



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: October 26, 2022
Re: PLNPCM2022-00694 – Design Review for 800S Development – 330 West 800 South

Design Review

PROPERTY ADDRESS: approximately 330 West 800 South

PARCEL IDs: 15-12-130-010-0000, 15-12-130-011-0000, 15-12-130-019-0000, 15-12-130-020-0000, 15-12-130-023-0000, 15-12-131-005-0000, 15-12-131-001-0000, 15-12-204-005-0000, 15-12-204-006-0000, 15-12-204-008-0000, 15-12-204-024-0000, 15-12-204-025-0000, & 15-12-204-028-0000

MASTER PLAN: [Downtown](#)

ZONING DISTRICT: [CG General Commercial](#) and [D-2 Downtown Support](#)

REQUEST:

This is a request from Stephen Droll of Valerio Dewalt Train, representing the property owner, for Design Review approval to construct a mixed-use building at approximately 330 W 800 South. The project site is split between the CG General Commercial and the D-2 Downtown Support zoning districts and is approximately 2.34 acres in size. The proposed building is approximately 86 feet in height. Buildings taller than 60 feet in the CG district and 65 feet in the D-2 district require Design Review approval by the Planning Commission. If approved the project would include 336 residential units, ranging from 1 to 3 bedrooms, with retail uses on the ground floor. The building would wrap around all proposed parking. The proposed project also incorporates a public midblock pedestrian walkway that runs north-south along the eastern side of the project area.

RECOMMENDATION:

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

- The project area is consolidated into a single parcel.
- Final approval of the details for landscaping, site signage, development and site lighting, street lighting, streetscape details, and sidewalk paving to be delegated to Planning staff.
- The proposed midblock walkway must be clear and open providing access to pedestrians through the block. It may not be walled in or gated at any time.
- A public easement will be recorded on the property for the midblock walkway.

ATTACHMENTS:

- [Vicinity Map](#)
- [Submitted Materials](#)
- [Property and Vicinity Photos](#)
- [Zoning Standards Review](#)
- [Planned Development Standards](#)
- [Public Process & Comments](#)
- [Department Review Comments](#)

PROJECT DESCRIPTION

This is a proposal to construct a new mixed-use building that would be addressed at approximately 330 West 800 South. Because of the project site's split zoning (between CG General Commercial and D-2 Downtown Support), it would be split into two different sections. The west section (located within the CG district) would be five stories tall (approximately 64 feet in height) with private rooftop decks. The taller portion would be eight stories tall and approximately 95 feet in height to the top of the proposed elevator and stairwell penthouses. The development includes a proposed mid-block walkway that would connect Kilby Court to 800 South.

Design Review is required for this proposal because the proposed building is taller than 60 feet in height within the CG district and taller than 65 feet in height within the D-2 district. Design Review is a process that is meant to ensure higher-quality outcomes for development projects that could have a significant impact on their surroundings (i.e., buildings above a certain height, see [key consideration 4](#)).



Rendering of proposed building's SE corner (provided by applicant)



Rendering of proposed South Façade (provided by applicant)

Current Conditions

The subject site stretches from midblock 800 South to Kilby Court (the street) at the center of the block. Along 800 South, the project site is currently occupied by buildings intended to serve light industrial uses. However, many of the



Current site conditions (provided by applicant)

buildings appear boarded up or neglected. Decaying and neglected structures dot the interior of the project site. Kilby Court, the locally revered music venue, sits at the northernmost point of the project site. While the proposal incorporates Kilby Court (the venue) into the development, it does not include any modifications to the music venue. Fisher Brewing sits to the east of the proposed site on 800 South and the [James R. Smith & Sons Mill](#) (currently occupied by Dunn Associates) sits to the west. The city-owned Fleet Block sits across the street.

Building Details

As mentioned above, the proposed building straddles the CG and D-2 zoning districts. The proposed development takes a different approach within each zoning district but attempts to maintain cohesion between the two sections. While the tallest point of the building's west half (zoned CG) would be 86.5 feet, the street-facing section would be only 65 feet in height. The front of this part of the building would have 7,000 square feet of flexible retail space situated toward the front of the ground floor. Residential units take up the remaining floors at the front of the building. Behind these active uses is a parking structure accessed by a single entrance/exit door. The ground floor is lined with extensive floor-to-ceiling glass topped with sign awnings. The proposal incorporates the 10-foot front yard setback (required in the CG district) as an outdoor eating space that visually connects the building to the street. Masses of red brick break up the light-colored metal siding on the ground floor. The remaining metal-clad upper stories step back slightly from the base, with private decks and gardens on the roof. Finally, a loading area is tucked away into the southwest corner of the building. All service facilities and dumpsters would be screened from the public way.



Rendering of outdoor eating space (provided by applicant)

The building's taller section (within the D-2 district) sits right up against the sidewalk and houses the leasing office and lobby on the ground floor. Like the western half, the ground floor of this section also features swaths of floor-to-ceiling glass framed by red brick and capped by an awning. The façade of the upper stories establishes shifting blocks of light and dark metal cladding with cut-ins that facilitate space for porches and balconies.

The proposed east façade would face the new mid-block walkway. This façade continues the design theme established by the front, incorporating brick veneer and large windows on the ground floor and shifting sections of metal-clad blocks. The 21-foot-wide walkway that would connect 800 South to Kilby Court would include a 6-foot wide path with extensive vegetation and places to sit. Balconies along the east façade would look down on the walkway.

This proposal includes 336 residential units that would include a mix of studio, one-, two-, and three-bedroom apartments available for rent. The proposal includes a courtyard with private amenities at the interior of the proposed development. Kilby Court (the music venue) would remain at the northwest corner of the development, adjacent to the new walkway.

Parking & Transportation

Based on the proposed uses, the parking standards require 253 parking spaces for the project (but no more than 310). The proposal includes 291 parking spaces (267 for residents, 24 for retail spaces, see parking analysis included with [Attachment B](#)). Based on the proposed 336 units, the ratio of parking would be .79 spaces per residential unit. Public transit is available near the project site. Stops along the 9 bus route are within a ¼ mile of the project site and the 900 South (Central 9th) Trax station is just over ¼ mile away. The Utah Transit Authority also has plans to bring transit even closer to this site when they utilize the nearby rail spur.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: Design Review

Per section 21A.59.020.B of the Zoning Ordinance, the Planning Commission may approve additional building height as part of a Design Review. The Planning Commission may also approve a project with conditions or modifications necessary or appropriate to comply with the standards for a Design Review. The Planning Commission may deny an application for Design Review if it finds that the proposal does not meet the intent of the base zoning districts (CG & D-2) and does not meet the purpose of the applicable design standards or the applicable Design Review objectives.

KEY CONSIDERATIONS

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

1. Mid-block Walkway
2. Master Plan Compatibility
3. Community Concern regarding Kilby Court Music Venue
4. Development Potential without Design Review Approval

Consideration 1 – Mid-block Walkway

The D-2 district requires new development to set aside space for new mid-block walkways according to the Downtown Master plan. Because the proposed mid-block walkway will be a privately-owned public space, it is in the City's best interest to secure the public's right to use it. The large blocks that make up the original allotments within the Plat of Zion make pedestrian movement difficult. For example, Without the walkway included with this proposal, Kilby Court (the venue) is just over a quarter-mile away from the nearby Fisher Brewery. With the proposed walkway, the venue is less than a 10th of a mile from the brewery. While local proximity is important, the network of these walkways improves walkability throughout the City's greater downtown community.

To ensure the long-term viability of the proposed walkway, staff recommends that a public easement between Salt Lake City and the property owner is recorded on the property. This will ensure that the walkway will not be walled or gated by a future property owner. The Planning Director may require additional agreements, if necessary.

Consideration 2 – Master Plan Compatibility

The proposed development is generally consistent with the adopted policies within the following plans:

- Plan Salt Lake (2015)
- Downtown Master Plan (2016)

A discussion of the relevant plans and policies can be found below:

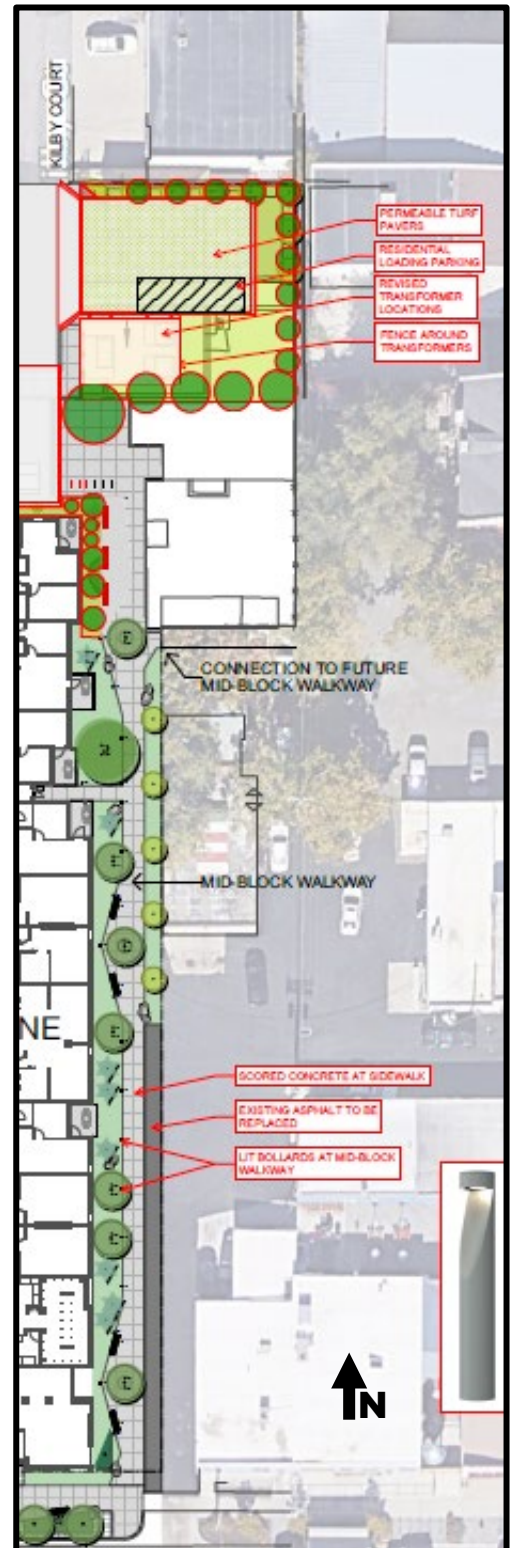
Plan Salt Lake (2015)

Applicable initiatives from the plan are below:

Growth:

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

The proposed development will be able to rely on the ample existing infrastructure (which includes public transit within a half-mile) and will not require new roads or utilities. Additionally, the subject site is currently underutilized with neglected and boarded-up buildings meant for heavy commercial uses. New residential development on sites like this limits the amount of displacement that might happen in an established residential neighborhood.



Site plan of proposed mid-block walkway

Transportation and Mobility:

- Reduce automobile dependency and single-occupancy vehicle trips
- Encourage transit-oriented development

The project site is just over ¼ mile away from the Central 9th Trax station, served by the Red, Green, and Blue Line trains, that will connect the site to multiple shopping, recreation, and employment opportunities.

Downtown Master Plan (2016)**Land Use Designation:**

The Downtown Master Plan places the project site within a “Mid-rise Streetcar” neighborhood. The proposed development would qualify as a mid-rise development and it is located just over ¼ mile from the Central 9th Trax Station.

...Provides Housing Choice:

The proposed development will include a wide mix of apartment types that should promote some diversity of tenant types. The increased density at this location will support local businesses and increase the jobs/housing mix within the Granary District.

...Is Vibrant & Active:

The proposed development brings residents to a part of the Granary District that has had limited residents at this scale. Residents that would move into this proposed development would support nearby businesses and cultural events and add more activity to the neighborhood that may not have been present before. Additionally, The proposed commercial uses on the ground floor would add to the burgeoning business node at the southeast corner of the block.

...Is Rich in Arts & Culture:

The proposed development fulfills this initiative as long as Kilby Court remains.

...Is connected:

The development will encourage increased ridership of public transportation as it is just over ¼ mile away from the Central 9th TRAX station.

...Is Walkable:

This project improves the walkability of the immediate neighborhood and the Granary District as a whole by providing a Mid-block walkway that connects two sides of the block. This improved intersection density will improve pedestrian mobility.

...Is Welcoming and Safe:

The proposed development includes ground-floor uses that engage with the public way. They provide transparency and improve the pedestrian experience. By engaging with 800 South, the proposed development will provide long-term improvements to the safety and well-being of this part of the Granary District.

Consideration 3 – Community Concern about Kilby Court Music Venue

Prior to the publishing of this report, staff received numerous comments from community members expressing concern about the potential impact of the proposed development on the Kilby Court music venue. Concerns included the size of the proposed building compared to the small venue, noise complaints from potential future tenants of the development, shadows that would be cast onto the venue, the change in the aesthetic of Kilby Court (the street), and worries about the venue getting shuttered by the current property owner. While Planning staff is sympathetic to these concerns, only some of them can be addressed through the Design Review process. Denial of this proposal does not ensure that no new development will happen at this location



*Kilby Court has been an important space to the community since 1999
(photo courtesy Visit Salt Lake)*

or that the applicant won't modify the proposal into a development that would be permitted by right without a public hearing. The Design Review process limits the Planning Commission's finding of fact (or in other words, decision) to the standards listed in [Attachment E](#). These standards do not specifically speak to the preservation of existing features on a site, so placing a condition on this proposal to preserve Kilby Court would be outside of the authority granted to the Commission for Design Review petitions by City code. Despite these setbacks, Planning staff hopes that the applicant will find a way to assure the community of Kilby Court's longevity.

Consideration 4 – Development Potential without Planned Development Approval

If the Planning Commission makes the determination to deny this proposal, then the applicant would need to revise their plans to fit within the height limits that do not require Design Review approval. Specifically, they would need to adjust the height of their proposal to meet the standards that do not require Design Review approval. While the requirements of the underlying zoning districts would still apply, the final product under this scenario would likely be of lower quality. The higher level of scrutiny required for the additional height requested with this proposal requires conformance with the standards found in [Attachment E](#) while still having similar negative impacts on its surroundings.

STAFF RECOMMENDATION

Overall, the proposed 800S development meets the intent of the underlying CG and D-2 zoning districts (as discussed in [Attachment E](#)), the general zoning requirements, and generally meets the standards required for Design Review approval (also discussed in [Attachment E](#)). This proposal also fulfills initiatives found in Plan Salt Lake and the Downton Master Plan (see [key consideration 2](#)). Staff recommends that the Planning Commission approve the proposal with the conditions listed at the beginning of this report.

NEXT STEPS

Design Review Approval

If the Design Review request is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permits for the development, and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met. Modifications beyond those identified as minor modifications in the ordinance would require additional review and approval from the Planning Commission.

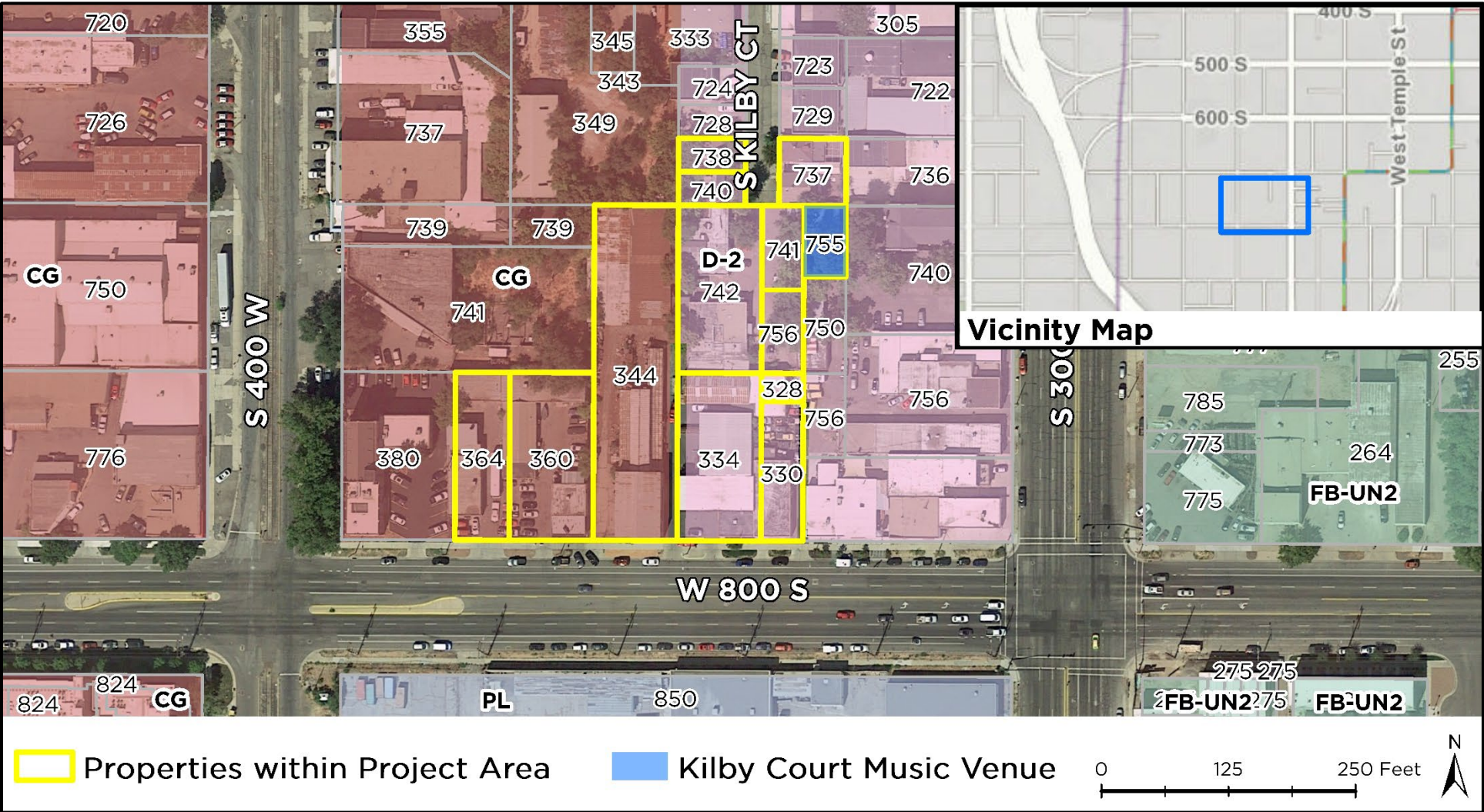
Design Review Tabled/Continued

If the Planning Commission tables the Design Review request, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the proposal.

