



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nannette Larsen, Senior Planner, 801-535-7645, nannette.larsen@slcgov.com
Date: November 16, 2022
Re: PLNPCM2022-00567, G3 Apartments

Design Review

PROPERTY ADDRESS: 634 South 400 West
PARCEL ID: 15-01-379-017
MASTER PLAN: Downtown
ZONING DISTRICT: CG (General Commercial)

REQUEST:

Salt Lake City received a request from Newton Breiter with Lake Union Partners, representing the property owner, for a Design Review. The requested application is to facilitate a development of a multi-family residential and commercial mixed-use structure that exceeds the maximum height of the CG (General Commercial) zoning district. The requested building height is 82'. The proposed G3 apartments is located at approximately 634 South 400 West.

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 of approval and therefore recommends the Planning Commission approve the Design Review with a condition of approval.

1. The uplighting proposed in the landscaping is replaced with light fixtures which are directed downwards.
2. A public easement will be recorded on the property for the midblock walkway.
3. Plaza seating will be 30" wide, at least 16" tall, and 30" in depth.
4. A representative of the property owner work with an artist of the property owner's choice for the installation of art that is visible from either the midblock walkway or the public sidewalk.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: CG Zoning Standards](#)
- E. [ATTACHMENT E: Design Review Standards](#)

- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION



Figure 1 – Rendering, Front Facade

Quick Facts

Height: 82 feet (7 stories)
Number of Residential Units: 184 units
Ground Floor Uses: Lobby, Retail, Public gym, tenant mail room, a courtyard, and an office
Upper Floor Uses: Residential units and 3rd level rooftop deck.
Exterior Materials: Glass, metal paneling, concrete, brick, metal panels, hardie board panels, and EIFS
Parking: 150 stalls
Review Process & Standards: Design Review, CG zoning standards.

The proposed Design Review for the G3 Apartments building would allow additional building height in the CG (General Commercial) zoning district. The maximum building height permitted in the CG district is 60', the request is for 82' which would allow for two additional building stories. The G3 Apartment building is a mixed-use development that will house 184 residential units that comprise of 57 studio, 108 1-bed room, and 19 2-bedroom units. The ground floor retail will be located toward the south-east façade of the building and have approximately 11,600 square feet of space. A parking garage will also be located within the building, with access to the garage towards the north of the building on the east facing façade, the parking garage will set behind more active ground floor uses of retail and a residential lobby.

The proposed number and location of parking is sufficient to meet the requirements outlined in the zoning code. The majority of the parking on site will be within the parking structure, a few parking stalls are proposed on street and will be angled parking. Towards the north of the structure and on the east façade of the building will be the loading area for retail shops or residents to use.

The project is within the Downtown Master plan, within this master plan midblock walkways are an important element of the block that are required to assist in breaking up Salt Lake's large blocks to improve walkability. The proposed midblock walkway is located along the north façade of the G3 Apartments and will connect to the west property, Industry Neighborhood. The walkway will be open to the public, will be landscaped, and will have a 4' wide paved concrete walkway. The midblock walkway will be approximately 10' wide along the north property line and string lights will be used to provide lighting.

The ground floor of the proposed structure, where the retail space and entrance lobby will be located, will have a windowed and precast concrete façade. Each retail storefront will be windowed as will the entrance lobby. The second floor façade will also consist of concrete or windows as well which will separate the podium, consisting of the first two floors, from the rest of the building. On

the street facing façade the upper 5 stories of the building will also have columnar metal paneling and metal railing balconies. Each floor and unit will be windowed and will have Hardie board paneling that divides each floor. The north and south facades will have precast concrete on the ground floor where the parking structure is located and provide EIFS stucco and Hardie paneling on the upper 5 stories.



Figure 2 – Rendering of Courtyard - South Facade

The first floor will have a courtyard with a glass enclosure, this courtyard and enclosure will be located behind and to the west of the retail floor space on the first floor. Additional courtyard space will also be available to the residents on the third floor, this courtyard is not visible from the public street.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted a Design Review for the G3 Apartments project. The Planning Commission has decision making authority for the submitted Design Review. The Planning Commission may approve, approve with conditions, or deny the requested Design Review.

KEY CONSIDERATIONS

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

1. Consistency with Applicable Master Plan Policies
2. Compliance with the Zoning District & Modification to Building Height

Consideration 1: Consistency with Applicable Master Plan Policies

The subject site is located within the Downtown Master Plan. The Downtown Master Plan highlights certain goals in order to further the intent of the master plan. The proposed G3 apartment complies with the goals within the Downtown master plan by, “*increasing residential density for a better jobs-housing balance*”, “*increasing residential population downtown*”, and by providing “*a complete pedestrian network that makes walking downtown safe*”. The proposed G3 Apartment project accomplishes these goals by providing residential housing options in the downtown area and by improving the public realm along 400 West by providing additional windows beyond what is required in the underlying zoning district that increases eyes on the street and the creation of active ground floor uses.

