right, any requirement for a step back would need to begin at 60 vertical feet from the sidewalk, which would not improve the buildings relationship to human scale. The incorporation of step backs at the second story would provide human scale.</p> <p>In the absence of this, a condition of approval to provide a 4' awning that provides a greater sense of enclosure paired with an appropriate tree form and scale may improve the relationship of building height to human scale. See <a href="#">Consideration 2: Request for Additional Height</a>, above for further discussion.</p> <p>1.b. The storefront windows and patterned bricks create a base, the middle is created color changes in the brick and fenestration, and the top is created via both color and material changes.</p> <p>2a. The building incorporates modulation through articulation and material changes, but section drawings do not demonstrate</p>
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<p><b>2. Negative impacts:</b></p> <ul style="list-style-type: none"> <li>a) Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.</li> <li>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.</li> <li>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.</li> </ul> <p><b>3. Cornices and rooflines:</b></p> <ul style="list-style-type: none"> <li>a) Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.</li> <li>b) Complement surrounding buildings: Include roof forms that complement the rooflines of surrounding buildings.</li> <li>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.</li> </ul>		<p>features that step up or down significantly.</p> <p>2b. The building massing does not minimize shadow impacts. The sidewalk on 700 South is located to the north of the building and will be in shadow much of the year. The west-facing mid-block walkway sidewalk will be shaded during the morning hours.</p> <p>2c. Wind impacts are not sufficiently addressed. Staff is recommending a condition of deeper awnings to address the concerns of wind impacts, subject to an encroachment agreement approved by all required City divisions and departments.</p> <p>3a. Cornice and rooflines are cohesive, and complement the flat roofs typically found in the Granary. Window reveals and balconies are incorporated transitions between stories, providing an interpretation of a cornice that enhances the residential character of the upper floors.</p> <p>3b. Roofline complement surrounding buildings. There is a brick cornice between the second and third story typical of the styles found in the area and reference the existing height of contributing buildings.</p> <p>3c. Roof decks for residents are incorporated on level three and level seven.</p>
<p><b>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</b></p>	<p><b>Complies</b></p>	<p>Primary entrances are located on the sidewalk. Pedestrian-only midblock walkway runs north/south adjacent to the parking garage on the west side of the site.</p>
<p><b>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</b></p>	<p><b>Complies</b></p>	<p>Waste containers, mechanical equipment, and storage areas and loading docks are incorporated within the building, as are service uses.</p>



<b>the front line of building or located within the structure.</b>		
<p><b>J. Signage shall emphasize the pedestrian/mass transit orientation.</b></p> <ol style="list-style-type: none"> <li>1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.</li> <li>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</li> <li>3. Coordinate sign location with landscaping to avoid conflicts.</li> </ol>	<b>Complies</b>	<p>J.1. Spaces for signage are incorporated into a metal band on the building face</p> <p>J.2 Sign bands and blade signs are incorporated and coordinated with projections and landscaping.</p> <p>J.2 Coordination of the signs with landscaping will be determined during the building permit process.</p>
<p><b>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</b></p> <ol style="list-style-type: none"> <li>1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.</li> <li>2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.</li> <li>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</li> </ol>	<b>Complies, with a condition.</b>	<p>Some uplighting is shown on the midblock walkway, and details to demonstrate the illumination quality of the proposal have not been provided.</p> <p>Condition: Final approval of the details for development and site lighting, street lighting, and mid-block walkway lighting to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.</p>
<p><b>L. Streetscape improvements shall be provided as follows:</b></p> <ol style="list-style-type: none"> <li>1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.</li> <li>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</li> </ol>	<b>Complies, with a condition.</b>	<p>L1. Street trees are limited by overhead power lines to remain in their ability to provide an appropriate scale along the 320 foot long, 88 feet tall façade along 700 South. The overhead power lines will remain in place, creating challenges to grow and maintain appropriately scaled trees that might otherwise provide a human-scale sense of enclosure over the public sidewalk. Section drawings show columnar trees, while renderings show pyramidal forms, neither of which is appropriately scaled. Staff is recommending the following condition: Final approval a tree form with a spreading canopy in the park strip, that will also meet the needs of the Urban Forestry Division and relevant</p>



<p>standards:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b) Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.</li> <li>c) Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).</li> <li>d) Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.</li> <li>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.</li> <li>f) Asphalt shall be limited to vehicle drive aisles.</li> </ul>		<p>utility companies to be delegated to Planning Staff.</p> <p>L.2.a. Materials include concrete, unit pavers, metal, and wood.</p> <p>L.2.b. Pervious pavers may be practical along the midblock walkway, pending input from Public Utilities related to the floodplain.</p> <p>L.2.c. Staff to request SRI values of materials during the building permit phase.</p> <p>L.2.d. Streetscape improvements reflect Salt Lake City character. The midblock walkway proposal was added to the plan set after the first submission, and still requires concept refinement and design details to determine relationship to the neighborhood.</p> <p>L.2.e Seating is incorporated into midblock walkway.</p> <p>L.2.f. Asphalt is not shown on site plans. Proposed drive aisle is concrete.</p> <p>Condition: Final approval of the details for streetscape improvements to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Community Plan.</p>
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# ATTACHMENT I: Public Process and 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:

- **Early Notification**
  - Early notification regarding the project with a link to the upcoming online open house was mailed out December 1, 2021
  - Notices were mailed to property owners/residents within ~300 feet of the proposal and e-mailed directly to the local community council contacts (Ballpark and Downtown Community Councils). Ballpark CC forwarded the notice to Central Ninth CC and noted to staff that the proposal would likely be of interest to them.
- **Planning Division Online Open House – January 24, 2022**
  - An online open house was held on the Planning Division website between January 24 and February 16<sup>th</sup>.
- **Community Council Engagement**
  - Central 9<sup>th</sup> Community Council hosted a joint community council presentation with Ballpark and Downtown Community Council members in attendance. Staff attended the C9CC meeting on January 10<sup>th</sup>, 2021.
    - Community members had concerns about the scale of the building, which is ½ block long.
    - There were concerns about the midblock walkway, and whether or not it would realize the City's intent for these privately-owned public spaces.
    - There were questions about what would be required for lighting along the midblock walkway.
    - Community members expressed concern about whether the level of design and the scale of the building were equivalent to the extent of area and height requested by the applicant.
    - Community members asked if there was any reuse component to the proposal, either of structure or materials. The applicant explained they were not.
    - Community members questioned the number of parking stalls provided.
- **Public Hearing Notices for Planning Commission Meeting**
  - Public hearing notice mailed on February 10, 2022
  - Public hearing notice posted on February 11, 2022



- Public notice posted on City and State websites and Planning Division list serve on February 10, 2022

**Public Input:**

Staff received two letters from residents objecting to the proposal, along with a letter expressing concerns regarding mitigation measures and façade length from the Ballpark Community Council. The Vice Chair of the Central 9<sup>th</sup> Community Council objected to the “uninterrupted façade” and wanted to see higher urban design quality provided in relation to the request for relief from the applicant. Those letters are attached. No other formal input was received.

**From:** [Jesse Hulse](#)  
**To:** [Downtown Community Council 1](#); [Ballpark](#); [Central 9th 1](#)  
**Subject:** Re: [External] Re: Recognized Organization Input Notification - Pacific Yard - Planned Development & Design Review  
**Date:** Monday, December 6, 2021 10:53:00 AM  
**Attachments:** [image001.png](#)

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The thing that bothers me about this project is the uninterrupted façade.

An important urban design principle is that there should be variety and interest for pedestrians and opportunities to step off the sidewalk at reasonable intervals. With our super long block faces this is even more crucial. As nice as this building appears, for the pedestrian walking along it, the experience is relentless. There may be nice things to look at through the window, but there is no guarantee of that, so the best thing to do is to break the building up into separate masses, perhaps by introducing one or two courtyards at the sidewalk that allow the public to interact with the space and offer an amenity, these are also nice amenities for the commercial spaces at ground level. This open space can be used by the public even though it is on private property and allows the opportunity to introduce trees and vegetation.

Although not as important, it also impacts the way cars move along the street, when buildings are designed like this, it raises the perceived design speed of a road and makes the street more comfortable to drive at higher speeds. Changes in height, form, increased pedestrian activity, increased tree canopy, all work together to lower traffic speed and make streets more “sticky” which is a good thing for neighborhoods.

Midblock connections where possible are another way to break down the scale of these buildings and provide more human scale.

We need to begin insisting that when a developer is seeking relief from requirements that they offer something in return, “a gift to the street” as Kort Utley at the RDA puts it so succinctly and eloquently. I’d like for us as community organizations to work with the Planning Department to come up with a strategy to make it part of granting a request like this that higher urban design standards are required when ‘variances’ are granted.

**Jesse J Hulse**

Principal, Atlas Architects Inc

Vice Chair, Central 9<sup>th</sup> Community Council

[Redacted signature]

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From: [Amy J. Hawkins](#)  
To: [Bandara, Laura](#)  
Cc: [REDACTED]  
Subject: (EXTERNAL) Re: Recognized Organization Input Notification - Pacific Yard - Planned Development & Design Review  
Date: Monday, December 6, 2021 10:52:58 AM

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Hi Laura,

Thanks for making us aware of this newly proposed development from Urban Alfandre. Ballpark has a full agenda for our December meeting: reviewing the complete draft of the Ballpark Station Area Plan, which may get a bit zesty. But we would like to hear more about this development and what the developer is proposing to mitigate not following (for example) the set-back requirements. Additionally, is there a maximum façade length for this zone that isn't being addressed?

Our next Ballpark Community Council meeting is scheduled for Thursday, January 6th, which falls within the 45-day period for feedback. I believe the residents and stakeholders in the Central 9th community will also be interested in learning the details about this proposal, so I've copied Paul Johnson and Jesse Hulse on this email. While it may not meet the formal 600 feet requirement, I'd like to offer their community the opportunity to host a presentation at their January meeting, if they feel it's more appropriate. Bryan, Christian, and Tom, if you have an opinion from the Downtown Community Council, please weigh in on this discussion. 700 South is technically Ballpark's northern border, but in my experience from the past 6 years, it tends to fall in a sort of 'no man's land' between community organizations.

Best regards,

Amy J. Hawkins, PhD  
Chair, Ballpark Community Council  
[facebook.com/BallparkCC/](https://facebook.com/BallparkCC/)

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As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and full-time faculty member at the University of Utah School of Medicine in the Department of Biochemistry, but I am writing on my personal behalf and not on behalf of the university.

On Wed, Dec 1, 2021 at 2:56 PM Bandara, Laura <[Laura.Bandara@slcgov.com](mailto:Laura.Bandara@slcgov.com)> wrote:

Greetings,

You are receiving this email because the Planning Division received a request for **Design Review** and a **Planned Development** at approximately **704 S 400 West**, and we are soliciting comments from the Downtown Community Council and the Ballpark Community Council, the recognized organizations for this area.

More information about the request as well as the plans submitted by the applicant are attached. The recognized community organization chair has 45 days from the date this notice was sent to provide comments from your organization. Because the proposal is within 600 FT of two community council districts, a city online open house will be held at a date to be determined. You will be notified when the open house is live on our webpage.