Design Review Denial

If the Planning Commission denies the Design Review request, the applicant will still be able to develop the property by right, but at a smaller scale. Specifically, the building would need to be no taller than 60 feet in height within the CG district and 65 feet in height within the D-2 district. 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



ATTACHMENT B: Submitted Materials

Contents

9 - Updated plans submitted 10/17/2022

15 - Project Narrative

30 - Original Plan Set

800S Project Team
Responses - 10.17.2022



PERFORATED
META SIDING
EXTERIOR WALL

GATE - PERFORATED METAL
SIDING - SAME AS FACADE
MATERIAL ABOVE

TRASH ROOM /
DUMPSTERS: GATE
IS ONLY OPEN FOR
TRASH PICK-UP

RESIDENTIAL
LOADING
THROUGH DOOR

PERMEABLE TURF
PAVERS

RESIDENTIAL
LOADING PARKING

REVISED
TRANSFORMER
LOCATIONS

FENCE AROUND
TRANSFORMERS

CONNECTION TO FUTURE
MID-BLOCK WALKWAY

MID-BLOCK WALKWAY

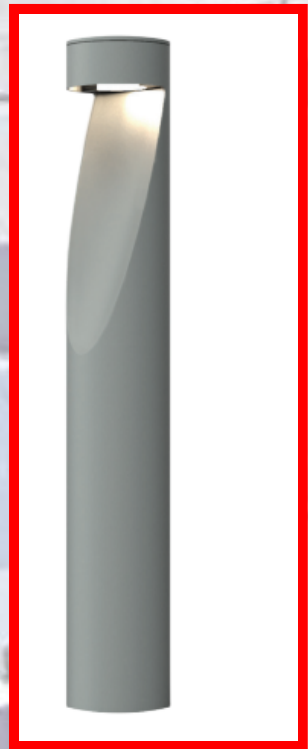
CG ZONE

D-2 ZONE

SCORED CONCRETE AT SIDEWALK

EXISTING ASPHALT TO BE
REPLACED

LIT BOLLARDS AT MID-BLOCK
WALKWAY



TRASH ROOM /
DUMPSTERS

6'-0" TALL
PERFORATED
FENCE ALONG
PROPERTY LINE

LOADING ACTIVITY
THROUGH OVERHEAD
DOOR "CLOSED WHEN
NOT IN USE"

LOADING PARKING
TO SHIFT TO IN
LINE WITH
BUILDING FACADE

TRANSFORMER TO
SHIFT NORTH TO
BEHIND 10'
SETBACK

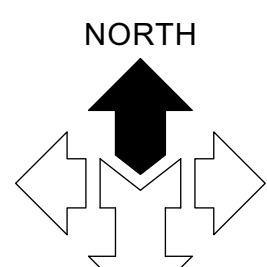
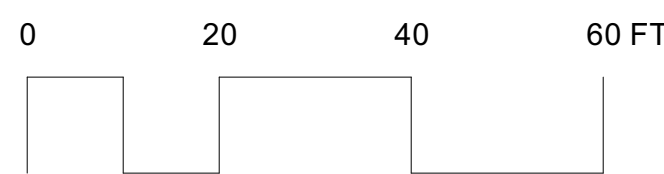
HEDGE
SCREENING

800 SOUTH

PERMEABLE PAVERS AT PATIO AND
CARRIAGE WALKS

SCORED CONCRETE AT
SIDEWALK

can carriage walks be
wider than 4' if they are
permeable?



FOR REFERENCE ONLY

800 SOUTH
APARTMENTS

Project Address

330 WEST 800 SOUTH
SALT LAKE CITY, UT

Project Number

21516

Architect

VALERIO
DEWALT
TRAIN

500 North Dearborn Street
Suite 900
Chicago, Illinois 60654

312.260.7300

Project Team

Architect's Stamp

Consultant



Consultant Project Number

Issuances

No.	Revision Description	Date
1	CONCEPTUAL DESIGN	03/21/2022
2	SCHEMATIC DESIGN +	09/01/2022

Preliminary Documents

NOT FOR CONSTRUCTION

Sheet Name

LANDSCAPE SHEET INDEX &
CALCULATIONS

Sheet Number

L0.01

© 2021 Valerio Dewalt Train Associates, Inc.

October 26, 2022

PLNPCM2022-00694

9



800S Project Team Responses - 10.17.2022
Revised 800S elevation with enhancement of
'top' of building

PLNPCM2022-00694



800S Project Team Responses - 10.17.2022
Zoom in of top of 8-story 800S elevation with
enhancement of 'top' of building and material
representation



800S Project Team Responses - 10.17.2022
Zoom in of top of 5-story 800S elevation with
enhancement of 'top' of building and material
representation during the day.

MARKET

October 26, 2022



800S Project Team Responses - 10.17.2022
Zoom in of top of 5-story 800S elevation with
enhancement of 'top' of building and material
representation at dusk.

800S Project Team Responses - 10.17.2022

Parking Analysis	Metrics	Parking Required	Parking Proposed
D-2 (District Specific Requirements 21A.44.030.G.2)			
Minimum			
Residential: 0.5 per Dwelling Unit	260 Units	130	130
Non-Residential: No spaces required up to 25,000 sq. ft.	N/A	0	6
Maximum			
Residential: Equivalent to Minimum		130	
Non-Residential: Up to 25 spaces for first 25,000 sq. ft.		25	
CG (General Requirements 21A.44.030.G.1)			
Minimum			
Multi-Family:		109	111
2+ Bedrooms = 2 spaces per Dwelling Unit	33 Units	66	
1 Bedroom & Efficiency = 1 space per Dwelling Unit	43 Units	43	
Single Room (600sf max) = .5 space per Dwelling Unit	N/A	0	
Non-Residential (Retail, Restaurant): 2 spaces per 1,000 sq. ft.	6,440 sq. ft.	14	18
Maximum			
Residential: 25% > Minimum		137	
Non-Residential: 25% > Minimum		18	
Modifications to Parking Requirements (21A.44.040)			
Compact Stalls (8'-0" Wide x 17'-6" Deep)		N/A	26
*Compact stalls to be added to provided CG Multi-Family provided counts above (137 total).			
Total	Minimum Maximum	253 310	291
Dimensions (21A.44.020)			
Typical Parking Stall	9'-0" Wide x 17'-6" Deep		
Compact Parking Stall (See notes above)	8'-0" Wide x 17'-6" Deep		
Accessible Parking Stall	9'-0" Wide x 17'-6" Deep w/ 5' Aisle		
Van Accessible Parking Stall	9'-0" Wide x 17'-6" Deep w/ 9' Aisle		
Drive Aisle Width	22'-7" Wide		
Accessible Parking (21A.44.020.D)		Required	Proposed
201-300 Total Parking Spaces		7	7
Electric Vehicle Parking (21A.44.050.B.2)			
Multi-Family Only: 1 space per 25 parking spaces		12	12
Bicycle Parking (21A.44.050.B.3)			
5% of Vehicle Parking Spaces (Exterior Inverted U per F1.f2)		15	15
Tenant Interior Secure Bicycle Parking		0	99
Total			114
Loading Berths (21A.44.080)			
Multi-Family:			
100,000 - 200,000 sq. ft.: 1 Short (10' x 35')		1	1
Each Additional 200,000 sq. ft.: 1 Short (10' x 35')		1	1
Retail Commercial: 25,000 - 40,000 sq. ft.: 1 Short		0	0
Total			2

July 07, 2022

—

SLC Planning Commission

451 South State Street, Room 406 /
PO Box 145480
Salt Lake City, UT 84114-5480

RE: 800S Residential Development - Design Review Narrative

To Whom It May Concern,

This narrative is intended to be complementary to the 800S Residential Development - Design Review Drawings included with the Design Review Application.

The following pages include a list of required design standards per chapter 21A of the Salt Lake City Zoning Ordinance and a short description of how the proposed 800S Residential Development project is in compliance with listed requirements. Additional drawings are included in the following narrative where appropriate.

Sincerely,

Valerio Dewalt Train Associates, Inc.



Stephen Droll, AIA

Principal

Site Introduction

Zoning Districts - Split zoning

CG - 49,597sf Site Area

D-2 - 52,449sf Site Area

Total Site Area - 102,046sf

21A.26.070: CG General Commercial District

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

[RESPONSE] Compliant. 800S is a mixed use development that provides a variety of residential apartment units and small, neighborhood focused retail space. A mid-block walkway is provided on the east side of the property to further pedestrian activation of the block and provide access to the existing Kilby Court music venue. The retail spaces along 800S provide the required 10' setback to encourage pedestrian access and activate the 800S frontage. A bike room with space for roughly 100 bikes is provided as a tenant amenity to encourage bicycle transportation in the neighborhood. The parking garage is strategically located deep within the development and is architecturally screened from all public frontages by other uses.

- B. Uses: Uses in the CG General Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

[RESPONSE] Compliant. The proposed uses of Multi-Family Dwellings and Retail are permitted.

- C. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.

[RESPONSE] Compliant. The parcel is 102,046 SF.

2. Minimum Lot Width: Sixty feet (60').

[RESPONSE] Compliant. The 800S frontage is roughly 342'.

3. Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

[RESPONSE] Compliant.

D. Minimum Yard Requirements:

1. Front Yard: Ten feet (10').

[RESPONSE] Compliant. 10' front yard provided.

2. Corner Side Yard: Ten feet (10').

[RESPONSE] Not applicable, interior lot.

3. Interior Side Yard: None required.

[RESPONSE] Compliant. Varying interior side yards are proposed. See floor plans for dimensions.

4. Rear Yard: Ten feet (10').

[RESPONSE] Compliant. 10' rear yard provided.

5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.

[RESPONSE] Not applicable. No property lines abut residential property.

6. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

[RESPONSE] Not applicable. No new accessory structures proposed.

E. Landscape Yard Requirements: A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.

[RESPONSE] Compliant. Landscaping provided in 10' front yard per 21A.48.090.

F. Maximum Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.

1. Procedure For Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.

[RESPONSE] The project is requesting additional height to add additional residential units to the growing Granary District and is consistent with nearby recent developments.

2. Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.

[RESPONSE] Compliant. Gross floor area of requested addition height in CG portion of site = 14,834sf. Per this section, 1,484 sf of additional landscape area is required. See landscape coverage calculations for CG portion of the site below.

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.30

ZONED AS	COMMERCIAL GENERAL (CG)	
TOTAL SITE AREA	49,696 S.F.	
ON-SITE LANDSCAPE AREA	10,960 S.F. = 22%	
	REQUIRED	PROVIDED
OPEN SPACE:		
FRONT YARD		
MIN. WIDTH - 10'	218 L.F. = 2,180 S.F.	2,180 S.F.
PLANT COVERAGE - 33% MIN. REQUIRED	2,180 S.F. X 33% = 719 S.F.	819 S.F. = 38%
REAR YARD		
MIN. WIDTH - 10'	218 L.F. = 2,180 S.F.	2,180 S.F.
PLANT COVERAGE - 33% MIN. REQUIRED		33%
INCREASED LANDSCAPE DUE TO ADDED BUILDING HEIGHT ABOUT 60' - 10% AREA OF ADDITIONAL FLOORS	10% X 14,834 S.F. = 1,484 S.F.	5,116 S.F.
TOTAL YARD AREA	5,844 S.F. = 12%	10,960 S.F. = 22%
GENERAL:		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100%
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100%
PARKSTRIP:		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE (CLUSTERED OR LINEAR)	187' / 30 = 6	6
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	810 S.F. = 34%
PAVING MATERIALS	MAX. 67%	66%

3. Maximum Additional Height: Additional height shall be limited to thirty feet (30'). (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 18, 2009; Ord. 3-01 § 2, 2001; Ord. 35-99 § 27, 1999; Ord. 26-95 § 2(13-6), 1995)

[RESPONSE] Compliant. The project is requesting 26'-4" of additional height to a total building height of 86'-4".

21A.30.030: D-2 Downtown Support District

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

promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

[RESPONSE] Compliant. 800S is an all electric, modern development consisting of small, neighborhood serving retail space and multi-family residential units. The mid-rise height of 8-stories is less intensive than that allowed in the Central Business District. While the development does cover a majority of the parcel, a generous 20'-wide mid-block walkway is provided along the east property line and an adjacent front yard setback in the CG zone is provided to encourage pedestrian activity on the site.

- B. Uses: Uses in the D-2 Downtown Support District, as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter and this section.

[RESPONSE] Compliant. The proposed uses - Multi-Family Dwellings and Retail - are permitted.

- C. Lot Size Requirements: No minimum lot area or lot width shall be required.
- D. Maximum Building Height: The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.

[RESPONSE] Compliant. The project is requesting design review approval for the total building height of 86'-4".

- E. Minimum Yard Requirements:
1. Front And Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').

[RESPONSE] Compliant. Small front yard setback of 1'-8" proposed at the entry point, remainder of frontage is at the property line. No corner side yard, interior lot.

2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.

[RESPONSE] Compliant. Varying side yard setbacks proposed, see floor plans for dimensions. No single or two-family residential zoning districts adjacent to parcel.

3. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.

[RESPONSE] Compliant. 6'-1" rear yard proposed. No single or two-family residential districts adjacent to rear yard.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.

[RESPONSE] Not applicable. No residential districts adjacent to parcel.

- F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.

[RESPONSE] Compliant. Small 1'-8" setback at lobby entry is proposed to be landscaped.

- G. Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

[RESPONSE] All proposed parking is interior to lot and shielded from the street frontage.

- H. Mid-Block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

[RESPONSE] Compliant. A minimum 6' unobstructed path and a 21' setback/walkway is proposed along the east property line.

2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

[RESPONSE] Compliant. Mid-block walkway is not incorporated into the building, but is proposed outside of the building footprint along the east property line.

- I. Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.

[RESPONSE] Compliant. Residential lobby and retail spaces are proposed along the 800S frontage to create an active street frontage.

- J. Existing Vehicle Sales Or Lease Lots:

[RESPONSE] Not applicable.

Chapter 21A.37: Design Standards - CG

Standard	CG	Notes
Ground floor use (%) (21A.37.050A1)	N/A	Not required per table 21A.37.060B
Ground floor use + visual interest (%) (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building materials: ground floor (%) (21A.37.050B1)	N/A	Not required per table 21A.37.060B
Building materials: upper floors (%) (21A.37.050B2)	N/A	Not required per table 21A.37.060B
Glass: ground floor (%) (21A.37.050C1)	N/A	Not required per table 21A.37.060B

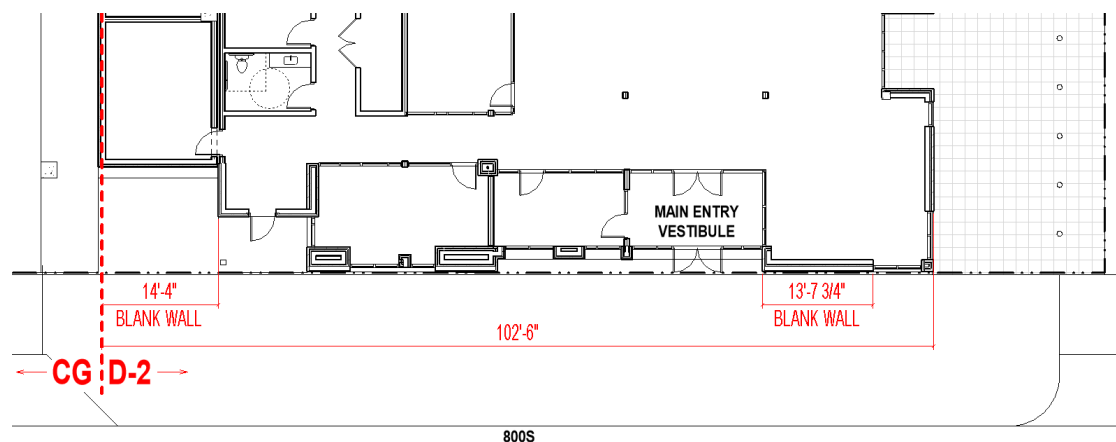
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	X	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	Not required per table 21A.37.060B
Street facing facade: maximum length (feet) (21A.37.050F)	N/A	Not required per table 21A.37.060B
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	N/A	Not required per table 21A.37.060B
Lighting: parking lot (21A.37.050I)	X	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	N/A	Not required per table 21A.37.060B
Screening of service areas (21A.37.050K)	N/A	Not required per table 21A.37.060B
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	N/A	Not required per table 21A.37.060B
Primary entrance design SNB District (21A.37.050O)	N/A	Not required per table 21A.37.060B

Chapter 21A.37: Design Standards - D-2

Standard	D-2	Notes
Ground floor use (%) (21A.37.050A1)	75	Compliant. 100% of street facing facade in D-2 zoning is permitted use other than parking.
Ground floor use + visual interest (%) (21A.37.050A2)	60/25	N/A - Building meets option 1 ground floor use requirements above.
Building materials: ground floor (%) (21A.37.050B1)	80	Compliant. Proposed design includes mixture of glazing and opaque materials at the ground floor facing 800S; including metal panel and brick masonry.
Building materials: upper floors (%) (21A.37.050B2)	50	Compliant. Proposed upper floor materials include durable metal panels.
Glass: ground floor (%) (21A.37.050C1)	40	Add Notes
Glass: upper floors (%) (21A.37.050C2)	25	Add Notes
Building entrances (feet) (21A.37.050D)	50	Add Notes
Blank wall: maximum length (feet) (21A.37.050E)	15	Compliant. See exhibit below for facade dimensions of D-2 street frontage.
Street facing facade: maximum length (feet) (21A.37.050F)	200	Compliant. Proposed street frontage in D-2 portion of site is 102'-5" in length.
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	X	Compliant. All proposed lighting to be shielded and directed down.
Lighting: parking lot (21A.37.050I)	X	Not applicable, Proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment	X	Compliant. All proposed mechanical equipment

(21A.37.050J)		to be either located on the roof or shielded from public view by perforated metal panels on the north end of the building.
Screening of service areas (21A.37.050K)	X	Compliant. All proposed service areas are to be shielded from public view by perforated metal panels on the north end of the building.
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	X	<ol style="list-style-type: none"> 1. Compliant. No parking garages proposed adjacent to street or public space. 2. Compliant. Parking garage to be shielded from primary frontage by proposed building. 3. Compliant. Parking garage to be shielded from primary frontage by proposed building. 4. Compliant. All parking garage circulation to be highlighted so visitors can easily access entry points. 5. Compliant. Parking garage entry signage to be cohesive with building design on 800S. 6. Compliant. No proposed parking garage lighting to be directed towards adjacent properties. 7. Compliant. Proposed paving material of public sidewalk along 800S to be different in color and texture than proposed driveway surface. 8. Compliant. All parking spaces to be shielded from public sidewalk. Entry to parking garage proposed on 800S street frontage to be cohesive with building design. 9. Compliant. Garage to be naturally ventilated so no fans or mechanical venting to be next to public spaces or adjacent properties.

21A.37.050E - Blank Wall Exhibit



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.

[RESPONSE] Project is compliant with all zoning district and specific design regulations. See below responses for additional information.

- 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).

[RESPONSE] Compliant. Primary building entrances of the residential use and retail uses all face primary 800S street frontage.

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

[RESPONSE] Compliant. Proposed building is sited at the sidewalk in the D-2 portion of the site and at the required 10' front yard setback line in the CG portion of the site.