Within the Downtown Master Plan the subject site is within the Grand Boulevards subdistrict. This district highlights 400 West as a retail corridor and encourages developing a greater number

of housing choices. The G3 Apartments project also complies with this intent of the specific Grand Boulevard District.

Plan Salt Lake is a citywide plan that was adopted in 2015; it is a 25-year plan that establishes a citywide vision to guide future growth to meet the needs of its residents and businesses. Plan Salt Lake encourages redevelopment where public infrastructure is available and where it supports a mix of land uses. The G3 project meets this initiative as it is located in proximity to future transit lines, and infrastructure to meet the demands of a denser type of development. UTA has proposed 400 West to potentially be a light rail line on its long-term plans. Plan Salt Lake also encourages the promotion of, *“infill and redevelopment of underutilized land”*. The project also furthers this intent as the current structure and use is not the highest and best use for this subject site.

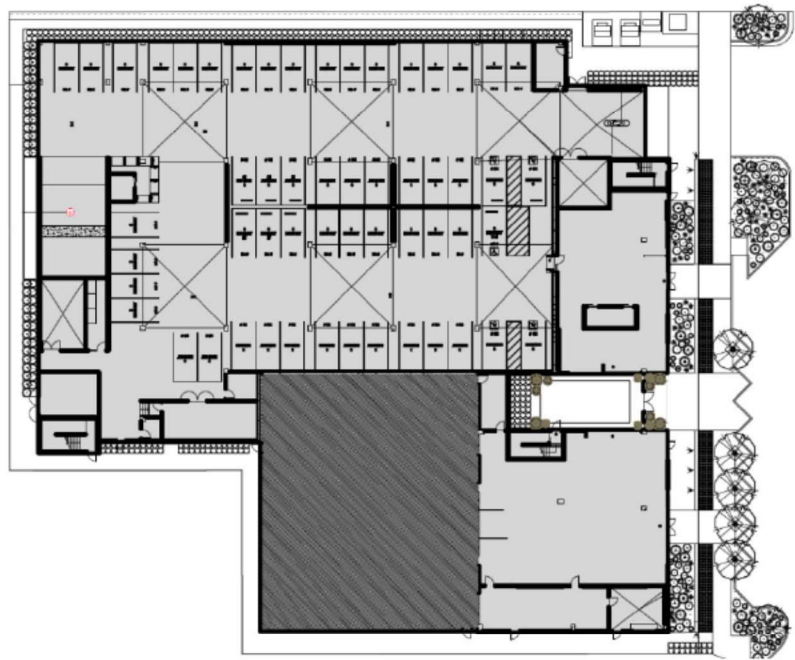


Figure 3 – Landscaping Plan

Consideration 2: Compliance with the Zoning District & Modification to Building Height

Based on the zoning compliance table included in this staff report as Attachment D, it has been found that the proposed structure and development of the site will meet the intent and specific standards in the CG (General Commercial) zoning district. This includes building setback, landscaping, and lot bulk requirements. It has also been found that the structure will meet the Design Standards listed in 21A.37.060 as the proposed project will provide a building entrance on the front building façade, and the parking structure will be internally lit.

The proposed modification through the Design Review process the applicant is requesting is additional building height. The CG district has a maximum building height of 60', the G3 Apartment project is proposing 82'. The CG district allows for a building to exceed the maximum building height standard up to 30 additional feet through the Design Review process if two additional standards are met that are specific to the CG district.

- The increase in building height will result in improved site layout and amenities.
- And, if additional floors are approved, increased landscaping shall be provided in the amount of 10% of the area of the additional floors. This additional landscaping may include landscape yards, landscape buffer yards, interior landscaping.

The first standard is met through the execution of building orientation to the public street, active ground floor uses that are windowed and oriented to the pedestrian to allow for visibility into these spaces. Amenities to the future residents of the building will be placed on the third floor of the proposed structure.



Figure 4 – South Elevation



Figure 5 –East Elevation

The second standard required for approval of a Design Review in the CG district is met by the additional landscaping on the interior side and rear yard areas. The requested height is 82', which would allow for two additional building floors that will be allowed through the Design Review. Approximately 5,100 square feet of additional landscaping is required, the G3 Apartment project will provide 5,900 square feet of additional landscaping.

