



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: April 27, 2022

Re: 465 S. Main Street Apartment Tower – Design Review
Petition PLNPCM2021-00586

DESIGN REVIEW

PROPERTY ADDRESSES: 465 S. Main Street
PARCEL IDs: 16-20-129-009 & 023
ZONING DISTRICT: D-1 – Central Business District
MASTER PLAN: Downtown Master Plan (2016)

REQUEST: Larry Curtis, FFKR Architects, representing the property owner, Salt Lake County, and the developer, PEG 465 Main LLC, is requesting additional building height for the mid-block portion of a proposed new building (approximately 217 apartments and ground floor commercial) to be located at 465 S. Main Street (northeast corner of Main Street and 500 south), through the Design Review process subject to the requirements of chapter 21A.59 of the Salt Lake City Zoning Code.

* Requests for additional mid-block building height in the D-1 Zone is entertained through the Design Review Process. This request is before the Planning Commission because it has decision making authority for Design Review requests. The applicant is requesting additional building height, a modification to the 100' mid-block building height limit, and requests a building height of 179' for the entire building, thus exceeding the 100' mid-block building height limit by approximately 79'.

RECOMMENDATION: Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, Planning Staff recommends that the Planning Commission approve the Design Review request for a new mixed-use (residential & commercial) project subject to the following conditions:

1. Signage, lighting, and streetscape improvements must be incorporated into project to demonstrate compliance with the *Salt Lake City Lighting Master Plan* and the standards for Design Review. These elements shall be reviewed and approved as part of the building permit review.
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 Information](#)
- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [City Comments](#)

PROJECT DESCRIPTION: Mr. Curtis has submitted an application for Design Review of a proposed mixed-use (residential and commercial) building on the subject property. The purpose of “Design Review” is to ensure high quality outcomes for larger developments that have a significant impact on the City. The intent of the process to review larger developments is to verify that 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. The Planning Commission has decision making authority regarding Design Review matters.



Quick Facts

Height: 179 feet

Number of Residential Units:
217 units

Ground Floor Uses: Leasing office, retail, entrance lobby, parking porte-cochere.

Upper Floor Uses: Residential

Exterior Materials: Aluminum metal panels, glass fiber reinforced concrete panels, aluminum metal panel fins, glass, and storefront glazing

Parking: 126 stalls

Review Process & Standards:

Design Review (21A.59), D-1
Zoning Standards (21A.30.020),
Design Standards (21A.37)



The proposed building length along Main Street is approximately 235' according to the submitted plans. Per section 21A.30.020 – *D1 – Central Business District*, the first 165' of the building length is required to be at least 100' in building height but no more than 375' as measured from the corner of intersecting streets (in this case Main Street and 500 South). The proposed building height at the corner is approximately 179'. At the 165' building length, as measured from the corner along Main Street, the mid-block building cannot exceed 100' in building height except as granted through the Design Review process. The applicant is requesting additional building height, a modification to the 100' mid-block

building height limit, and requests a building height of 179' for the entire building, thus exceeding the 100' mid-block building height limit by approximately 79'.

The proposed project will consist of ground floor commercial development (retail along the Main Street façade, lobby at the corner of Main Street and 500 South, a parking garage entrance/porte cochere mid-building facing Main, and a leasing center facing 500 South), and approximately 217 residential units comprised of studio, 1, & 2 bedroom units, and one 3 bedroom unit. Automated stacked parking will be located on the interior of the building. Approximately 154 off-street parking stalls are proposed to serve the project. Staff notes that the Courthouse Trax station is located adjacent to the project site on Main Street. Outdoor terraces and various amenity spaces are proposed on several floors of the building.

The proposed building is designed to be built to and frame the existing streets. Building façade articulation and step backs are provided to realize a pedestrian scale development along street frontages. Landscaping will be provided along all streets in accordance with City Code. Exterior building materials include aluminum metal panels, glass fiber reinforced concrete panels, aluminum metal panel fins, glass, and storefront glazing.

The applicant has submitted detailed plans to support their application including a site plan, floor plans, elevation drawings, renderings, parking calculations, and landscaping plans. This information is attached for review (Attachment B).

PHOTOS OF SUBJECT SITE:



View of the subject property looking north from the corner of 500 South and Main Street.



Close up view of the subject property looking north from 500 South.



The subject property from the northwest corner along Main Street looking southeast.

ADJACENT LAND USES AND ZONING:

The subject property is currently zoned “D-1 – Central Business District” and is a parcel of property approximately 1.58 acres in size located at the corner of 500 South and Main Street. Please refer to Attachment A – Vicinity Maps. Surrounding properties are all zoned D-1 and are all used commercially. The subject property is currently vacant and is located in the Main Street Retail Core. The property is also located adjacent to the Courthouse Trax station.