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

[RESPONSE] Compliant. Proposed parking garage is behind proposed building.

- 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.

[RESPONSE] Compliant. Proposed residential lobby and retail space located at or near the public sidewalk. Glazing is provided to increase visibility into both the lobby and the retail space.

2. Maximize transparency of ground floor facades.

[RESPONSE] Compliant. Street level facade include large sections of glazing.

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

[RESPONSE] Compliant. Storefront detailing includes signage bands to denote entry points and building articulation to provide additional interest along storefront facades.

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.

[RESPONSE] Compliant. Proposed retail space includes landscaping and patio/plaza space along the 800S street frontage.

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

[RESPONSE] Compliant. Building is broken up into 2-story blocks that shift on each other to provide subtle movement above the pedestrian level. The base 2-story blocks are proposed to be brick masonry to relate to the neighborhood historic scale and to provide visual weight to the base of the building.

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.

[RESPONSE] Compliant. The 2-story blocks shift laterally on each other and are broken by balcony cuts in the facade to further help reduce the scale. The blocks additionally step in and out to provide additional interest and reduce the visual scale.

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

[RESPONSE] Compliant. A combination of recessed and projecting balconies are provided as well as deeper window reveals to help break up the building massing.

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.

[RESPONSE] Compliant. The windows are organized to compliment the historic manufacturing legacy of the Granary District.

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

1. Changes in vertical plane (breaks in facade);

[RESPONSE] Compliant. The east and west building facades are greater than 200' and are broken up by steps in the building massing and vertical balcony cuts to further reduce the visual scale.

2. Material changes; and

[RESPONSE] Compliant. A variety of materials and colors are proposed to help accentuate the building massing and break up the vertical and horizontal scale.

3. Massing changes.

[RESPONSE] Compliant. The building massing is comprised of 2-story blocks that shift on each other laterally and project in/out of the facade. Taller sections of facade are proposed between the shifting blocks to help provide diversity of architectural expression.

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

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");

[RESPONSE] Compliant. Seating is proposed along the mid-block walkway and within the 10' front yard along the retail space.

2. A mixture of areas that provide seasonal shade;

[RESPONSE] Compliant. A mixture of deciduous and coniferous trees are proposed along the mid-block walkway to provide a year round backdrop of plantings and additional seasonal shade during the summer.

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;

[RESPONSE] Compliant. Ample landscaping and trees are proposed along the mid-block walkway. The mid-block walkway measures 8,900 SF and per the landscape plan 17 trees are proposed which equals 1 tree per 523 sf.

4. Water features or public art;

[RESPONSE] Options 1, 2 and 3 proposed.

5. Outdoor dining areas; and

[RESPONSE] Options 1, 2 and 3 proposed.

6. Other amenities not listed above that provide a public benefit.

[RESPONSE] Options 1, 2 and 3 proposed.

- 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 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.

[RESPONSE] Compliant. The design is built upon 2-story blocks to help break down the building scale. The 2-story blocks at the ground level are clad in brick masonry to help relate to the adjacent context, build a contextually solid base, and create a pedestrian scale at the street level. Visually, the blocks shift side to side and in and out to further break down the scale and create architectural interest.

- 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.

[RESPONSE] Compliant. The building establishes a base at the pedestrian level via 2-story brick masonry 'blocks'. The 'middle' of the building is defined by a change in material and additional 2-story blocks that step inwards away from the brick 'base' and then back out again to create a datum at level 7. The building then steps back in at the 'top' to

pull the top of the building back from the 'middle' datum at level 7. 'Field' zones help tie the shifting blocks together that are defined by warehouse type window arrangements.

The brick boxes also extend along the 5-story portion of the building to establish a retail 'base' along 800S. Again, a material change and subtle step back in the facade establish the upper portion the 5-story portion of the building. Projections outward from the facade establish a 'middle' and a clean stepback to align with the primary facade define the 'top' of the building. Additional roof decks are provided atop the 5-story building to further define the 'top' with tenant activity.

2. Negative impacts:

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

[RESPONSE] Compliant. The building holds 8-stories along its eastern edge and steps down to 5-stories at its western edge along 800S to provide a variety of heights that are more contextual and consistent with the urban fabric of the Granary District.

- 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.

[RESPONSE] Compliant. The 8-story portion of the building is primarily oriented in the north/south direction and minimizes shadow impact on adjacent properties through the majority of the day. See shadow study included in drawing package.

- 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.

[RESPONSE] Compliant. The project includes stepbacks and projections in the facade and larger breaks in the massing to minimize wind impacts.

3. Cornices and rooflines:

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

[RESPONSE] Compliant. The roof lines and materials are designed to be cohesive with the building massing.

- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

[RESPONSE] Compliant. The building relates as a modern interpretation on the industrial context of the Granary District. From 800S, the brick base creates an architectural datum line similar in scale and material to the surrounding buildings. Additional movement in the facade helps break up the massing of the larger building above the base.

- 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.

[RESPONSE] Compliant. The entirety of the 5-story portion of the building is proposed to be dedicated to tenant accessible roof decks to enhance outdoor liveability and support an activated rooftop along the 800S frontage.

- 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.

[RESPONSE] Compliant. Vehicular circulation to/from the parking garage is limited to a single access point and the parking garage is otherwise architecturally screened from public frontages. Additional access for tenants directly to the mid-block walkway is provided from the building. Service access is provided on the north and southwest corner. Additional changes in material are proposed to clearly identify the sidewalk from vehicular surfaces.

- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

[RESPONSE] Compliant. Service areas proposed at the southwest corner of the site are setback from the front property line roughly 37' and will be screened entirely by an overhead door. Additional service areas and mechanical equipment on the north end of the building are proposed to be concealed by perforated metal screening that is cohesive with the overall building design to minimize visual impact. All remaining mechanical equipment is intended to be located on the roof of the building and is proposed to be setback or screened from pedestrian view.

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

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

[RESPONSE] Compliant. Proposed design includes signage canopies for future retail spaces and a signage canopy to denote the primary building entry for the residential lobby. Additional building signage will be located strategically to compliment the building and the neighborhood.

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

[RESPONSE] Compliant. Proposed signage will be located strategically on and throughout the building with appropriate lighting.

- 3. Coordinate sign location with landscaping to avoid conflicts.

[RESPONSE] Compliant. Proposed landscaping will be coordinated with signage locations to not interfere with building signage visibility.

- 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 Master Plan.

[RESPONSE] Compliant. Street lighting will be designed in accordance with 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 uplighting directly to the sky.

[RESPONSE] Compliant. All lighting will be designed to meet and not greatly exceed required light levels. Specifications will include fixtures directed down to minimize glare and light trespass to adjacent properties.

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

[RESPONSE] Compliant. Lighting design will be focused on both highlighting architecture features as well as promoting pedestrian safety and comfort.

- L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each 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.

[RESPONSE] Compliant. The proposed landscape design includes 12 new trees located in the tree lawn along 800S. The current 800S frontage has zero trees along the length of the site. The proposed trees are consistent with the City's urban forestry guidelines.

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

- 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.

[RESPONSE] Compliant. Design includes a public sidewalk that will adhere to applicable design standards and a different material to denote the privately-owned public mid-block walkway from the connecting sidewalk.

- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

[RESPONSE] Compliant. Where practical, permeable hardscape materials are proposed. Additional landscaping is also proposed adjacent to hard surfaces to help increase site infiltration.

- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

[RESPONSE] Compliant. Proposed design includes high SRI materials for hardscape to limit urban heat island effect.

- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

[RESPONSE] Compliant. The proposed materials of brick and various metal panel profiles relate to the surrounding neighborhood and the Granary's historic industrial legacy. Additional native vegetation and landscape design items will help root the project as a Salt Lake City development.

- 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.

[RESPONSE] Compliant. The proposed landscape design includes multiple locations for pedestrian interaction with the site via urban pathway design and various locations for seating.

- f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

[RESPONSE] Compliant. The proposed hardscape includes asphalt at the existing shared service drive on the southeast corner of the site. All other hardscape is not proposed to be asphalt.

800S Residential Development

Convexity Properties



PLNPCM2022-00694
07.07.2022

30

CONVEXITY
PROPERTIES
A DRW COMPANY

VALERIO
DEWALT
TRAIN

Contents

- 01.** Project Description
- 02.** Neighborhood & Site Analysis
- 03.** Design Review Analysis & Exhibits
- 04.** Site Plan
- 05.** Renderings
- 06.** Floor Plans & Elevations

01. Project Description

800S is a mixed use development located at 800 South 330 West. It is envisioned as a focal point to its central block location that adds activity to the growing Granary District. Retail space intended for small local-serving vendors is planned along the 800S frontage and a diverse mix of apartments are provided on the south / east side of the site. The site is unique in that it is adjacent to and provides access to the existing Kilby Court music venue. A mid-block pedestrian connection lined with green space and private patios is proposed along the property's eastern edge which is in alignment with the Mid-Block Walkway Master Plan -- reinforcing the music venue as a destination within the existing neighborhood.

The retail and apartment structures are organized around a parking garage in the center of the site, screening it from the street. Studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments are planned around a large outdoor amenity courtyard. Additionally, 2-story 3-bedroom 'townhome' style apartments with roof decks that encourage outdoor living will bring life above the 800S frontage and activate the rooftops.

The structure is composed of brick masonry to establish a base that relates to surrounding context, and metal panels above that build upon the historic industrial character of the neighborhood. The 5-story portion of the building has a slightly different material strategy than the 8-story portion to provide diversity along the primary facade. The building massing has subtle movement to provide interest above the pedestrian level. The retail is set back 10 feet from the property line to provide additional green space and patios along the building frontage and invite pedestrian activity to the middle of the block.

Project Goals

- Create a pedestrian friendly development that compliments The Granary District initiatives
- Invite pedestrian movement through the site with a privately-owned, public mid-block walkway that connects 800S to Kilby Court and through to 700S. Enhance the mid-block walkway experience with landscaping, lighting, and private patio spaces
- Provide additional green space and places for pedestrian activity along the retail frontage setback
- Activate rooftops along 800S with private roof decks
- Provide a modern building with visual interest that respects the historic context of the Granary District



Design Review Highlights

- CG & D-2 Zoning Districts
- Type 1B Construction
- Overall Building Height : 86'-4"
- **The project is requesting additional height within the CG and D-2 district limits**
- Unit Mix : 336 Total Units
- Diverse mix of Studios, 1-Bedroom, 2-Bedroom, and 3-Bedroom Apartments

02. Neighborhood Analysis

The proposed project is located at 330W 800S and is located in the growing Granary District.

The Granary District

“Located just east of Interstate 15 and between approximately 600 South and 900 South, the Granary’s historic grit and modern refinement come together with an eclectic mixture of service-oriented businesses, housing, and commercial development.

Rail spurs and alleys that once served manufacturing businesses have been converted to pedestrian avenues and unique public spaces. The wide streets with relatively few cars provide opportunities to use streets as public spaces for movement and public gathering. The district is characterized by its growing creative industry, which is supported by new business incubator space. Reuse of older warehouse buildings and new development create a thriving employment center. Mid-rise housing and small local retail make the Granary a complete neighborhood.”

Neighborhood Analysis

The Granary District is buzzing with recent developments that are rapidly changing the neighborhood from its industrial roots to the thriving creative center that compliments the district's vision. Mid-rise housing is a necessary addition to the neighborhood to bring the activity that the vision entails. Many of the recent developments are requesting additional height within the limits of the applicable zoning districts. The 800S site is located on the central eastern edge of the Granary District and the proposed 800S project is similar in height to many nearby developments.

Neighborhood Opportunities

- Foster the use of alternative means of transportation given the district's proximity to downtown
- Add mid-rise housing to bring the site to similar scale of surrounding developments
- Bolster the creative population in the neighborhood to help businesses thrive
- Build upon the rich character of the neighborhood with a modern development that speaks to the industrial legacy

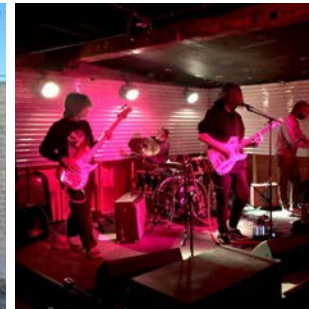
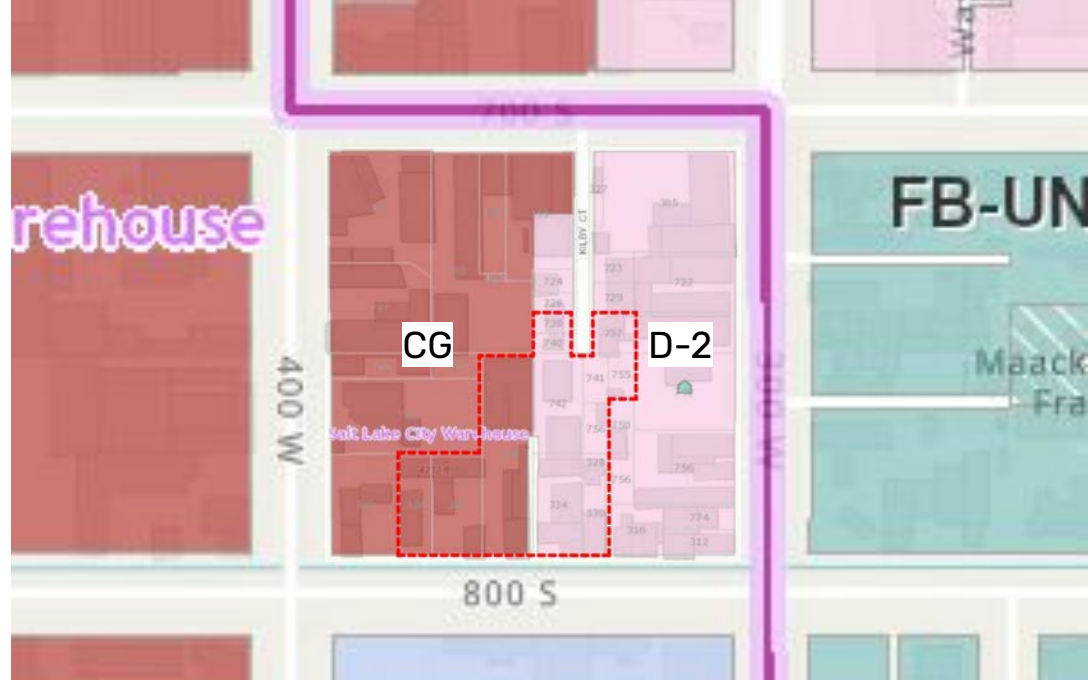


Block Analysis

The site is located mid-block along 800S and is split by the CG and D-2 zoning districts and is flanked on all sides by commercial uses (either active or dilapidated).

Site Opportunities

- Link the active uses on the east and west corners of 800S together across middle of the block
- Preserve the Kilby Court Music venue on the NE corner of the site as a neighborhood cultural node
- Connect the dead end Kilby Court to 800S for pedestrian circulation to/from the music venue
- Create an exciting architectural building to face the Fleet Lot across 800S



Existing Site Conditions



Above: Existing Warehouses



Above: Kilby Court Music Venue Entrance, Left: Existing Warehouses on 800S



Above: Existing Gated Access from Site to Kilby Court

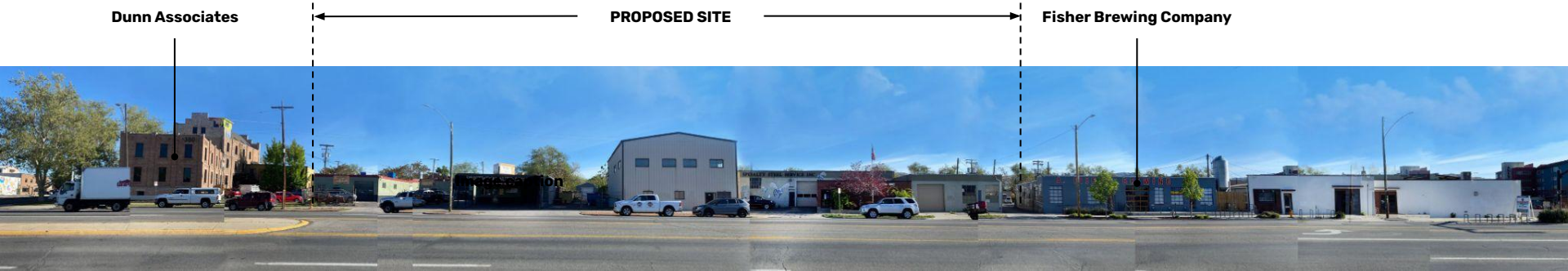
Existing Site Conditions



Above: View from 800S frontage looking Northwest



Right: View from 800S frontage looking Northeast



800S Frontage Photo Montage

PLNPCM2022-00694
800S Design Review Drawings
07.07.22

03. Design Review Analysis

CG Purpose Statement

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

D-2 Purpose Statement

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

The Granary Masterplan Initiatives

...Provides Housing Choice

800S provides a wide selection of unit types

...Is Vibrant & Active

800S includes a generous mid-block walkway to activate pedestrian thru-block connections as well as ample exterior patio/plaza space along the 800S frontage for small neighborhood retail tenants

...Is Prosperous

800S is situated mid-block and is currently surrounded by commercial uses. Providing residential uses and retail space will bring activity and bolster the nearby existing businesses

...Is Connected

800S encourages public connections through the site via the mid-block walkway

...Is Rich In Arts & Culture

Proposed retail space encourages small local businesses to grow in the thriving neighborhood

...Is Walkable

Proposed patio space along the retail frontage aims to increase the walkability of the block and invites pedestrian activity to the middle of the block

...Is Welcoming & Safe

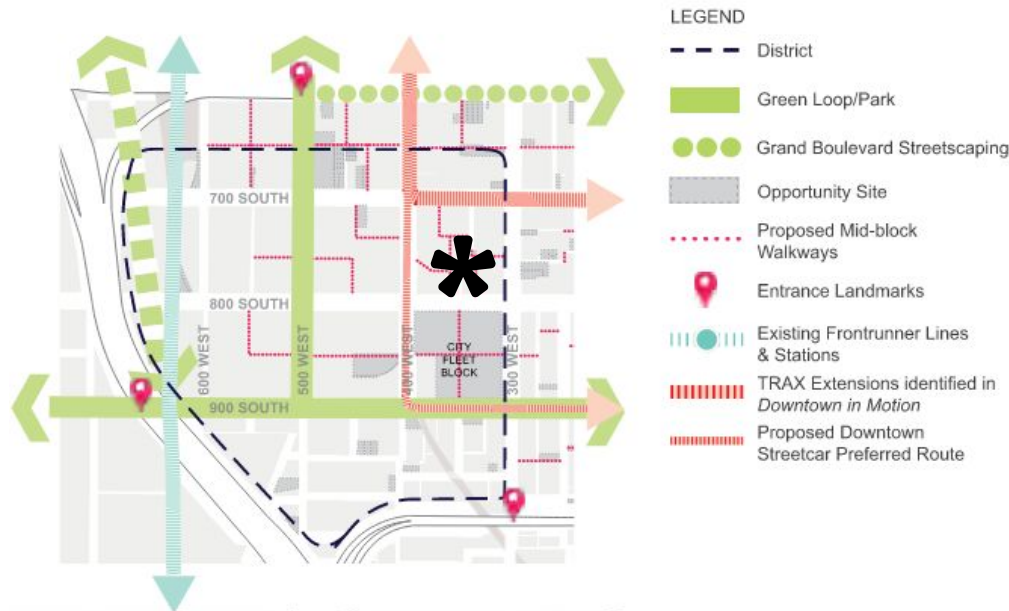
The project will provide lighting along pathways and retail space that brings activity throughout the day to increase pedestrian safety and comfort

...Unites City & Nature

Landscaping is proposed along the entirety of the mid-block connection and additional planting is proposed along the 800S frontage.

