



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission  
From: Meagan Booth, Principal Planner, meagan.booth@slcgov.com or 801-535-7213  
Date: March 9, 2022  
Re: 218 W 300 S Design Review- PLNPCM2021-01023

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## DESIGN REVIEW

**PROPERTY ADDRESS:** 218 W 300 S

**PARCEL ID:** 15-01-257-009

**MASTER PLAN:** Downtown

**ZONING DISTRICT:** D-3: Downtown Warehouse/Residential District

### REQUEST:

Jeff Douglas with Axis Architects has submitted a **Design Review** to develop the property located at 218 W 300 S. The new development proposes a multi-family building with 46 units. Buildings taller than seventy-five feet (75') but less than ninety feet (90') may be authorized through the design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use and subject to the requirements of chapter 21A.59. According to the elevation drawings, the proposed building is approximately 88 feet 4 inches tall.

### RECOMMENDATION:

Based on the information in this staff report, the Planning staff recommends that the Planning Commission approve the proposal subject to complying with all applicable regulations and the conditions below:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval, including signage and lighting.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Submittal & Plan Set](#)
- C. [Property and Vicinity Photos](#)
- D. [Master Plan Policies](#)
- E. [Analysis of Zoning Standards](#)
- F. [Analysis of Design Review Standards](#)
- G. [Department Review Comments](#)
- H. [Public Process & Comments](#)



#### Quick Facts

**Property Size:** 8616 sq. ft./ 0.19 acres

**Height:** 88' 4"

**Ground Floor Uses:** Lobby and Commercial Space

**Upper Floor Uses:** Residential

**Number of Residential Units:** 46 residential units

**Commercial Space:** 1000 sq. ft.

**Exterior Materials:** Cement Paneling, Glass, and Perforated Metal

**Parking:** 23 interior stalls

**Bicycle Parking:** 16 bike parking stalls)

**Review Process & Standards:** Design Review, and general zoning standards.

### PROJECT DESCRIPTION & BACKGROUND:

This is a request for Design Review approval for a new principal building at 218 W 300 S. The proposal is for a 6-story, 46-unit multi-family building including a ground floor commercial space and lobby. The building is proposed as 88' 4" tall and will include a mix of junior-one-bedroom suites as well as two-story lofts. The development would include 26 parking stalls which would be provided interior to the project in an automated parking garage. The parking garage would be accessed from the rear alleyway. The roof will feature an outdoor amenity space including fire pits as well as an area to barbeque. Above is a rendering of the development and a list of quick facts about the proposal.

### CURRENT CONDITIONS AND ZONING:

The subject property is 0.19 acres in size, or 8616 sq. ft located in the D-3: Downtown Warehouse/Residential District. The property is currently occupied by a vacant building that was previously occupied by Henries' Dry Cleaners. To the north, in the rear of the building, is a private alley and parking lot for Capo Gelateria Italiana, Settebello Pizzeria Napoletana, Redrock, and Poplar Street Pub. To the south and across the street are the Palladio Apartments. To the west is the historic 3-story Broadway Hotel building, built-in 1912, which is currently used as an apartment building. To the east is the Buca di Beppo Italian Restaurant. The surrounding properties are also zoned D- 3: Downtown Warehouse/Residential District.



#### SALT LAKE CITY CORPORATION

451 SOUTH STATE STREET, ROOM 406  
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

WWW.SLCGOV.COM  
TEL 801-535-7757 FAX 801-535-6174



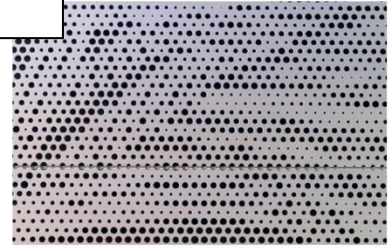
## Building Materials



CONCRETE



FIBER CEMENT PANELS - LIGHT GREY



DECORATIVE PERFORATED METAL



BREAK METAL - DARK GREY



CMU



GLASS



Front Elevation



Rear Elevation



## KEY CONSIDERATIONS:

The key considerations for this project are whether the proposal is consistent with the purpose and standards of both the D-3: Downtown Warehouse/Residential District zone and the Design Review chapter. (See Attachments E&F)

## KEY ISSUES:

### ISSUE 1: BUILDING HEIGHT

The building has a height of 88 feet 4 inches. Buildings taller than 75 feet (75') but no more than 90 feet (90') can be permitted through the design review process in the D-3 zone. This application is before the Planning Commission because the project's increased height necessitates compliance with all Design Review Process requirements. The height of the building will be relative to other buildings on the block. Staff believes that the additional 14 feet in height will not cause detrimental effects. As reviewed in the Design Standard Analysis in Attachment F of this Staff report,

Planning Staff has found the proposed building height modifications meet the design review standards related to building height and meet the vision of the D-3 Downtown Warehouse Residential District.



### **ISSUE 3: CONNECTIVITY AND PARKING**

The small alley located behind the building will be repaved as part of this project with access to the parking garage. A nonexclusive right-of-way easement exists on the alleyway, which means the easement will still allow access for other parties that currently share access such as Buca di Beppo, Red Rock Brewery, and Settebello. The applicant must coordinate throughout the project to maintain access and limit the construction's impact on surrounding businesses that use the alleyway. The building will have an automatic parking system with 26 spaces, and electronic vehicle spaces will be connected to the automated parking system as well. The quantity of parking places is sufficient and meets the minimum necessary. In the garage, there will be 16 indoor bike parking spaces and a vertical double rack with a bicycle repair station.

### **DISCUSSION:**

In general, Staff is of the opinion that the proposal meets the intent of the D-3: Downtown Warehouse/Residential District zoning district and is compatible with the various master plans of the city. For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

### **NEXT STEPS:**

#### **Approval of Design Review**

If the requests are approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant would be able to submit plans for building permits once all conditions of approval are met.

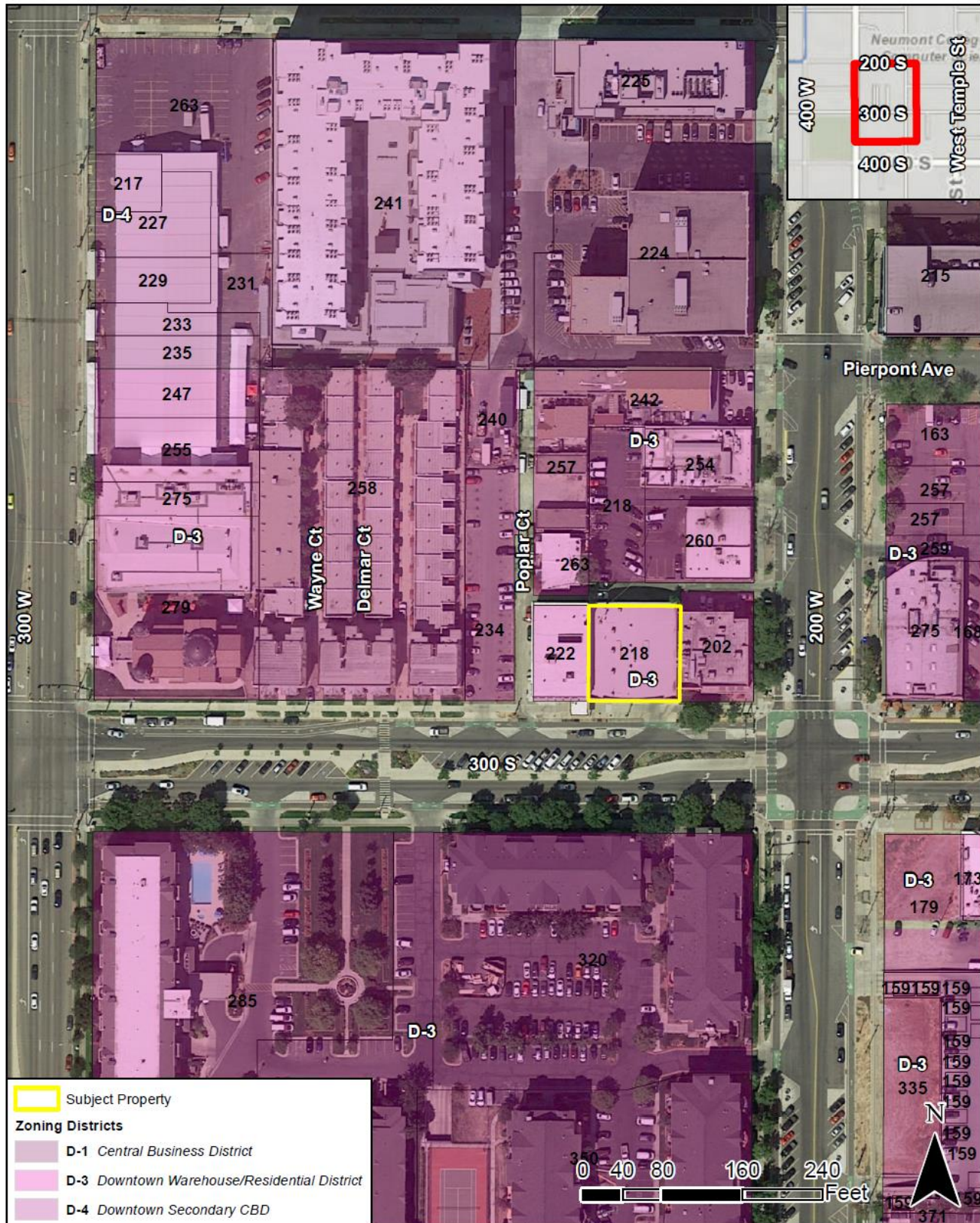
#### **Denial of Design Review**

If the design review request is denied, the applicant will still be able to develop the property by right, but at a smaller scale. Specifically, the building would need to be below 75' in height in the D-3 zone. The applicant would be able to submit plans for building permits subject to meeting all applicable zoning requirements and requirements of other divisions.



## ATTACHMENT A – VICINITY MAP

## Vicinity Map-218 W 300 S



## **ATTACHMENT B – APPLICANT SUBMITTAL & PLAN SET**







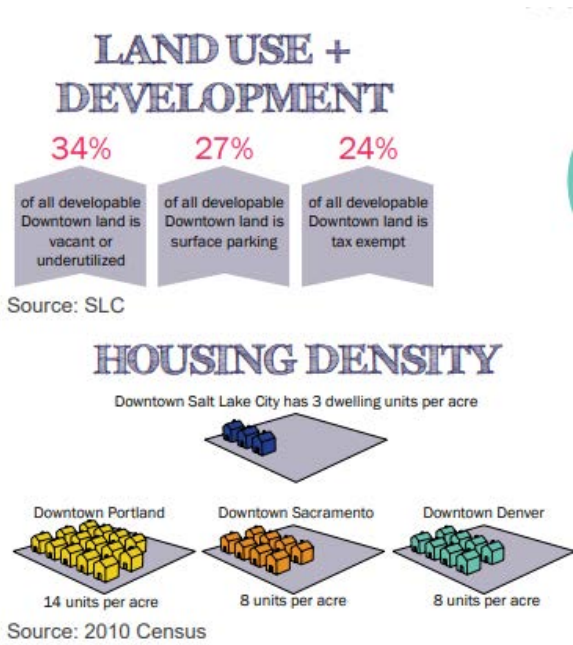
The 218 W Broadway Apartments is a new boutique mixed-use project located on 218 W and 300 South, in the heart of downtown. The Broadway district is the center of the city’s entertainment district, with a mix of theaters, restaurants and clubs. It is animated by its dynamic and unique street activity. Our project aligns with the Broadway District initiatives and promotes walkability as well as Urban density to help develop the downtown plan vision. In response to the major population growth that Utah is experiencing, this project will provide additional residential density and create a nexus for sustainable urban living, commerce, and cultural life in downtown Salt Lake City.

With its minimal and iconic architecture, this building will add to the fabric of the city and will reflect the vision of a strong and vibrant downtown. The livability of this area will be improved by providing additional housing units and commercial space, and removing the old defunct drycleaner. Our project will bring multiple housing choices, which aligns with the downtown plan. It is located on a very active intersection which will promote activity and bring life into this area of downtown.

The building façades are oriented towards 300 S, 200W, as well as the alley to the North to respond to the unique site conditions. The façade design is visible on all 3 sides by pedestrian as well as vehicular traffic. The 300 S façade includes ample glazing along the street level which helps activate the fourteen-feet-tall storefronts to encourage pedestrian interaction and visual interest. The upper levels contain the residences, which consists of junior-one bedrooms as well as two-story Lofts on the top floor.

The building mass has been divided into a grid system that is both simple and elegant. The angled walls provide privacy to the units and allow different viewing angles. The façade essentially expresses outside, the viewing apertures that are available to each residence from the inside. The grid brings organization to the façade and reduces its elements to a human scale. From the inside, the grid allows for an intimate experience of the City in each dwelling unit. The Main façade is facing South and provides expansive mountain views, while the North façade opens views of the downtown skyline. The building consist of high quality durable materials which help add to the character of the Architecture. The Large volume will be constructed of fiber cement board panels and glass. The lower commercial volume will be clad in a perforated metal façade to help create interest during the daytime as well as the night.

The 218 W Apartments will add a unique character to this City block and will help strengthen the connection between the Broadway and the central business district. Our project allows direct access from 200 West which will also augment the pedestrian and traffic flow from Poplar court. This will help the flow of traffic through the inside of the block and will help improve the alleyway conditions on the North side of our site.





# BROADWAY DISTRICT

ANIMATED BY DYNAMIC STREET LIFE AT A VARIETY OF SCALES



## Our Vision:

The Broadway District is the center of the city's entertainment district, with a mix of restaurants, clubs, and theaters. It is animated by its dynamic street life, which is active late into the evening. Artist workspace and housing, entertainment venues, older warehouse buildings, and small, local businesses lend the district its unique character. Pioneer Park is an important open space in the area and home to the Downtown Farmer's Market and Twilight Concert Series. Building scale varies, matching the CBD on the east end with a transition to a scale that starts at one-half of the width of the street and respects the historic warehouse buildings to the west and residential in East Downtown. Land uses are mixed both horizontally and vertically whenever possible.



Context-sensitive design integrates new buildings with older ones by stepping down to meet older building heights.

Mid-block streets are activated by a new model of dense housing that steps back above three stories, allowing sunlight to penetrate to the smaller streets and walkways. Some streets, like Pierpont, are more commercial in nature and host to bars, restaurants, and shops. Pedestrians

have choices: interesting walkways lead through the blocks or bustling main streets with wide sidewalks and retail experiences. The Broadway District is a place of discovery where unique experiences can be found around every corner.







# Broadway District

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Goals of broadway district include developing distric level branding based on major destinations, notate venuse, key landmarks, and crossing places. The proposed project will be a catalyst for the future of the district by helping revitalize the corner and adding residential as well as much needed commercial stroefronts along the 300 south.