Please see attached information for further details. Feel free to contact me with any

**Bandara, Laura**

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**From:** george chapman [REDACTED]  
**Sent:** Tuesday, January 25, 2022 8:15 AM  
**To:** Bandara, Laura  
**Subject:** (EXTERNAL) Comments on Petition Number: PLNPCM2021-00835 and PLNPCM2021-00822

400 West is proposed for rail extension and therefore on street parking may removed. 202 spaces for 292 apartments limits the City's plans for 400 West and hurts other residential and business owners to use on street parking. This project should not be approved.

George Chapman SLC  
[REDACTED]



## Bandara, Laura

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**From:** Heather Knowlton [REDACTED]  
**Sent:** Tuesday, January 25, 2022 8:20 AM  
**To:** Bandara, Laura  
**Subject:** (EXTERNAL) No! KTG Project at 704 So & 720 So 400 West

Good morning Laura,

I strongly oppose the approval of this project with the proposed decreased setbacks and decreased landscaping required. This project is close to the condo I happily own in the Granary. I understand it must be a challenge to navigate urban planning between a developer who wants to squeeze every square foot into a project and also the city that needs more taxes... BUT shortsighted city planning makes for neighborhood degradation in 20 years.

I remember sitting in on many neighborhood recommendation groups for this area years ago and the main priorities were increased setbacks, more landscaping and aesthetic concerns over too much concrete.

Please help make our neighborhood better and insist on those setbacks etc!

Thank you,

Concerned resident of the Granary.

Heather Knowlton

Sent from my iPad

# ATTACHMENT J: Department Review Comments

**Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

No objections.

**Public Utilities** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

Public Utilities Comments:

Public Utilities has no issues with the proposed special exceptions for building height or grade changes. However, reduced setbacks should be evaluated a limited to ensure that there is adequate room for utility boxes, meters, valves, cleanouts, etc. Private infrastructure cannot be allowed in the public way. A portion of the building should be set back to provide a location for these utilities.

- The site will need to retain the 80<sup>th</sup> percentile storm. This is the first 0.5" of rain – this would be about 17,650 gallons. The site must also detain the additional flows to discharge rate of 0.2 cfs per acre.
- The stormwater must be treated for the 2-year rate.
- Please provide water and sewer demands for evaluation
- All improvements must meet public utilities standards, policies, and ordinances.
- The number of units may require water, sewer or storm drain offsite improvements.
- Disturbances greater than 1 acre require a SWPPP document to be completed.
- The site is in the 1% and 0.2% Special Flood Hazard Areas. A Floodplain Development Permit will be required.
- All improvements must meet the Flood Protection standards and ordinances.
- No residential units can be built with a floor elevation below 1 foot above the Base Flood Elevation.
- All improvements below the Base Flood Elevation must meet water proofing requirements. Below grade parking must be at an elevation to provide safe evacuation in flood events.
- Water system demands and requirement will need to be provided to model the system for capacity.
- If a new hydrant is required on 400 West, the water main will need to be replaced. If the existing water line velocity is exceeded under the demands of the new building, the main in 400 West will need to be replaced.

The following comments are provided for information only to assist the applicant in obtaining a building permit 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.
- Please provide sewer and water demands for the proposed project. System improvements may be required depending on demand.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All unused water and sewer services must be capped at the main.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- A Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

**Planning Staff Note:** The above are preliminary comments from public utilities regarding the proposed utility lines. There were concerns from Public Utilities that the reduced setback may limit the ability to adequately provide the private utility connections and that the number of units may require water, sewer or storm drain offsite improvements. The applicant will need to resolve all utility concerns prior to building permit issuance. If the code requirements result in substantive changes to the proposal, it may need to come back to the Planning Commission for re-review.

**Transportation** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

The parking calculations on sheet 9 of 18, "A-01 First Floor Plan", of "2021-1029\_704 S 400 W-Design Review Drawings (24x36)" show the minimum parking required as 215 parking spaces and the parking provided as 208 parking spaces. The applicant should check/verify the parking calculations.

The applicant could be eligible for on street parking credit per 21A.44.040.B.6. As a standard comment, on street parking is always subject to change by the city at any time and the angled parking and parallel parking spaces on the adjacent streets are not guaranteed to remain forever. I am not aware of any changes proposed to these block faces but just wanted the developer to be aware.

The plans should show the required ten-foot (10') sight distance triangle at the egress of the parking structure per 21A.40.120.E.5.a.

**Fire** (Doug Bateman at [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com))

- Buildings that have occupied floor greater than 75-feet in height from lowest level of fire department access shall provide high rise requirements in chapter 4 of IBC

- \*Fire Department access roads shall meet definition of approved and be installed within 150-feet of all ground level exterior walls. This proposal will require an Alternate means and methods application for increase sprinkler density of gpm per sq ft for the occupancy requirement and automatic smoke detection in public and common spaces.
- \*Fire Department Connection located on street address side of building and hydrant located within 100-feet of FDC.
- \*Hydrant to be located within 600-feet of all ground level exterior walls
- \*Aerial apparatus access road to be provided that meets requirements of minimum roads of 26-feet in width, no overhead obstructions (power lines) and is located no closer than 15-feet and no farther than 30-feet from one entire side of the building.

**Planning Staff Note:** Fire reviewed the development for adequate “aerial fire apparatus access” (sufficient area for fire truck access to fight building fires) due to the building exceeding 30' in height. Applicant stated they have plans to underground utility lines on east façade where the aerial fire access is proposed.

**Building Code** (Bryan Romney at [bryan.romney@slcgov.com](mailto:bryan.romney@slcgov.com))

- Provide a complete Code Analysis as per <http://www.slcdocs.com/building/Commercial%20LogIn%20Checklist%206-18-2019.pdf>
- Architect's seal required on all architectural plans and specifications.
- Provide public toilet facilities as per 2018 IBC Chapter 29.
- Provide Code Analysis which will allow an assembly occupancy on 7th floor level.
- Clarify whether there is an Occupied Roof.