...Is Beautiful

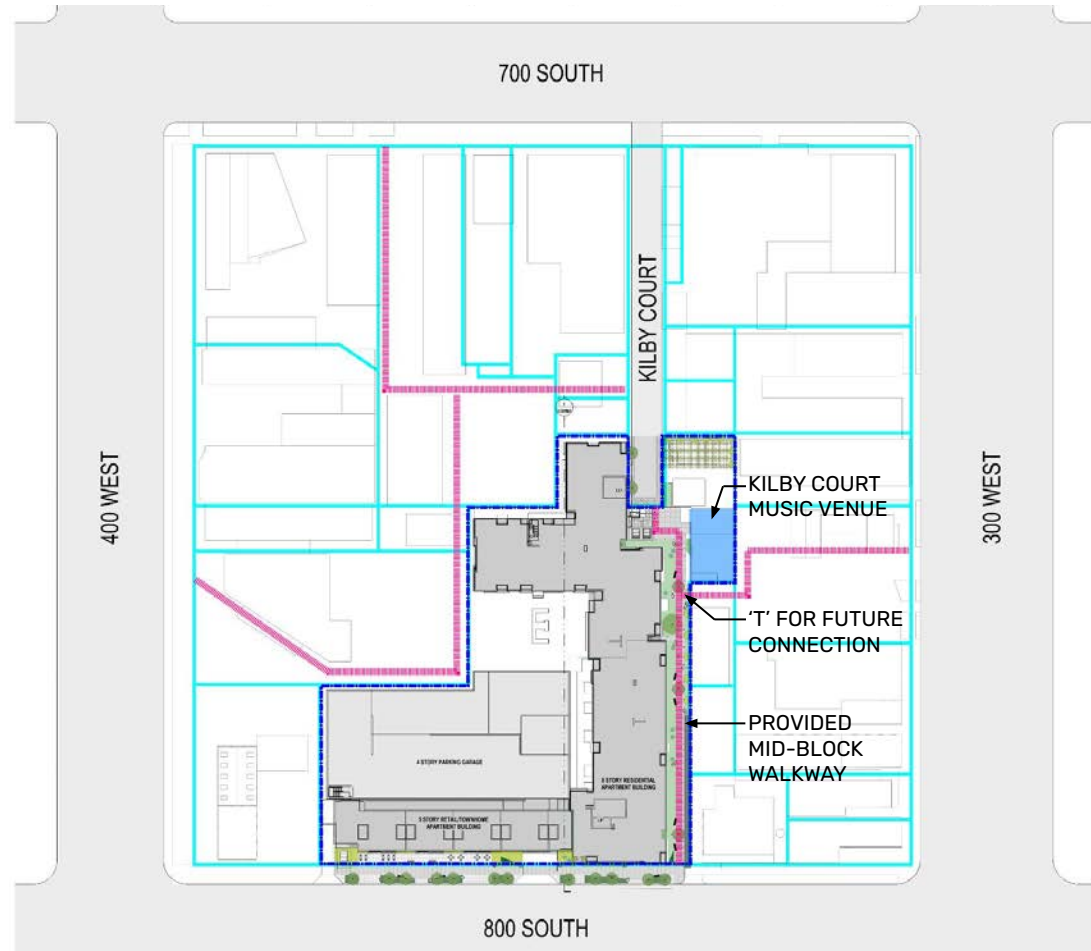
800S brings a modern interpretation of the historically industrial context and playful architecture to enhance the Granary District



Mid-Block Walkway

The applicant recognizes the merit of the Mid-Block Walkways and is providing a public walkway / connection from W 800 South to the Kilby Court right-of-way which dead ends at the block's center. The combination of the provided walkway and the existing Kilby Court delivers a full north/south through block connection from W 800 south to W 700 South. Provisions are also proposed for connection to a future east/west mid-block walkway to S 300 West.

The development parcel represents 20.6% of the blocks total private land area. The 3,820 square feet of mid-block walkway provided on site represents 22% of the entire blocks required mid-block walkway area. On a city block with the most intensive Mid-Block Walkway requirements in the surrounding one-half square mile area, the proposed development is equitably addressing the fundamental planning requirements and is committing a larger portion of private property than most other properties and blocks will require.



Base | Middle | Top

BASE

A distinct base is established by two-story blocks at grade clad in brick masonry. A signage band and adjacent datum highlights the entry points of public spaces.

Middle

The middle of the building is defined by a change in material from the base at level 2 & 3 and additional two-story blocks that shift away from the base blocks. The massing at levels 3 & 4 at the 5-story portion, and levels 6 & 7 at the 8-story portion step out away from the facade to establish another datum the top of the middle portion of the building

Top

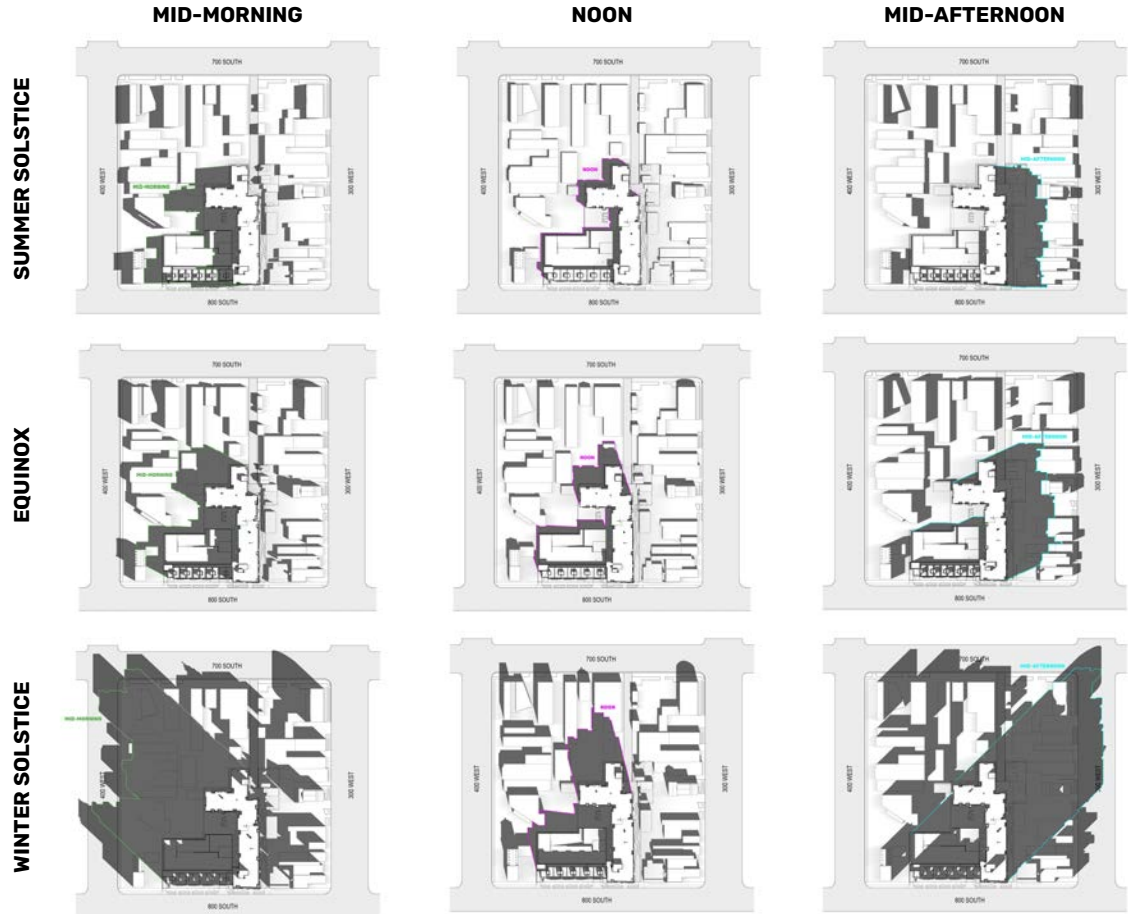
The massing steps back away from the facade at the top [levels 7 & 8] to provide additional relief from the middle of the building.

'Field Zones'

Large window groupings break down the scale of field zones that tie the shifting blocks together around the building.



Shadow Study



CG Design Standards

Standard	CG	Notes
Ground floor use (%) (21A.37.050A1)	N/A	Not required per table 21A.37.060B
Ground floor use + visual interest (%) (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building materials: ground floor (%) (21A.37.050B1)	N/A	Not required per table 21A.37.060B
Building materials: upper floors (%) (21A.37.050B2)	N/A	Not required per table 21A.37.060B
Glass: ground floor (%) (21A.37.050C1)	N/A	Not required per table 21A.37.060B
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	X	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	Not required per table 21A.37.060B
Street facing facade: maximum length (feet) (21A.37.050F)	N/A	Not required per table 21A.37.060B
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	N/A	Not required per table 21A.37.060B
Lighting: parking lot (21A.37.050I)	X	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	N/A	Not required per table 21A.37.060B
Screening of service areas (21A.37.050K)	N/A	Not required per table 21A.37.060B
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	N/A	Not required per table 21A.37.060B
Primary entrance design SNB District (21A.37.050O)	N/A	Not required per table 21A.37.060B

D-2 Design Standards

Standard	D-2	Notes
Ground floor use (%) (21A.37.050A1)	75	Compliant. 100% of street facing facade in D-2 zoning is permitted use other than parking.
Ground floor use + visual interest (%) (21A.37.050A2)	60/25	N/A - Building meets option 1 ground floor use requirements above.
Building materials: ground floor (%) (21A.37.050B1)	80	Compliant. Proposed design includes mixture of glazing and opaque materials at the ground floor facing 800S; including metal panel and brick masonry.
Building materials: upper floors (%) (21A.37.050B2)	50	Compliant. Proposed upper floor materials include durable metal panels.
Glass: ground floor (%) (21A.37.050C1)	40	Add Notes
Glass: upper floors (%) (21A.37.050C2)	25	Add Notes
Building entrances (feet) (21A.37.050D)	50	Add Notes
Blank wall: maximum length (feet) (21A.37.050E)	15	Compliant. See exhibit below for dimensions of street frontage.
Street facing facade: maximum length (feet) (21A.37.050F)	200	Compliant. Proposed street frontage in D-2 portion of site is 102'-5" in length.
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	X	Compliant. All proposed lighting to be shielded and directed down.
Lighting: parking lot (21A.37.050I)	X	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	X	Compliant. All proposed mechanical equipment to be either located on the roof or shielded from public view by perforated metal panels on the north end of the building.
Screening of service areas (21A.37.050K)	X	Compliant. All proposed service areas are to be shielded from public view by perforated metal panels on the north end of the building.
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	X	<ol style="list-style-type: none"> 1. Compliant. No parking garages proposed adjacent to street or public space. 2. Compliant. Parking garage to be shielded from primary frontage by proposed building. 3. Compliant. Parking garage to be shielded from primary frontage by proposed building. 4. Compliant. All parking garage circulation to be highlighted so visitors can easily access entry points. 5. Compliant. Parking garage entry signage to be cohesive with building design on 800S. 6. Compliant. No proposed parking garage lighting to be directed towards adjacent properties. 7. Compliant. Proposed paving material of public sidewalk along 800S to be different in color and texture than proposed driveway surface. 8. Compliant. All parking spaces to be shielded from public sidewalk. Entry to parking garage proposed on 800S street frontage to be cohesive with building design. 9. Compliant. Garage to be naturally ventilated so no fans or mechanical venting to be next to public spaces or adjacent properties.

04. Site Plan

The proposed project aims to provide a variety of public amenities via patio space on the 800S frontage, a privately-owned public mid-block walkway along the east property line, and preservation of the Kilby Court music venue at the northeast corner.

Additionally, interior to the property and shielded from public frontages, the project provides an internal parking garage and private courtyard with a pool and resident amenities.

The 800S frontage is proposed to receive hardscape and generous landscape improvements and the mid-block walkway is intended to be landscaped along its entire length to enhance the pedestrian experience traveling through the block.

Architectural Site Plan

Parking

D-2 (Specific Requirements, 21A.44.030.2)

Required	Proposed
Residential: 0.5 per Dwelling Unit	130
Non-Residential: No spaces required up to 25,000 sq. ft	0
Maximum:	10
Residential: Equivalent to minimum	130
Non-Residential: Up to 25 Spaces for 25,000 sq. ft	25

CG (General Requirements, 21A.44.030)

Required	Proposed
Residential:	109
Studio (0) = 0.5 Spaces	137
1BR (43) = 1 Spaces	
2BR+ (33) = 2 Spaces	
Non-Residential: 2 Space per 1,000 sq ft	14
Maximum:	14
Residential: 25% Greater than the Minimum	137
Non-Residential: 25% Greater than the Minimum	18

Total 253 min., 310 max. 291

Loading

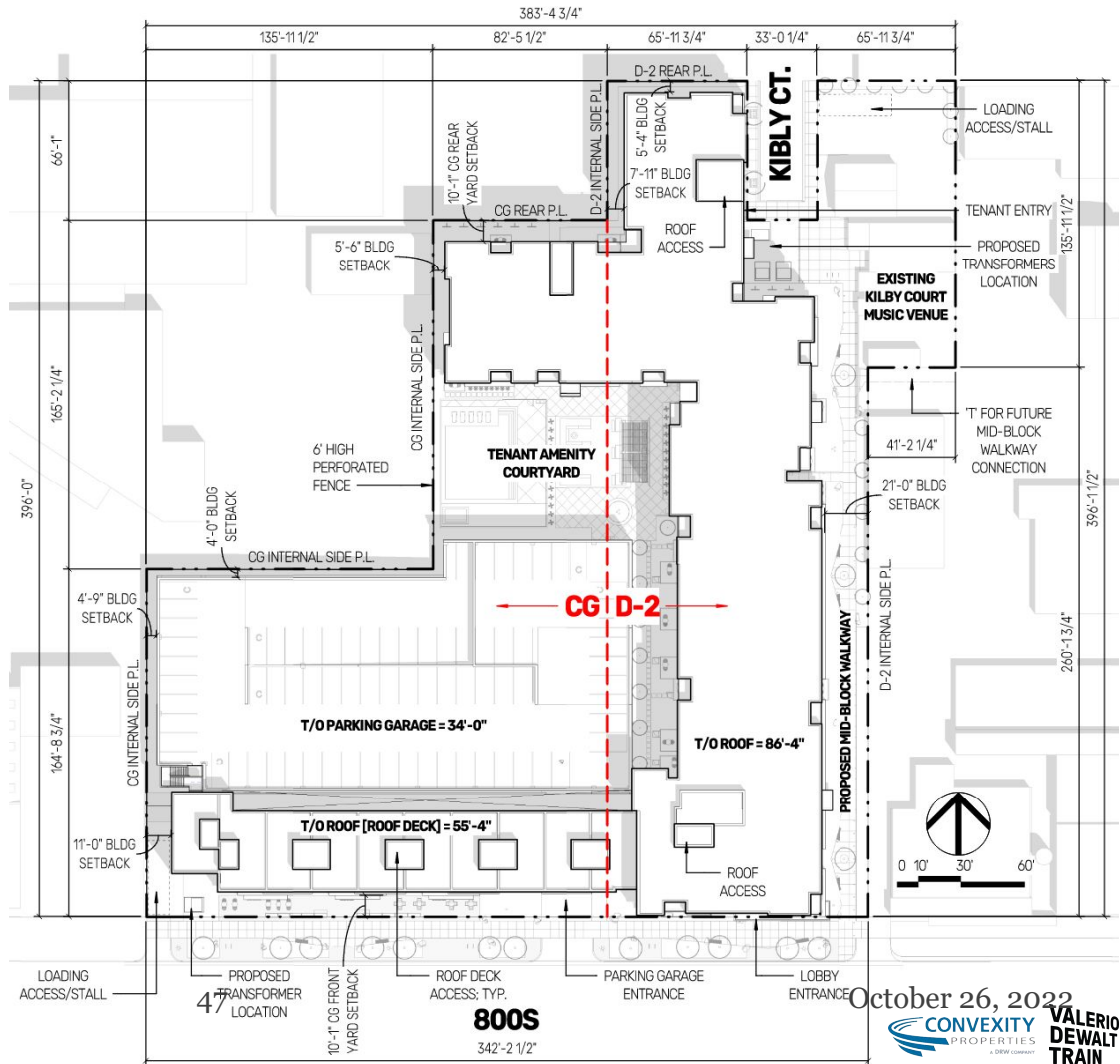
Residential: 1 Short Space per 200,000 sq. ft	2 Short	2 Short
Retail: 1 Short Space for 25,000 - 40,000 sq. ft	0	0