PIERPOINT BY URBANA



GREEK ORTHODOX CATHEDRAL



MILAGRO



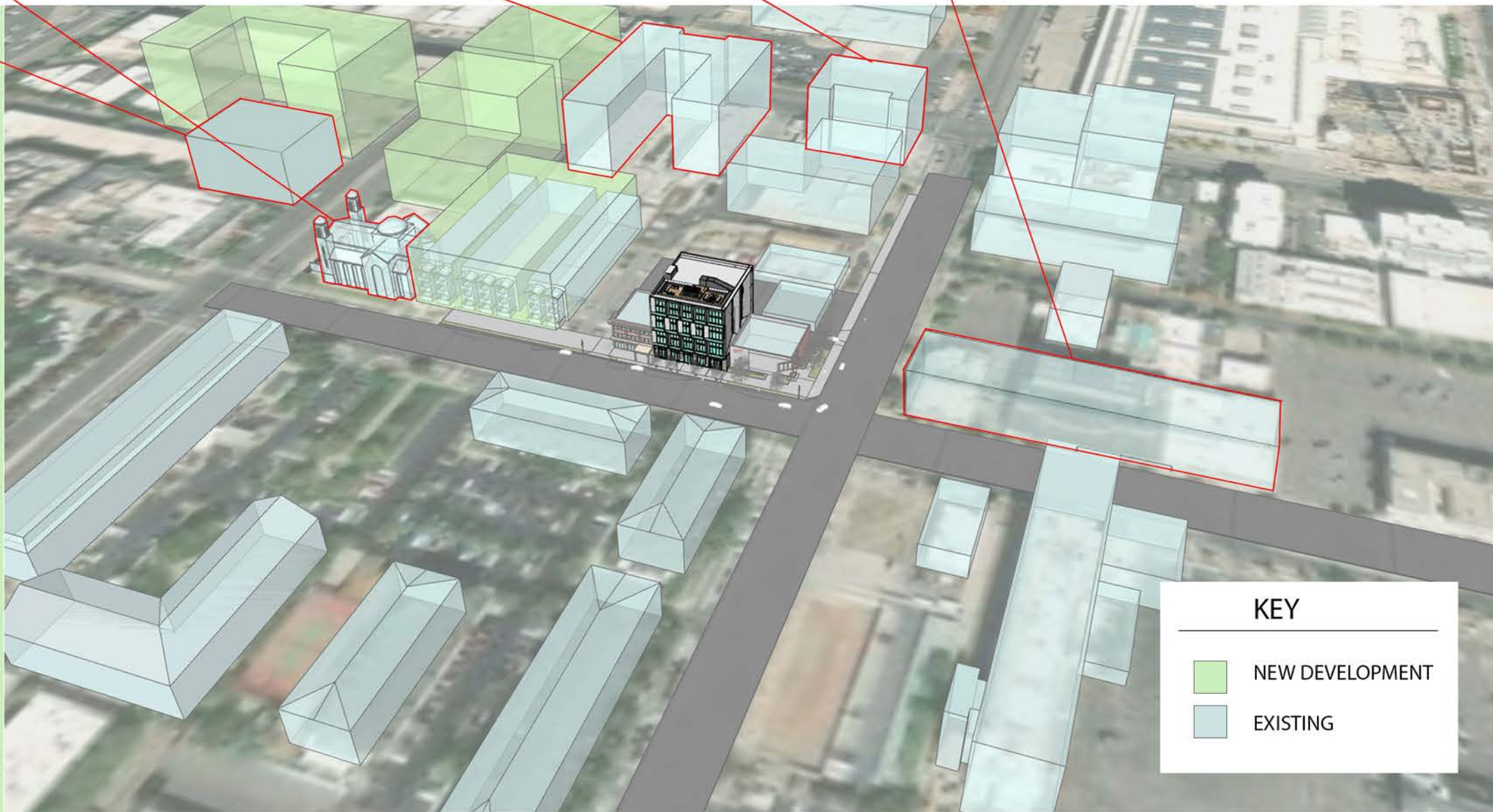
224 SOUTH 300 WEST



PF CHANG'S & PLAN B THEATRE



SALT LAKE CITY GREEK TOWN REDEVELOPMENT



KEY

NEW DEVELOPMENT

EXISTING













218 W 300 S- SURROUNDING CONTEXT

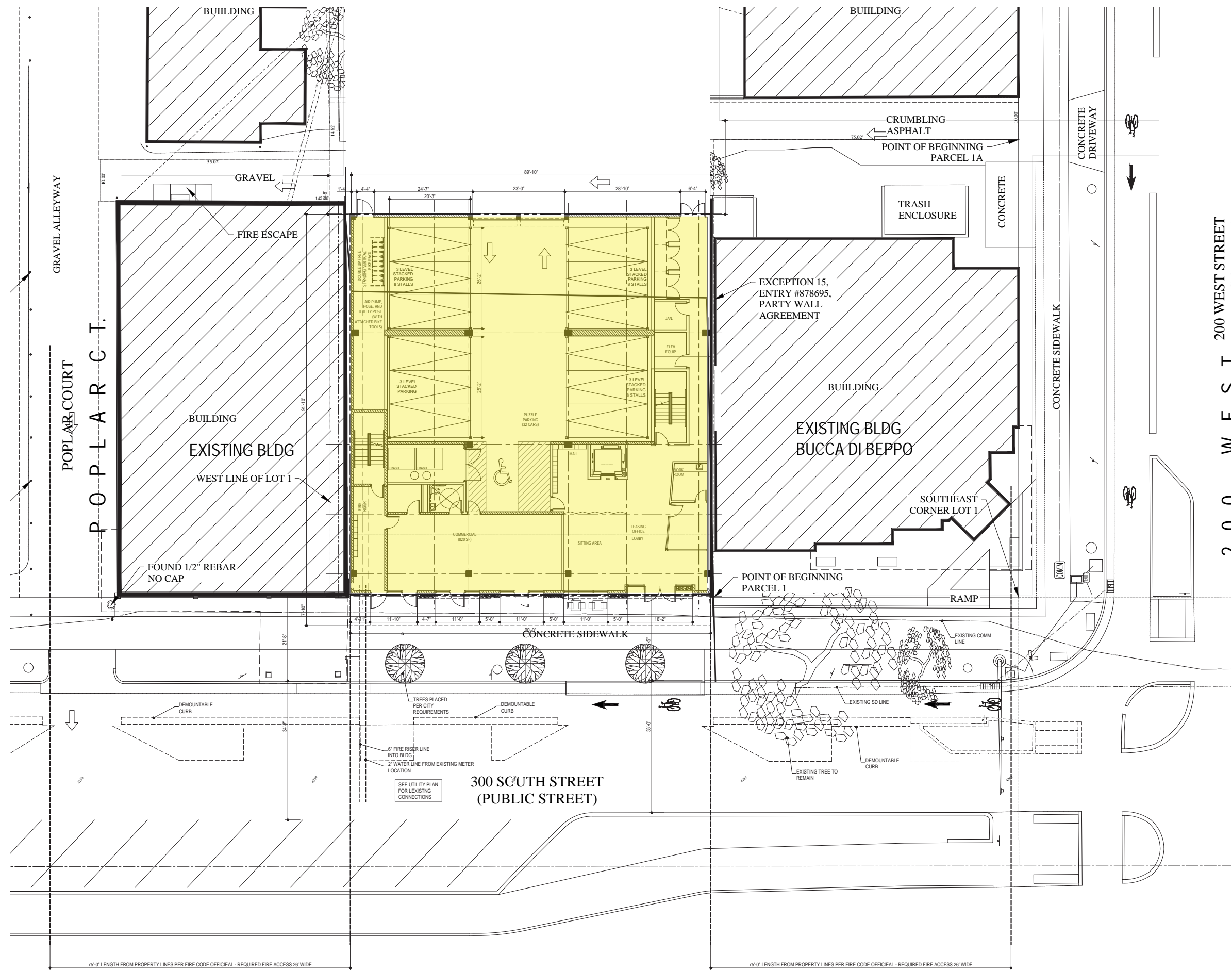


KEY

AREA OF ADDITIONAL HEIGHT



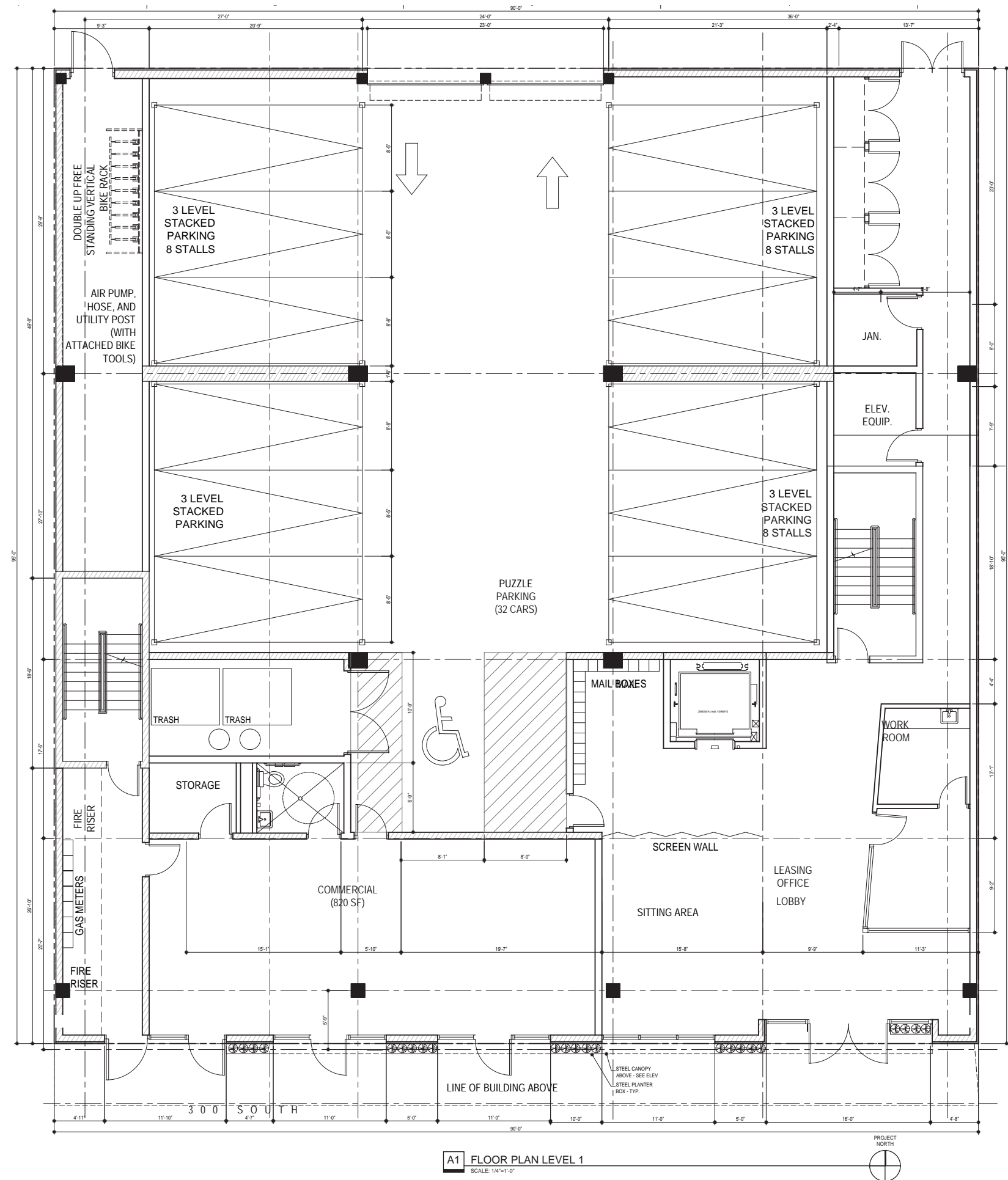




ZONING INFO	
PARCEL #	15012510090000 (2 ACRES)
ZONING DISTRICT:	D-3
OVERLAY DISTRICT:	NATIONAL HISTORIC DISTRICT
MAX. HEIGHT:	75' MAX W/ ALLOWABLE UNDER DESIGN REVIEW
SETBACKS:	
FRONT:	NONE 15' FOR SURFACE PARKING LOTS 15'
SIDE:	NONE
MIDBLOCK WALKWAY:	REQ.
OPEN SPACE:	20% OF LOT AREA (1,710 SF REQ.)

A4 ARCHITECTURAL SITE PLAN



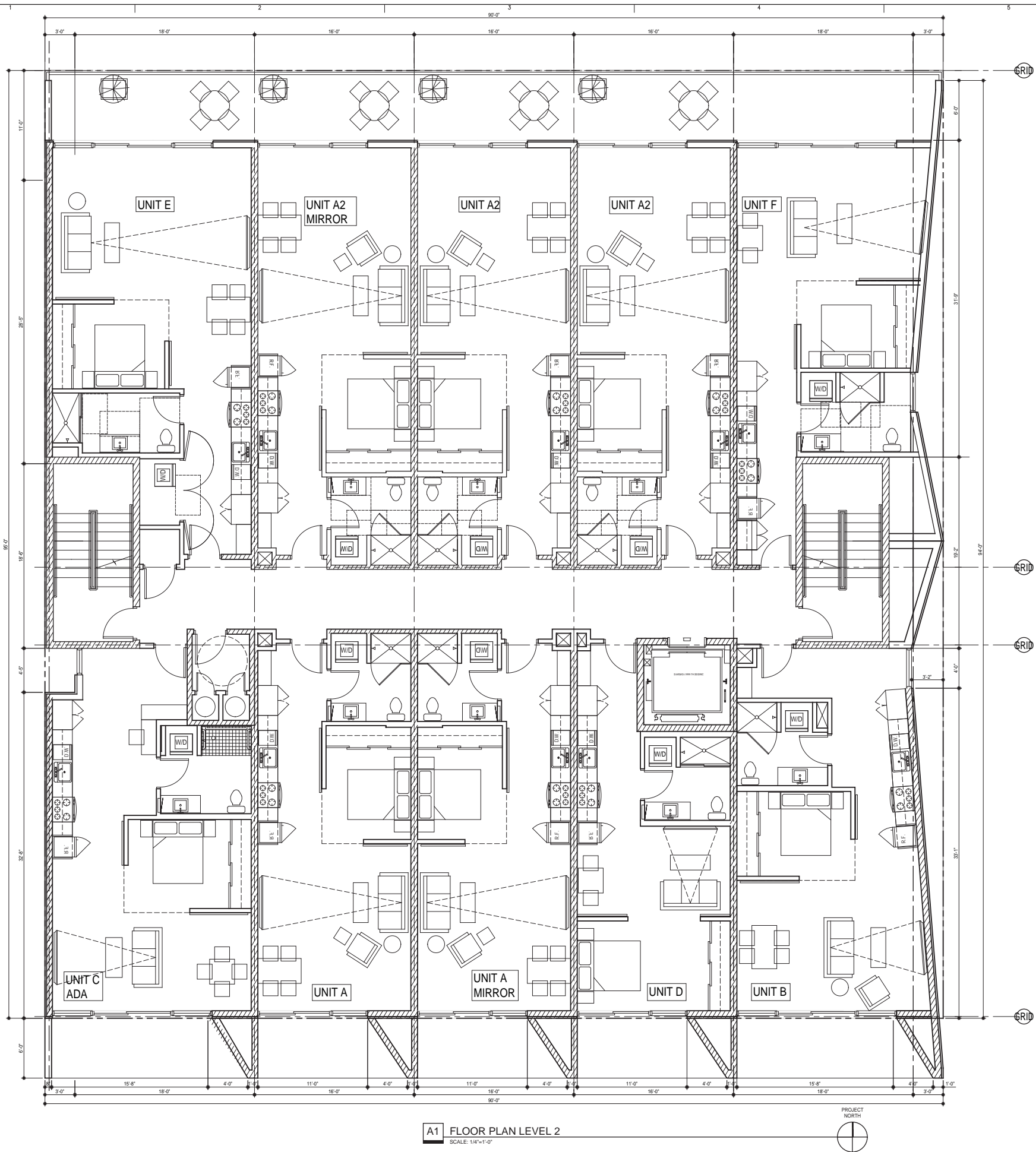


A1 FLOOR PLAN LEVEL 1  
SCALE: 1/4"=1'-0"