Within Chapter 37 of the Zoning Ordinance are the Design Standards required within the CG district. Because the CG zone is generally along arterial streets and provides for space for large commercial industries, design standards required in the district are limited. At this time, there are only two standards required for every building in the CG district:

- One building entrance along a street facing façade.
- Parking lot lighting is provided.

The G3 Apartment building exceeds the required design standards through increased void to wall ratio, providing an active ground floor space, completely screened parking, upper floor balconies, and the use of durable ground floor materials. The integration of these building elements makes the proposed increase building height and additional 22' more imperceptible.

Because of these additional elements, it is Staff's opinion that the intent of the CG zoning district, the Design Standards, and provisions of additional building height are being met. The purpose of

Design Review is to ensure the effect of any modifications to the permitted building height are mitigated and the orientation of the building is toward the human scale and interacts appropriately to the street.

STAFF RECOMMENDATION

Overall, the proposed mixed-use project will meet the intent and standards of the CG (General Commercial) zoning district, as well as other applicable master plans. This is accomplished by the project providing additional housing units within the Downtown area and by allowing eyes on the street through a greater glass to wall ratio than the CG district requires and through active ground floor uses the front on a public street (400 West).

G3 Apartments meets, and in many features of the building, exceeds the design standards required within the CG zoning district and other applicable master plans by providing additional housing in the downtown area, increasing density to facilitate a more walkable community near the CBD, and by contributing to a complete pedestrian network. Overall, the proposed Bumper House project is a much-improved building design and site layout with the requested modification than if the Zoning Code were strictly enforced.

NEXT STEPS

Design Review Approval

If the design review is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Design Review Denial

If the Design Review is denied, the applicant cannot proceed with the project as designed. The project will need to meet the building height maximum of the underlying zoning district in order to develop the property.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Plan Set



Design Review

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Design Review

Address of Subject Property:
634 South 400 West, Salt Lake City, UT 84101

Name of Applicant: Newton Breiter	Phone: [REDACTED]
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Address of Applicant:
401 North 36th Street, Suite 104, Seattle, WA 98103

E-mail of Applicant: [REDACTED]	Cell/Fax:
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Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):
G3 Apartments LLC

[REDACTED]	Phone: [REDACTED]
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Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online

REQUIRED FEE

Filing fee of \$806 plus \$121 per acre in excess of (1) acre.

*Additional fee for required public notices will be assessed after the application is submitted.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 6/1/2022
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ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE		
Name of Applicant: Newton Breiter	Application Type: Owner	
Mailing Address: 401 North 36th Street, Suite 104, Seattle, WA 98103		
Email: Newton@lakeunionpartners.com	Phone: 509.993.1150	Fax:
Signature: 	Date: 6/1/2022	

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE	
Name of Owner: G3 Apartments, LLC	
Mailing Address: 401 North 36th Street, Suite 104, Seattle, WA 98103	Street Address: 634 South 400 West, Salt Lake City, UT 84101
Signature: 	Date: 6/1/2022

Legal Description of Subject Property:

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Written description of your proposal. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density. |

2. Minimum Plan Requirements

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A digital (PDF) copy of each plan and elevation drawing. |
|--------------------------|-------------------------------------|--|

3. Site Plan

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site plan (see Site Plan Requirements flyer for further details). |
|--------------------------|-------------------------------------|---|

4. Elevation Drawing

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale. |
|--------------------------|-------------------------------------|---|

5. Additional Requirements

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All of the application information required for site plan review as identified in Section 21A.58 of this title. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Photos showing the facades of adjacent development, trees on the site, general streetscape character, and views to and from the site. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the applicable design review objectives (Section 21A.59.050) in written narrative, graphics, images, and relevant calculations. |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NB/MS

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

G3 APARTMENTS

SALT LAKE CITY

ENTITLEMENT PACKAGE

G3 APARTMENTS
SALT LAKE CITY, UT 84101

ENTITLEMENT PACKAGE

LAKE UNION PARTNERS
401 N. 36TH STREET, SUITE 104
SEATTLE, WA 98103
PHONE: 509,993,1150

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949,809,3388

A0.0
COVER SHEET

10/17/2022

PROJECT DATA

CONTACT

OWNERSHIP LAKE UNION PARTNERS 401 N, 36TH Street, Suite 104 Seattle, WA 98103 Contact: Newton Breiter Phone: 509,993,1150	ARCHITECT MVE + PARTNERS 1900 Main Street, #800 Irvine, CA 92614 Contact: Pieter Berger Phone: 949,809,3388
LANDSCAPE LoR Six Four 9500 S 500 W, #215 Sandy, UT 84070 Contact: Brandon Reed Phone: 801,878,4717	CIVIL JOHANSON ENGINEERING 2150 South 1300 East, Suite 500 Salt Lake City, UT 84106 Contact: Carey Johanson Phone: 801,859,1862

PROJECT DESCRIPTION

Mixed-use project consisting of Type IIIA over Type IA construction with a total unit count of 184 units. This project features over 117,244 sf of residential, 11,597 sf of retail, 3,638 sf of amenities, and 47,175 sf of above grade parking.