**Urban Forestry** (Rick Nelson at [rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com))

- There are currently no city trees in the ROW that would need protection.
- We will expect that the plans address the required one tree for every 30' of frontage as is in the city code.
- Attention should be given to the location of underground and overhead utilities to guide the selection of appropriate species.
- If the powerlines are moved underground, then our preference is to plant larger species.



**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, February 23, 2022**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Vice-Chairperson Maurine Bachman, Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows. Chairperson Amy Barry was excused.

Planning Staff members present at the meeting were: Planning Manager John Anderson, Planning Manager Kelsey Lindquist, Senior City Attorney Hannah Vickery, Associate Planner Grant Amann, Principal Planner Katia Pace, Senior Planner Kristina Gilmore, Senior Planner Eric Daems, Urban Designer Laura Bandara, Principal Planner Amanda Roman, Administrative Secretary David Schupick, and Administrative Secretary Aubrey Clark.

**REPORT OF THE CHAIR & VICE-CHAIR**

**REPORT OF THE DIRECTOR**

**APPROVAL OF THE MINUTES FOR FEBRUARY 9, 2022**

Brenda abstained. All other Commissioners voted "yes". The motion passed.

**PUBLIC HEARINGS**

**ADU Conditional Use at Approximately 1532 South Green Street** - Dorian Rosen, the property owner, has requested conditional use approval for a detached accessory dwelling unit (ADU) to be situated in the rear, west side of the property located at the above-stated address. The ADU will be 14'8" tall and 650 square-feet. To meet the requirements to allow the ADU to reach the maximum 650 square feet a 425 square foot addition to the main dwelling will be built. The subject property is zoned R-1 /5,000 (Single-Family Residential) and is located within Council District 5, represented by Darin Mano. (Staff contact: Grant Amann at 801-535-6171 or [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com)) **Case number PLNPCM2021-01273**

Associate Planning Grant Amann reviewed the petition as outlined in the Staff report. He stated that Staff recommends approval with conditions listed in the staff report. He reviewed the ADU size, parking location, ADU access, and neighborhood compatibility.

Commissioner Aimee Burrows shared concern about condition number 3 being added in. She felt that it should not be added into the conditions because it is already part of City code.

The Commissioners discussed how it was handled on previous cases.

The Applicant Dorian Rosen stated that he was available for any questions but did not have a presentation.

Commissioner Ghent asked the applicant if he was aware of the City not permitting rentals under 30 days. The applicant stated that he was aware.

## **PUBLIC HEARING**

Commissioner Bachman opened the public hearing.

Seeing that no one wished to speak, Commissioner Bachman closed the public hearing.

## **MOTION**

**Commissioner Brenda Scheer stated, Motion to Approve with Modifications Recommended by the Planning Commission: Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use petition (PLNPCM2021-01273) as proposed, with the conditions listed in the staff report, with the following modifications: removal of condition 3.**

**Commissioner Andra Ghent seconded the motion. Commissioners Andres Paredes, Mike Christensen, Adrienne Bell, Jon Lee, Andra Ghent, Aimee Burrows, and Brenda Scheer voted “yes”. The motion passed unanimously.**

**Green Street Alley Vacation** - Sara Koenig, the property owner at approximately 1343 S Green Street, is requesting Salt Lake City to vacate a "T" shaped alley running between 1300 South and Harrison Avenue and Green Street and 700 East. The alley exists on paper only and the abutting property owners have incorporated the alley into their properties. The property abutting this alley is zoned R-1/5,000 (Single-Family Residential District) and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at 801-535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) **Case number PLNPCM2020-00903**

Principal Planner Katia Pace reviewed the petition as outlined in the Staff Report. She stated that Staff recommends a positive recommendation to City Council.

Commissioner Aimee Burrows asked for clarification on if the property owners will have to buy the land or if it will be deeded to them. Katia Pace stated that it will be deeded to them, based on single family residential zoning. Commissioner Burrows stated that she remembers another case in which the property owners had to purchase the land. Katia Pace stated that is the case for multifamily zoning districts or commercial properties. Commissioner Burrows asked if encroachment is a reason for vacant use of the alley. Katia Pace stated that in the past it functioned as an alley but since the demolition of the properties on the east side for the expansion of 700 East, it no longer functioned as an alley. Commissioner Burrows asked for clarification that the lack of use then caused the encroachment. Katia Pace stated that was correct. Commissioner Burrows asked if all the property owners have signed onto the project. Katia Pace stated that the applicant was looking for a building permit on top of the alley, and at that moment found the property was not theirs but the city's property. She also stated that the five property owners have signed the form and the approval of the church for this application.

Nicholas Lumby stated that he did apply for the application when he found out the land was not part of his property. He stated that one of his neighbors had tried to get the alley vacated before in the past.



When speaking with other neighbors he found that they were all under the impression that the fence line was the end of their property line.

## **PUBLIC HEARING**

Vice-Chairperson Maurine Bachman opened the public hearing.

- Cindy Cromer stated disapproval for the project.

Vice-Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated concern of how the property is being deeded and not paid for since in the past property owners have had to pay.

## **MOTION**

**Commissioner Brenda Scheer stated, Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a favorable recommendation to the mayor to declare the alley surplus property and for the City Council to vacate the alley with the following condition:**

**1. That the alley is deeded the entire 10-foot width to the west abutting property owners.**

**Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

**Dooley Court Planned Development and Preliminary Subdivision at approximately 122 S Dooley CT and 126 S Windsor Street** - Warren Crummett, the property owner, is requesting planned development and preliminary subdivision approval to divide an existing lot into two lots for a new twin home. The proposal includes retaining the existing single-family home on-site and building a new twin home on the newly created lots. Planned Development approval is requested to modify the required twin home lot area from 1,500 square feet to approximately 1,367 square feet and for an approximate 2-inch reduction to the front yard setback in the southwest area of the lot fronting Dooley Court. The project is located in the SR-3 (Special Development Pattern Residential) zoning district.