Unit Type	SF/Unit	Units	Rentable SF	Tot useable	Tot rentable
Unit A	603	8	673	4,824	5,384
Unit A2	667	12	744	8,004	8,933
Unit B	672	4	750	2,688	3,000
Unit C	669	4	747	2,676	2,987
Unit D	597	4	666	2,388	2,665
Unit E	731	4	816	2,924	3,263
Unit F	668	4	746	2,672	2,982
Unit H	654	1	730	654	730
Unit H2	909	1	1,014	909	1,014
Unit M	1766	1	1,971	1,766	1,971
Unit M1	1335	1	1,490	1,335	1,490
Unit M2	1644	1	1,835	1,644	1,835
Unit M3	1546	1	1,725	1,546	1,725
			0	0	0
Retail	969	1	1,081	969	1,081
<b>Total</b>		<b>46</b>		<b>34,999.00</b>	<b>39,061.00</b>
<b>Average</b>				<b>760.85</b>	<b>849.15</b>

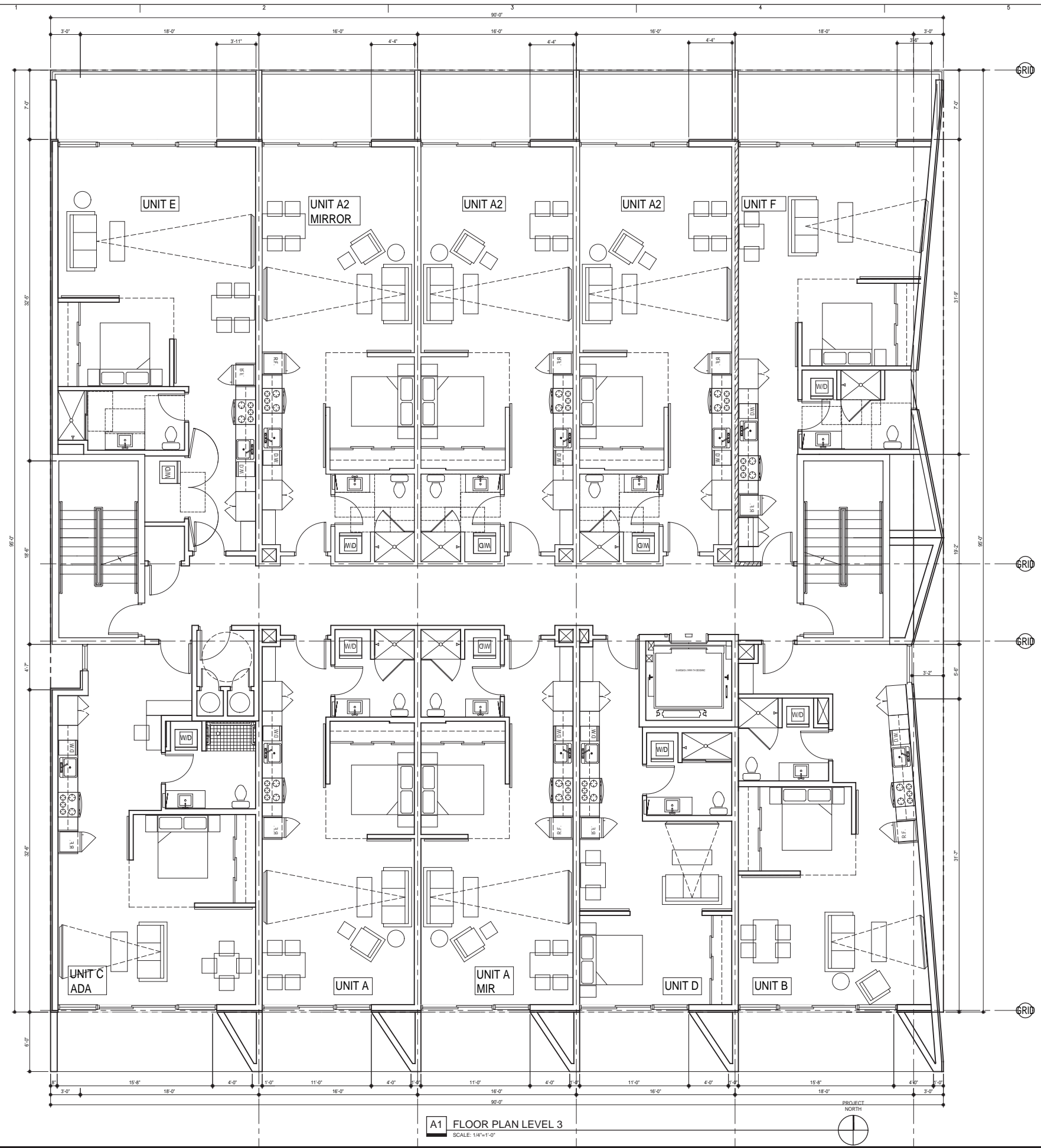
Spaces	SF/Unit	Units
Lobby	1061	1
Trash	250	1
Copy	81	1
Leasing Office	111	1
Circulation	2559	
Tot. Common areas	4062	
Load factor	1.12	
Parking stalls		33





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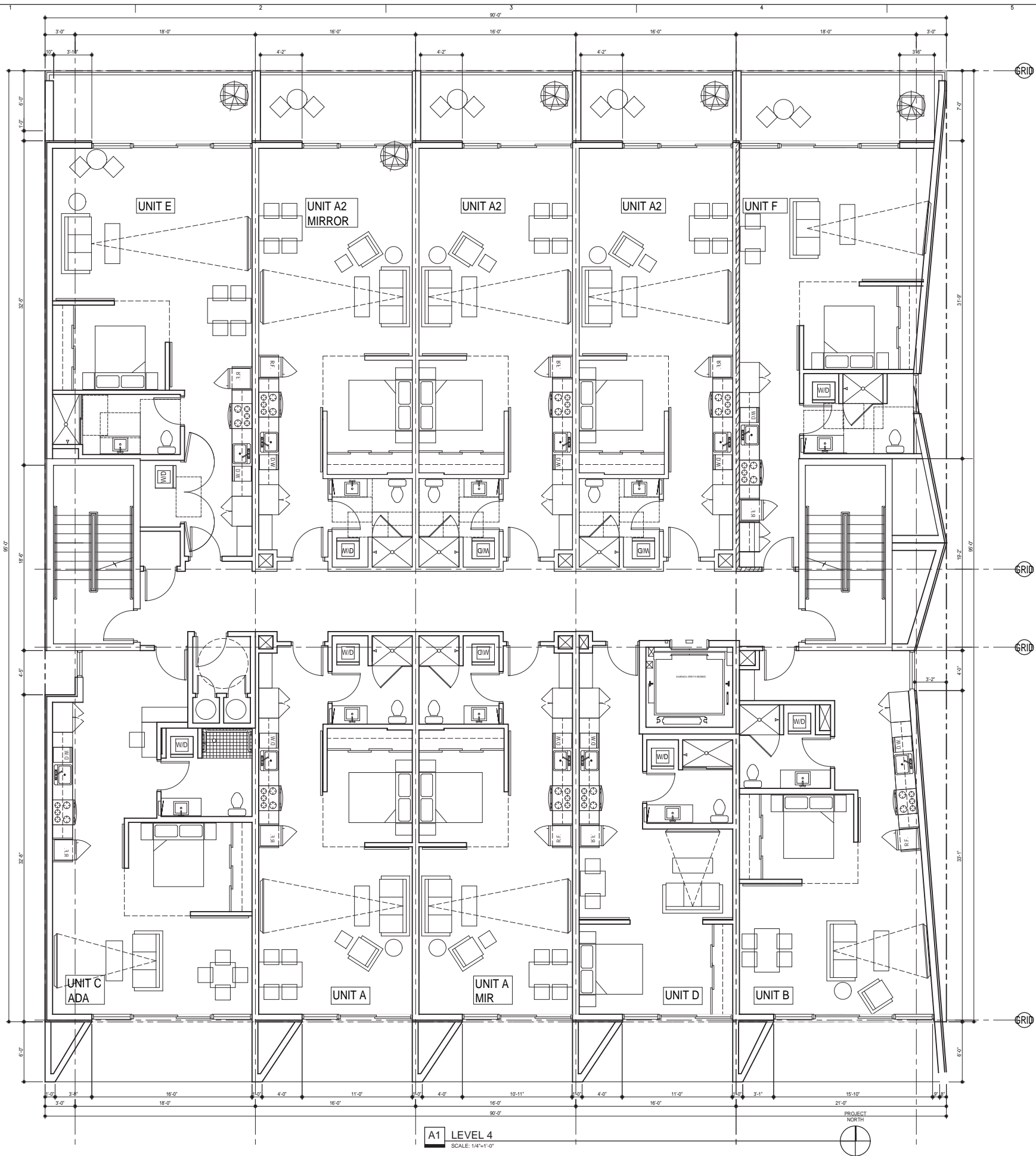


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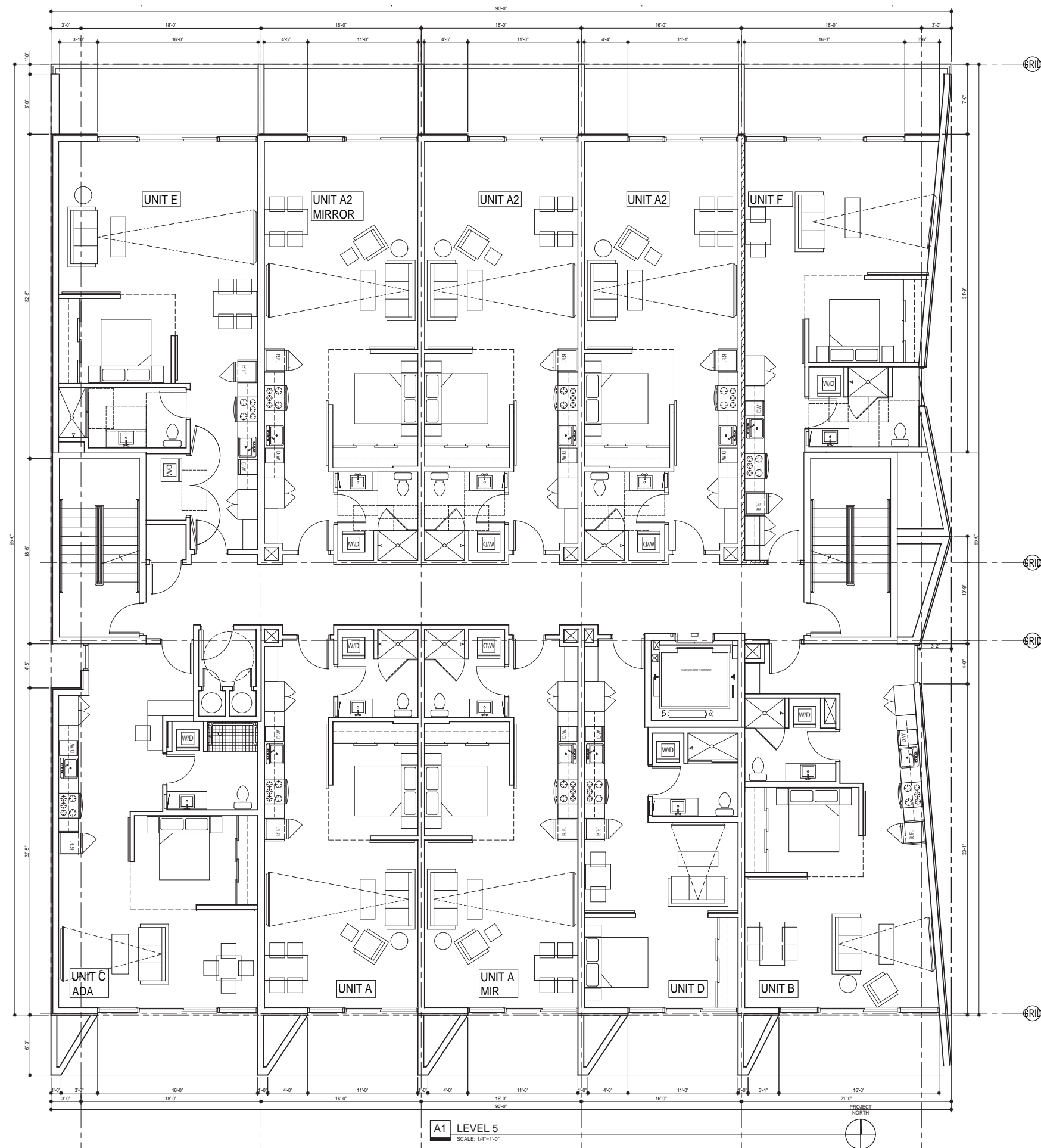
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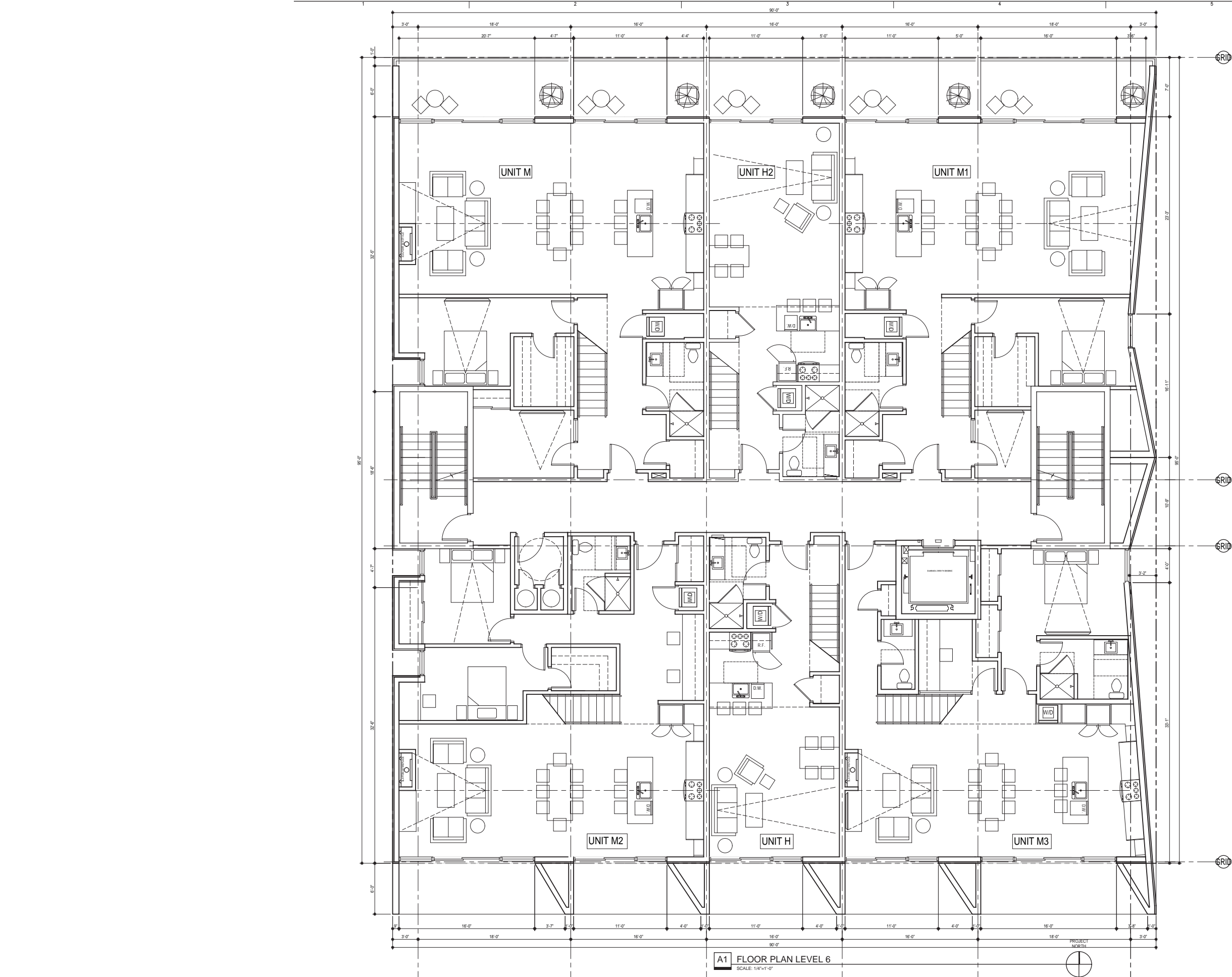
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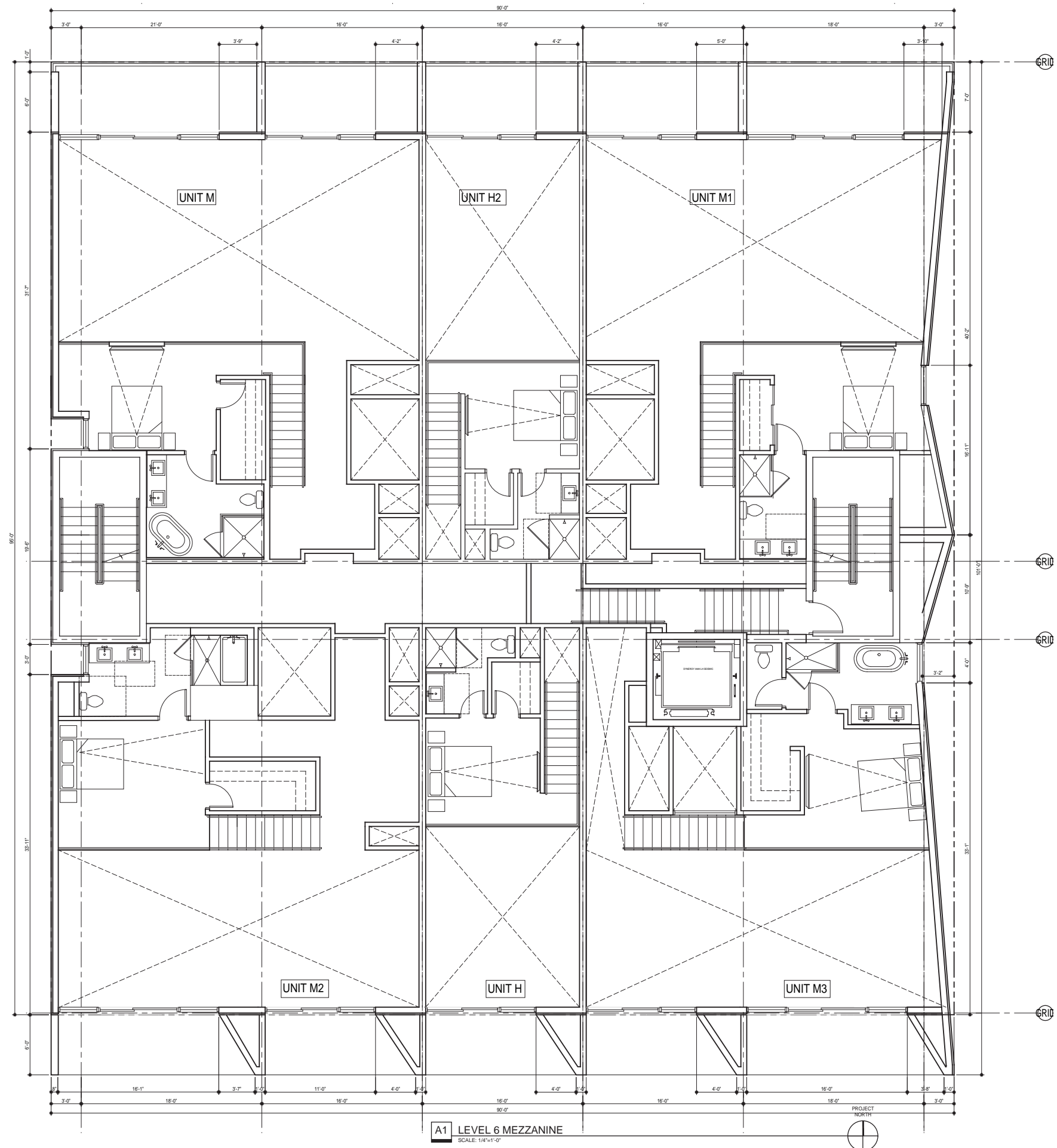