Total 2 Short 2 Short

Bike Parking

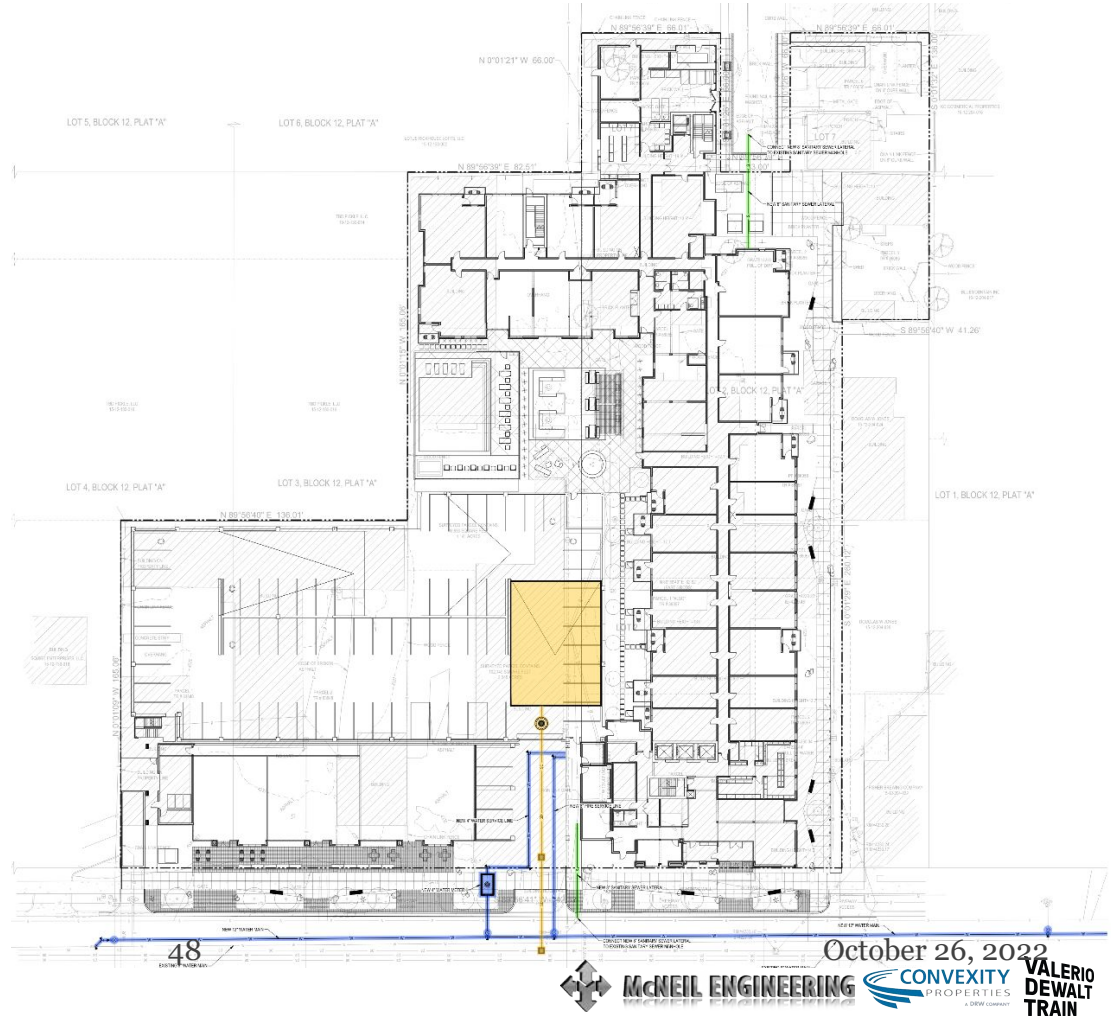
Residential: 5% of Vehicular Parking Spaces	13	94
Commercial: 5% of Vehicular Parking Spaces	1	4

Total 14 98



Civil Utilities Plan

- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DETENTION VAULT / LATERAL
- UPGRADED WATER MAIN / PROPOSED BUILDING SERVICE



Landscape Plan

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.30		
ZONED AS:	COMMERCIAL GENERAL (CG)	
TOTAL SITE AREA	49,696 S.F.	
ON-SITE LANDSCAPE AREA	10,960 S.F. = 22%	
	REQUIRED	PROVIDED
OPEN SPACE:		
FRONT YARD		
MIN. WIDTH - 10'	218 L.F. = 2,180 S.F.	2,180 S.F.
PLANT COVERAGE - 33% MIN. REQUIRED	2,180 S.F. X 33% = 719 S.F.	819 S.F. = 38%
REAR YARD		
MIN. WIDTH - 10'	218 L.F. = 2,180 S.F.	2,180 S.F.
PLANT COVERAGE - 33% MIN. REQUIRED		33%
INCREASED LANDSCAPE DUE TO ADDED BUILDING HEIGHT	10% X 14,834 S.F. = 1,484 S.F.	5,116 S.F.
TOTAL YARD AREA	5,844 S.F. = 12%	10,960 S.F. = 22%
GENERAL:		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100%
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100%
PARKSTRIP:		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE	187' / 30' = 6	6
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	810 S.F. = 34%
PAVING MATERIALS	MAX. 67%	66%

SALT LAKE CITY CITY DATA - D-2 ZONE

CITY CODE: CH. 21A.30		
ZONED AS:	DOWNTOWN SUPPORT DISTRICT (D-2)	
TOTAL SITE AREA	52,448 S.F.	
ON-SITE LANDSCAPE AREA	14,129 S.F. = 27%	
	REQUIRED	PROVIDED
OPEN SPACE ON-SITE:		
FRONT YARD PLANT COVERAGE - 33% REQUIRED	370 S.F. X 33% = 122 S.F.	286 S.F. = 77%
SIDE YARD PLANT COVERAGE - 33% REQUIRED	8,562 S.F. X 33% = 2,825 S.F.	3,592 S.F. = 42%
REAR YARD PLANT COVERAGE - 33% REQUIRED	387 S.F. X 33% = 127 S.F.	127 S.F. = 33%
GENERAL:		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100%
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100%
PARKSTRIP:		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE (CLUSTERED OR LINEAR)	155' / 30' = 5	6
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	584 S.F. = 44%
PAVING MATERIALS	MAX. 67%	56%
MID-BLOCK WALKWAY:		
MINIMUM 10' WIDE WIDE		YES
6' WIDE UNOBSTRUCTED PATH		YES
REQUIRED TREES - 1 PER 800 S.F.	8,900 S.F. / 800 = 11	17



05. Renderings

















06. Floor Plans & Elevations

Floor Plan

Level 1

Retail - 6,440 SF

Lobby/Leasing - 3,120 SF

Amenity - 5,820 SF

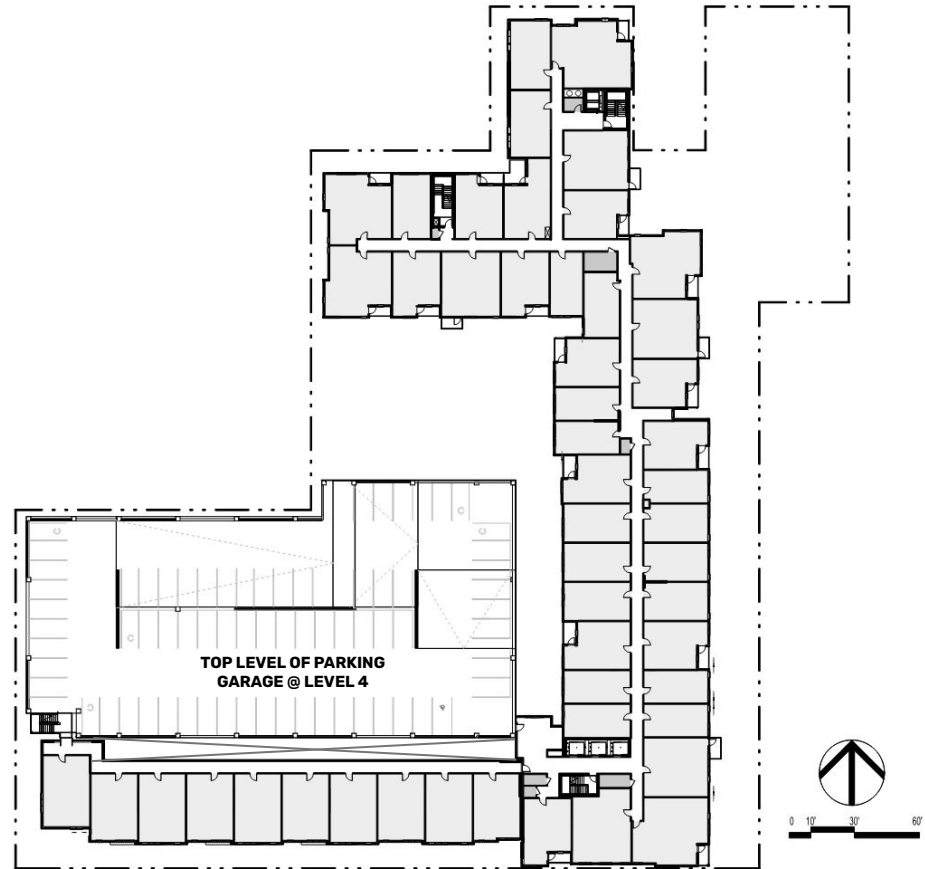
Total Building Unit Count - 336 units



60

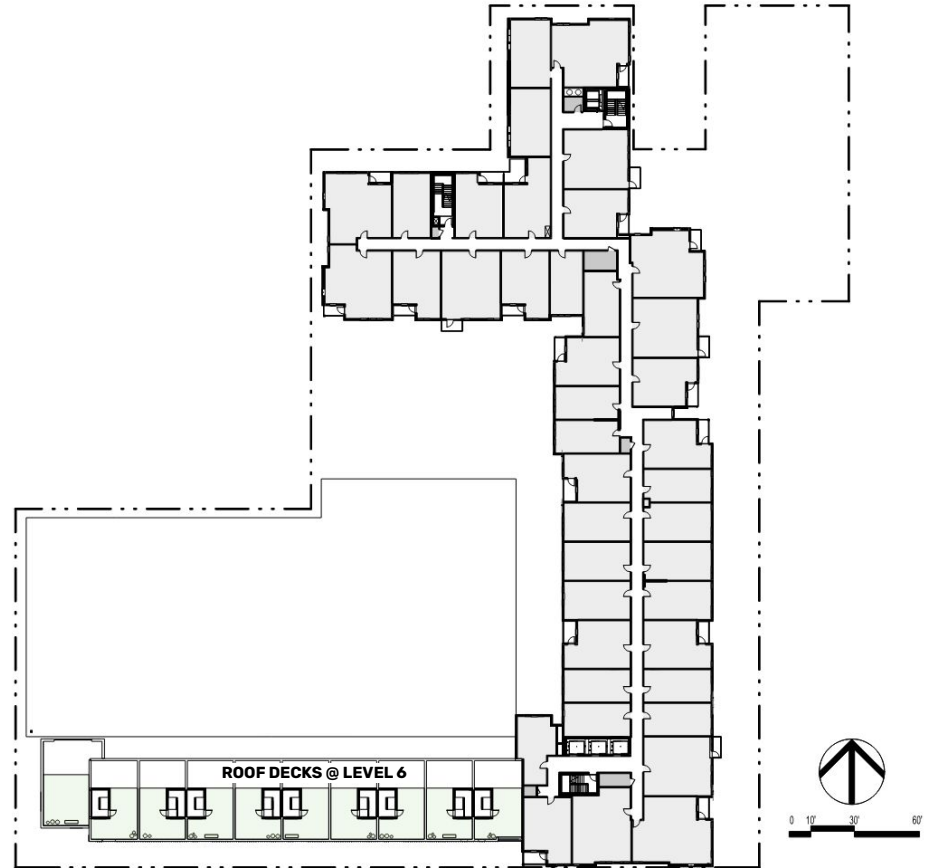
Floor Plan

Level 2, 3, 4, 5



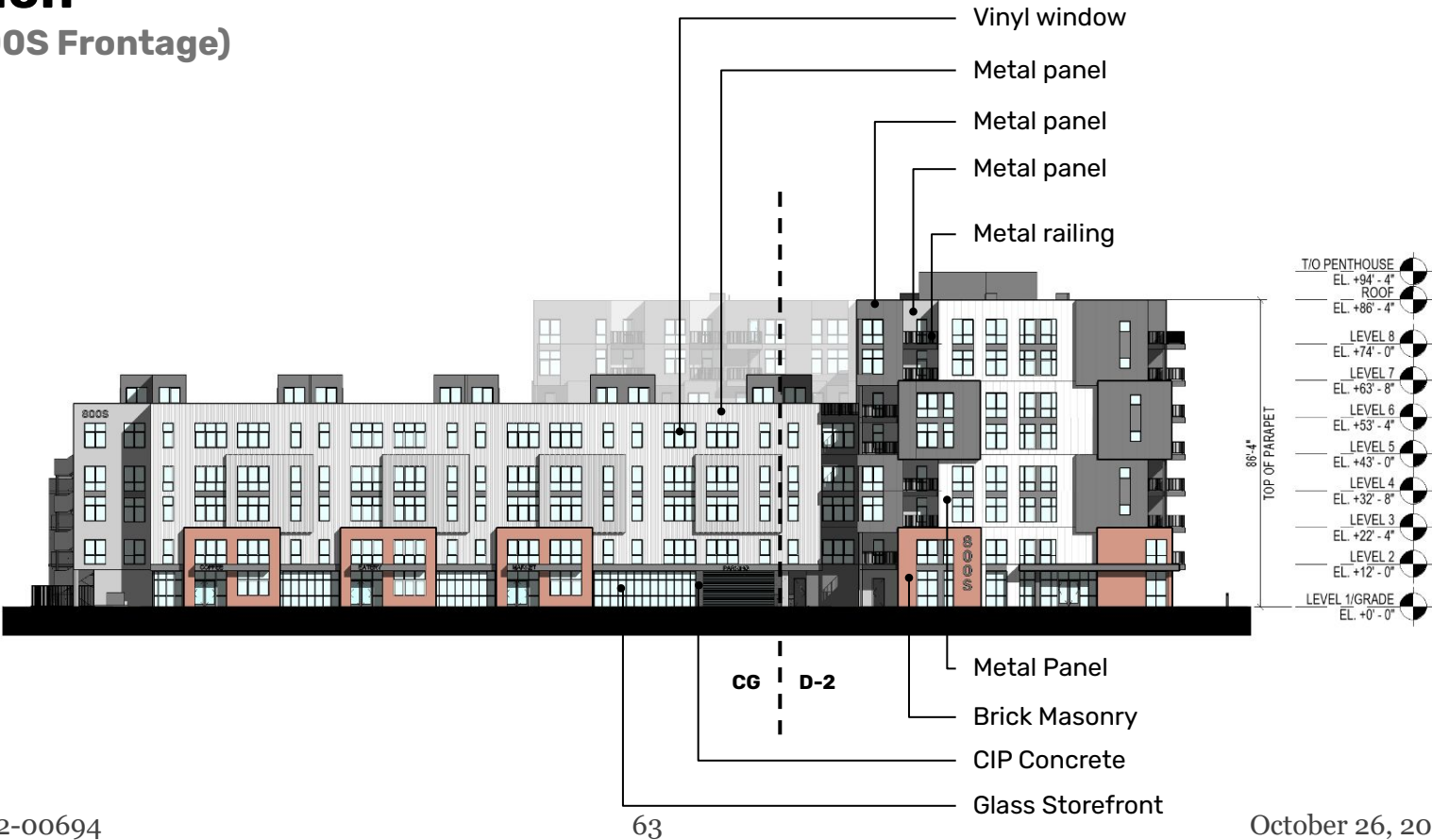
Floor Plan

Level 6, 7, 8



Elevation

South (800S Frontage)



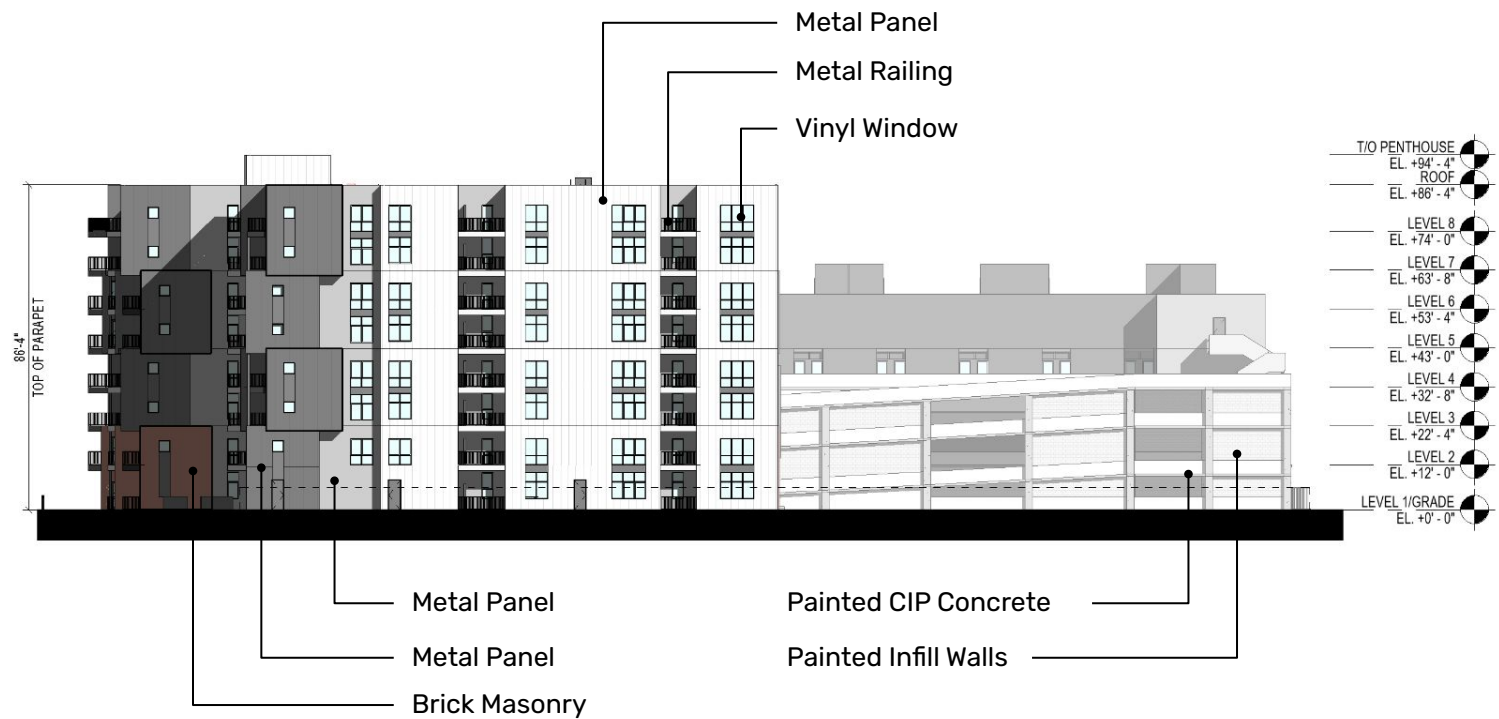
Elevation

East (Mid-block Walkway Frontage)



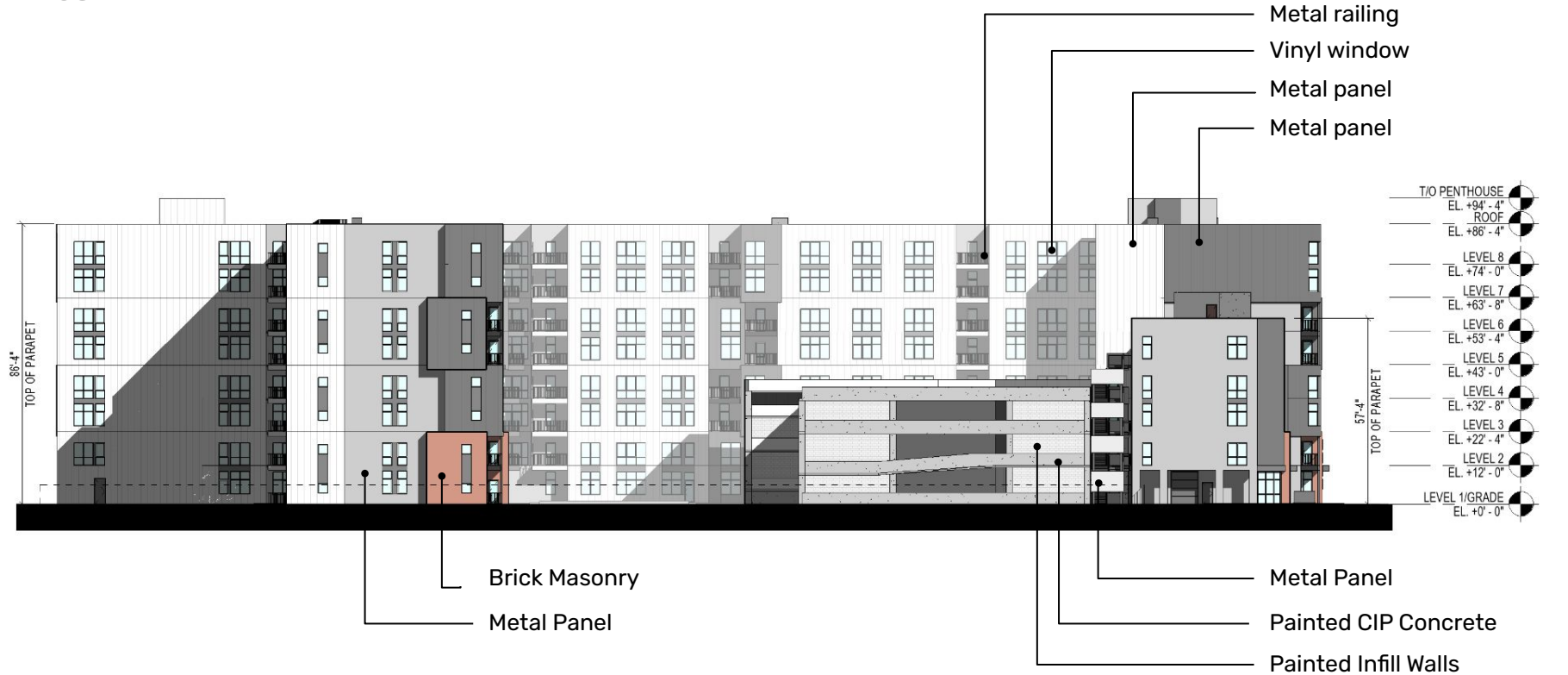
Elevation

North



Elevation

West





ATTACHMENT C: Property and Vicinity Photos



Property at 800 South



Building on site facing Kilby Court (street). This building is proposed to be removed.