- a. Planned Development – Planned Development request to waive lot area and setback requirements in the SR-3 zone. Case number PLNPCM2021-00958**
- b. Preliminary Subdivision – Creation of two new lots to accommodate a twin home. Case number PLNSUB2021-01151**

The subject property is within Council District #4, represented by Ana Valdemoros. (Staff contact: Krissy Gilmore at 801-535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com))

Senior Planner Krissy Gilmore reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the conditions listed in the Staff Report.

Commissioner Burrows asked if a 2-inch setback modification request is common. Staff clarified that it is not, but felt it was best to include it in the application to be safe.

The Applicant Warren Crummett stated that he is passionate about this project because it addressed the missing middle type housing that is needed.

## **PUBLIC HEARING**

Commissioner Bachman opened the public hearing.

- Frederick Stagbrook – Central Community Council – in opposition to the petition
- Cindy Cromer – in opposition to the petition
- Jen Colby - in opposition to the petition
- Keenan Wells – in opposition to the petition
- Email read into the record from Steve Wilson – in opposition to the petition

Seeing that no one else with to speak, Commissioner Bachman closed the public hearing.

The applicant addressed some of the concerns brought up during the public hearing.

Commissioners, Staff, and the Applicant discuss:

- The size of other lots on the block. Staff clarifying that they are around 1500 square feet.
- Whether there are other twin homes on the neighborhood. There are not but there is a duplex nearby.
- Whether the lot would meet the lot size requirements for a single-family home. It would.
- Who would complete the new construction? The applicant has hired an architect.

## **MOTION**

**Commissioner Adrienne Bell stated, Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development petition (PLNPCM2021-00958) and Preliminary Subdivision Plat (PLNSUB2021-01151) as proposed, subject to complying with the conditions listed in the staff report.**

**Commissioner Mike Christensen seconded the motion. Commissioners Brenda Scheer, Aimee Burrows, and Andres Paredes voted no. Commissioners Andra Ghent, Jon Lee, Adrienne Bell, and Mike Christensen voted “yes”. The motion passed with 3 “no” and 4 “yes”.**

**Glendale Townhomes at approximately 1179 S Navajo Street** - Pierre Langue of Axis Architects, representing the property owners, is requesting approval from the City to redevelop the property with 57 townhomes, 24 of which would include a live/work option. The buildings would be three stories tall with internal garages for each unit. Currently, the land is occupied by Tejedas Market and is zoned CB (Community Business). This type of project must be reviewed as a Planned Development as four of the buildings would not have frontage on a public street. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Eric Daems at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case number PLNPCM2021-00378**



Senior Planner Eric Daems reviewed the petition as outlined in the staff report. He stated that Staff recommends approval with the condition listed in the staff report.

Commissioner Mike Christensen asked how many housing units could be built on this property. Eric Daems stated that there is not a standard set yet, but it is based off setback, building height, and parking. John Anderson stated that as the building grows larger it will have to come to the planning commission to go through design review.

Pierre Languette stated he is the architect on the project. He stated that they worked based off the area, and the density of the area is not enough demand for a retail space. He stated they developed more streets to allow access. He also stated that the public amenities with this project will be beneficial for people in the area. Pierre Languette stated that they implemented a lot of guest parking.

## **PUBLIC HEARING**

Vice-Chairperson Maurine Bachman opened the public hearing.

- Kellie Tuiono stated her disapproval for the project.
- Kristen Prosser stated her disapproval for the project.
- Pachuco Lautaro stated his disapproval for the project.
- Susie Estrada stated her disapproval for the project.
- Violeta Rio stated her disapproval for the project.

Vice-Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated her empathy for the public and their comments. She did state that the Planning Commission cannot consider gentrification, traffic, who benefits, or what the community needs are in their decision. She stated that they must base their decision on if it matches the criteria.

Commissioner Aimee Burrows stated that she has read the public comments and that she shares concerns that the community garden will not replace the grocery store as a food resource. She stated that the planning commission cannot require a grocery store.

## **MOTION**

**Commissioner Mike Christensen stated, Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Planned Development request for the Glendale Town homes project located at 1179 South Navajo Street for petition PLNPCM2021-00378, subject to complying with the following condition listed in the staff report:**

**1.The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.**

**Commissioner Brenda Scheer seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

## **PUBLIC HEARING**

## MOTION

**A break was taken. The meeting reconvened at 7:45 PM.**

**Pacific Yard Design Review & Planned Development** - KTG Architects, representing Urban Alfandre, are requesting a Planned Development and Design Review approval for a mixed-use multifamily building at approximately 443 W 700 South, 720 S 400 West, and 704 S 400 West. The proposed 7-story building is 88-feet in height and includes 292 units and 202 parking stalls. It has 12,000 square feet of commercial space on the ground floor. The applicant is requesting relief from all required setbacks and landscaping through the Planned Development process and requesting an additional 28 feet of building height through Design Review. The project site is in the General Commercial (CG) zoning district. In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review. The proposed project incorporates a public mid-block pedestrian walkway along the western property line

- a. Planned Development – Planned Development request to waive setback and landscaping requirements in the CG zone. **Case number PLNPCM2021-00822**
- b. Design Review – Design Review request for 28 feet of additional height. **Case number PLNPCM2021-00835**

The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Laura Bandara at 801-535-6188 or [laura.bandara@slcgov.com](mailto:laura.bandara@slcgov.com))

Urban Designer Laura Bandara reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the conditions listed in the staff report.