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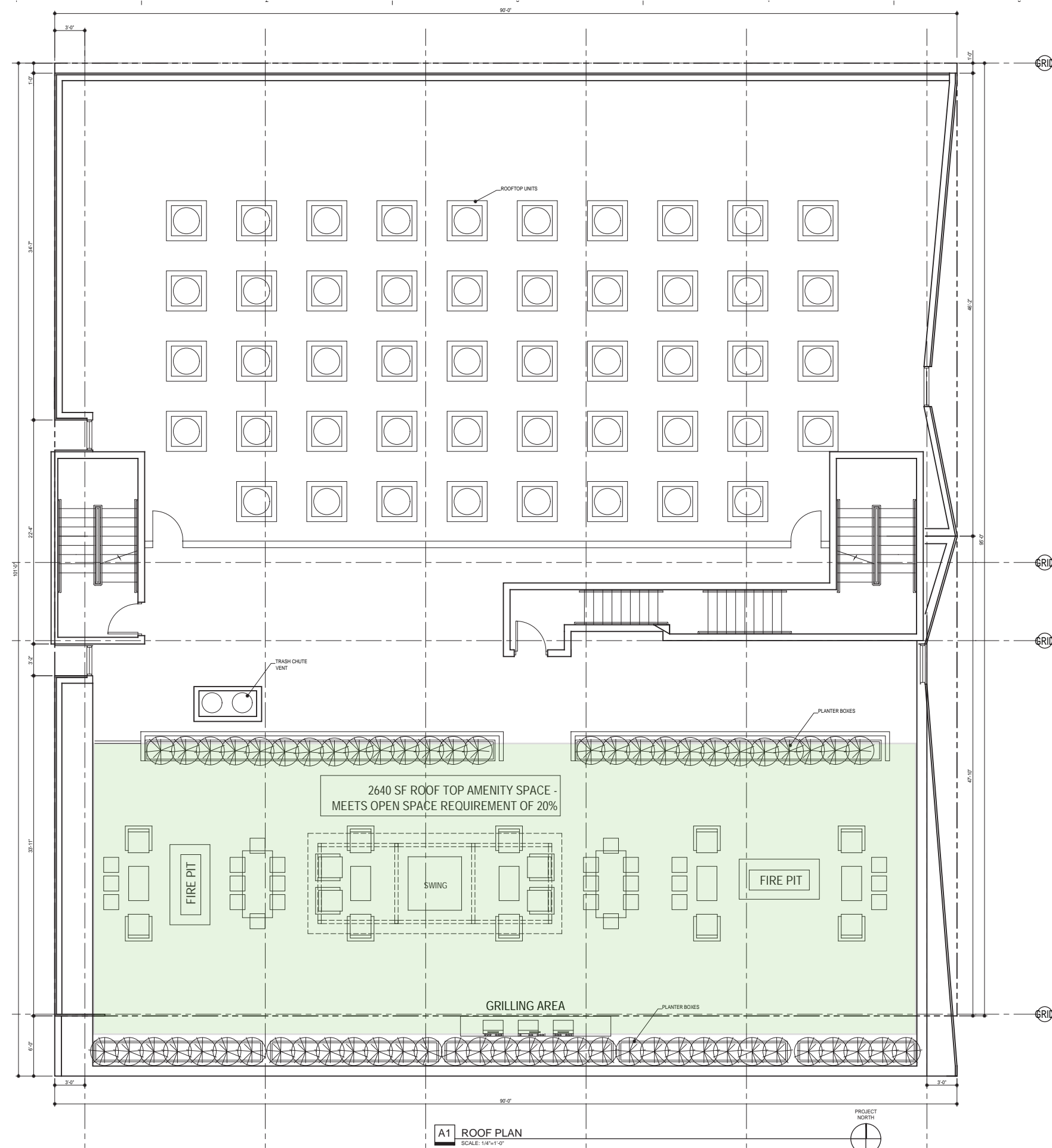
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Expansion of the mid-block walkway network in the Broadway District is critical to improving the pedestrian environment. This requires a focused effort on the creation of a connected network of streets and walkways that prioritize pedestrians. A process for land acquisition and development of public easements should be established. While mid-blocks are discussed in the Broadway District, the principles and objectives listed here apply to all of the mid-block walkways identified throughout downtown.

Any new mid-block walkway should respond to the *Design Guidelines for Mid-block Walkways*, a tool used by the Planning Division and identified in the zoning code.

**Mid-block Walkway Principles**

Three important characteristics of downtown's mid-block walkways contribute to their success as pedestrian environments.

- Pedestrian Priority – Prioritizing pedestrians in the public realm means elevating the pedestrian experience along mid-block walkways by managing potential conflicts with motorists and vehicle circulation expectations.
- Experience – The pedestrian experience is supported by an environment that is accessible, comfortable, connected, convenient, engaging, and vibrant.

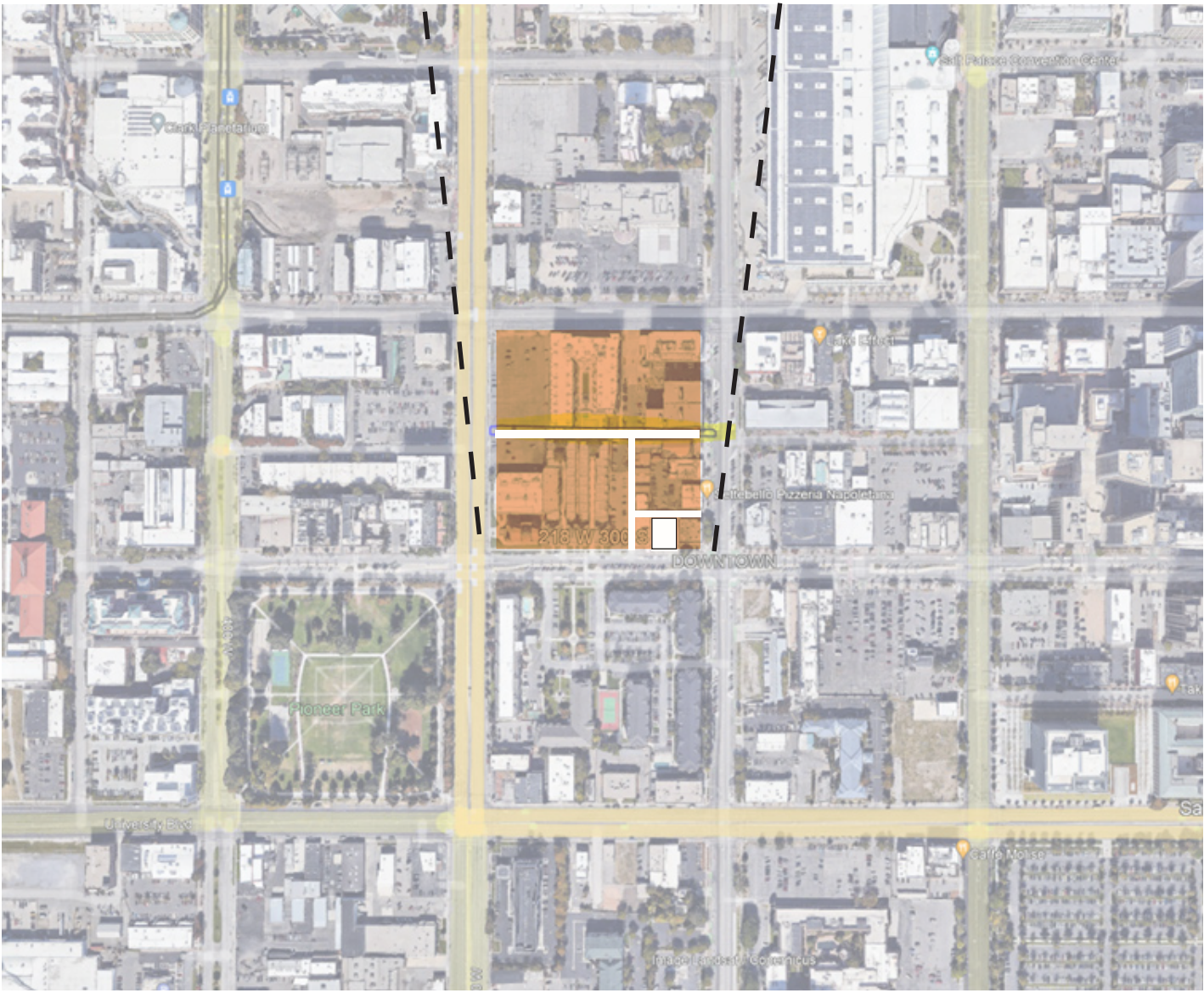
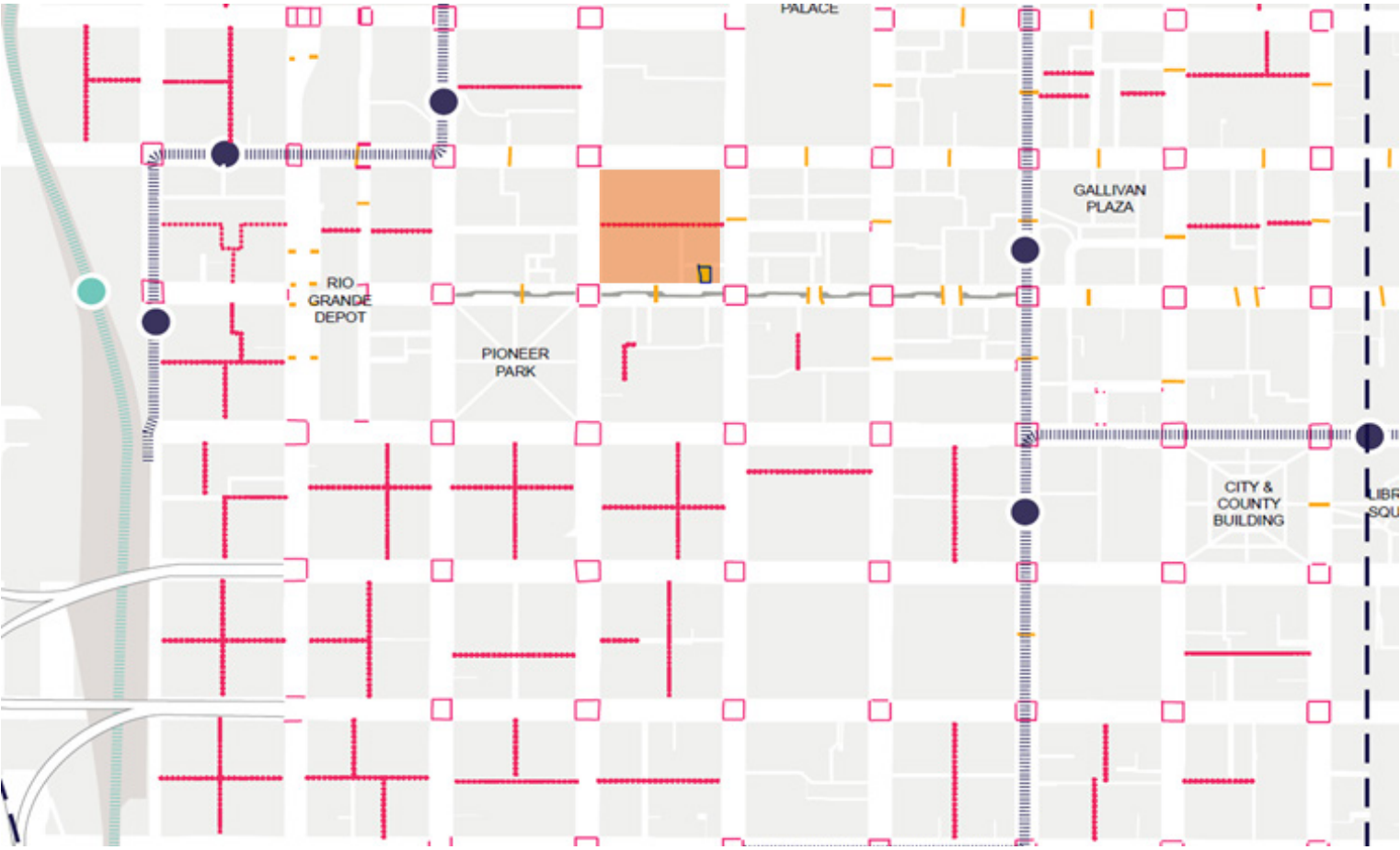
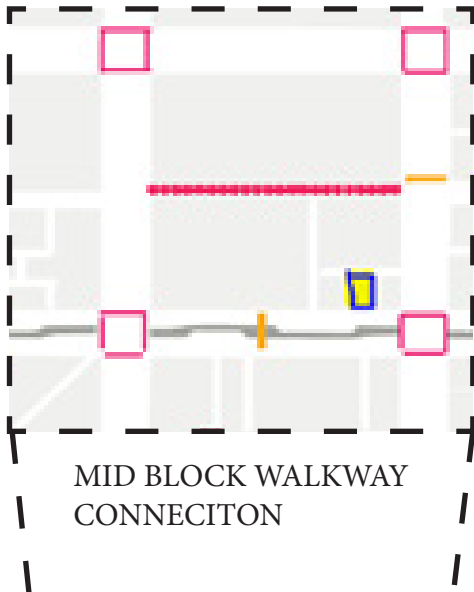
- Connectivity – Physical connections through city blocks offer multiple routing options to a diverse range of activities, resources, services and places, encouraging physical activity.