ZONE

ADDRESS:	634 South 400 West Salt Lake City, Utah
APN:	-
ZONE:	CG
DESIGNATION:	
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.	

HEIGHT

HEIGHT ALLOWABLE:	
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, (21A,26,070)	
F1. 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.	
F3. 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. 35-09 § 27, 1999; Ord. 20-05 § 2(13-6), 1995)	
PROPOSED:	82' - 10"

SETBACK

REQUIRED:	
Front Yard:	Ten feet (10')
Corner Side Yard:	Ten feet (10')
Interior Side Yard:	None required
Rear Yard:	Ten feet (10')
Buffer Yard:	All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A,48 of this title.
PROPOSED	
Front Yard:	Ten feet (10')
Corner Side Yard:	Ten feet and six inches (10'-6")
Interior Side Yard:	0
Rear Yard:	Ten feet (10')
Buffer Yard:	-

LOT INFORMATION

SITE AREA:	51,670 SF (1.19 AC)
BUILDING AREA:	-
ALLOWABLE FLOOR AREA LIMIT:	-
UNITS IN LOT:	184
DU PER ACRE:	155
*SEE SITE PLAN FOR APN AND LOT CONSOLIDATION	

PARKING DEMAND STRATEGIES

RESIDENTIAL	
1. (Zone CG) Per table 21A-44.030.G.1, (2) parking spaces per 2BD, (1) space per 1BD, (1/2) per single room under 600 sf	
2. Per 21A,44,050.C.3.a, the minimum parking can be reduced to 75% of required parking	
3. Parking maximums per 21A-44,030.H	
4. Per 21A,44,050.C.3.b, the maximum parking can be doubled	
5. ADA stalls required per table 21A,44,040.D	
6. Per IBC 1106.5, (1) VAN stall shall be required for every (8) ADA stalls	
7. Per 21A,44,050.B.2, (1) EV shall be required every 25 spaces	
8. Tandem stalls to be assigned to a single unit	
9. Per 21A,44,080, (1) short loading zone required for 100,000-200,000 sf of residential	
RETAIL	
1. Per table 21A-44,030.G.1, two parking spaces are required per 1,000 square feet of usable floor area.	
2. Per table 21A-44030.H.1 Applicability: For zones not listed in the "Table Of District Specific Maximum Parking Allowance", of this section the number of parking spaces allowed shall be twenty five percent (25%) greater than the minimum found in table 21A,44,030 of this section. Formula: 0.25 x Minimum + Minimum = Maximum.	
3. Per 21A,44,080, (1) short loading zone required for 25,000-40,000 sf of retail	

RESIDENTIAL PARKING REQUIRED	
RESIDENTIAL (184 DU) REQUIRED:	
(19 2BD= 38) + (108 1BD= 108) + (57 STUDIO= 29) =	175
TOTAL = 175 x 75% = 132 SPACES	
21A,44,050 Transportation Demand Management	
C.3. Modification of the Number of Required Parking Spaces	
a. Reduction of the Number of Required Parking Spaces: The minimum number of off street parking spaces, as determined by section 21A,44,030, table 21A,44,030 of this chapter, can be reduced to seventy five percent (75%) of the minimum requirement provided the minimum units at least two (2) of the minor transportation demand management strategies listed in this subsection. This modification shall only apply to the minimum established in section 21A,44,030, table 21A,44,030 of this chapter prior to any other permitted parking reductions.	
4.3. Minor Transportation Demand Management Strategies	
(1) Permanently sheltered, covered or secure facilities for the required bicycle parking.	
(3) Participation in, investment in or sponsorship of an approved bicycle sharing program.	
*The project is accommodating item (1) and (3).	
STANDARD STALLS REQUIRED:	121 SPACES
ADA STALLS REQUIRED:	4 SPACES
ADA VAN STALLS REQUIRED:	1 SPACES
EV STALLS REQUIRED (1 SPACE / 25 SPACES):	6 SPACES
REQUIRED TOTAL:	132 SPACES
RETAIL PARKING	
REQUIRED RETAIL (4,382 SF + 7,215 SF = 11,597 sf):	2 SPACES / 1,000 SF
REQUIRED TOTAL: 24 x 75% =	18 SPACES
REQUIRED TOTAL (RESIDENTIAL + RETAIL):	150 SPACES