Window of red building



Detail photo of building facing Kilby Court (street)



Boarded doors of building facing Kilby Court (street). This building is proposed to be removed.



Kilby Court (street) facing north



Boarded building facing Kilby Court (street). This building is proposed to be removed.



Kilby Court (venue)



Kilby Court (street) facing south



Mural on site



Mural on site



Mural on site



Mural on site



Mural on site



Mural on site

ATTACHMENT D: Zoning Standards Review

CG DISTRICT ZONING STANDARDS REVIEW

Standard	Proposed	Finding
Minimum Lot Area: 10,000 square feet	~61,130 square feet	Complies
Minimum Lot Width: 60 feet	239 feet	Complies
Maximum Building Height: 60 feet + 30 additional feet through Design Review	86.5 feet <i>Additional height requested</i>	Complies with DR approval
Front & Corner Side Yard Setbacks: 10-foot minimum	10 feet <i>(no corner side yard)</i>	Complies
Interior Side Setback: none	Varies from 4.75 feet to 5.5 feet	Complies
Rear Yard Setback: 10-foot minimum	10 feet	Complies
Landscaping: At least 33% of the required rear, front, and corner side yard is covered with live plant material Additional 10% of live plant material cover with each additional floor of height 15-foot landscape buffer if adjacent to a residential district	Total area of required front and rear landscape yards: ~2,980 square feet (sf) Total area required to be landscaped with live material: ~994 sf Area of additional floor: ~14,840 sf Additional required landscape area: 1,484 sf Total Landscape area required: 2,478 sf Total Landscape area provided: 5,116 sf There are no adjacent residential districts	Complies
Park strip Landscaping: At least 1 shade tree per 30 ft of street frontage	206 feet of applicable street frontage requires 7 trees, 7 are provided	Complies
Mid-block Walkway:	The CG district does not require the implementation of mid-block walkways.	Complies

D-2 DISTRICT ZONING STANDARDS REVIEW

Standard	Proposed	Finding
Minimum Lot Area: none	The D-2 section of the property is approximately 52,400 square feet.	Complies
Minimum Lot Width: none	D-2 section is 137 feet wide	Complies
Maximum Building Height: 65 feet without Design Review 120 feet with Design Review	Approximately 86.5 feet tall <i>(excluding stairwell and elevator parapets as permitted by 21A.36.020.C)</i>	Complies with DR approval
Front & Corner Side Yard Setbacks: 10-foot maximum	The maximum setback is 3 feet	Complies
Interior Side Setback: none <i>15-foot setback if adjacent to single- or two-family district</i>	Varies from 25 to 30 feet along mid-block walkway	Complies
Rear Yard Setback: none <i>25-foot setback if adjacent to single- or two-family district</i>	5.5 feet at the farthest from property line	Complies
Open Space: 20% of lot area as the following: <ul style="list-style-type: none"> • Ground-level plazas • Interior atriums • Landscape areas • Roof gardens • Decks on top of buildings • Other forms available to residents 	Amenity area: ~12,500 square feet Mid-block walkway: ~10,070 square feet	Complies
Landscaping: At least 33% of any provided yard is covered with live plant material	At least 30% of the front and corner side yards will be covered with live plant material	Complies
Mid-block Walkway: At least 10 feet wide with an unobstructed path at least 6 feet wide	The walkway space is 25 feet wide at its narrowest and the path is 6 feet wide at its narrowest.	Complies

Applicable Design Standards for the CG District (see table [21A.37.060.B](#))

Requirement	Standard	Proposed	Finding
Building Entrances (21A.37.050.D)	An entrance on the street-facing façade is required	Present	Complies
Lighting: parking lot (21A.37.050.I)	All lighting for parking lots cannot exceed 16 feet in height and must be directed downward when adjacent to a residential zoning district	There is no residential district adjacent to the subject property.	Complies

Applicable Design Standards for the D-2 District (see table [21A.37.060.B](#))

Requirement	Standard	Proposed	Finding
Ground Floor Use (21A.37.050.A)	Option 1: Must occupy at least 75% of ground-floor façade length (excluding parking access)	100% of the ground floor is occupied by a permitted use with at least 25 feet of depth	Complies
Building Materials, ground floor (21A.37.050.B.1)	At least 80% of street-facing facades must be clad in durable materials (excluding doors and windows)	100% of the ground floor facades are proposed to be clad in either brick, concrete, or metal siding (excluding doors and windows)	Complies
Building Materials, upper floors (21A.37.050.B.2)	At least 50% of street-facing facades must be clad in durable materials (excluding doors and windows)	100% of the upper floors will be clad in either concrete or metal siding (excluding doors and windows)	Complies
Glass: ground floor (21A.37.050.C.1)	40% of street-facing façades must have transparent glass between 3 and 8 feet above grade	~40.4% of the front façade within the D-2 district has transparent glass.	Complies
Glass: upper floor (21A.37.050.C.2)	25% of street-facing façades must have transparent glass	~27% of the front façade within the D-2 district has transparent glass.	Complies
Building Entrances (21A.37.050.D)	Required every 50 feet	Present	Complies
Blank wall: maximum length (21A.37.050.E)	15 feet	The longest blank wall is approximately 14.5 feet in length	Complies
Max Length of Street-facing Façade (21A.37.050.F)	200 ft	The section of the building within the D-2 district is ~108 feet long	Complies
Lighting: exterior (21A.37.050.H)	All proposed exterior lighting must be directed downward.	No lighting plan has been submitted. Materials submitted by the applicant indicate that the proposed project will comply with this standard.	Complies, Staff will confirm this standard at building permit review
Lighting: parking lot (21A.37.050.I)	All lighting for parking lots cannot exceed 16 feet in height and must be directed downward when adjacent to a residential zoning district	There is no residential district adjacent to the subject property.	Complies
Screening of mechanical equipment (21A.37.050.J)	All mechanical equipment must be screened from view	All mechanical equipment will either be located on the roof, within the building, or in the rear yard.	Complies, , Staff will confirm this standard at building permit review
Screening of service areas (21A.37.050.K)	Screened from public view	All services areas will be located within the proposed building	Complies, Staff will confirm this standard at building permit review

Parking garages or structures (21A.37.050.M)	<ol style="list-style-type: none"> 1. External screen if adjacent to public street. 2. Architectural design should match building 3. No slopes along primary facades 4. Elevators and stairs highlighted 5. Cohesive Signage 6. No light encroaching on adjacent properties 7. Driveway color differs from sidewalk 8. Wrapped by allowed use 9. Minimize vehicle noise 	<p>The proposed garage will be located within the proposed structure. Other than the entrance, no parking facilities will be visible from 800 South.</p> <p>Signage will be reviewed with building permit application</p> <p>The proposal shows different concrete colors and textures for the parking drive and the sidewalk</p> <p>The applicant has proposed natural ventilation. This will be reviewed with building permit application</p>	Complies, Staff will confirm this standard at building permit review
--	--	---	---

ATTACHMENT E: Design Review Standards

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

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

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.

CG General Commercial District Purpose Statement (21A.26.070.A): *The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.*

D-2 Downton Support District Purpose Statement (2A.30.030.A): *The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.*

Design Standards Purpose Statement (21A.37.010): *The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implementing the City's master plans.*

Finding: Complies

Discussion:

The proposed development complies with the intent of the various purpose statements of the relevant zoning districts and the design standards as discussed below. The proposal also meets the relevant master plans as discussed in [key consideration 2](#).

CG District: The General Commercial zoning district is meant to “provide economic development opportunities through a mix of land uses.” Within the CG section of the property, the proposed development would replace commercial properties that are either boarded up or underutilized. The proposal includes new retail space that is designed to engage with the public right of way in a way that “places the pedestrian first” by keeping close proximity to the street and limiting vehicular access to a single driveway. The new retail space would be accompanied by some residential units on the floors above to provide the necessary mix of uses.”

D-2 District: The proposal includes a new mid-block walkway connecting Kilby Court (the street and the venue) to 800 S, keeping the development “pedestrian-oriented.” The building would be located against the front property line so that it is “close to the sidewalk” and (with the exception of the mid-block walkway) takes up most of the lot’s buildable area. The proposed residential use is in line with the intended purpose of this district by adding new residential units without displacing existing residents (since there are no existing

dwellings on the site). In addition, the site is just over ¼ mile away from the Central 9th Trax Station, connecting it to downtown.

Design Standards: The proposed development meets the applicable design standards for each zoning district and provides a walkable environment by keeping pedestrian interest and creating a sense of place. The proposal keeps the parking out of sight from the right of way and pushes ground-floor uses toward the street.

Condition(s): Staff does not recommend any conditions related to this standard.

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.

Finding: Complies

Discussion:

The proposed development meets this standard and is oriented toward the sidewalk.

1. The primary entrances of both the residential and commercial uses face 800 South.
2. The building's proposed setbacks are no greater than 10 feet—which is the minimum setback in the CG district. It engages with the public right of way with pedestrian-oriented design features, including durable materials (including brick masonry and metal siding) and extensive glass.
3. The parking lot would be located entirely behind the proposed building and would not be visible from the right of way.

Condition(s): Staff does not recommend any conditions related to this standard.

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 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.

Finding: Complies

Discussion:

The proposed development includes sufficient glass and detailing or pedestrian interest and interaction.

1. The proposal includes three commercial spaces for retail or restaurants in the west section of the building and the building lobby within the east section. These uses will be located adjacent to the sidewalk and will facilitate pedestrian interest.
2. As illustrated by the elevations provided by the applicant, the proposal includes extensive ground-floor glass that will allow pedestrians to see into the proposed commercial spaces and leasing office.
3. The building includes clerestory windows along the street façade separated from the eye-level glass by sign bands. The building lobby will have an awning separating the clerestory windows from the street-level windows below. This line created by the sign bands and the awning helps to keep pedestrians' focus at ground level.
4. Due to the setbacks required by the CG district, the building sits 10 feet back from the sidewalk along the western portion of the building. Within this required setback, the proposal includes a landscaped courtyard patio immediately in front of the proposed retail/restaurant space, where customers and pedestrians can interact. This outdoor dining area will provide a direct visual connection between the right of way and the stores facing the street.

Condition(s): Staff does not recommend any conditions related to this standard.

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

- 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.**
- 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.**
- 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.**
- 4. Reflect the scale and solid-to-void ratio of windows and doors of the neighborhood's established character or that desired in the master plan.**

Finding: Complies

Discussion:

1. There are not currently any other buildings within the vicinity of the proposed project that are a similar scale to the proposal. Staff anticipates that additional development of this scale will continue on this block, especially the area within the D-2 zoning district. The building is proposed to sit up against the right-of-way, as intended by the D-2 district, and will help to create a street wall along the public way, improving a pedestrian's experience along 800 South.
2. The height of the proposed building is broken up by horizontal elements (awnings, sign bands, window lights, etc.) that keep the main floor at a pedestrian scale. The taller part of the east section of the building is broken up with contrasting colors and materials that are staggered between each floor. The change in height between the two sections will also help to modulate the building, reducing its visual width.
3. Balconies jut in and out of the north and east facades of the building's east section to break up its vertical and horizontal scale when viewed from 800 South or the mid-block walkway. Along the east façade, the pattern of shifting balcony cuts continues while the horizontal plane steps back, breaking up the perceived scale.
4. The ground-level façade facing 800 South includes solid surfaces and walls of panel glass windows. The existing neighborhood includes mainly industrial and warehouse buildings constructed of cement, cinder block, or brick. There is little to relate to in the immediate neighborhood in terms of the solid-to-void ratio of existing buildings. However, the proposal appears to emulate the solid-to-void ratio found on the Fisher Brewing Building's exterior with its large squares of regularly repeated glass.

Condition(s): Staff does not recommend any conditions related to this standard.

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

- 1. Changes in vertical plane (breaks in facade)**
- 2. Material changes; and**
- 3. Massing changes.**

Finding: Complies

Discussion:

The proposed building is approximately 315 feet wide. Its façade is broken up with the following:

1. The vertical plane of the building's façade shifts forward at the transition from the CG district to the D-2 district. Slight setbacks are also present on the façade of the western portion of the building.
2. The façade shifts from masonry to metal to concrete from one end to another.
3. The shift in elevation from the CG district to the D-2 district provides a change in the massing of the façade facing the street.

Condition(s): Staff does not recommend any conditions related to this standard.

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

- 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.**

Finding: Complies

Discussion:

The proposed privately-owned public spaces—the patios in front of the retail space and the mid-block walkway—will include the following:

1. Seating proportional to one per 250 square feet of plaza area (equal to 36 sitting spaces)
2. The applicant has proposed a mixture of deciduous and coniferous trees all along the mid-block walkway for a year-round backdrop that will provide additional summer shade.
3. Trees proportional to 1 per 800 square feet of plaza area (equal to 11 trees)

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion:

1. The awnings and sign bands draw a line that follows the roofline of the existing buildings on the block. This line drawn by the dark concrete material will help the proposed building's visual relationship with the surrounding development. Below this line, the large glass windows that look into the retail space and the leasing office help to draw pedestrians' eyes toward activity within the building while keeping the building's scale at their level.
The two building sections' base, middle, and top are divided differently, creating different massing types. While the top sections are not fully formed, they do have enough elements and articulation variety that help reduce the sense of apparent height. They also step back from the floors below.
2. The change in height between the two sections of the front façade help to create modulation in the design, stepping down toward the Dunn Associated building to the west of the project area. The impact from the east-facing façade onto Kilby Court (the venue) and the proposed mid-block walkway is very clear from the shade study included with the submittal. However, afternoon shade is unavoidable since the building is directly west of the walkway and the venue. Additionally, *the anticipated shade impact from this proposal would likely not be substantially more than a building that could be constructed without Design Review for the requested additional height at this location, given its proximity to the walkway and venue.*
3. In addition to the awning line mentioned above, the proposed building's flat roof would complement the buildings on the block face that also have flat roofs. The proposal includes features that will help to reduce the amount of water entering the City's stormwater system, including roof deck gardens for the top units above the retail space and landscaping for the interior amenity space.

Condition(s): Staff does not recommend any conditions related to this standard.

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.
Finding: Complies
Discussion: Parking for the proposed development is located entirely behind the building, and access has been limited to one point of entry and exit.
Condition(s): Staff does not recommend any conditions related to this standard.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)
Finding: Complies
Discussion: The proposed loading and service area at the site's southwest corner will be set back 37 feet from the front property line and screened entirely by an overhead door. Additional services areas and mechanical equipment at the north end of the project site will be screened by perforated metal screening, helping it blend in with the building. The proposal indicates that all other mechanical equipment and service areas will be on top of or within the proposed building and screened from pedestrians' view.
Condition(s): Staff does not recommend any conditions related to this standard.
J. Signage shall emphasize the pedestrian/mass transit orientation.
<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.
Finding: Complies With Conditions
Discussion:
<ol style="list-style-type: none"> The plans include specific locations for future signage that are illustrated with either placeholder names or the name of the building. The applicant has indicated that the design of future signs will not vary significantly from what has been proposed. The proposal indicates that the specific signage will be coordinated with all proposed lighting. It does not appear that any proposed landscaping would obstruct the proposed sign locations.
Condition(s): Final approval for signage to be delegated to Planning Staff to ensure compliance with this standard.

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

Finding: Complies With Conditions

Discussion:

- The proposal includes street lighting along the park strip. However, a design has not been proposed with this request. The applicant will be able to work with the Engineering Division during the building permit review process to ensure that the streetlights conform with the City's Street Lighting Master Plan.
- While the proposal indicates that all lighting will be designed to meet this standard, no specific lighting plan has been provided. Approval should be delegated to staff for review during the building permit process to ensure compliance with this standard.
- Lighting will be used to illuminate public spaces and will be coordinated with all future signage.

Condition(s): Delegate review of the street lighting design to Planning and Engineering staff and delegate exterior lighting approval to Planning staff during building permit review.

L. Streetscape improvements shall be provided as follows:

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

Finding: Complies With Conditions

Discussion:

- The proposal includes street trees that meet the required spacing. Staff will work with the applicant during the building permit process to ensure the selected tree species are compliant with City standards.
- The proposal attempts to minimize the amount of hardscape within the privately-owned public spaces and maximize landscaping. However, where hardscape is necessary, the proposal includes materials that are light in color. Public walkways (which include the mid-block walkway) are differentiated from privately-owned public areas with darker material. The only asphalt proposed will be on the shared service drive along the east property line. No other asphalt is proposed.

Condition(s): Delegate final approval of tree species and paving materials to Planning staff.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- August 1, 2022 – Notice was sent to the Ballpark and Central 9th Community Councils, and the Downtown Alliance, for the 45-day required notice for recognized community organizations.
- August 1, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- October 6, 2022 – The applicant attended the Ballpark Community Council meeting and discussed the proposal with those in attendance.