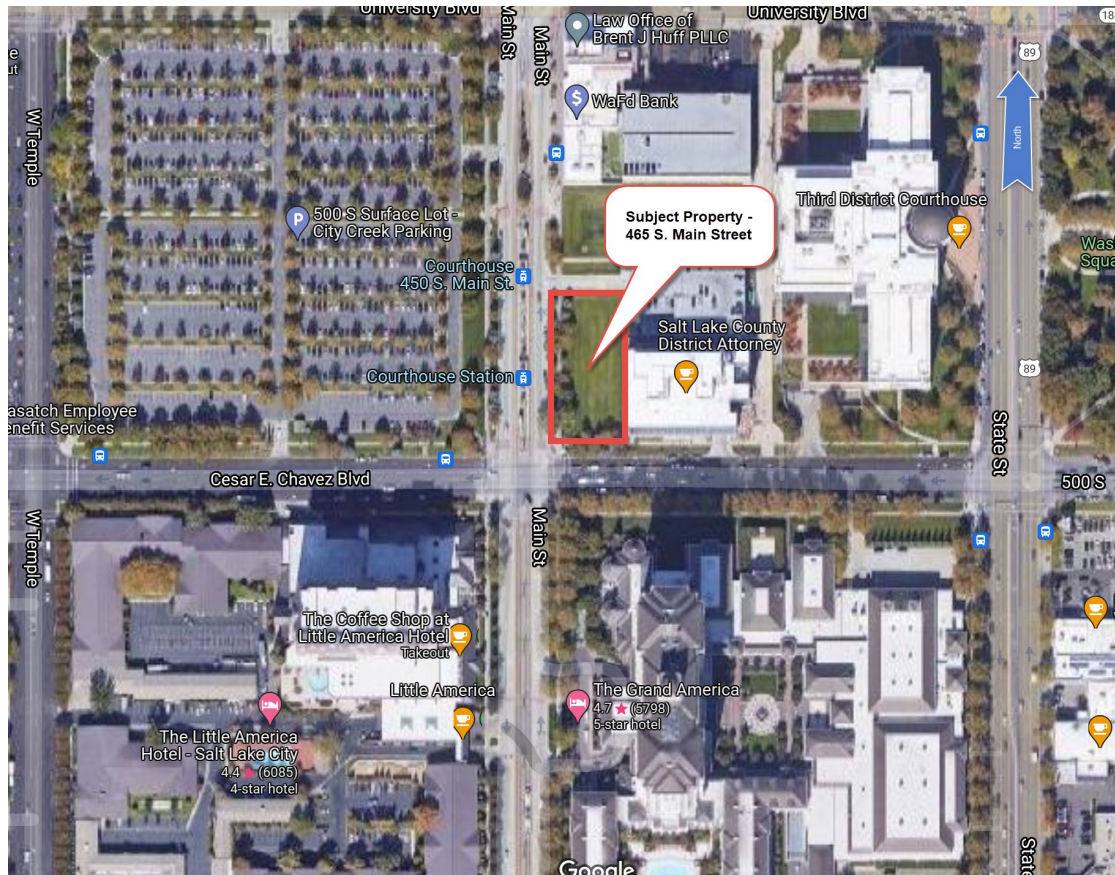
CONCLUSION:

The proposed building design meets or is able to meet standards for these Design Review requests as outlined in Attachment C.

NEXT STEPS:

Should the Planning Commission approve the proposed Design Review request, the applicant will proceed to the building permit stage. Should the Planning Commission deny the request, the applicant could still develop the site and construct a mixed-use (commercial and residential) building meeting the required mid-block height limit.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT INFORMATION

Narration of Plan Revisions

Project: 465 Main Tower
FFKR Proj # 19128

Salt Lake City Planning Dept.
Attn: Lex Traughber, Senior Planner
lex.traughber@slcgov.com
801-535-6184

Dear Mr. Traughber,

On behalf of FFKR Architects, I would like to present our revisions to the 465 Main project since it was originally submitted for plan review.

Mid November, our owner selected a different automated parking vendor than the one we had started using as our design guide. With the original vendor it was required that we load the system with vehicles at the ends of the system. Thus, our original design showed the entry into our parking system on the north side of our building. This access was only separated by just 10'6" South of the curb line of the existing south curb cut for the DA office parking access easement. Which I know was not a favorable placement, but out of necessity.

Our new vendor requires us to load vehicles into the center of their system and has a car lift (elevator) on the north and south boundaries of their system. At that time, it was crucial that we redesign and put the entry as close to the center of their system as we could.

Our new entry to our car park is now placed in the center as shown, it is accessed by a large carport area. The north end of this curb cut is now 120' south of the DA entry. This Porte Cochere (carport) will be open to the exterior during the day, and able to open and close at night as needed for security. We have included a narrative about this entry exclusively, that includes some renderings of our frontage. (Please see attached)

This entryway is downplayed as much as possible making it an extension of our lobby space, except for vehicles.