RESIDENTIAL PARKING PROPOSED			
PROPOSED:			
Level	Description	Count	
LEVEL 1	STANDARD	33	
LEVEL 1	EV	6	
LEVEL 1	ADA	4	
LEVEL 1	ADA VAN	1	
LEVEL 2	STANDARD	55	
LEVEL 2	TANDEM	2	
TOTAL		101	
*2 Tandem Space will be assigned to 2 BR Units			
PROPOSED TOTAL ON-SITE RESIDENTIAL		101 SPACES	
*PROPOSED TOTAL OFF-SITE RESIDENTIAL		31 SPACES	
TOTAL PROPOSED		132 SPACES	
*Off-Site Parking will be provided through adjacent neighborhood garage			
RETAIL PARKING			
PROPOSED:			
Level	Description	Count	
LEVEL 1	RETAIL	10	
LEVEL 1	RETAIL STREET PARKING	7	
LEVEL 1	RETAIL STREET PARKING	ADA VAN	1
TOTAL		18	
PROPOSED TOTAL RETAIL		18 SPACES	
*Retail parking provided on-street			
PROPOSED TOTAL (RESIDENTIAL + RETAIL):		150 SPACES	

BICYCLE PARKING

Per 21A,44,050.B.3.C.1, for any residential or commercial use, bicycle parking shall be 5% of the vehicular parking spaces, At least two bicycle parking space required.			
TOTAL BICYCLES PROVIDED - RESIDENTIAL		TOTAL BICYCLES PROVIDED - RETAIL	
LEVEL 1	8	LEVEL 1	8
TOTAL	8	TOTAL	8
*Bike rack installation (See SLC Transportation Standard Detail, F112, "Bicycle Parking")			

GROSS BUILDING AREA

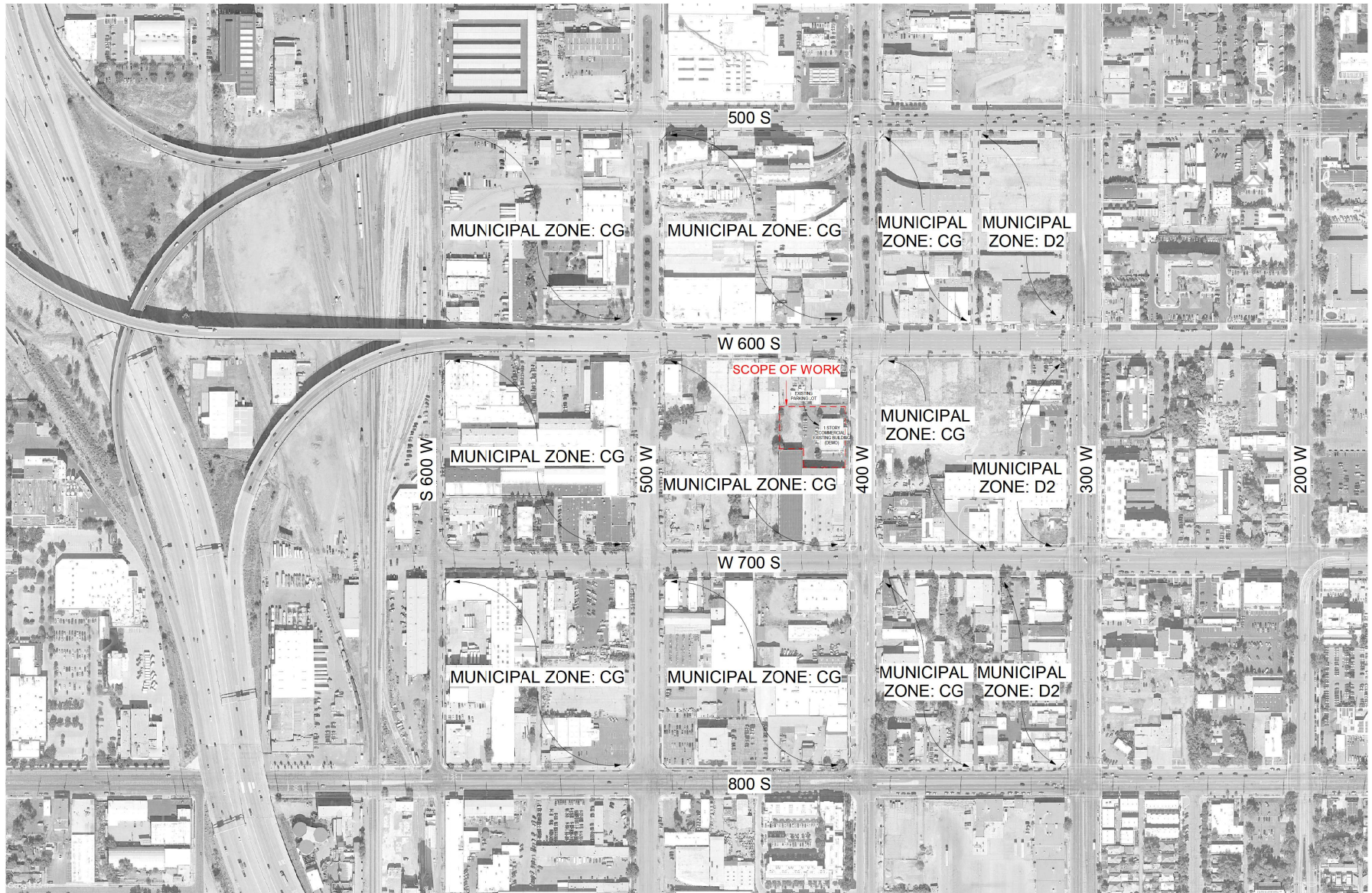
LEVEL 1		LEVEL 4	
B.O.H	226 SF	LOBBY & CORRIDOR	2,739 SF
LEASING	444 SF	MEP / UTILITY	304 SF
LOBBY & CORRIDOR	2,017 SF	RESIDENTIAL	22,759 SF
MEP / UTILITY	2,556 SF	VERTICAL CIRCULATION	496 SF
PARKING	23,181 SF		26,297 SF
RETAIL 1	4,382 SF	LEVEL 5	
RETAIL 2	7,215 SF	LOBBY & CORRIDOR	2,737 SF
VERTICAL CIRCULATION	7,021 SF	MEP / UTILITY	308 SF
	41,042 SF	RESIDENTIAL	22,758 SF
LEVEL 2		VERTICAL CIRCULATION	496 SF
LOBBY & CORRIDOR	1,741 SF		26,301 SF
MEP / UTILITY	740 SF	LEVEL 6	
PARKING	23,035 SF	LOBBY & CORRIDOR	2,743 SF
RESIDENTIAL	8,013 SF	MEP / UTILITY	308 SF
VERTICAL CIRCULATION	990 SF	RESIDENTIAL	22,767 SF
	34,519 SF	VERTICAL CIRCULATION	496 SF
LEVEL 3			26,313 SF
AMENITIES	2,857 SF	LEVEL 7	
B.O.H	348 SF	AMENITIES	781 SF
LOBBY & CORRIDOR	2,937 SF	LOBBY & CORRIDOR	2,726 SF
MEP / UTILITY	305 SF	MEP / UTILITY	308 SF
RESIDENTIAL	19,865 SF	RESIDENTIAL	21,081 SF
VERTICAL CIRCULATION	496 SF	VERTICAL CIRCULATION	496 SF
	26,807 SF		25,394 SF
		Grand total	206,673 SF