Notice of the public hearing for the proposal included:

- October 14, 2022
 - Public hearing notice sign posted on the property
- October 13, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

As of the publication of this report, Planning staff has received 29 public comments concerning this request. They are included with this attachment.

Barlow, Aaron

From: george chapman [REDACTED]
Sent: Wednesday, September 7, 2022 7:21 PM
To: Barlow, Aaron
Subject: (EXTERNAL) PLNPCM2022-00694 comments

Project on 800S 330W should have more parking that is important for electric vehicle charging. Parking is important for the area and presently lacking due to too many projects without parking.
George Chapman SLC

Barlow, Aaron

From: Andrew Nicholson [REDACTED]
Sent: Monday, October 10, 2022 8:32 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S Design Review

Follow Up Flag: Follow up
Flag Status: Flagged

Aaron,

This is a comment in regards to this design review.

I strongly feel that this will negatively impact Kilby Court, both in access and in atmosphere to a place so crucial to SLC and its residents.

Please keep this in consideration when moving forward.

Thanks,

Drew

Barlow, Aaron

From: Anjali Garrett [REDACTED]
Sent: Wednesday, October 12, 2022 6:17 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Design Review at 330 W 800 S

Hello,

I would like to submit a comment in regards to the design review at 330 W 800 S.

First, I generally think mixed use development and multi-unit housing is a positive for city planning. However, there is a lot of development in this area at the moment that will change the neighborhood forever in a negative way. There are certain qualities that make a neighborhood unique, and putting up as much expensive housing as possible is a great way to sterilize any quarter.

This address is located near one of Salt Lake's most accessed music venues. Kilby Court has been a Utah cultural staple for decades, and now it's very existence is threatened by zoning changes that would neuter the cultural hub of the city. Just because something isn't a restaurant with \$12 cocktails doesn't mean it doesn't add value to the city.

Adding this structure to this particular address will create untold animosity to developments in this area. Salt Lake residents must be considered in this period of unprecedented city expansion. Don't let rampant development destroy what made our city great in the first place.

Best,

Anjali Garrett

Barlow, Aaron

From: Annie Cox [REDACTED]
Sent: Wednesday, October 12, 2022 12:04 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S Re-design

Hello! Im a salt lake county resident, and have been for 99% of my life. I only just recently found out that construction isn't a constant commonplace in any other area of the country. however, im used to it and rarely bothered by it at this point.

Until it interferes with staples in my community. Kilby court has provided a place for small artists to showcase their talents and gain exposure for years and years. There's really nothing like it, to my knowledge. They also are very aware of their impact and influence, and do not allow certain artists to benefit from the public service they're doing due to their misconduct, which is rare in their industry.

I understand that capitalist greed makes it hard to overlook opportunities like this redesign, but I humbly ask that you take residents', who are directly affected by these decisions and are adamantly against them, comments and statements into consideration.

Barlow, Aaron

From: Aspen Searle [REDACTED]
Sent: Tuesday, October 11, 2022 6:31 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Building around Kilby

Hi Aaron,

I'm sure you've already gotten a lot of emails about this already, however I hope this statement only enforces the idea.

I have read that slc is planning on making apartments around Kilby Court, a well loved spot for those who enjoy live music. However, building apartments there is not in everyone's best interest. The plan to make tall buildings overlooking the court would make it feel more like a gated community, which could compromise Kilby that's widely known to be a welcoming environment. Almost everyone in that area knows Kilby Court and the significance that it has, but having apartments that most people can't afford around it can make it a harmful place to go. Plus, the people in those apartments will be listening to blaring music a lot of time, which cause noise complaints and thus defeating the purpose of having an open venue in the first place.

I do hope you reconsider possibly putting buildings that are shorter that can provide lots for local businesses, that way it saves the city money, as well as having a walkable area for patrons to enjoy.

Keep Kilby Court cool,

Aspen Searle

Barlow, Aaron

From: Bryant Ayala [REDACTED]
Sent: Monday, October 10, 2022 9:20 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Kilby Court Removal

Follow Up Flag: Follow up
Flag Status: Flagged

It is simply horrible to see you guys plan the destruction of a culture that has inspired so many. Kilby Court is the heart of music in SLC and seeing you guys want to remove it is crazy. Build your apartments somewhere else!

Sent from my iPhone

Barlow, Aaron

From: Chloe Scott [REDACTED]
Sent: Wednesday, October 12, 2022 12:21 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S – Design Review at 330 W 800 S

Hello, I'd like to voice my concern regarding the new development proposed for this location. I work at fisher brewing as well as live down the street. I think that this development would be destructive and detrimental to the area. It's doesn't just shed a metaphorical shadow on fisher and the surrounding businesses, it's an actual shadow. There is so much character and potential to create something that would benefit the community in this location such as a community garden, park, restaurants, affordable housing, etc. the purpose of renovating should be to better the community that is already in existence and not pushing them event further out with luxury apartments. I am afraid for rental prices to go up, my workplace environment to change, and the people sun my community to feel that pain of gentrification. This does not help the community, it's causes harm. Please rethink the use of the land as well as taking out historical locations such as kilby court and surrounding areas. Let's create something helpful.

Chloe Scott

Barlow, Aaron

From: [REDACTED]
Sent: Tuesday, October 11, 2022 1:32 PM
To: Barlow, Aaron
Subject: (EXTERNAL) kilby court

Follow Up Flag: Follow up
Flag Status: Flagged

kilby court is the heart and soul of greater salt lake indie music and this building would get rid of it. please do not do this

Barlow, Aaron

From: Jenica Jorgensen [REDACTED]
Sent: Tuesday, October 11, 2022 5:44 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S development concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Jenica Jorgensen. I have been involved with the local music scene in Salt Lake for the past five years and I cannot stress enough the value that the venue Kilby Court brings to this city. To follow through with the suggested plans of the potential apartment building project would completely alter and, I believe, ultimately destroy this legendary cultural hub. Salt Lake needs Kilby. There are no other venues in the state that offer the caliber of shows that Kilby does for all age shows. Kilby helps put local musicians on the map, helps give them access to touring bands that they would otherwise never cross paths with. If this development is constructed, Kilby would not have the atmosphere and draw that it once had. Bigger bands would book with other venues, and Kilby would crumble. As a Salt Lake resident, I would be absolutely devastated if these development plans were approved and put into construction. You can build your apartments somewhere else, that block belongs to Kilby and everyone knows it.

I hope you consider my concerns, I know that I am not the only one who feels this way.

Sent from my iPhone

Barlow, Aaron

From: Josh Stohl [REDACTED]
Sent: Monday, October 10, 2022 9:58 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Petition Number: PLNPCM2022-00694

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I don't believe that adding more units to yet another building no one can afford to rent in is reason enough to let the building be taller than the 60 foot limit.

Kilby court the venue has been integral in making that part of downtown what it is today, and Salt Lake City in general. As such the venue must be protected and disrupted as little as possible by any development in the area.

Thank you,
Josh Stohl

Barlow, Aaron

From: Katherine Dunford [REDACTED]
Sent: Tuesday, October 11, 2022 1:02 PM
To: Barlow, Aaron
Subject: (EXTERNAL) On the topic of Kilby Court

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Aaron Barlow. I hope you're doing well.

I'm a citizen in Salt Lake City and I'm concerned about the plans for development surrounding the Kilby Court area. This area is an incredibly important cultural feature to Salt Lake City, and hearing these plans about development makes me nervous. I encourage you to read my entire email to get a good idea of the consequences that will come of deciding to go through with these development plans.

Obviously, the prospect of making money is exciting, and new businesses and homes seem like an easy pot of gold.

However, most of the people in Salt Lake City are resentful of apartments popping up in areas that aren't very useful or user friendly. For example, the apartment homes that popped up around Highland Drive and Wilmington Avenue caused quite a bit of distress to the people who work and live around the area. It made things quite cramped, made it impossible to travel on Highland Drive efficiently, and towers over the surrounding businesses.

I'm sure it was very great for the people who made money off of it, but the rest of us despised it and talked very badly about it. Most of the people I know in Salt Lake City still talk badly about those apartments because of how annoying they really are.

The situation is more dire with Kilby Court. This venue is an incredibly important place for new artists to show their work to a wide audience. Everybody who is somebody knows what Kilby Court is and why it is important. It is such a culturally important area simply because of how many connections, deals, dreams, and friendships have been made there. It is a staple of Salt Lake City and it should not be overlooked. It should be respected for what it is and supported well into the future.

Even though the plans say that Kilby Court will be accessible after the development, I still don't trust the integrity of these plans. Even if it is the complete same after all of this is done, the amount of money that Kilby would lose during development because of inaccessibility would be gruesome.

I can see several things happening to Kilby if these plans go through. I can see it becoming more inaccessible to working class people because of rising costs (not good, Kilby has been of importance of many people who exist in the working class), I can see Kilby becoming a site where only artists who have already "made it" are allowed to play (defeats the purpose of Kilby) and I can also see thousands of people in Salt Lake City losing an important cultural site that is unique to the area. If this place were older, it would be listed as historical site.

I implore you to think about the points I have made in this email and to even share it with the planning division. After all, they shouldn't start these plans without knowing what kind of business they're going to lose in the future because of all of the turmoil that will ensue if Kilby Court becomes inaccessible.

Thank you so much for your time and I hope you continue to find success,
Katherine Dunford.

Barlow, Aaron

From: Katie Harris [REDACTED]
Sent: Monday, October 10, 2022 10:11 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Save Kilby Court!!

Follow Up Flag: Follow up
Flag Status: Flagged

Kilby Court has given my friends and I so many opportunities. I believe Kilby Court is crucial to Utahs local music scene giving many local artists the perfect stepping stone to become something more and achieve dreams. Not only is Kilby Court essential to the local music scene, it gives up and coming artist/large artists from around the country the opportunity to share their music in a unique, intimate way that can not be replicated in many other places. Kilby court gives a sense of belonging and is a safe space for all. To close or put Kilby Court at risk would be detrimental to not only Utahs music scene, but put the history of this exceptional venue to shame.

Thank you,
Katie Harris

Barlow, Aaron

From: Keira Zoumadakis [REDACTED]
Sent: Monday, October 10, 2022 8:40 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Granary District Project 800 S

Follow Up Flag: Follow up
Flag Status: Flagged

Kilby Court is such a special place for so many people. People trying to escape the real world for an hour or two. New artists expressing themselves. Greater artists who come back to home base to feel the nostalgia of playing at Kilby Court with a roaring sunset as you stand outside converse with new friends and old ones too. The feeling of getting excited in line to see your favorite artists with the dreamiest light behind you. This 8 story building is going to take away so much from the community. Not even just the music scene. With building this building on 800 S, 'the heart' of the Granary District, you are bringing in more traffic, and a greater number of pedestrians. This project will effect small local businesses surrounding. Including Kilby Court. The landscape will be changed. As this building will cast a great shadow amongst the Granary District. Many businesses will be greatly effected especially during construction for this. We will fight and raise our voices. We are the future and you will not take our space, our community and our businesses away from us.

Sent from my iPhone

Barlow, Aaron

From: Kenzie Smith [REDACTED]
Sent: Tuesday, October 11, 2022 10:50 AM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S Design Review

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Aaron,

As a SLC Resident with a love for music, i'm disgusted by this cities' greediness for expansion and gentrification and lack of remorse or respect for the culture it is profiting on.

Kilby Court venue has been around for decades and made this area into a bustling mix of culture and expanded opportunities for local businesses.

I thoroughly disapprove of this project plan and hope you see a wave of emails come in supporting my statement.

I say no to this plan and so should you when approval and review time comes.

Kenzie Smith
SLC Granary Resident

Barlow, Aaron

From: lucas 66 [REDACTED]
Sent: Tuesday, October 11, 2022 9:21 PM
To: Barlow, Aaron
Subject: (EXTERNAL) High rise apartments near Kilby Court

The new apartments near Kilby court should not be exempt from the height limit! It will change the venue forever. Many young people have experienced their first taste of live music as the venue is one of the best all ages venues in SLC, casting it in shadow for a money grab is absolutely ridiculous. If more apartments at the detriment of what many consider the heart of local music is worth than go for it but me and many others do not approve of this! It will change the venue in many harmful ways as well as cast it in a permanent shadow. Additionally it puts it at risk of being bargained off for more development and other apartments! The current decisions to put in apartments is a terrible idea and giving them an exception to be even taller is even worse.

Thank you
Lucas Fisher

Barlow, Aaron

From: Mak [REDACTED]
Sent: Monday, October 10, 2022 9:26 PM
To: Barlow, Aaron
Subject: (EXTERNAL) DO NOT BUILD AROUND KILBY COURT

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Salt Lake Planning Team,

Kilby court is my favorite place on the whole planet. It is where I can go to listen to my favorite bands and my favorite local music and make friends. Me and so so so many other people love this place dearly. I know the new building proposal will allow us to "keep" kilby court but this just is simply not it. By putting apartments and tall buildings around it so many things will change. 1. We will not be able to see sunsets from Kilby court which is super special. 2. There will be noise complaints from the living residents of how loud the music is. 3. It will ruin the vibe. So many cities ruin and don't appreciate art. Don't let SLC be one of them. There are already so many apartments in SLC and there are so many other places to build apartments. Kilby and the area is so special to so many people, please don't take that away. There are people dying to save this area but I doubt there are people dying to live in an apartment in this exact area. For once we need to care about the people and not just the money we can bring in. Please please please leave kilby court and the area around it alone.

Barlow, Aaron

From: Matt Gray [REDACTED]
Sent: Monday, October 10, 2022 3:46 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S – Design Review at 330 W 800 S

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Aaron.

Kilby Court is an important venue to the Salt Lake Music scene, and must be protected so that it can operate the way it has long before there was interest in development. There are not many music venues in this city, and especially not many all-ages venues. Kilby has been and still is a core part of what Salt Lake City is to me and many others, and it will not be the same without it.

I understand this project aims to keep the venue in operation and to connect it to 800 South. It is important that the development does not have a detrimental effect on the venue's operation. Music venues are loud and need to be allowed to make noise. If a project like this one encompasses the venue I hope the venue will be able to operate as it does today.

Thank you,

-Matt Gray

Barlow, Aaron

From: Paul Steuri [REDACTED]
Sent: Monday, October 10, 2022 3:04 PM
To: Barlow, Aaron
Subject: (EXTERNAL)

Follow Up Flag: Follow up
Flag Status: Flagged

This new design seems like a joke...is this real? There's no way anyone from Salt Lake City is involved in this project...anyone in this city strongly condemns these dark evil looking developments, just look how awful 900 s, 400 s and nearly all of sugarhouse where I grew up now look. They don't look hospitable or welcoming they look like a prison...why destroy the granary for the benefit of these out of state developers? Greedy and sad...

Barlow, Aaron

From: paulina filippova [REDACTED]
Sent: Tuesday, October 11, 2022 6:03 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Development on 330 W 800 S

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Barlow,

As someone who grew up in Salt Lake City and has a great appreciation for the unique fabric the city possesses, I and many others strongly oppose the development plans in the Granary district.

A city is enriched through community creations, diversity, and activity. The Kilby Court music venue was built on these pillars and has served countless members of the community. It is one of the few venues that allows minors to participate in the music scene, and provides an outlet for young people to enjoy and experience live music without any dangerous or illegal activity.

Building a new housing development which would shadow over Kilby Court and replace the organic and dynamic skyline with yet another modernist block would irreparably damage the life and culture of the region and Salt Lake as a whole.

Please reconsider this project,

Sincerely,

Paulina Filippova

Barlow, Aaron

From: Robert Sagers [REDACTED]
Sent: Monday, October 10, 2022 8:09 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 south planning

Follow Up Flag: Follow up
Flag Status: Flagged

Aaron,

My name is Robert Sagers, and I'm a local musician, artist, music photographer and an frequent performer, concertgoer and lover of Kilby Court. I'm so heartbroken to see that a venue I hold so dear to my heart is getting ruined and bastardized, under the guise of "preservation". I beg that this project stays as close to 800 south as possible without swallowing up and surrounding Kilby Court. I especially disapprove of the proposal to make this apartment building even taller than it is.

I'm just so afraid that this development will spoil some of the things that make that venue so special and great in the first place. As I understand it, they're tearing down the building at Kilby Court where the bathrooms and my old practice space used to be, and that really does not sit right with me at all. It was a space where I spent countless hours bonding over music and playing with my musical brothers and sisters here in Salt Lake City.

For a city that claims and boasts to care about their arts community so much, I'm seeing tons of actions from the city government that go against that. Losing the Utah Theater this year at the hands of the last couple mayors and the city council was already a huge blow, and it made me sick to my stomach. I would really hate for there to be a precedent of getting rid of historical spots that mean so much to the artists living here and contributing to the community.

I'd love to hear what you have to say on the matter, and thank you for reading.

All the best,
-Robert Sagers

Barlow, Aaron

From: [REDACTED]
Sent: Monday, October 10, 2022 6:57 AM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 S –Design Review at 330 W 800 S

Follow Up Flag: Follow up
Flag Status: Flagged

Aaron!

Please, please, please don't allow this monstrosity to take away from the magic that is Kilby Court. So many of us grew up on coming to this nostalgic street and attending our first shows at this two-car garage of a venue. I actually tour for a living and every time I come home from a tour I don't recognize my city. All of these apartment complexes will and have forever changed our little city and I fear, in some spots, for the worse.

The sun setting around the fire pit at Kilby is part of that magic. If you take away the the ability for the sun to set on the outdoor part of the building, you take away that nostalgia (that magic.)

Our city has already become unrecognizable, please don't take from our community the little things that keep us coming back.

Thanks for your time and consideration.

-Sara

Sara Monroe

Sent from the road

Barlow, Aaron

From: Sara Shaw [REDACTED]
Sent: Monday, October 10, 2022 9:10 AM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 South project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to express my concern about the proposed project on 800 S. between 300 and 400 W. I feel like it is important to maintain an appealing visual aesthetic in the Granary District and the Fleet Block that is complementary to what exists currently. Too often in Salt Lake City developers have gotten permission to push through large projects that change the character of a neighborhood for the worst. Let's set a precedent for the future of the area by keeping the heights of the properties being built no higher than 60 feet. Let's proceed with thoughtfulness to create a vibrant district close to downtown that is pleasing to the people, not the developers.

Thank you,

Sara Shaw
SLC Resident

Barlow, Aaron

From: scottlippittmusic [REDACTED]
Sent: Wednesday, October 12, 2022 8:10 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Thoughts on 330 W 800 S Development

Hi Aaron,

I just want to share some thoughts regarding the development surrounding Kilby Court.

I understand housing is a very difficult issue in salt lake. It's unfair for me to complain both about rising rent rates AND construction of new housing.

Having said that, I think it's important to do everything we can to preserve cultural and historical places such as Kilby Court. Kilby will never be the same after a construction like this, and it puts the whole establishment at risk.