Our retail element now gives us a prominent exposure for the project at each end of our building. The secondary access is through this new Porte Cochere area.

The building exterior has not been changed from our original concept except for these items on the west elevation.

If you have any questions, please let me know.
Sincerely,

Rob Merrick AIA, NCARB
Senior Associate | Architect
D 801.534.4275 M 801.910.8126

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April 6, 2022

Larry R Curtis
Principal, FFKR Architects
730 Pacific Ave
Salt Lake City, UT 84104

Owner: PEG 465 Main LLC
180 N University Ave, Suite 200
Provo, UT 84601

Property:
465 Main Apartment Tower
465 Main Street
Salt Lake City, UT 84111

Subject: Design Review Project Description

465 Main is a new apartment tower that is designed to address the street with ground floor retail and to provide a unique urban apartment experience for tenants.

The project's long side fronts Main Street and exceeds 100'. Per the D-1 zoning, the first 165 feet of the building is required to be more than 100' tall and must be less than 375' tall. Our building, being longer than 165' would thus require a step to accommodate the midblock building requirement of 100'. Per the D-1 zoning we can raise the allowed building height by submitting for design review. Our team respectfully requests that the planning commission allow this apartment tower to be increased to the allowed height of 179'-0" for the full depth of the building site.

Name page 2

Type of construction: Type 1 Steel and Concrete Construction

Primary exterior materials:

- Aluminum Metal Panel
- GFRC Panels
- Aluminum Metal Panel Fins
- Storefront glazing

Total Number of Units- 217

Unit sizes range (see page G.03 of submittal): 379 Units/ Acre

One Bedrooms (676 sf – 758 sf) 95 Total Units

Two Bedrooms (844 sf – 1411 sf) 83 Total Units

Three Bedrooms (2,557 sf) 1 Total Units

Studios (421sf – 513 sf) 37 Total Units

Zoning Compliance Narrative: D-1 Zone

21A.30.020.D.2 Yard Requirements:

- a. Front and Corner side yards: No front setback required, and the building is built to the property line. The ground floor retail at Main St. will be set back within the 5 foot maximum allowed per zoning.
- b. Interior side and rear yards: No setback required, and building is at property line, except at District Attorney's property line. At the North East corner of the property the building is at property line and continues South at 90 degrees. The property line is not perpendicular and thus a small setback is created along the east edge of property.

21A.30.020.D.3- Restrictions on Parking Lots and Structures:

- a. Parking Structure is compliant with the zoning ordinance; is tucked into the building behind the ground floor retail.
- b. Parking Structure is compliant with the zoning ordinance; is tucked into the

- building behind the ground floor retail.
- c. Not Applicable.
- d. Not Applicable
- e. None provided;Not Applicable

21A.30.020.D.4- Interior Plazas, Atriums, and Galleries: None Provided

21A.30.020.D.5- Location of Service Area: Loading zone for this project will be on Main Street as approved by traffic; it will be signed as driver must remain in vehicle. The trash removal access will be inside the building and trash will be wheeled to Main Street.

21A.30.020.D.6- Landscape Requirements: Project Shall Comply

21A.30.020.D.7- Midblock Walkways: The project is adjacent to a midblock crossing being provided by adjacent project and no midblock walkways are required on this property.

21A.30.020.D.8- Landscape Requirements for Demolition Sites: Not Applicable, property is already a vacant lot.

21A.30.020.E.6- Height Regulations: Max building height allowed is 375' and minimum is 100', the proposed building is compliant at 179'-0" tall.

21A.30.020.F.3 - Height Regulations: Max building height allowed is 100', but additional height may be granted through the design review process. That is the intent of this proposal.

21A.30.020.G.- Not Applicable

21A.59.050: Standards For Design Review

- A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.
 - The project complies with all of the ordinance and the intent of the D1 zone as indicated above (21A.30.020). The project addresses the pedestrian and urban fabric by providing storefront, human scale elements, and retail ground level functions. The project provides a higher density of housing in

the urban fabric of downtown Salt Lake City, while allowing the project to create a communication with the street level, pedestrians, and the tracks line.

- 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. Buildings 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.

465 Main Street is designed to address the street with retail on both 500 South and Main Street. It matches the design scale of the adjacent projects (DA Building to the East, Ken Garf to the North, and The Grand America to the South). The apartment parking is located in the core of the building, in the form of a automated vehicle parking solution, and is not visible to the street. Access to the garage will be off of Main Street and is discreetly placed in the center of our Main street frontage and separates our retail from our tenant space.