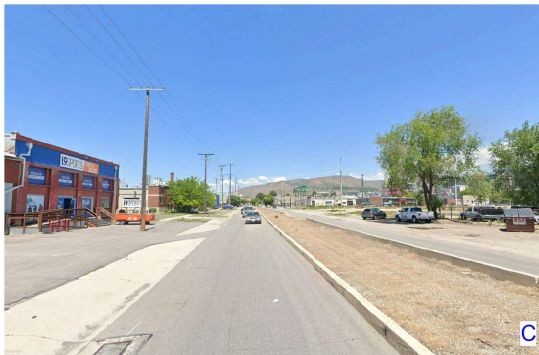
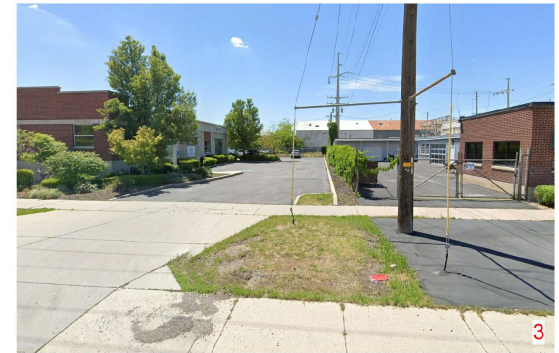
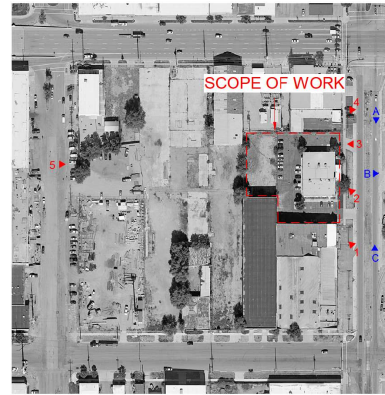
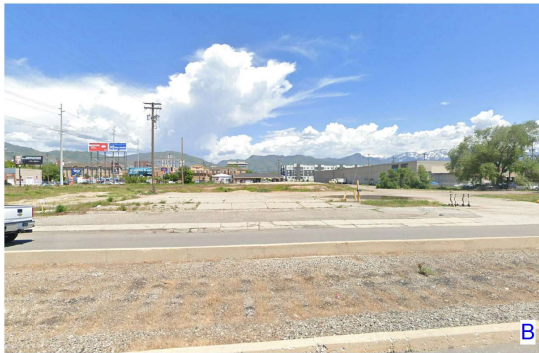
RESIDENTIAL DENSITY