**Mid-block Walkway Objectives**

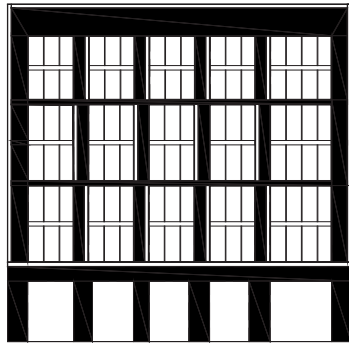
The following objectives support the three core principles and outline a framework for improvement and expansion of the mid-block walkway network.

- To ensure that the unique and valued characteristics of downtown's mid-block walkways are maintained and enhanced through appropriate built form.
- To maintain and improve the city's mid-block walkway network and encourage the creation of new walkways and connections.

- To enhance the climatic conditions and amenity of the mid-block walkway to encourage more intensive pedestrian use and social activity.
- To encourage activity, vitality and interaction between mid-block walkways and adjacent private uses.
- To protect and create views along mid-block walkways that provide a visual link to other streets and walkways in the pedestrian network, or which terminate at notable buildings or landmarks.
- To recognize that some mid-block walkways provide for essential servicing and vehicular access and to ensure that new development does not adversely impact or impede the operation of these functions.



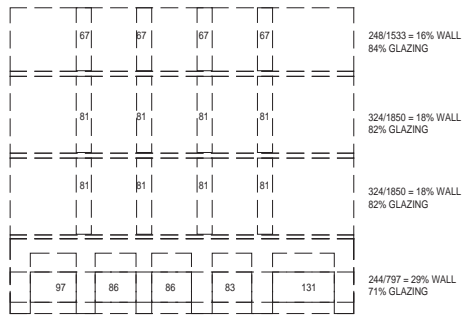




BUILDING MATERIALS - 70% REQUIRED TO BE DURABLE  
100% OF UPPER FLOOR MATERIAL IS DURABLE FIBER CEMENT PANELING

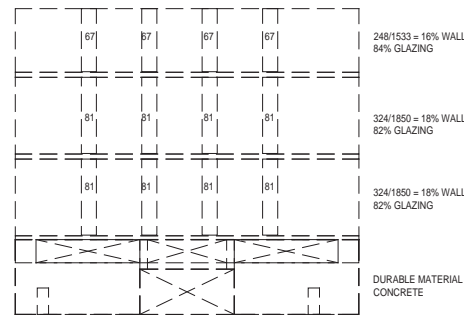
GROUND FLOOR DECORATIVE METAL PANEL WILL NEED TO BE APPROVED  
BUT WE FEEL THAT IS SHOULD SATISFY THE REQUIREMENT OF A DURABLE MATERIAL.

- B. Building Materials:
1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section 21A.37.060, table 21A.37.060 of this chapter.
  2. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.
  3. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section 21A.37.060, table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.



GROUND FLOOR GLAZING - 40% BETWEEN 3' AND 8'  
244/797 = 29% WALL  
71% GLAZING MEETS REQUIREMENT ABOVE FOR D-3

FRONT ELEVATION



DURABLE MATERIAL CONCRETE

REAR ELEVATION

A3 DURABLE MATERIALS AND GLAZING CALCULATIONS  
NTS



A3 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



A3 EAST ELEVATION  
SCALE: 1/8"=1'-0"

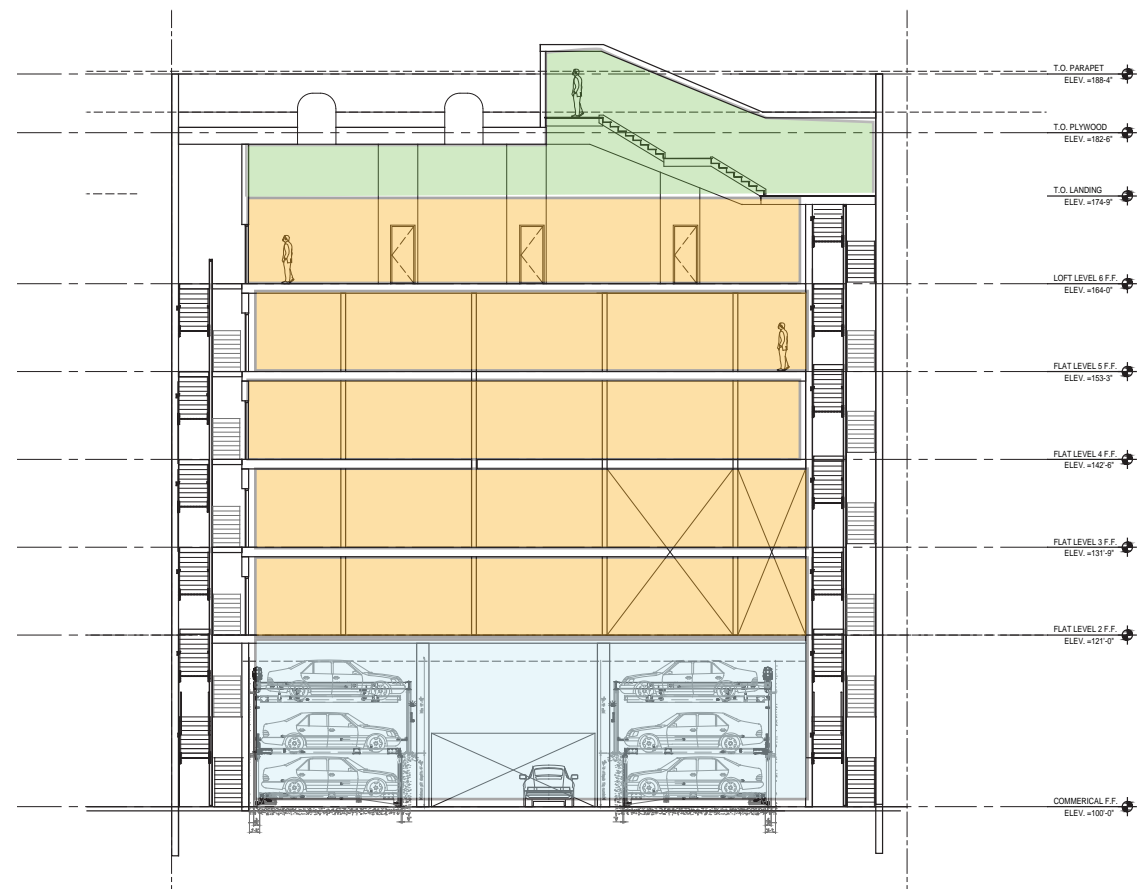


A3 SOUTH ELEVATION



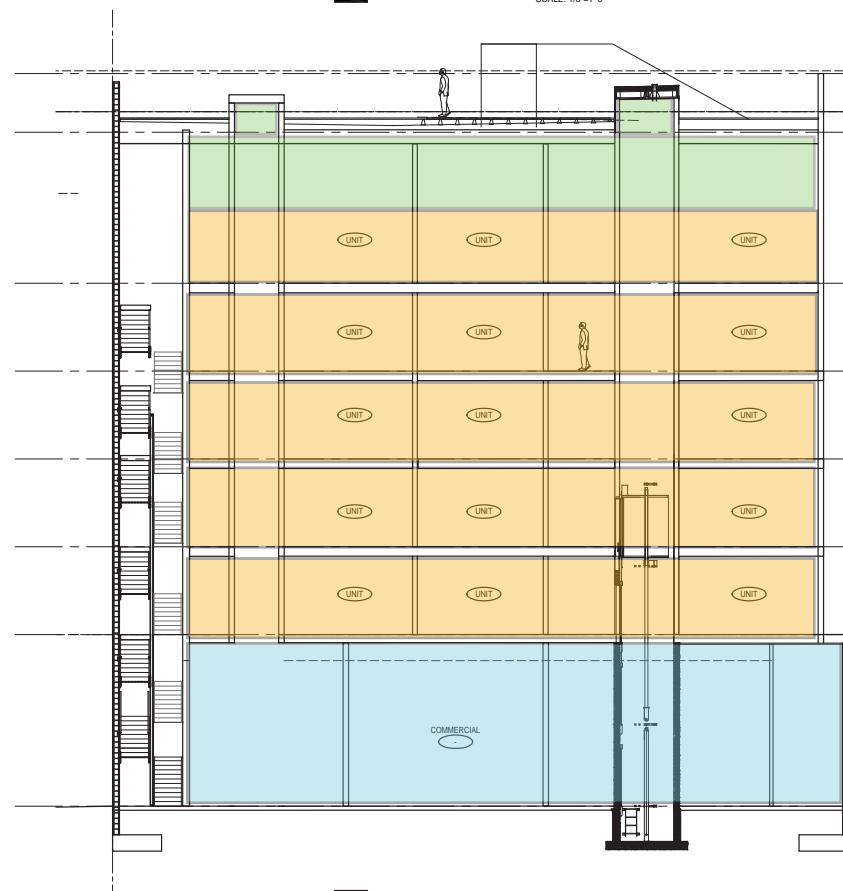




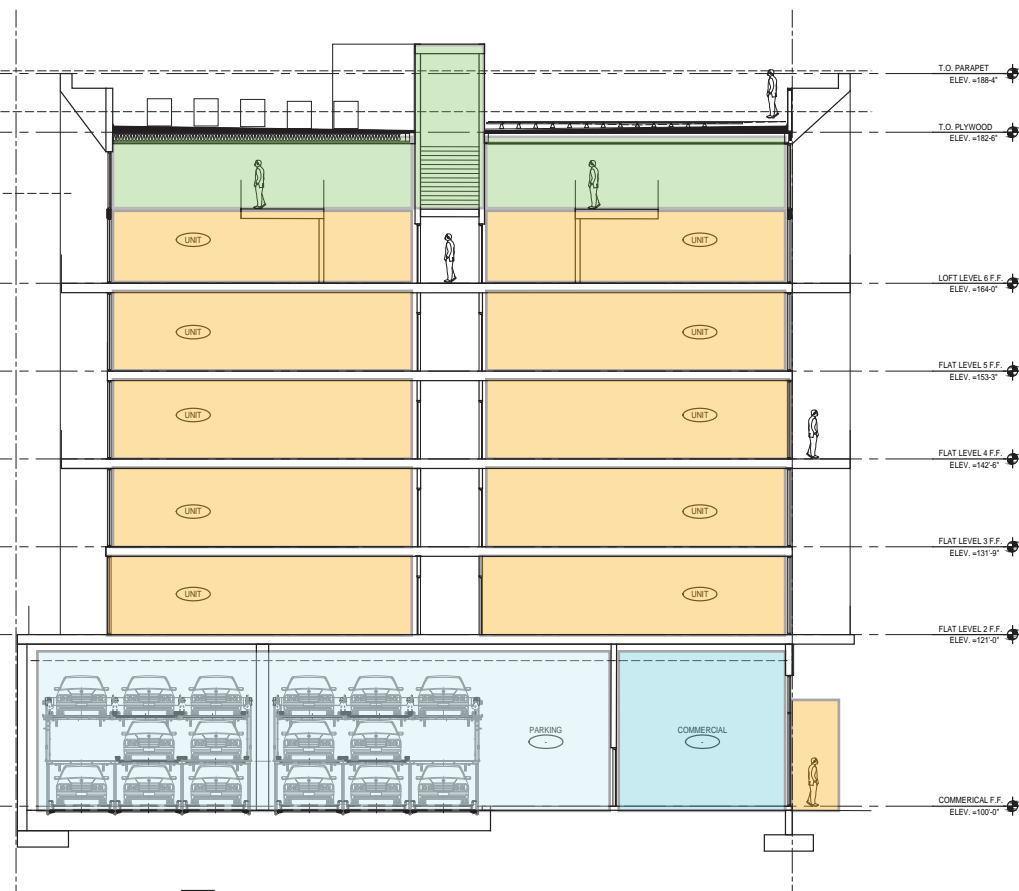


**C1 BUILDING SECTION**  
SCALE: 1/8"=1'-0"

THE GREEN AREAS REPRESENTS THE ADDITIONAL HEIGHT. THE SECTION ILLUSTRATES THE REDUCTION IN MODULES IN SECTION TO BETTER UNDERSTAND THE BREAKDOWN OF MODULES TO THE O THE HUMAN SCALE