- C. Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
 - 1. Locate Active ground floor uses at or near the public sidewalk.
 - 2. Maximize transparency of ground floor facades.
 - 3. Use or reinterpret traditional storefront elements like sign brands, clerestory glazing, articulation, and architectural detail at window transitions.
 - 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

465 Main will be designed with a very modern architectural glazing system that is consistent with the architecture along Main Street, very similar to the adjacent DA building, 111 Main, and many of the other fantastic projects in downtown. The ground floor glazing has a wrap around canopy that reduces the scale of the building to a pedestrian level and provides coverage from the elements.

- D. Large building masses shall be divided into heights and sizes that relate to human scale.
 - 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, stepbacks and vertical emphasis.

2. Modulate the design of a larger building using a series of vertical or horizontal emphasis to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration, and window reveals.
4. Reflect the scale and solid to void ratio of windows and doors of the established character of the neighborhood or that which is desired in the masterplan.

465 Main is designed to fit into the architectural context of the block. The proportions of the tower are meant to respect buildings such as the Grand America and the historic Ken Garf Building. The Third floor has a break and change in material to further reduce the proportions of the building to relate to the stepback of the Ken Garf buildings South side, while the L shaped GFRG panel portion of the façade emphasizes the vertical nature of the building and grounds the corner. The façade uses GFRG panels to accentuate the Metal Panel windows and to create a unique and active façade that changes as the sunlight moves across it throughout the day. This will break up the length of the building to better relate to the adjacent buildings, as well as, the future Hines Project.

- E. Building Facades that exceed a combined contiguous building length of two hundred feet (200') shall include:
1. Changes in vertical plane (breaks in the façade)
 2. Material Changes; and
 3. Massing changes.

See Comments in section D above

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

Not applicable

- G. Building Height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human Scale:

- a. Utilize setbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or when identified, goals for future scale defined in adopted master plans
- b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle, and top sections to reduce the sense of apparent height.
- c.

The majority of adjacent buildings do not step and are very vertically oriented. Our project will respect those buildings and step back slightly across the façade to emphasize the related proportions to adjacent buildings. We will also have a setback at the East side of the property that will address the relationship of our building to the DA's building and create a private rooftop pool at level 5. As you can see in the attached elevations, and our description above, 465 tower will have a distinct base, a shaft, and a top that relate very much to the proportions of the Ken Garf Building.

2. Negative Impacts:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
- b. Minimize shadow impacts of building height on the public realm and semi public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
- c. Modify Tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

465 Tower will be taller than the adjacent DA building, but will be shorter than the new Hines Sundial building. This will book end the Main street block elevation with the Ken Garf building and the, very similar in height, 465 tower. Due to the location of our building on the West side of the block, the solar impact on the block will be minimal as the majority of the property is already allowed to be the height requested and the solar path is minimally impacted. Point of fact, the portion requested to be taller is toward the midblock and will only have a minor impact on the parking across the street.

The building is designed with a façade that undulates and will slow wind as it passes. The first five floors are designed with a wrapped cornice that drops vertically and will reduce winds as the move from North to South.

3. Cornices and Rooflines:

- a. Cohesiveness: Shape and define rooflines to be cohesive with building's overall form and composition.
- b. Compliment Surrounding Buildings: Include roof forms that compliment the rooflines of surrounding buildings.
- c. Green Roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

The cornices of 465 tower are designed to wrap very similar to what the DA's building does, and Ken Garf's red building cornice/façade does at our lower levels and at the upper floors the cornice takes on a more traditional look to relate to the proportions of the many buildings along Main, including the Grand America. The rooftop will have some green roof elements and will serve as both public and private rooftop patios.

- 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.

The parking is all internal and will not affect any pedestrian safety concerns.

- 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 served. Services shall be set back from the front line of building or located within the structure. (see subsection 21A.37.050K of this title)

As is indicated on our elevations, these facilities are located near the entry to the garage and shall be detailed to blend into the façade and accentuate the design, rather than detract from it. All storage facilities are to be located internal to the building and will not be visible to the public. The Majority of the Main street façade is dedicated to glazing and retail space.

- J. Signage shall emphasize the pedestrian/mass transit orientation.
1. Define specific spaces for signage that are integral to building design, such as commercial sign brands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
 3. Coordinate sign location with landscaping to avoid conflict.

Signage will comply with Salt Lake City Signage requirements and signage locations have been indicated on the building elevations/renderings.

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

Project is designed to be compliant with all of these requirements.

- L. Streetscape improvement shall be provided as follows:
1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's Urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately owned public spaces shall meet the following standards:

All street improvements shall be compliant with the city's requirements. Trees will be selected from the urban forestry guidelines. All hardscape requirements will be compliant with this requirement.

ATTACHMENT C: ANALYSIS OF STANDARDS

ZONING STANDARDS

21A.30.020: D-1 – CENTRAL BUSINESS DISTRICT ZONING STANDARDS

The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.