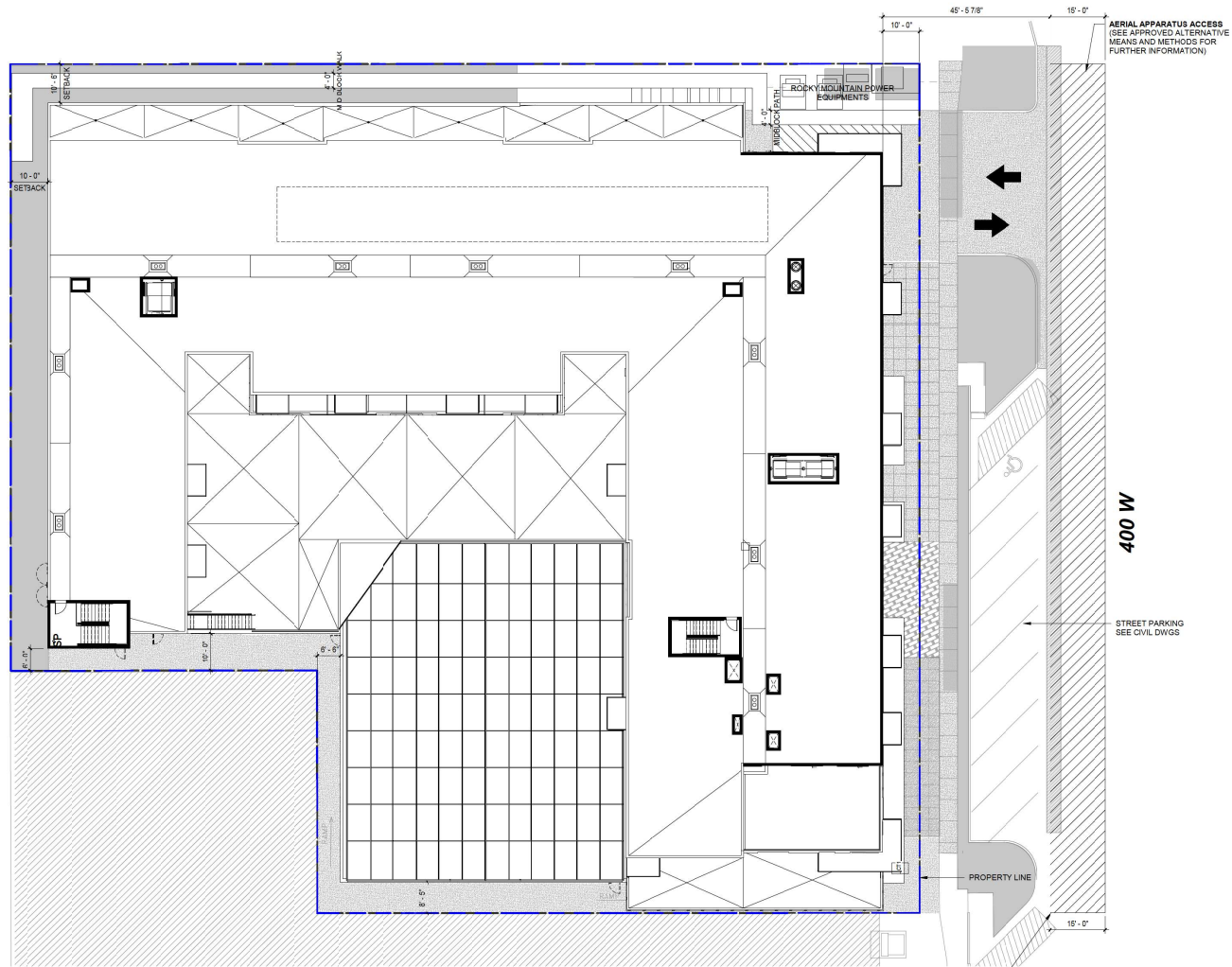
DWELLING UNITS PROPOSED:			
STUDIO/ 1BA	57	31%	
1BD/ 1BA	103	56%	
1BD/ 1BA + DEN	5	3%	
2BD/ 2BA	19	10%	
	184	100%	
Market Rentable AVG Area:		632 SF	
Total Net Rentable:		116,267 SF	
UNIT	UNIT TYPE	MARKET RENTABLE AREA (SF)	NO. OF UNIT (DU)
UNIT A1.1	1BD/1BA	676 SF	40
UNIT A1.2	1BD/1BA	746 SF	5
UNIT A1.3 (LINER)	1BD/1BA	753 SF	2
UNIT A1.4	1BD/1BA	627 SF	5
UNIT A1.5	1BD/1BA	627 SF	4
UNIT A2	1BD/1BA	726 SF	5
UNIT A3.1	1BD/1BA + DEN	771 SF	5
UNIT A3.2	1BD/1BA	691 SF	5
UNIT A4	1BD/1BA	543 SF	5
UNIT A5	1BD/1BA	544 SF	15
UNIT A6	1BD/1BA	519 SF	15
UNIT A7.1 (LINER)	1BD/1BA	689 SF	1
UNIT A7.2 (LINER)	1BD/1BA	555 SF	1
UNIT B1	2BD/2BA	1059 SF	5
UNIT B2	2BD/2BA	1012 SF	9
UNIT B3	2BD/2BA	1028 SF	5
UNIT S1.1	STUDIO/1BA	481 SF	31
UNIT S1.2 (LINER)	STUDIO/1BA	471 SF	2
UNIT S1.3 (LINER)	STUDIO/1BA	511 SF	1
UNIT S1.4 (LINER)	STUDIO/1BA	454 SF	1
UNIT S2 (LINER)	STUDIO/1BA	437 SF	3
UNIT S3 (LINER)	STUDIO/1BA	649 SF	1
UNIT S4 (LINER)	STUDIO/1BA	540 SF	1
UNIT S5	STUDIO/1BA	532 SF	5
UNIT S6.1	STUDIO/1BA	519 SF	5
UNIT S6.2	STUDIO/1BA	459 SF	5
UNIT S8.1 (LINER)	STUDIO/1BA	401 SF	1
UNIT S8.2 (LINER)	STUDIO/1BA	407 SF	1
			184