**A1 BUILDING SECTION**  
SCALE: 1/8"=1'-0"

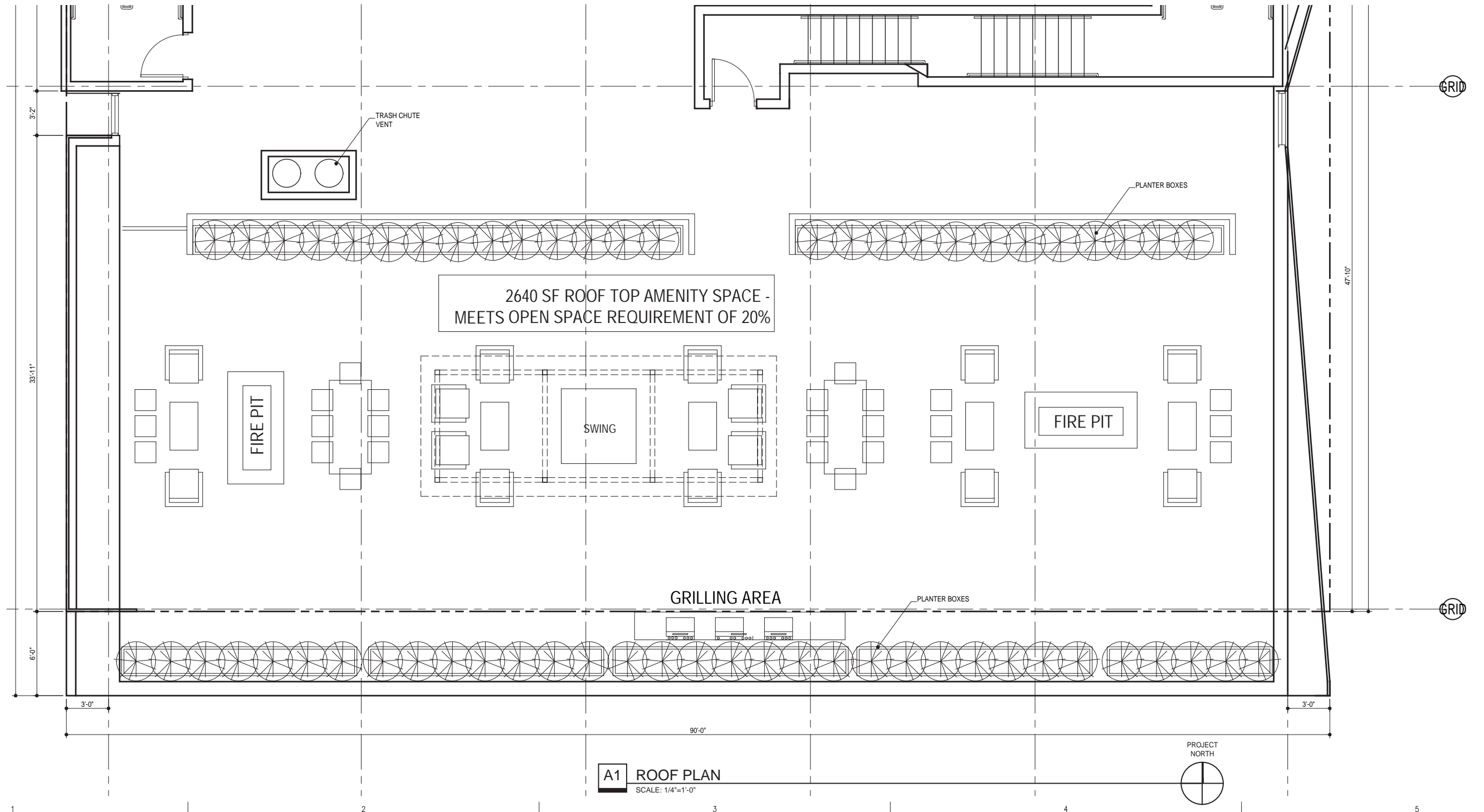


**A4 BUILDING SECTION**  
SCALE: 1/8"=1'-0"













218 W 300 S - ROOF AMENITY DECK

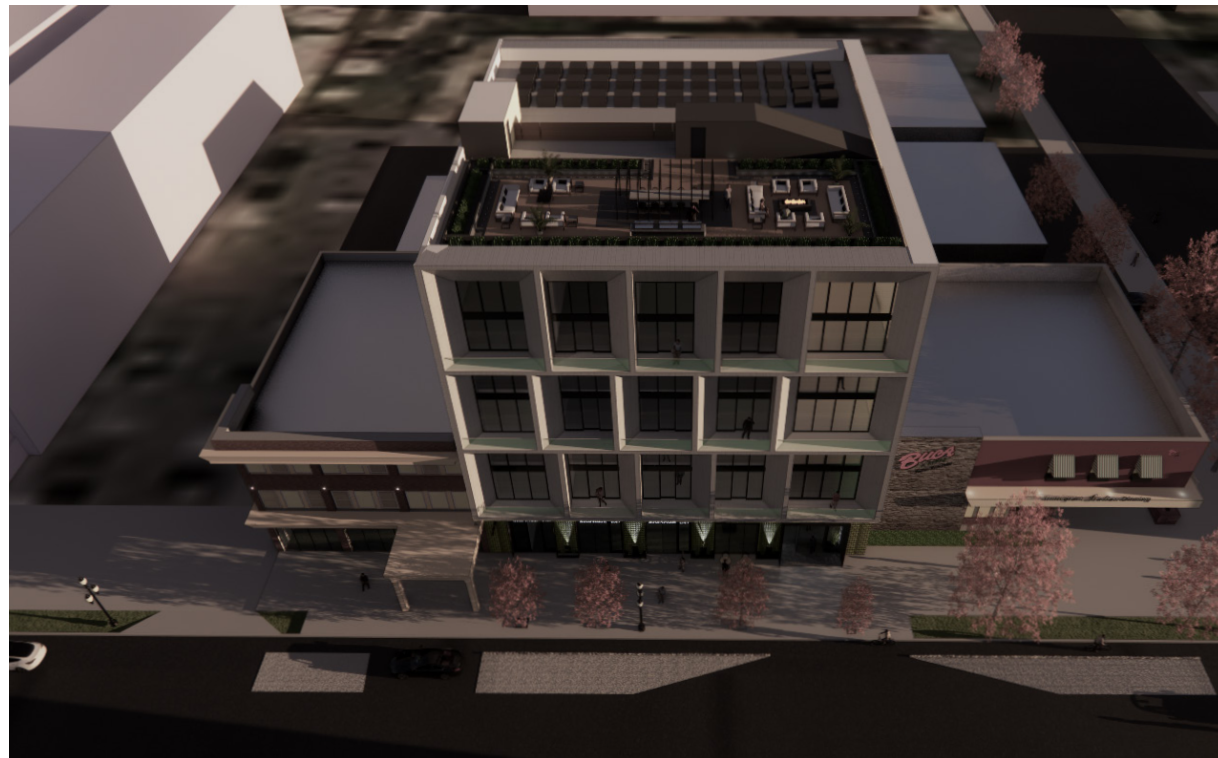












MORNING



MID DAY

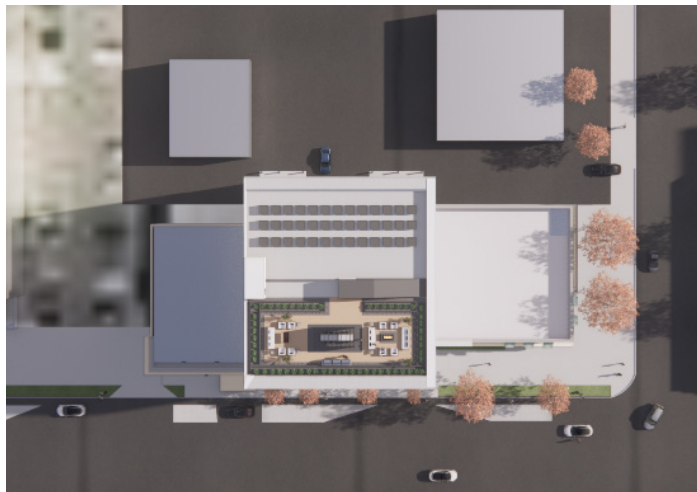


MID AFTERNOON



EARLY EVENING





7AM



9AM



11AM



1PM



3PM



5PM



7PM



9PM



12AM



SHADE STUDY SHOWN IN  
THE MONTH OF JULY







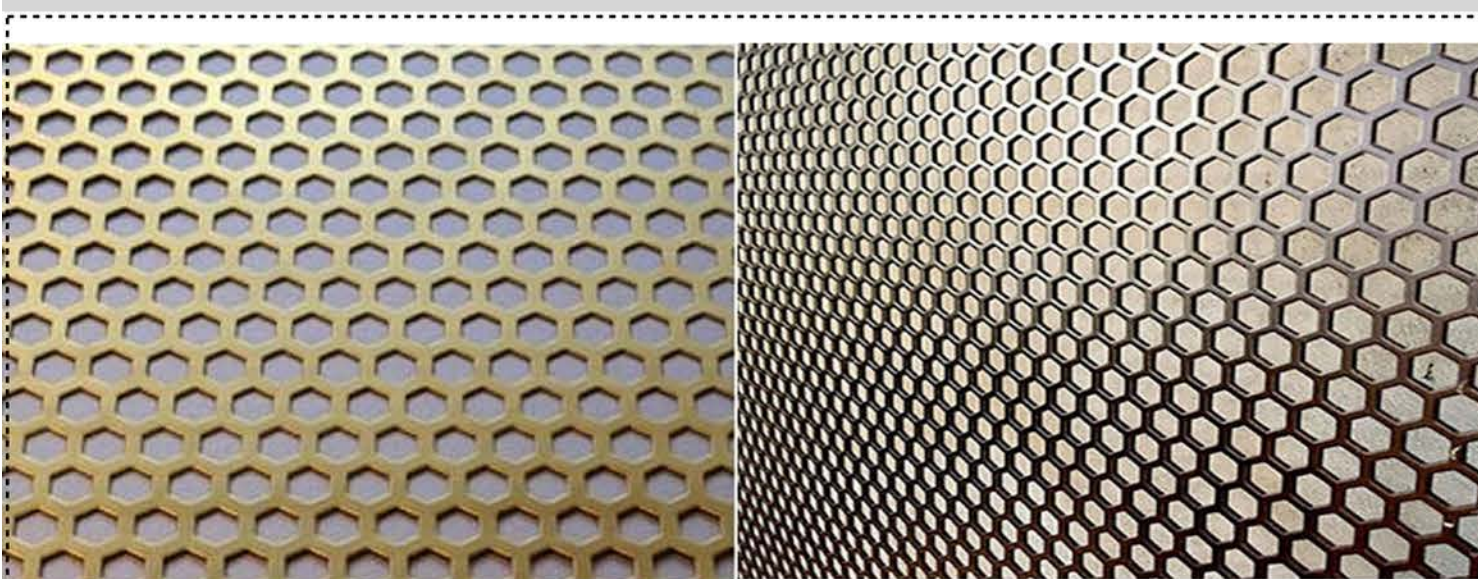






Examples of how textured perforated metal facades add a layer of texture to otherwise simple structures and activate the street while at the same time adding a layer of privacy.

Examples of projects with metal perforated facades that have uplight at night.  
The constant play of light and shadow through the structure changes during the daytime and is inverted by night, ending up with the effect of a glowing facade.



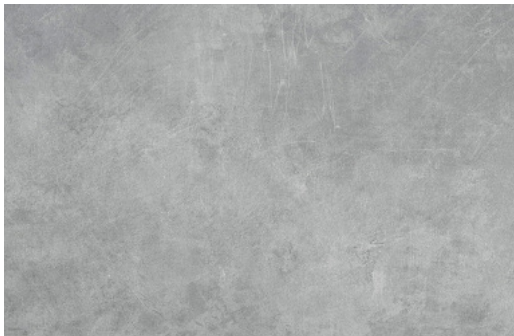
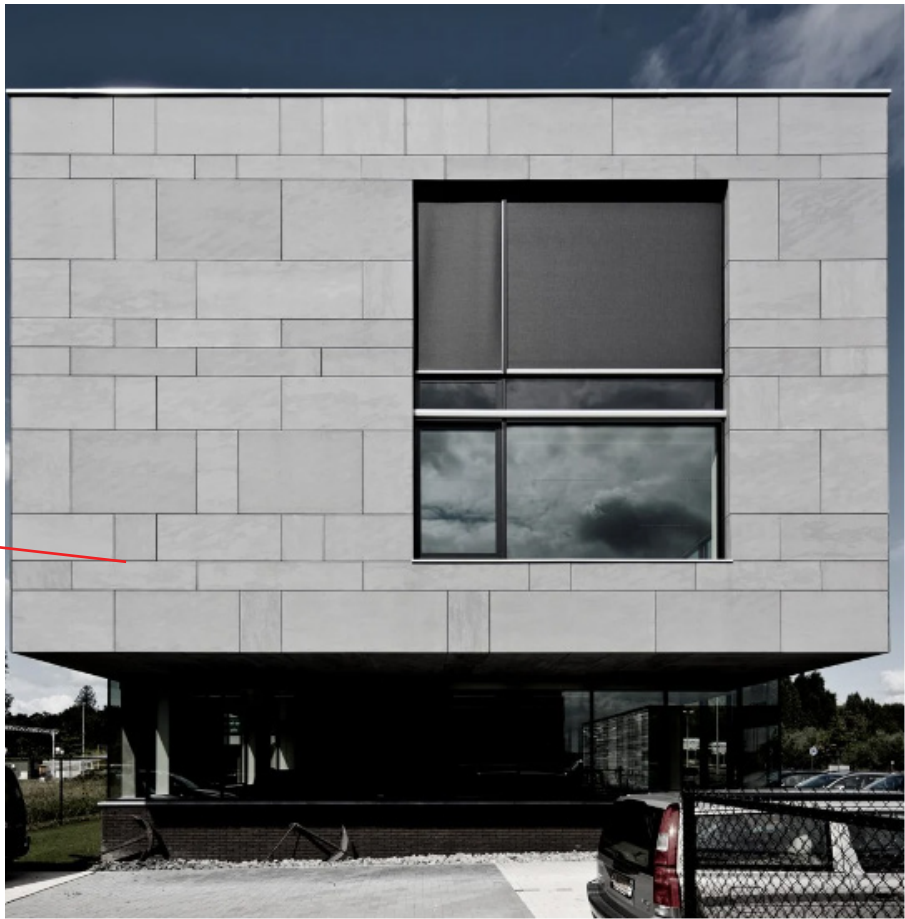
Stainless perforated metal panels punched with hexagon. This is thoughtful architectural detail is one that goes beyond it's function to relate to its context. One of our goals was to enhance the street with a more interactive facade that activates the street through pattern and light. Rice Eccles is a great example of a project that succesfully activating the street. The LED screen projects images through it's facade, similarly, this project creates a beautiful texture during the day and projects a beautiful illuminated pattern at night. The performance of light attracts foot traffic and enhances the building.