It is my hope that this new housing construction either finds a new location altogether, or includes significant funding to protect the future of Kilby Court

Thank you,

Scott Lippitt

Barlow, Aaron

From: Shelby Maddock [REDACTED]
Sent: Tuesday, October 11, 2022 4:08 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Comment on the Proposed Development Near Kilby Court

Hello,

My name is Shelby Maddock and I am a resident of Salt Lake City 84103. As a local musician who deeply loves this city's growing arts community, Kilby Court is especially important to me. Kilby is a legendary venue where people of all ages can enjoy music from all over the world in a setting that couldn't be more intimate and special. It's this intimacy and specialness that drive me to write this email. While the proposed development claims that Kilby would be preserved – and that might be true of the building itself – I have my doubts that the spirit of Kilby would come out of this untainted. What makes this venue so special is the feeling like it's in someone's backyard. Connecting it to a high rise would absolutely change the energy of these performances.

I believe that our city's arts and culture must be held as our highest priorities if we're to grow responsibly and reach our highest potential. I encourage you, at the very least, to limit this building's height allowance, but believe that the best way to preserve this cultural landmark is to deny the development completely. Thank you for your time.

Best,
Shelby Maddock

Barlow, Aaron

From: Simon Quinn [REDACTED]
Sent: Wednesday, October 12, 2022 4:37 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Kilby Court/Granary District development

Hello I'm Simon Quinn and I live in slc, UT. I found out today that Kilby Court might get demolished so that an apartment complex will be built on top of it. No one would of ever thought that Kilby court would get removed. It almost seems like an indestructible piece of the community. It offers so many opportunities for musicians to be heard as well as building a community for everyone else involved. For me it was an opportunity to really find myself and being apart of Kilby court, after having terrible luck with friends/ a sense of belonging in the past, saved me in some ways. Slc is so close to finding a new identity that with bring a breath of fresh air, but developments like this will hold it back and keep it as bland ass utah where the Mormons fucking run everything. Which I'd like to mention I wouldn't be surprised if the church is behind this in some way to keep their grip on slc. I'm really bad with words and making myself seem professional, but I really hope that myself and everyone else's concerns get heard. Anyways, please keep Kilby in our lives.

Barlow, Aaron

From: Spencer Gundersen [REDACTED]
Sent: Tuesday, October 11, 2022 1:06 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Comments on 800s development granary district.

Follow Up Flag: Follow up
Flag Status: Flagged

I wanted to leave a public comment and mention my concern for the effect of shadows, building height, and precedent for future developments in regards to the new proposal for a housing mid-rise on 800s in the granary district. It will effect not only sunlight in the area (check shadow plans) but also will change pedestrian foot traffic allowances for access to cultural centers like Kilby Court music venue which, as small the footprint is, is a cultural core for many music lovers and citizens of Salt Lake City. Many artists that would have never come to our city return time and time again because of Kilby Court and also prop up local artists as well. Please reconsider your decision on approval of this developement.

Barlow, Aaron

From: Tatiana Subbotin [REDACTED]
Sent: Monday, October 10, 2022 8:57 AM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 South / Kilby Court Project

Follow Up Flag: Follow up
Flag Status: Flagged

Aaron,

Good morning. I was recently made aware of the proposed project on 800 South and would like to voice that we are all relying on the you to honor this city and space by focusing on creating a space that isn't just trying to squeeze every possible dollar out of this development but takes into consideration how this structure will affect its surroundings and the future of development in this area. Please take care to keep the height restriction at the lowest possible minimum here. Allowing this development an exemption only serves to undermine this community's outcome for years to come as other projects too will profit from the precedent set in a way that harms the very communities they supposedly aim to serve.

Thank you in advance for working for this community and adhering to the current restriction set forth to protect the people that live here.

Tatiana Subbotin

Barlow, Aaron

From: Teddy Hollister [REDACTED]
Sent: Monday, October 10, 2022 8:59 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 330 W Design Review Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Teddy Hollister, I'm 24, a resident of the Avenues, and work in Sugarhouse. Since I was a kid, Kilby Court has been the gathering place for so many important people and moments in my life. It was my introduction to SLC, the reason I returned with my friends and family throughout my adolescence, and possibly the reason I now live in this city. It continues to be central to my life, and is to many the most significant cultural touchstone of the city.

We are kidding ourselves if we think this development will not forever alter the landscape, atmosphere, and impact of Kilby Court, if not be the beginning of the end for the crucial venue. The money-driven opportunity zoning and pedestrian access control granted to the developers will erode the foundation of the area.

I don't know anyone of younger generations who Kilby Court isn't important to. Please preserve the legacy and cultural value that Kilby has built for this city.

Barlow, Aaron

From: Teeya Stanley [REDACTED]
Sent: Wednesday, October 12, 2022 7:09 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 800 south design at 330 west

Hello Aaron,

My name is Teeya and I am a resident of Salt Lake City. I am extremely disheartened to here of the news of a new development at 800 south between 3rd and 4th west. That area is home to one of the best hole-in-the-wall venues in the state. Kilby court has changed my life forever. The impact of friends I've made, concerts I've recorded through Spyhop, and especially the Kilby sunsets over the ticket booth has been immeasurable. This venue NEEDS to not only stay intact, but also protected in its beauty. This new development would overshadow kilby, destroying the beautiful picture-esc lighting at sundown. Not only that, but this development would be 300 apartments designed not to house people, but to make money. The construction alone will kill all community activity in kilby for years. I agree that 800s needs to be revitalized, but not with apartments. Build a park, a library, or communal space. Expand what beautiful personality is already there, don't smother it in profit margins.

Thank you for your consideration, and please do not approve this development.

Teeya Stanley

Barlow, Aaron

From: Elizabeth Bradley-Wilson [REDACTED]
Sent: Wednesday, October 19, 2022 12:10 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Comments on 330 West 800 South project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Aaron,

I would like to submit my comments for the proposed project located at 330 West 800 South. I strongly encourage you to deny the variance/exemption for the additional height of the project. The proposed additional 26'4" is not only incompatible with the adjacent properties it is incompatible with the entire neighborhood. This is almost a 50% increase over the approved 60' zoning height. An increase from five stories to eight stories in a neighborhood full of one to three story buildings. The increased height negatively affects the streetscape pattern, the shade and lack of sunshine to neighboring properties, the historic development pattern in the neighborhood, and the overall character of the historic granary district.

Please respect and support the integrity of the neighborhood and deny the additional height of the proposal.

Thank you for being a steward of our neighborhoods.

Elizabeth Bradley-Wilson

--

Elizabeth Bradley- Wilson

Barlow, Aaron

From: ELLEONA WORTHEN [REDACTED]
Sent: Thursday, October 13, 2022 10:21 PM
To: Barlow, Aaron
Subject: (EXTERNAL) New Development around Kilby Court

Follow Up Flag: Follow up
Flag Status: Flagged

Hi my name is Elleona Worthen and I am a Salt Lake City resident. I just wanted to voice my opinion on the new construction around 800 S and 300-400 West.

I have been going to Kilby Court since a child and I have always found it to be an amazing venue for others and myself to reconnect with friends and see some good local bands and other smaller bands I have always wanted to see. I would hate to see Kilby Court be shadowed by this new development because it needs to be preserved and protected. These new apartments would kill the community activity in Kilby and make Kilby Court a lot less enjoyable of a venue. I want to still be able to enjoy Kilby with my friends and hangout in the venue without worrying about noise complaints or apartment buildings towering over head. I want to be able to see my favorite local bands in a safe environment. The construction is not only going to overshadow a venue me and my peers have enjoyed for years, but it is also being created for all the wrong reasons. These apartments would house many people but they are solely made for money, not for the people. Overall. Thank you for the consideration and for reading this message, please do not approve this new development.

Sincerely, Elleona Worthen

Barlow, Aaron

From: Erin Hancock [REDACTED]
Sent: Thursday, October 13, 2022 9:08 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Concerns over 800 S –Design Review at 330 W 800 S

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Barlow,

How in the world is an 8 story complex “preserving” Kilby court? Yes, technically, the venue would stay, but this project will severely damage accessibility to the venue, and prevent local and underground artists the opportunity to play their music and for concert-goers to support their community.

It’s one thing to try to restore an area, but an 8 story complex? Are you joking? Sometimes, it is more important to support local art and artists than it is to make money. The money made from this project will never repay the damage it will do for musicians all over the country, and to the culture and spirit of Salt Lake City. Some of the biggest names in music have performed there and have fond memories. Jack Antonoff (look him up) mentions Kilby every single time he performs in salt lake. You are destroying potential in young people for the sake of money and it’s abhorrent.

Let us keep our sunsets, let us keep the easy accessibility and low traffic. Let us keep Kilby, for real, and not as a “technicality” because we both know how shallow that position is. Do not drown it out with an 8 story monstrosity. We have fought to keep Kilby alive through the pandemic, we will continue to fight for it.

I will be devastated if this project comes to fruition. Please don’t do this.

Thank you,
Erin Hancock

Barlow, Aaron

From: Garrett H [REDACTED]
Sent: Friday, October 14, 2022 2:44 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Granary district city plan

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I write this email to urge you to make the decision of not going forward with the current plans in the granary district. Kilby Court is a staple of Salt Lake City and moving forward with this plan will forever damage the culture of Salt Lake City. I personally have been going to Kilby Court since I was 15 years old and have always been proud that it is a part of my city. Please consider the repercussions of this plan and make the choice of stopping this.

Thank you,
Garrett Harward

Barlow, Aaron

From: Landon Stuart [REDACTED]
Sent: Thursday, October 13, 2022 11:09 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Granary District

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Are you aware of this development?

<https://www.instagram.com/p/CjhtckO3GP/?igshid=YmMyMTA2M2Y=>

From,

Landon Stuart

Barlow, Aaron

From: Scott Cragun [REDACTED]
Sent: Thursday, October 13, 2022 12:06 PM
To: Barlow, Aaron
Subject: (EXTERNAL) PLNPCM2022-00694

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Aaron,

I'm a local musician. About a month ago I went to a show in Europe and was chatting with a popular band from Luxembourg. When I told them I was from Salt Lake City, they immediately asked if I had been to Kilby Court and they mentioned it was one of the coolest venues they've ever played at.

People from all around the world know and love Kilby Court. People in the local music scene know and love Kilby Court. It's the launching pad for many amazing local bands like the Backseat Lovers, Wicked Bears, or Drusky.

I think it'd be a mistake to allow for more massive luxury apartments to ruin the character of Salt Lake City. A building that large would block the sun and make Kilby a less pleasant place to be.

If you ever get the chance, I'd really recommend going and seeing a show at Kilby. The courtyard looks awesome at sunset.

Thanks,

Scottie Cragun
<https://housewarmingparty.bandcamp.com/track/original-muscle-beach-2>

Barlow, Aaron

From: Tony Morgan [REDACTED]
Sent: Thursday, October 13, 2022 5:39 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Kilby Court Petition

Follow Up Flag: Follow up
Flag Status: Flagged

Please leave Kilby Court alone. It's an important part of SLC culture.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Police (Scott Mourtgos)”

My only comments on the walkway are as follows:

- It needs to be well lit
- It should have a straight line of sight to either 800 S and/or Kilby Court (depending what side you're on)
- It should be an open area without visual impediments

I offer the above because if there is a closed-in, unlit space for half a block, it 1) becomes problematic for us to patrol in any meaningful way, and 2) is conducive to criminal activity.

Engineering (Chien Hwang):

Certified address required prior to building permit issuance. Rebecca Thomas 801-535-7794 or Rebecca.Thomas@slcgov.com Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Site Plan Review Required No curb alignment changes. No cut back parking. No footings, foundations, permanent soldier piles, or permanent soil nails permitted in the public right of way Check with SLC Transportation and UTA for proposed future bus stop locations. Engineering and Transportation review/approval of bus stops required.

Fire (Douglas Bateman):

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet 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. Due to lack of access an alternate means and methods is required to meet IFC 503.1.1
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet or less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities. *The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds
- Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C
- Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. Any utility or power lines will need to be removed
- Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the

building and shall be positioned parallel to one entire side of the building. *Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

- High Rise requirements are in effect when highest occupied floor is greater than 75-feet from the lowest level of fire department access. Plan accordingly

Transportation (Michael Barry):

Proposed mixed use. Provide parking calculations indicating the minimum parking requirement for ADA (21A.44.020.D), passenger vehicle (21A.44.030.G), electric vehicle (21A.44.050.B.2), bicycle (21A.44.050.B.3) Show the calculation for loading berths (21A.44.080). Show the maximum parking allowance (21A.44.030.H). Provide a site plan showing all off street parking to be provided. Provide dimensions for parking stalls and drive aisles. Show the required ten-foot (10 ft.) sight distance triangles (21A.40.120.E.5.c) at the egress of the parking structure at the intersection of the back of sidewalk and the driveway; see 21A.62.050, Illustration I for diagram of sight distance triangles.

Public Utilities (Nathan Page):

- Project Review in the DRT meeting is for information only & does not provide official project review or approval. General
- Public Utility permit, connection, survey, & inspection fees will apply.
- All utility design & construction must comply with APWA Standards & SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3" horizontally & 12" vertically. Water & sewer lines require 10" horizontally & 18" vertically.
- The CIUQ will need to be filled out and returned prior to opening.
- A Public Utilities Demolition Permit through the Public Utilities Contracts office at 1530 South West Temple, will be required for this project. This is a separate permit from the Building Demolition Permit. System
- Applicant must provide fire flow per IBC Table B105.1(1&2) in Appendix B, culinary water, & sewer demand calculations to SLCPU for review. The public sewer & water system will be modeled with these demands. The expected maximum daily flow (gpd) will be modeled to determine the impacts on the public sewer system. If one or more sewer lines in the system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. If the water demand is not adequately delivered by the main, then a water main upsizing will be required at the property owner's expense. A plan & profile of the new main(s) & Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate. Sewer system modeling is required for projects between West Temple & 900 East & South Temple & 400 South. Sewer Main upsizing is likely for this area.

Water

- There is an existing 6" CIP water main in 800 S & 4" CIP in Kilby Ct.
- There are existing water services to the site that will need to be reused per current code or killed at the main. One culinary water meter & one fire line are permitted per parcel. A separate irrigation meter is also permitted. Each service must have a separate tap to the main. Sewer
- There is an existing 14" sewer main in 800 S. & 8" in Kilby Ct. The laterals on site are old, they may only be reused if they can pass a video inspection. Your plumber will need to get a permit from public utilities in order to do a TV inspection. Any unused sewer laterals will need to be capped at the main.
- Covered parking area drains & workshop area drains are required to be treated to remove solids & oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device & upstream of any other connections.

Stormwater

- Site stormwater must be collected on site & routed to the public storm drain system
- Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater BMP's to remove solids & oils.
- Green infrastructure should be used whenever possible.
- Per code 17.81.400 stormwater impact fee is \$374 per 1/4 acre.

- A SWPPP & TDS will be required. This site must retain an 80th percentile storm event & detaining no more than 0.2 cfs/acre for the 100-yr 3-hr storm event using the farmer Fletcher rainfall distribution. The Drainage Study needs to include all calculations, figures, model output, certification, summary, & discussion. Streetlighting
- The existing streetlights on 800 S will be required to remain lit during construction. The exact type of light for replacement will be determined at time of review. Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.

Urban Forestry (Rick Nelson)

It looks like the parkstrip along 800 W is approximately 8' wide which would accommodate medium or large species trees. The 12 street trees shown on their plan is the minimum amount acceptable for the frontage that they have. I have attached the recommended species list for SLC street trees. (*Note: the lists are included with this attachment*)

Barlow, Aaron

From: Baca, Felicia
Sent: Thursday, October 13, 2022 5:01 PM
To: Barlow, Aaron
Cc: Reichgelt, Roberta; Makowski, Peter
Subject: Re: Design Review Application for 330 W 800 S "800S" (PLNPCM2022-00694)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Aaron, thanks for including us. I'm pleased to see such enthusiasm for preservation of the Kilby Court Music Venue from the developer. It is indeed a critical place for youth to gather in our City, as well as provides a pipeline for the development of young musicians to grow as professional musicians locally and nationally. It of course also contributes to the vibrancy, livability, and creative industries in the neighborhood that foster strong economic development in our City.

In response to 21A.26.070: CG General Commercial District Item A.; as well as 21A.30.030: D2 Downtown Support District Item A (or any other applicable clauses)-the developer lists Compliant for both. Because the preservation of Kilby Court features heavily in their plans I'm wondering if the following questions can be posed or answered. Perhaps they are considerations for development agreements that may occur in other parts of the process?

1. The demolition of existing structures would eliminate restroom access for Kilby Court. Does the developer have plans to mitigate this during construction and permanently for the tenant (Kilby Court) to provide a safe/healthy experience for concert goers that includes permanent accessible restrooms so that they may continue to conduct business effectively?
2. Has the developer put a long-term lease in place with Kilby Court in the interest of facilitating this as their project description relates?
3. What measures will be put in place during construction both for restroom access and venue access with the tenant (Kilby Court Music Venue) to mitigate impacts of construction on the local business?

Thanks so much, Felicia



FELICIA BACA

Executive Director, Salt Lake City Arts Council

Dept. of Economic Development | SLC Corp

Cell: (385) 256-5588 | Work: (801) 535-6501

Subscribe to our newsletter [here](#)

Barlow, Aaron

From: Makowski, Peter
Sent: Friday, October 14, 2022 3:35 PM
To: Barlow, Aaron
Cc: Reichgelt, Roberta; Riffo Jenson, Lorena
Subject: RE: Design Review Application for 330 W 800 S "800S" (PLNPCM2022-00694)

Aaron,

Thank you for including our comments on this project.

SLC DED is in support of this project. It will bring housing and density to the neighborhood, which in turn helps support small businesses and will boost economic development in the area. The following are items of concern:

1. DED is pleased that the developer is preserving Kilby Court, we understand that the venue will be losing bathrooms and parking under the current plan. DED would like to see solutions to these issues which Kilby Court will require to operate. In addition, there has been no long term commitment made to the venue and its operation. DED feels Kilby Court is essential to the fabric of the neighborhood and a critical small business/arts venue and its preservation is crucial to this neighborhood. DED feels a long term commitment to the tenant should be considered.
2. Businesses in the area have concerns over the height and the shade created, affecting outdoor patios and dining. The proposed height does not seem to fit the scale of surrounding development as well. This development will set a precedent for height in the neighborhood, and specifically for the Fleet Block across 800 S from this project.
3. Mid-block connections: While the proposed plan offers one mid-block connection from 800 S to Kilby Court, to promote placemaking and an inviting environment for businesses along the connection, DED would prefer an option that members of the neighborhood can activate to further support business with events, etc. A connection from Kilby Court to 400 W would also be a great addition to further connect Kilby Court to the rest of the block.
4. This development will connect with future developments and transit extensions. DED would like to see how this development will interact with future projects and the proposed light rail extension along 400 W.

Thanks again,

PETER MAKOWSKI (He/Him)

Project Manager

Dept. of Economic Development | SLC Corp

Cell: (801) 573-1760 | Work: (801) 535-7159

Subscribe to our newsletter [here](#)