Commissioner Bell asked about the midblock walkway and where the second half of it is proposed. Staff clarified where it would be located to the south and the developer of that property would be responsible for its creation.

Commissioner Scheer asked what concessions were being provided for no open space. Staff clarified that it would be the midblock walkway and street engagement, in compliance with the Downtown Plan.

The applicant James Alfandre reviewed the work that Urban Alfandre have done to integrate into their neighborhood. He stated that they wish to increase housing stock in the Granary District and provide a walkway and missing or mid-rise housing and small local service retail to help make the granary a complete neighborhood. He reviewed the proposed project and why they are requesting the reduced setbacks and shared examples from the area that are similar to their request.

Commissioner Bell asked if the applicant was comfortable with the conditions in the staff report. The applicant stated that they were committed to those conditions.

Commissioner Scheer asked if the applicant they had presented their project to the community councils. The applicant stated that they presented to the local community councils back on January 10<sup>th</sup> and were only asked what the City regulations were on façade length. Commissioner Scheer asked if the applicant went before the community councils in advance to get their input on the design of the project. The applicant stated that they went to the community council meeting as previously mentioned.



Commissioner Ghent asked for clarification on what was being asked for by the applicant versus what is being asked for by the community councils since there is so much dialog in the emails that came in after the staff report was completed and she got lost in the back and forth. She shared her concern about the back and forth and lack of support from the Community Councils. The applicant said that they were also confused because the Councils did not bring up their concerns during the joint Community Council meeting.

Commissioner Burrows asked if the trees that they are adding are already required. The applicant confirmed that the trees are required. He stated that they are asking for ground floor commercial space in lieu of the 10-foot landscaping buffer which is not required by zoning. He said that they want to create better street engagement and pedestrian experience.

Commissioner Ghent asked for clarification on whether the applicant is asking for less vegetation than what code requires. The applicant said that is correct. Commissioner Ghent asked if the vegetation could be made up by adding it to the roof or another location. The applicant stated that is something that they would be willing to look into.

Planning Manager John Anderson clarified to the Commission that while it wouldn't meet the minimum standard of landscaping the Commission could decide if that was a good trade, they could make that decision through this process.

Commissioner Jon Lee stated that he felt it was a good compromise and didn't feel more greenery should be added when we are in a water shortage. He explained his view of the setback creating better street engagement.

Commissioner Christensen agreed with Jon Lee.

## **PUBLIC HEARING**

Commissioner Bachman opened the public hearing.

- Amy Hawkins – Chair Ballpark Community Council – has serious concerns about the proposal. They want to see more green space.
  - Emailed comment was read into the record from Geoffrey S. Kaessner – In favor of the petition
- Seeing that no one else wished to speak, Commissioner Bachman closed the public hearing.

Commissioner Ghent says she agrees that the setbacks are not useful. She has concerns of creating a heat island. She wondered if a rooftop garden would create a significant cost to the developer and how much it would raise the rents. The applicant stated that he didn't know off the top of his head what it would cost.

Commissioner Burrows asked what the Commission thought of the tabling the item to give them a chance to talk to the Community Councils and planning to build something the Commission would approve.

Commissioner Scheer stated her concern regarding what the community is getting in exchange for less green space.

Planning Manager John Anderson interjected that he wanted the Commissioners to be cautious using the terms "What are we getting?", stating that they need to look at the project and say whether or not it meets the standards.

Planning Manager Kelsey Lindquist reminded the Commission that other design review applications have come before the Planning Commission and have met design review standards without including a commercial component on the ground floor.

Commissioner Burrows felt like the design was not finished.

Commissioner Lee says this is an opportunity to decide as to whether this is a better use of the space. He feels there are amenities be added that would be a good addition to the neighborhood.

Commissioner Burrows stated that she is concerned because three Community Councils had the concern of losing that green space, not just one person.

Commission Scheer stated that she agrees with Jon Lee in regard to the 10-foot setback but does not want all of the open space requirements to be eliminated. She also stated that she is hoping for a better division of the frontage. She would like to see a little garden in the middle or a park in the back of the walkway.

Commissioner Ghent said that plants adapted to the environment could be planted. She doesn't feel she has enough experience to gauge whether the setbacks and added vegetation would improve air quality.

Urban Designer Laura Bandara let the Commission know that the 700 South Façade is north facing so it will be in the shade much of the year. She also clarified that the minimum landscaping required by code is 1650 square feet in the landscape yard area if they did it to code.

Commissioner Burrows said that they are not satisfied with the current design review the way it is proposed. She would like to make a motion to table.

## **MOTION**

**Commissioner Aimee Burrows motioned to table the petition asking that the applicant explore solutions on the setbacks and landscaping and vegetation relief with input from the public.**

**Planning Manager Kelsey Lindquist asked for clarification on the motion and whether the Commission is expecting the applicant to return to the community councils. The commission clarified that was not an expectation of the applicant.**

**Commissioner Mike Christensen seconded the motion. Commissioner Brenda Scheer, Aimee Burrows, Andra Ghent, Mike Christensen, and Andres Paredes voted "yes". Commissioner Jon Lee and Adrienne Bell voted "no". The motion to table passed with 2 "no" and 5 "yes" votes.**

**Hoyt Place Zoning Map Amendment at approximately 858 W & 860 W Hoyt Place** - Bert Holland, representing Hoyt Place Development LLC, is requesting a zoning map amendment for the properties located at the above-stated address. The proposal would rezone the properties from R-1/5,000 Single Family Residential to SR-3 Special Development Pattern Residential District. The two lots are approximately .39 acres or 16,988 square feet. Future development plans were not submitted with this application. The property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case number PLNPCM2021-01073**



Principal Planner Amanda Roman reviewed the petition as outlined in the Staff Report. She stated that Staff recommends a positive recommendation to City Council.