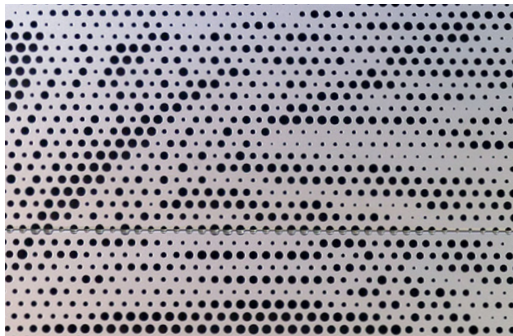




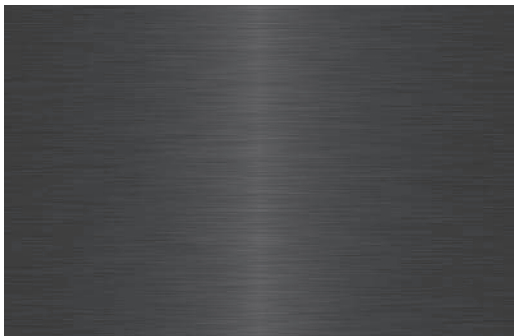
CONCRETE



FIBER CEMENT PANELS - LIGHT GREY



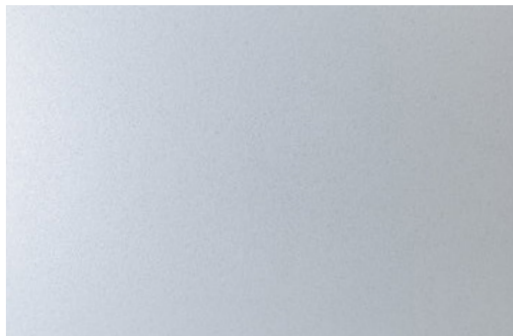
DECORATIVE PERFORATED METAL



BREAK METAL - DARK GREY



CMU



GLASS





















































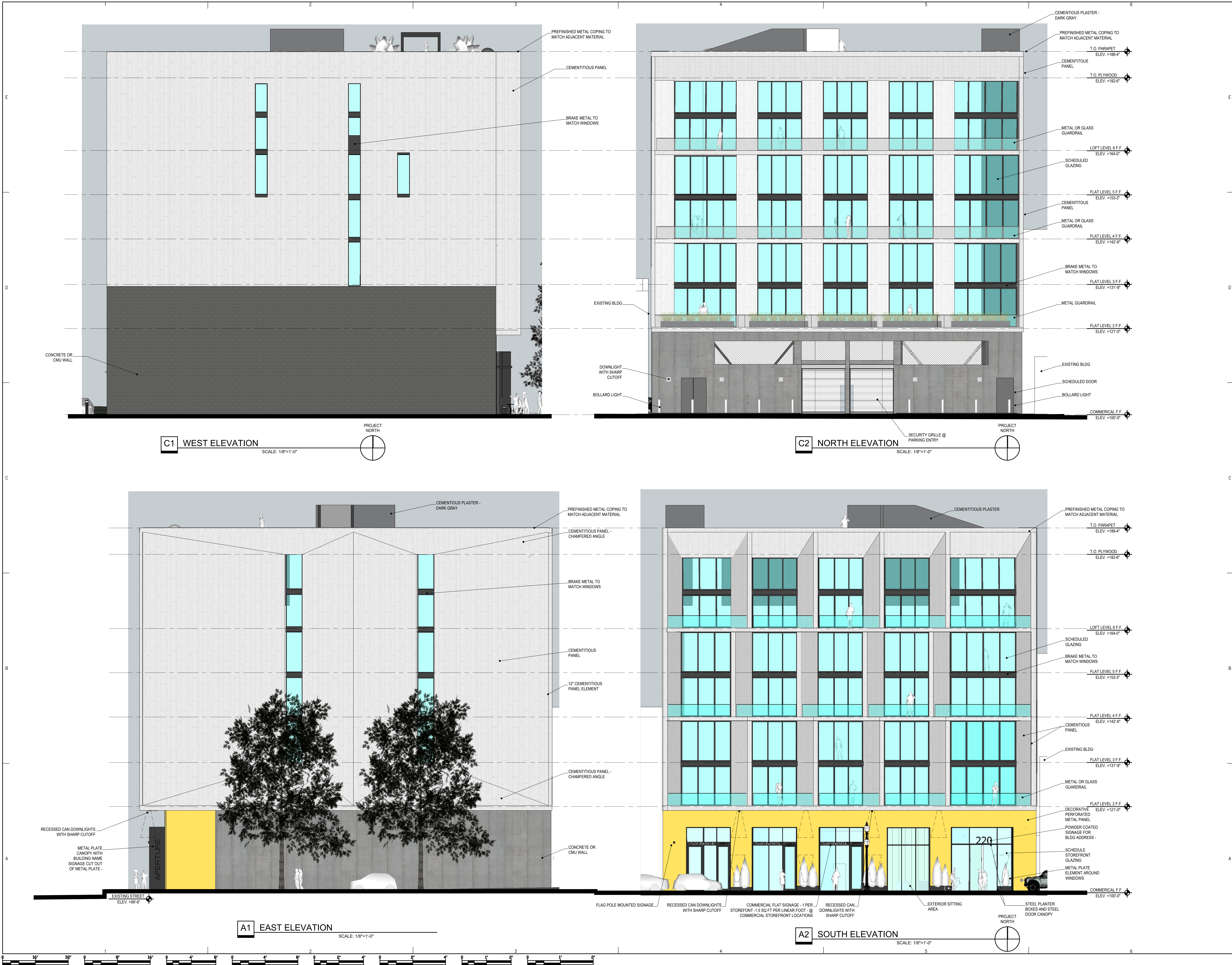












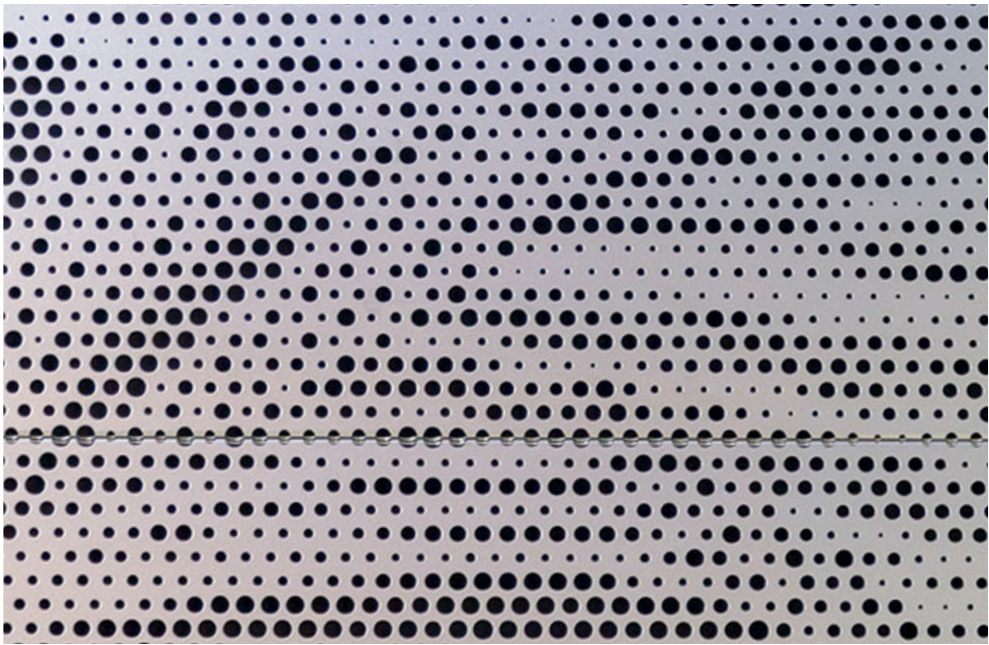




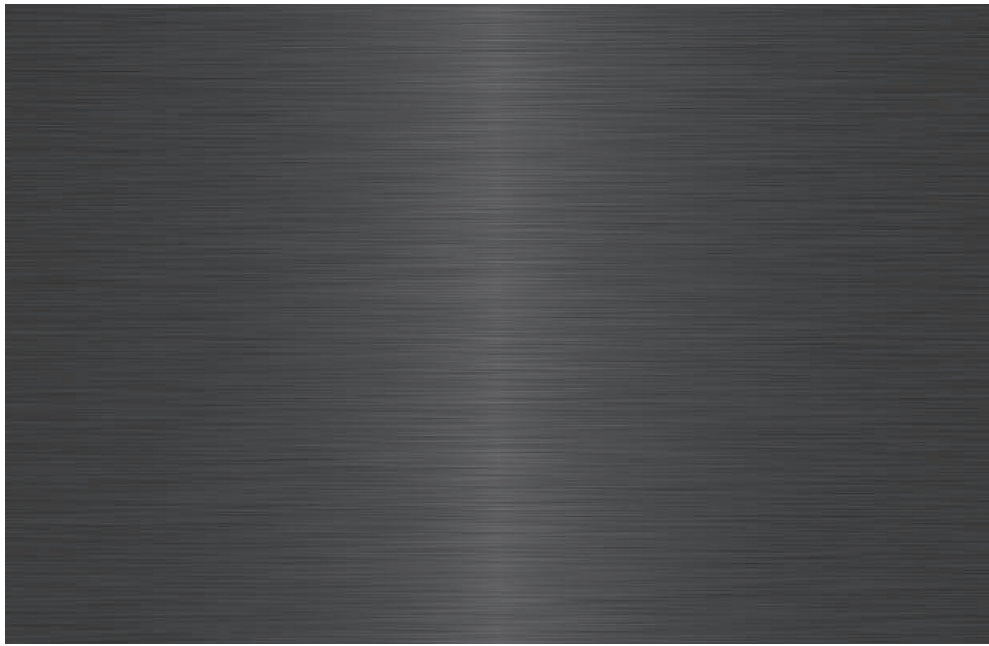
CONCRETE



FIBER CEMENT PANELS - LIGHT GREY



DECORATIVE PERFORATED METAL



BREAK METAL - DARK GREY



CMU



GLASS



## **ATTACHMENT C – PROPERTY AND VICINITY PHOTOS**





Hawaii

PUC

P

NO PARKING  
IN THIS ZONE  
EXCEPT FOR  
LOADING AND  
UNLOADING  
OF PASSENGERS  
OR MERCHANDISE  
OR FOR THE  
DELIVERY OF  
MATERIALS  
OR FOR THE  
REMOVAL OF  
WASTE  
OR FOR THE  
REMOVAL OF  
DEBRIS  
OR FOR THE  
REMOVAL OF  
WASTE  
OR FOR THE  
REMOVAL OF  
DEBRIS





**NO  
PARKING**  
VIOLATORS WILL  
BE TOWED AT  
OWNERS EXPENSE





















225 W 300 S





BROADWAY HOTEL

222

BROADWAY HOTEL  
222 W. 300 S.

NO LOADING  
OR UNLOADING  
OF PASSENGERS  
OR FREIGHT  
WITHIN  
CROSSWALKS  
OR AT  
CROSSINGS  
OF  
STREETS  
OR  
RAILROADS  
OR  
AT  
CROSSINGS  
OF  
STREETS  
OR  
RAILROADS  
OR  
AT  
CROSSINGS  
OF  
STREETS  
OR  
RAILROADS

222





Buc di BEPPO  
Italian Restaurant

Buc di BEPPO

Buc di BEPPO Italian Dining

Buc di BEPPO  
Italian Restaurant

Hours of Operation  
Monday - Saturday 11am - 10pm  
Sunday & Holidays 11am - 10pm  
Delivery Available Daily from 10-5pm

GET BACK TO BUC!  
BIRTHDAYS  
SOCIAL  
CORPORATE  
EVENTS  
PARTIES

NOW  
Hiring  
Buc di BEPPO



# **ATTACHMENT D – MASTER PLAN POLICIES**

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## **Plan Salt Lake // Adopted 2015**

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

1. NEIGHBORHOODS: Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein
2. GROWTH: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.
3. HOUSING: Access to a wide variety of housing types for all income levels, providing the basic human need for safety and responding to changing demographics.
4. TRANSPORTATION: A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.
5. AIR QUALITY- Air that is healthy and clean.
6. NATURAL ENVIRONMENT- Minimize our impact on the natural environment.
7. PARKS & RECREATION: Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.
8. BEAUTIFUL CITY: A beautiful city that is people focused.
9. PRESERVATION: Maintaining places that provide a foundation for the city to affirm our past
10. ARTS & CULTURE: Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long-standing commitment to a strong creative culture.
11. EQUITY: Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect
12. ECONOMY: A balanced economy that produced quality jobs and fosters an environment for commerce, local business, and industry to thrive.
13. GOVERNMENT: A local government that is collaborative, responsive, and transparent.

The proposed project supports the initiatives listed above. The new multifamily building will replace a vacant dry cleaner and add life and vitality to the area between the Broadway Hotel and Buca di Beppo. This project also brings another housing type to Broadway, which already features Palladio Apartments, the Broadway Hotel Apartments, and some homes on Poplar Court. The Greek Orthodox Church of Greater Salt Lake City plans to demolish its mid-block La France apartments to the west with plans for new development surrounding the Holy Trinity Cathedral. The project is responding to other projects in the neighborhood and removing a vacant building as the character of the street is evolving. The lighting on the building is artistic, dynamic, and embedded into the design of the building. The building's facade will feature cement paneling, glass, and perforated metal, which are all listed as high-quality materials. The building is focused on giving every resident a beautiful view of Salt Lake City. The front of the building will provide a space for social interaction with access to a 1000-square-foot commercial space and a lobby that connects directly to the street

The site has great access to bicycle infrastructure and nearby attractions and amenities, as well as multimodal options. A resident could choose to walk, bike, or use a car. The developer is planning storage for both cars and bikes onsite. The parking garage is rear loaded from 200 west. City departments reviewed the plans to protect the front curb and bike lane infrastructure. (See Department Comments)

The development is similar in height and mass to other nearby new and older projects. The architecture of the buildings is attractive, and the grid patterns and patios will draw greater attention to the street. The rooftop patio will serve as a gathering spot as well. Four large types of trees will be planted along the street frontage to provide shade, and the bistro seating area will allow residents and passers-by to interact with nature.