Requirement	Standard	Proposed	Compliance
Minimum Lot Size	No minimum lot area or lot width is required.	The parcel is approximately 1.58 acres in size. The width of the parcel is approximately 100' along 500 South and approximately 412' along Main Street.	Complies
Front/Corner Side Yards	No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the design review process.	The building is essentially built to the property lines. No setbacks will exceed 5'.	Complies
Interior Side and Rear Yards	None required.	The building is at the property line, except at the District Attorney's property line. At the North East corner of the property the building is at property line and continues South at 90 degrees. The property line is not perpendicular and thus a small setback is created along the east edge of property.	Complies
Restrictions on Parking Lots & Structures	Within block corner areas and on Main Street, parking lots and structures shall be located behind principal building.	Proposed parking is all located on the interior of the building.	Complies

Location of Service Areas	All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.	Loading zone for this project will be on Main Street as approved by traffic; it will be signed as driver must remain in vehicle. The trash area will be inside the building on the north end and trash will be wheeled to Main Street for collection.	Complies
Landscape Requirements	All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-1 Central Business District as contained in chapter 21A.48 of this title.	The applicant has indicated in the narrative that they will meet the landscape requirements in chapter 21A.48. Detailed landscape plans have not been submitted as part of the Design Review process for additional building height, however the applicant has submitted a park strip tree plan with trees shown approximately every 30' as required. The applicant has also indicated that they have been in contact with the Urban Forester regarding the removal and replacement of exiting park strip trees on the property.	Must comply with Landscape Requirements per chapter 21A.48 at the time of building permit issuance.
Mid-Block Walkways	As 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.	According to the Downtown Community Master Plan (page 105), map of the "Mid-Block Walkway Network", no mid-block walkway is	Complies

	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 after the effective date hereof within the D-1 Central Business District shall conform to this officially adopted plan for mid-block walkways	envisioned for this block.	
Height Regulations	No corner building shall be less than one hundred feet (100') nor more than three hundred seventy five feet (375') in height. The minimum one hundred foot (100') high portion of the building shall be located not farther than five feet (5') from the lot line along front and corner lot lines. Buildings higher than three hundred seventy five feet (375') may be allowed in accordance with the provisions of subsections E6a and E6b of this section.	The proposed building height at the corner is approximately 179' and meets the setback requirement.	Complies
Special Controls Over Mid Block Areas: Height Regulations	No building shall be more than one hundred feet (100') in height; provided, that taller buildings may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title.	At the 165' building length, as measured from the corner along Main Street, the mid-block building cannot exceed 100' in building height except as granted through the Design Review process. The applicant is requesting additional building height, a modification to the 100' mid-block building height limit, and requests a building height of 179' for the entire building, thus exceeding the 100' mid-block building height limit by approximately 79'.	Requires Planning Commission approval.

DESIGN STANDARDS

21A.37.050: DESIGN STANDARDS:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

Standard	Proposal/Rationale	Finding(s)
Glass: ground floor (%) (21A.37.050C1) - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title.	Ground floor glass of 60% is required in the Main Street Retail Core overlay. The proposed project includes 90% glass on the west elevation (Main Street) and 87% glass on the south elevation (500 S).	Complies

DESIGN REVIEW STANDARDS

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

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

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

Standard	Proposal/Rationale	Finding(s)
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	The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broadrange of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is	Complies The development complies with the purpose statement of the zoning district and specific design regulations found within the zoning district as demonstrated in previous tables. The proposal is consistent with and implements polices, objectives,

<p>area of the proposed development.</p>	<p>intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities, and land use control.</p> <p>The proposal is consistent with the purpose statement of the zoning district as it provides a building with active uses and the proposed development is sited to encourage pedestrian activity along Main Street & 500 South.</p> <p>The project meets several goals of the Downtown Master Plan including increasing the residential population downtown and providing a mix of housing types and sizes in the Central Business District.</p> <p><u><i>Plan Salt Lake – 2015</i></u> Guiding Principle – Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.</p> <p>Initiatives –</p> <ol style="list-style-type: none"> 1. Encourage housing options that accommodate aging in place. 2. Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented. 3. Promote energy efficient housing and rehabilitation of existing housing stock. 4. Promote high density residential in areas served by transit. <p><u><i>SLC Urban Design Element- 1990</i></u> - Ensure that features of building design such as color, detail, materials, and scale are responsive to district character neighboring buildings and the pedestrian. - Maintain pedestrian oriented development at the ground floor of the building.</p>	<p>initiative and goals of multiple SLC Master Plans as noted.</p>
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	- To be successful, mixed uses must be tied with convenient and appropriate open space, recreation and transportation networks.	
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	<p>The primary entrance to the proposed building will be located at the corner of Main Street and 500 South. Additional entrances are proposed on each street to access other commercial spaces in the building at the street level.</p> <p>The building will be built to the property line and will interact with the sidewalk consistent with other adjacent development.</p> <p>Structured parking will be located on the interior of the building. Since the parking is located on the interior of the building none of the main building entrances face a parking lot.</p>	Complies
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	<p>The minimum first floor glass requirement of 60% of the street facing façade between 3 and 8 feet above grade must be transparent. The proposed project includes 90% glass on the west elevation (Main Street) and 87% glass on the south elevation (500 S).</p> <p>The building is designed so that active and ground floor uses are located at the street level while support functions such as the parking garage are located on the interior of the site.</p> <p>465 Main will be designed with a very modern architectural glazing system that is consistent with the architecture along Main Street, very similar to the adjacent DA building, 111 Main, and many of the other fantastic projects in downtown. The ground floor glazing has a wrap around canopy that reduces the scale of the building to a pedestrian level and provides coverage from the elements.</p>	Complies
D. Large building masses shall be divided into heights and sizes that relate to human scale.	The building features massing, material, and façade changes including large expanses of glass and a fenestration pattern that will create	Complies

<ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	<p>visual interest. The materials and physical breaks in the building create the sense of reduction in visual width and height. The solid-to-void ration of windows and doors has a consistent balance and fits within the context of other architecture within the D-1 Zone</p>	
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	<p>The building is broken up vertically and horizontally with the use of a variety of building materials (aluminum metal panels, glass fiber reinforced concrete (GFRC) panels, aluminum metal panel fins, glass, and storefront glazing). Materials provide a strong base, and an unusual asymmetrical central, and top feel to the building, adding to the overall visual appeal. The building is designed to fit into the architectural context of the block. The proportions of the tower are meant to respect buildings such as the Grand America and the historic Ken Garff Building. The Third floor has a break and change in material to further reduce the proportions of the building to relate to the stepback of the Ken Garff building's south side, while the L shaped GFRG panel portion of the façade emphasizes the vertical nature of the building and grounds the corner. The façade uses GFRG panels to accentuate the metal panel windows and to create a unique and active façade that changes as the sunlight moves across it throughout the day.</p>	<p>Complies</p>

	This will break up the length of the building to better relate to the adjacent buildings.	
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	No privately owned public spaces are proposed. The building is built to the property lines.	Complies
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: 	<p>The applicant's plan set demonstrates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall area.</p> <ol style="list-style-type: none"> 1. Human scale <ol style="list-style-type: none"> a. The building is designed with a distinct base and middle, and a top. 2. Negative impacts <ol style="list-style-type: none"> a. Building modulation occurs both vertically and horizontally with changes in plane and materials. 3. Cornices and rooflines. <p>The shape of the roof is flat with architectural detailing to create visual interest and cohesiveness. Flat roof structure are typical of development in the downtown area.</p> 	Complies

<ul style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. <p>3. Cornices and rooflines:</p> <ul style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. 		
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p>	<p>In accordance with chapter 21A.44.030(G) which requires 1/2 parking stall for each residential unit, in this case 217, the total number of parking spaces required is 109. The applicant has proposed 154 which is well below the maximum that could be realized.</p>	<p>Complies</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building</p>	<p>These functions will primarily be located within the interior of the building. Mechanical equipment will be on the roof. Loading areas will be on Main Street and signed to require the driver to remain with the vehicle, and service areas are located in the</p>	<p>Complies</p>

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.)	north side of the building at the ground level.	
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts. 	Primary building signage will be provided under a separate application. Compliance with signage standards is a condition of approval being recommended by Staff.	Will comply at the time of building permit review.
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. 	Lighting will be evaluated at the time of building permit review. Street lights will be included per the SLC Lighting Master Plan. Compliance with lighting standards is a condition of approval being recommended by Staff.	Will comply at the time of building permit review.
<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 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. 	<p>Trees along street frontages must comply with the required spacing. If trees need to be removed during construction activities, they will be replaced with trees approved by the Urban Forester.</p> <p>Hardscape materials will be durable in nature and the main paving materials</p>	Will comply at the time of building permit review.

<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. 	<p>and design will relate to the neighborhood and site context.</p> <p>The vehicle drive aisle will be asphalt but walkways made of concrete or other durable materials.</p>	
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f. Asphalt shall be limited to vehicle drive aisles.		
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ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

Recognized Organizations – The subject property is located within 600 feet of 3 recognized organizations: The Downtown Community Council, the Central City Neighborhood Council and the Downtown Alliance. Notification for solicitation of comments was sent to these groups on September 28, 2021. No comments were received from these groups.

Open House – An on-line Open House period was held from October 4, 2021 to November 30, 2021. No public comment was received.