Commissioner Aimee Burrows asked if this rezone would prevent demolition of homes. Amanda Roman clarified that when it is brought to City Council, the applicant will enter into a development agreement with the city that will require them to maintain at least the same number of housing units. Amanda Roman also stated that she is not sure if that agreement will state that they cannot demolish and then rebuild the existing structures, but the applicant will be tied into their “replacement” housing choice as outlined in their housing mitigation plan. Aimee Burrows asked for clarification on if they will not necessarily be required to keep the two old existing houses. Amanda Roman stated that she doesn’t believe so. John Anderson stated that it is hard to require that outside of the historic districts.

Bert Holland stated that he has already begun renovation and has families eager to move in. He also stated that he has already attracted a high number of diverse buyers seeking single-family workforce housing.

## **PUBLIC HEARING**

Vice-Chair Maurine Bachman opened the public hearing.

Seeing that no one wished to speak, Vice-Chair Maurine Bachman closed the public hearing.

## **MOTION**

**Commissioner Brenda Scheer stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2021-01073.**

**Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

**Historic Carriage House Zoning Text Amendment** – Stephen Pace, the applicant, is requesting a zoning text amendment to permit the restoration or reconstruction of a historic carriage house for the purposes of creating a dwelling unit. The dwelling unit, located within the reconstructed or restored historic carriage house, would not be required to meet density, lot coverage, setbacks of the applicable base zoning district, or the accessory structure footprint or height limitations. The proposed language requires eligible properties to be both a Salt Lake City Landmark and listed as a National Register Site of Historic Places and located in one of the following zoning districts: RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office), I (Institutional) or SR-1A (Special Development Pattern Residential). (Staff contact: Kelsey Lindquist at 385-226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2020-00106**

Planning Manager Kelsey Lindquist reviewed the petition as outlined in the Staff Report. She stated that Staff recommends denial of the proposal because it does not meet the standards. She reviewed the text amendment background stating that the proposal originally went before the Historic Landmark Commission and received a negative recommendation. She shared some of the conflicts including the existing ADU ordinance which requires an owner occupancy requirement, but the applicant does not live on site. She listed other compliance issues as all principal structures require street frontage, lot minimums, and lot and bulk requirements. She stated that Staff has tried to work with the applicant on language solutions but was ultimately unsuccessful. Staff forwarded the amendment to the Historic Landmark Commission for review to receive direction for the applicant on the proposed language, but

the Commission forwarded a negative recommendation against the proposal. She stated that the HLC did not discuss potential solutions to improve the language. She said that the applicant, since going before the HLC in July of 2020, has yet to put the proposed language in an ordinance format, address Staff concerns about enforceability and administration, and requested to continue to the planning commission for recommendation to the City Council. She reviewed the criteria that included in the ordinance format as: purpose statement, definition of terms, applicability, process, and standards/criteria. She noted that the existing language does not include much of the criteria which is crucial for Staff and City Council. She reviewed the purpose of the text amendment and incentive to the text amendment. She reviewed the other eligible properties that the text amendment could affect.

The applicant Stephen Pace shared a photo slide of the Beer estate. He stated, "Just above the left center of the photograph is the white topped buildings or carriage house and a 30-year-old older building referred to as the harness shop from 1867 you can see from the photograph that there I guess were no drones or aerial photographs being taken in salt lake but you can date it you know very securely. The city and county building is finished on the upper left-hand corner The catholic cathedral is under construction in the upper middle of the picture and so on so. If we could go one more okay this is working this is the block that's under this is the block that's under consideration we heard our stuff earlier in the evening that about the problems with people misunderstanding alleyways in the avenues this block is an excellent example if you look down on the lower right hand corner at property 225 of third avenue you can see that there's about six feet of that house that is on the neighbor's property and then if you look at 223 fourth avenue there's about a similar six feet of that house but or that apartment building that is on 225's property and the same thing with 217 and so on now these are not maps are not absolutely accurate but I had the properties surveyed and I know they're darn close if you go up to 222 which is the carriage house address you can see that there's a white roof building almost dead center in the photograph that I guess I own about six feet of that neighbor's garage and the whopper is if you go up to the northwest corner 4th avenue and a street you can see a under some trees there is a fake looking anyway carriage house built in 1990 with the Salt Lake City building permit where Salt Lake City gave the builder permission to just take the city land so about two-thirds of the garage there on the corner of that lot does not belong to the belongs to Salt Lake City and it was given away. I raised that issue with the city saying well if you're willing to part with that ground I'd like to get a few hundred feet can I do that oh no and the city the chief of staff then decided that they were going to start sending out bills to the people that owned that carriage house for a couple thousand dollars that take carriage house a couple of thousand dollars a year and I said you don't want to do that that's a hornet's nest and they sent out the first set of bills and then they chickened out they did not have the they just canceled the bills and decided that well we'll go we'll just give away the property because of our mistake so on the next page then this is the beer mansion the photograph that you were shown earlier by Miss Lindquist is about a 500 foot footprint of image of the carriage house or I'm sorry of the harness shop house which has nothing to do with the you know pretty imposing structure you can see there the cladding designed to serve the or cladding designed together with the carriage house to serve the William Beer family next slide these two buildings then the one in front outlined in red is the harness shop house about just about exactly 500 square feet of footprint and behind it outlined in blue is the carriage house as it was built in and this is the 1905 photo next one please so to give you a feeling for what that looks like if you take the 222 fourth avenue this is just about dead center in the photograph or in the map the Sanborn Fire Map you can see a square darkish building yeah that has if well an analogy would be that if you were looking if you were taking god's view of the Washington monument looking down on the Washington monument you would see almost exactly that same profile a pyramid top that the only way you can get a building shaped like that fire like the fire map shows is for a ride a pyramid but instead of sitting on a 500 foot limestone base I believe it is for the Washington monument it's only on a 10-foot brick base so then we scanned that into the go ahead from the tower on 8th street and 6th avenue and so here is what the carriage house behind once again behind the harness shop house looks like in you know to within probably an inch maybe an inch and a half of resolution there's enough photographic evidence of remaining materials on site that we basically know