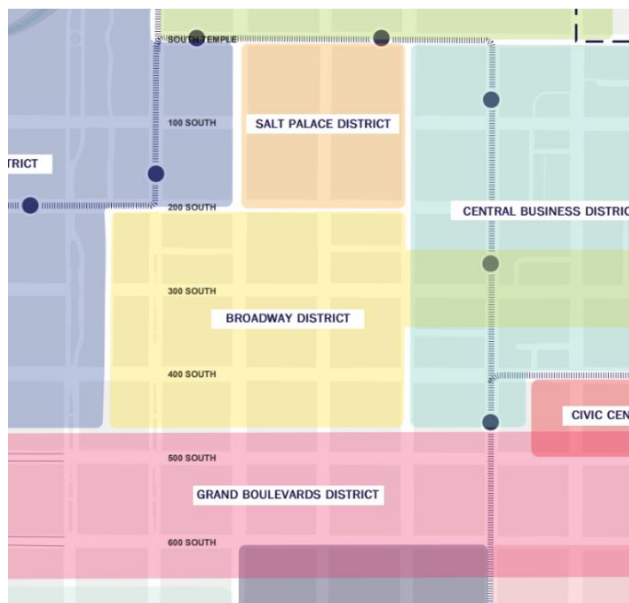
## **Downtown Plan // Adopted May 2016**

We value a downtown that...  
...Provides Housing Choice ...Is Vibrant & Active ...Is Prosperous ...Is Rich in Arts & Culture  
...Fosters Equity & Opportunity ...Is Connected ...Is Walkable ...Is Welcoming & Safe ...Unites City & Nature  
...Is Beautiful



The purpose of Broadway District is the center of the city's entertainment district, with a mix of restaurants, clubs, and theaters. It is animated by its dynamic street life, which is active late into the evening. Artist workspace and housing, entertainment venues, older warehouse buildings, and small, local businesses lend the district its unique character

Outdoor access, individuality and identity, choice and convenience, safety and security, vistas and sunlight, and relationship to the street are all best practices for residential development in the Downtown Plan. By giving direct access to the road and meeting the open space requirements, the proposal achieves these goals. The architecture is also distinctive, with a grid pattern and glass windows. The building will have direct street access in mind. Residents have the option of selecting their preferred form of transportation. Access is also secure, thanks to keyed entry and an automated parking garage system. The Downtown Plan also mentions trees are an important component of a good street and contribute to the image and identity of districts. The project will install four large species street trees in front of the building. This project will replace a vacant building. The Downtown Plan states, "Vacancy disrupts the momentum and energy of the downtown, detracts from its appearance, and greatly influences its public image" The developer shown in his submittal the relative height of the project to the block as well as a study of the future development in the Broadway district. One of the critical elements of this plan is the midblock walkway which is proposed as well as improvements to 200 west





## ATTACHMENT E – ANALYSIS OF ZONING STANDARDS

### 21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

The standards in this section apply as follows:

Standard	Finding	Rationale
Purpose Statement: The purpose of the D-3 Downtown Warehouse/Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed-use while also allowing for continued retail, office, and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed-use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas were supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation, and pedestrian orientation.	<b>Complies</b>	This is a proposed new mixed-use building with ground-floor retail/commercial space. The residences are located on the upper floors of the building. The building is oriented towards the street and incorporates a pedestrian-friendly design. The proposal is compatible with applicable master plans
B. Uses: Uses in the D-3 Downtown Warehouse/Residential District as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the provisions of this chapter and other applicable provisions of this title.	<b>Complies</b>	Both residential and commercial uses are permitted in the D-3 Zone.
C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3 Downtown Warehouse/Residential District. To ensure that mixed use developments provide for on site compatibility as well as neighborhood compatibility, the change of land use type or an increase in floor area by twenty five percent (25%) of existing principal buildings and the construction of buildings for new uses after April 12, 1995, shall conform to the following provisions. Construction related to the rehabilitation including remodeling or modification of existing uses, or the change of use to a similar use, shall not be subject to these provisions: 1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building; 2. Commercial/office uses shall be permitted as the sole use in two-story buildings only; and 3. Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the	<b>Complies</b>	This is a proposed new construction mixed-use building with retail/commercial space on the ground floor. The buildings' total square footage exceeds fifty percent (50%) of residential use. No commercial or office use is proposed above the ground floor.



proposed location is not suitable for multi-family residential use.		
D. Lot Size Requirements: No minimum lot area or lot width shall be required.	<b>Not Applicable</b>	No minimum lot size is required.
E. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than ninety feet (90') may be authorized through the design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use, and subject to the requirements of chapter 21A.59 of this title.	<b>Complies: subject to Planning Commission approval</b>	Buildings are allowed up to 90 feet in height with Planning Commission Approval. The building height is 88 feet 4 inches.
F. Minimum Yard Requirements: None required, except for surface parking lots which are required to be set back from the front and corner side yard property lines fifteen feet (15').	<b>Not Applicable</b>	None Required There are no surface parking lots.
G. Mid Block Walkways: As a part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed within the D-3 Downtown District shall conform to this plan for mid block walkways.	<b>Not Applicable</b>	This project is located on an existing alleyway but not on a proposed midblock walkway. The applicant is proposing new hardscape improvements for the alleyway and access to the parking garage.

#### **21A.30.010: GENERAL PROVISIONS:**

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.	<b>Complies</b>	The trash containers are located within the structure.
Lighting: On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.	<b>Final Approval of Lighting at Building Permit</b>	As a condition of Design Review approval, the applicant will work with staff to finalize the lighting plan.
Outdoor Sales, Display And Storage	<b>Not Applicable</b>	None proposed
Off Street Parking And Loading: All uses in the downtown districts shall comply with the provisions governing off street parking and loading in chapter 21A.44 of this title.  Minimum off-street parking in the D-3 zone is 1/2 stall per dwelling unit. Maximum parking is equivalent to the minimum. Commercial: No Spaces required up to 1000 square feet.	<b>Complies subject to TDM Requirements</b>	46 Units/2 = 23 StallsReq.  Provided= 26 Stalls with 1ADA Stall  Commercial Space is under 1000 square feet=No Parking Required.  Bicycle Parking=1 per 3 units



		in D-3=16 stalls
Landscaping And Buffering: All uses in the downtown districts shall comply with the provisions governing landscaping and buffering in chapter 21A.48 of this title, including section 21A.48.100 of this title.	<b>Complies</b>	1 tree per 30 feet90-foot frontage The applicant has proposed 4 street trees to meet city requirements. Urban Forestry has approved the design.
Signs: Signs shall be allowed in the downtown districts in accordance with provisions of chapter 21A.46 of this title.	<b>Final Approval of Lighting at Building Permit</b>	The applicant will submit a signage plan at Building Permit.
Environmental Performance Standards: All uses in the downtown districts shall conform to the environmental performance standards in section 21A.36.180 of this title.	<b>Final Approval of Environmental Performance Standards at Building Permit</b>	Please review the remarks from the department comments. A dry cleaner used to be located on the property. At the time of the building permit, the DEQ and Building Services will check for compliance with all applicable standards.



## ATTACHMENT F – ANALYSIS OF DESIGN REVIEW STANDARDS

The purpose of the design review chapter is to: a) establish a process and standards of review for minor modifications to applicable design standards, and b) ensure high-quality outcomes for larger developments that have a significant impact on the City. The intent of the process to review applications for minor modifications to applicable design standards is to allow some flexibility in how the design standards are administered by recognizing that this title cannot anticipate all development issues that may arise. The intent of the process to review larger developments is to verify new developments are compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the City as identified in the purpose statements of each zoning district.

### 21A.37.050 General Design Standards

Standard	Finding	Rationale
Building materials: ground floor (%) (21A.37.050B1)	<b>Complies</b>	71% Glass 29% Decorative Metal Paneling
Building materials: upper floors (%) (21A.37.050B2)	<b>Complies</b>	100% of upper floor material is durable fiber cement paneling.
Glass: ground floor (%) (21A.37.050C1)	<b>Complies</b>	Table 21A.37.060 requires 40% of the area along the street-facing façade between three feet 3' and eight feet 8' to be glass. The proposal provides 71% ground floor glass.

### 21A.59.050: Standards for Design Review:

Standard	Finding	Rationale
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	<b>Complies</b>	This is a new multifamily building that will replace an empty building that was previously a dry cleaner. Residents will be encouraged to use alternative modes of transportation due to the site's location and proximity to many nearby restaurants and places such as Pierpont Avenue. The proposed land use is permitted use the D-3 Zone and compatible to adjacent land uses. The proposal complies with the D3 zoning standards
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	<b>Complies</b>	The building is designed with direct access to the sidewalk. The ground floor of the building will have an entrance to the lobby and 1000 square foot commercial space. Parking is located within the building and access is from the rear of from an alleyway.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades.	<b>Complies</b>	The apartment lobby and commercial space will both provide a street-level land use that engages pedestrians and provides "eyes" on the street. The lower floor has maximized transparency with 14-foot-tall



<p>3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.</p> <p>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.</p>		storefront openings. The entrances are clad in metal paneling. A small outdoor dining space is proposed in front of the commercial space and has a direct visual connection to the street.
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <p>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.</p> <p>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.</p> <p>3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.</p> <p>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.</p>	<b>Complies</b>	The building mass has been divided into a simple grid system. The angled walls provide privacy to the units and allow different viewing angles. The façade essentially expresses, from the outside, the viewing apertures that are available to each residence from the inside. The grid brings organization to the façade and reduces its elements to a human scale. The structure has second-story balconies and large windows. The applicant provided several examples in the submittal of how the scale of this building will relate to others in the district and area.
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <p>1. Changes in the vertical plane (breaks in facade);</p> <p>2. Material changes; and</p> <p>3. Massing changes.</p>	<b>Not Applicable</b>	The building façade is 90 feet.
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <p>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");</p> <p>2. A mixture of areas that provide seasonal shade;</p> <p>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;</p> <p>4. Water features or public art;</p> <p>5. Outdoor dining areas; and</p> <p>6. Other amenities not listed above that provide a public benefit.</p>	<b>Not Applicable</b>	The project does not contain any privately owned public space.
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <p>1. Human scale:</p> <p>a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.</p> <p>b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of</p>	<b>Complies</b>	The applicant provided several examples of how the height of this building relates to adjacent and nearby buildings, as well as future development. The material changes from ground level to the apartment level. The balconies break up the floor levels. The applicant also provided a shade study. The project includes a roof top deck or amenity space.



<p>a building with distinct base, middle and top sections to reduce the sense of apparent height.</p> <ol style="list-style-type: none"> <li>2. Negative impacts: <ol 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> </ol> </li> <li>3. Cornices and rooflines: <ol 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> </ol> </li> </ol>		
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>Complies</b>	The building is oriented to the street with the primary entrance and lobby 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.	<b>Complies</b>	The trash and recycling containers are located within the building in the parking garage which is accessed from the rear of the building.
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</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>Final Approval of Signage at Building Permit</b>	The applicant provided locations for signage. Primary building signage will be provided under a separate application. Compliance with signage approval is delegated to staff and will be verified at the building permit stage.
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> <li>1. Provide street lights 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>Final Approval of Lighting at Building Permit</b>	The applicant provided a lighting plan and narrative for the project.



<p>L. Streetscape improvements shall be provided as follows:</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 standards: <ol 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> </ol> </li> </ol> <p>(Ord. 14-19, 2019)</p>	<p><b>Complies</b></p>	<ol style="list-style-type: none"> <li>1. The position and number of street trees were approved by Urban Forestry.</li> <li>2. The hardscape and paving materials must adhere to city standards and city engineer comments. No privately-owned public space is proposed.</li> </ol>
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# **ATTACHMENT G – DEPARTMENT REVIEW COMMENTS**

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## **BUILDING SERVICES- Bryan Romney**

The applicant responded to Building Services Comments on February 14, 2022, and Building Services took no exception to the applicant's responses to my questions/comments.

However, please see the following comment that needs to be addressed by the applicant prior to applying for a Building Permit.

It is my opinion that where an existing building or site usage is suspected to have had hazardous materials applied, spilled, or leaked into the soil or building surfaces, the building official has the authority to require an investigation of those conditions. However, these conditions are not always revealed or known at the time of a permit application. So, many times a hazmat investigation is prompted either by the owner or design professional prior to a permit application or even during construction. In either case, this issue then is handled by the Utah Department of Environmental Quality and not necessarily regulated by the building official or jurisdiction.

It would seem appropriate and is authorized by the referenced code provisions that questions need to be asked by the jurisdiction to have a Hazmat study performed and abatement be performed on a building and property which is suspected or may have been contaminated by previous usage or construction. However, at any point during plan review or construction the jurisdiction/building official has the authority to require a HazMat study be performed and abatement of dangerous conditions be implemented.

## **TRANSPORTATION- Michael Barry**

The number of parking spaces is adequate. With 46 residential units, the minimum parking requirement (one half parking space per dwelling unit in the D-3) is 23 spaces. Per the Table of District Specific Maximum Parking Allowance, the maximum parking allowance is "Equivalent to minimum", which refers to the minimum parking requirement per the Table 21A.44.030 Schedule of Minimum Off Street Parking Requirements, which is one half (1/2) stall per studio dwelling, one (1) stall for a one-bedroom dwelling unit and two (2) stalls for a two (or more)- bedroom unit. Bicycle and EV parking is provided as well. The architect has been advised that the Protected Bike Lane on 300 S must be maintained at all costs including curbing. The curbing installed for the protected bike lanes a few years back was not satisfactory to Fire reviewers because it was not mountable by fire truck, and it reduced the one-lane road to less than the minimum width required for a fire access road (20 feet). Fire did, however, approve a 'mountable curb' which was also acceptable to SLC Transportation. Transportation is under the assumption that the curbing will remain intact as much as possible, and the mountable curb should be installed where needed.

## **ZONING/Planning-Meagan Booth**

Real Estate Services will have to approve the bistro tables along Broadway. At the time of the building permit, the final approval for signage and lighting will be reviewed by staff.

## **PUBLIC UTILITIES- Jason Draper**

No objections to the proposed height increase, however, the applicant should be aware that increase square footage and height may increase fire demands and the existing water system may need to be upgraded to meet these demands. Any upgrade required would be at the owner's expense. The existing water main is a 6" main and it is likely that this will need to be replaced.

Landscape and open space are also important for utilities. Placement of utility meters and services should be considered in the placement of building and entry. Other utilities (power, gas, communication, fiber) may conflict with the water meter placement.

Stormwater treatment should also be considered for this. placement of required stormwater treatment in the public way is not allowed without a lease agreement or permit. Installation and adoption of a public raingarden may be an option.



Roof open space could also be a “green” roof or collect rainwater for supplemental irrigation. Outdoor seating the public way should not be included in plan requirements. This may be limited or rejected by real estate services.

**ENGINEERING- Scott Weiler**

At this location, the CBD Paver Sidewalk standard should be followed. I’ve attached it. Also, above ground planters might not be allowed in the public way.

**FIRE- Douglas Bateman**

The mountable curb design still has not been reviewed or approved by Fire Prevention Bureau. This project will require an alternate means and methods application be submitted for review and approval for increase in fire sprinkler density and automatic smoke detection in all public and common spaces

**SUSTAINILITY/URBAN FORESTRY- Peter Nelson**

Urban Forestry has no problems with the attached designs. When selecting tree species for the four street tree plantings we would like to see large species trees selected and planted in tree wells that use Sylva cell technology to improve rooting zones of trees.



## ATTACHMENT H – PUBLIC PROCESS & COMMENTS

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

### Public Notices:

**January 14, 2022** -Notice of the project and a formal letter requesting comments was sent to the Chairs of the Downtown Community Council and Downtown Alliance. Neither Community Councils made a request for the applicant or staff to attend a meeting to discuss the project.

**January 18, 2022**- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project information on how to give public input on the proposal.

**January 18, 2022**-Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period ended on March 4, 2022.

<https://www.slc.gov/planning/2022/01/18/218-w-300-s-design-review/>

### Public Hearing Notice:

**February 24, 2022**- Public hearing notice signposted on property.

**February 24, 2022**- Public notice posted on City and State websites & Planning Division listserv.

### Comments:

We received one comment that is included as an attachment.