Notice of the Planning Commission public hearing for the proposal include:

- Property posted on April 13, 2022.
- Notices mailed on April 14, 2022.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 14, 2022.

ATTACHMENT E: CITY COMMENTS



Work Flow History Report

465 S MAIN St

PLNPCM2021-00586

Date	Task/Inspection	Status/Result	Action By	Comments
6/4/2021	Pre-Screen	In Progress	McNamee, Michael	Applicant needs to pay required fee for postage to send mailed public notice. Emailed 6/4.
6/8/2021	Pre-Screen	Accepted	McNamee, Michael	
7/6/2021	Staff Assignment	Assigned	Lindquist, Kelsey	
7/13/2021	Staff Assignment	Incomplete	Lindquist, Kelsey	Provided the applicant with a review checklist. A few items need to be addressed.
9/22/2021	Staff Assignment	Assigned	Traughber, Lex	
9/22/2021	Staff Assignment	In Progress	Traughber, Lex	
9/27/2021	Staff Assignment	Assigned	Traughber, Lex	
9/28/2021	Planning Dept Review	In Progress	Traughber, Lex	
9/28/2021	Staff Assignment	Routed	Traughber, Lex	
10/12/2021	Engineering Review	Complete	Weiler, Scott	Engineering has no objections to the proposed height but wishes to encourage the architect to contact RMP so that any new RMP equipment can be installed on private property. The public way is not the place to install RMP equipment, including underground vaults.
10/19/2021	Building Review	Complete	Warlick, William	No comment
10/19/2021	Fire Code Review	Complete	Itchon, Edward	

10/19/2021	Public Utility Review	Complete	Draper, Jason	<p>A Few comments: The project will need to provide fire, water and sewer demands. Offsite improvements may be required to provide water and sewer service. Room for water and sewer and drainage improvements should be considered in site planning.</p> <p>The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements. Site development review does not provide building or utility permits. Public Utility permit, connection, survey, and inspection fees will apply. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities. Street lighting improvements will be determined during the building permit application and review process. Utilities cannot cross property lines without appropriate easements and agreements between property owners. Site utility, grading, drainage, erosion control, and plumbing plans will be required for building permit review. Submit supporting documents and calculations along with the plans. Public improvements including public utilities must be bonded for and must be complete prior to Certificate of Occupancy. Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks. Stormwater treatment of all runoff from parking and drive areas is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green infrastructure must be evaluated for stormwater treatment. Thanks jd</p>
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10/19/2021	Transportation Review	Complete	Barry, Michael	<p>I don't have any comments on the extra height, but I do have other general review comments and I'm not sure if you want me to put these in Acella. If you want me to add these comments or if you want me to only include "No comments" in Acella, please let me know.</p> <p>Transportation review comments:</p> <ul style="list-style-type: none"> • Parking calculations: Need to include EV, bike and loading berth calculations/requirements. The number of ADA parking spaces is not 2% and is listed in the table in 21A.44.020.D; for 101 to 150 parking spaces required, the number of ADA spaces is four (4). Provide the dimensions of the ADA parking spaces and unloading aisles. • Provide details on the bike parking; include how many parking spaces are provided, details of the racks, the pathway that bicyclists will take to room and avoid conflicts with passenger vehicles. The required bicycle parking must be located outside if possible. The bicycle storage can be kept, but should be considered an amenity and does not fulfill the bicycle parking requirement unless the bike parking cannot meet the location standards per 21A.44.050.B.4. • Show the location of the EV parking spaces. If the all or some of the automated parking system spaces are capable of supplying the power to the EV's please make note on the plans. • Show the required ten-foot sight distance triangle at the egress of the parking structure. • The shared curb cut exceeds the maximum thirty-foot (30') width and introduces points of conflict between the two driveways separated by the island. • The designer or owner must verify and coordinate with the City Traffic Engineer regarding the removal of the metered on street parking spaces that will be removed/relocated due to the curb cut and loading berth (or other, if applicable) • Verify and coordinate with the City Traffic Engineer and UTA regarding the proposed mid-block crossing at the TRAX station. • Show the width of the sidewalk. On Main St, in the Central Business District, the sidewalk shall be ten feet (10') wide per 20.12.030.I.3.
4/4/2022	Planning Dept Review	Complete	Traughber, Lex	
4/4/2022	Staff Review and Report	In Progress	Traughber, Lex	
4/4/2022	Zoning Review	Complete	Traughber, Lex	

From: [Itchon, Edward](#)
To: [Traughber, Lex](#)
Cc: [Gilcrease, Heather](#); [Warlick, William](#); [Goff, Orion](#); [Thompson, Amy](#); [Peterson, Craig](#); [Bateman, Douglas](#); [Anderson, Ken](#); [Schreiner, Jared](#); [Koch, Les](#)
Subject: RE: Petition PLNPCM2021-00586 - 465 S. Main Street Apartment Tower - Design Review
Date: Thursday, October 21, 2021 1:47:47 PM

Lex,

If the project does not meet the requirements for International Fire Code (IFC) Sections 503.1.1 (Fire Department access) and or Appendix D105.3 (Aerial Apparatus access) we have been dealing with those deficits by an Alternative Means and Methods (AM&M) application. Below are the reprints of the sections listed above. In the case of IFC 503.1.1 acceptance has been granted by the following substitution. Automatic fire sprinkler density is increased by an additional 0.05 GPM/1 sq. ft. and automatic smoke detection in the corridors and public spaces.