that what the building looked like was a 10 foot brick or a 10 foot high 35 foot wide brick cube with a pyramid on top of it and it's a right angle pyramid with all the faces looking to look the same now for some context most of what we talked about with the historic landmarks commission I had assumed an error that they were people a little closer to their high school geometry than they evidently were and that they would understand what we were proposing it's the Washington monument with a pyramid and a drip edge on it and that's what we're proposing to build or to rebuild and it's a design that is I believe about 4 500 years old it ain't new Greeks had it the Egyptians have it it's been around for a long time we got a lot of pushback from the landmarks commission with people saying that your design is speculative it's conjectural you don't know what the building looked like that was probably the biggest single thing we talked about in the landmarks commission hearing it turns out though that with the stuff that miss Lindquist has published last week the mention of concept of improper design conjectural design and so on that's all banished that's all gone someplace else so the city doesn't so what the main thing the city believed or that the landmark commission believed just was not true and it's disappeared from the record."

Vice-Chair Bachman interject to let the applicant know that he had one minute of presentation time remaining.

The applicant stated "Okay well let's see is there um we're looking here if I just let me summarize it let's go to the last page okay let's look at this one I looked at four almost 400 dwelling units that have gone through landmark sites since January 2019 actually they went back a year past that so that's four years worth of data that produced 111 applications for dwelling unit review the pages of text that generated was just under eight thousand now the champion in terms of pages that were submitted to the landmarks commission is the beer carriage house which has 179 pages of stuff to go through the winner and still champion based on the planning commission submission is that it's now grown to 187."

Vice-Chair Bachman asked Mr. Pace to wrap up his presentation.

Mr. Pace stated, "well yeah what I'd like to do would be to come back and talk since I've got 187 pages that I've got a report on here and we only talked about three pages three of those pages at the landmarks mission hearing I would like to be rescheduled to give to do justice to this and talk about what we've proposed what we haven't proposed and what the city has the planning staff has substituted for it's ill-considered and withdrawn older proposals."

Vice-Chair Bachman asked Mr. Pace if he would like to withdraw his application.

Mr. Pace said no.

Vice-Chair Bachman asked if the Commissioners had any questions for Mr. Pace.

Commissioner Scheer asked if Mr. Pace understood that the text amendment that he was proposing would only affect him and a few other properties. The applicant stated yes it would affect 4 other properties. Commissioner Scheer stated that the text amendment which he has submitted has some deficiencies. She stated that the slides of the property that Mr. Pace shared had nothing to do with the text amendment he was requesting.

## **PUBLIC HEARING**

Vice-Chair Bachman opened the public hearing.

Seeing that no one wished to speak, Vice-Chair Bachman closed the public hearing.

Commissioner Burrows asked if City Council voted on the text amendment after it was forwarded with a negative recommendation from the Historic Landmark Commission. Planning Manager Kelsey Lindquist said that it had not been voted on, HLC being the first step in the process and Planning Commission being the second step.

## **MOTION**

**Commissioner Andra Ghent stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a negative recommendation to the City Council for the requested zoning text amendment for carriage house reconstruction.**

**Commissioner Aimee Burrows seconded the motion. Commissioners Brenda Scheer, Aimee Burrows, Andra Ghent, Jon Lee, Adrienne Bell, Mike Christensen, Andres Paredes voted “yes”. The motion passed with a negative recommendation forwarded to the City Council.**

The meeting adjourned at 9:31 PM.



**From:** [Suzanne Stensaas](#)  
**To:** [Bandara, Laura](#)  
**Subject:** (EXTERNAL) Case number PLNPCM2021-00822  
**Date:** Thursday, March 10, 2022 2:51:21 PM

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### **3. Pacific Yard Design Review & Planned Development**

Why do we give people exceptions to set backs, planting, trees, shade, reduced carbon. Who wants to suffocate in the heat and smog of this city.

The applicant is requesting relief from required setbacks and landscaping through the Planned Development process and requesting an additional 28 feet of building height through Design Review

I don't care if it does have a walkway. Need wide parking strip with trees and benches and places for people to sit. Let us make the city livable, not just profitable. Where are the people in this building going to sit outside, park a bike, ride a trike. Wide sidewalks too.

Suzanne S. Stensaas

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Judi Short](#)  
**To:** [Suzanne Stensaas](#)  
**Cc:** [Bandara, Laura](#)  
**Subject:** (EXTERNAL) Case number PLNPCM2021-00822  
**Date:** Thursday, March 10, 2022 6:36:20 PM

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Laura, I agree with Suzanne. I know it is hard to be the first developer to build a new building in what looks like a neighborhood that has been fairly static. But if he gets an exception to all these requirements, everyone else will want the same thing, and the neighborhood will look just as stark as it does now, except 75 feet taller. Not a pretty picture. The setback needs to be equal to the average of the buildings on the block face. There don't seem to be any compelling reasons to grant these exceptions. And this is a great time to ask for more trees than the minimum.

I don't know what else is already approved for this area, this development shouldn't be allowed to change the standard set in the zoning ordinance. I'd prefer the sidewalks to be a minimum of ten feet wide.

Judi Short, Land Use Chair  
Sugar House Community Council

On Thu, Mar 10, 2022 at 2:51 PM Suzanne Stensaas

[REDACTED] wrote:

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Suzanne S. Stensaas

[REDACTED]  
Salt Lake City, Utah [REDACTED]  
[REDACTED]  
[REDACTED]