Regards,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6636
Cell 385-261-3668
FAX 801-535-7750

503.1.1 Buildings and facilities.

("Approved" is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall. This definition was placed in affect as per FPB (6-8-18))

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property,

topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

This office has been directed by the Fire Prevention Bureau 9-19 to use the following as an exception to Section D105.3

Exception: Construction Type I or II with an application for Alternative Means and Methods requesting relief of the above requirement.

Pending 12-19

- Buildings constructed of Type IIIA construction with corridors having a 2-hour fire restive wall assemblies, and equipped throughout with a NFPA 13 automatic fire sprinkler system without the exceptions of the small room rule and closets.
- The compartmentalization design of a maximum of 3,000 sq. ft. area bounded by 2 hr. fire restive wall assemblies. Equipped throughout with a NFPA 13 automatic fire sprinkler system without the exceptions of the small room rule and closets. For R-1 and R-2 occupancies of Type IIIA construction.
- Buildings constructed of Type IIIA construction having enhance automatic smoke detection (duel chamber (e.g. photocell and ionization). Equipped throughout with a NFPA 13 automatic fire sprinkler system without the exceptions of the small room rule and closets.
- Aerial apparatus access roads as required in Appendix D105 for the entire longest side of the structure.
- For podium buildings with the gross square foot area of up to 124,000 sq. ft. with two aerial apparatus access roads as required in Appendix D105.

Disclaimer: The Building Services Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given prior to permit approval are not intended to approve,

and cannot approve, construction in violation of the State Construction and Fire Codes or the Salt Lake City ordinances. Relying on preliminary written or verbal feedback is not binding and does not substitute for an approved Building Permit, which can be obtained by submitting a permit application to the Building Services Division.

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WWW.SLCGOV.COM

The best time of your career is when you ride backwards to a job.~Hugh Halligan, FDNY Dep.Chief

From: Traughber, Lex <Lex.Traughber@slcgov.com>
Sent: Thursday, October 21, 2021 10:38 AM
To: Itchon, Edward <Edward.Itchon@slcgov.com>
Cc: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>; Warlick, William <William.Warlick@slcgov.com>; Goff, Orion <Orion.Goff@slcgov.com>; Thompson, Amy <Amy.Thompson@slcgov.com>
Subject: FW: Petition PLNPCM2021-00586 - 465 S. Main Street Apartment Tower - Design Review

Ted,

I noticed you closed out this review with no comments. This is a very large project in the downtown core and I just want to make sure that you do in fact have no comments/no issues so that I can pass that information on to the developer.

Thank you,

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056
EMAIL lex.traughber@slcgov.com

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From: [Warlick, William](#)
To: [Gilcrease, Heather](#); [Itchon, Edward](#)
Cc: [Traughber, Lex](#)
Subject: RE: Petition PLNPCM2021-00586 - 465 S. Main Street Apartment Tower - Design Review
Date: Tuesday, October 19, 2021 11:05:22 AM

Lex,

You might pass this comment (that I did not put in Accela) on to the design team, though it does not necessarily affect your planning process:

The fire service access elevator lobby does not have proper access on Level 1 to an interior exit stairway per IBC Section 3007.6.1.

Thanks.

Will Warlick, MCP
Plans Examiner III

BUILDING SERVICES DIVISION
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: William.Warlick@slcgov.com
TEL 385-261-4153

Disclaimer: The Building Services Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given prior to permit approval are not intended to approve, and cannot approve, construction in violation of the State Construction and Fire Codes or the Salt Lake City ordinances. Relying on preliminary written or verbal feedback is not binding and does not substitute for an approved Building Permit, which can be obtained by submitting a permit application to the Building Services Division.

From: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>
Sent: Tuesday, October 19, 2021 10:33 AM
To: Warlick, William <William.Warlick@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>
Cc: Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: FW: Petition PLNPCM2021-00586 - 465 S. Main Street Apartment Tower - Design Review

Will & Ted,

I dropped the ball on routing this. Could you please look at it today for Lex?

Thanks,

HEATHER GILCREASE
Development Review Supervisor

BUILDING SERVICES DIVISION