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THE GRANARY CAMPUS

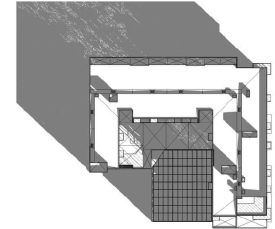
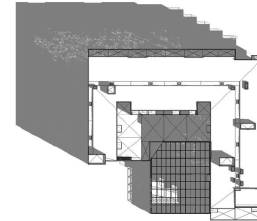
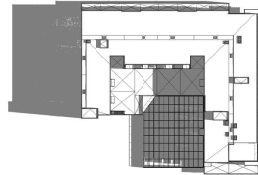
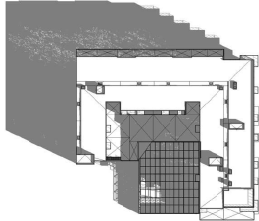
SPRING EQUINOX
MAR. 20

SUMMER SOLSTICE
JUN. 21

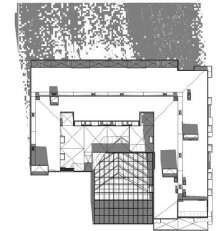
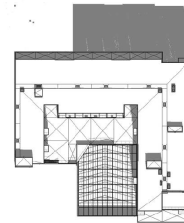
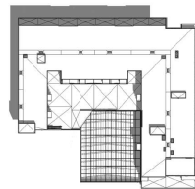
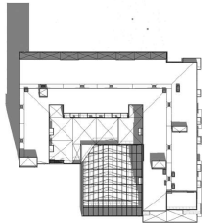
FALL EQUINOX
SEP. 22

WINTER SOLSTICE
DEC. 21

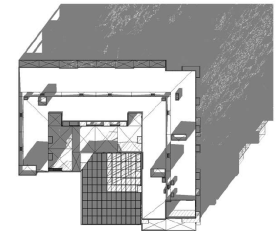
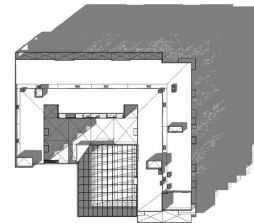
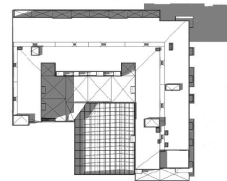
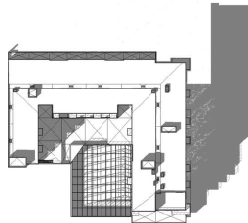
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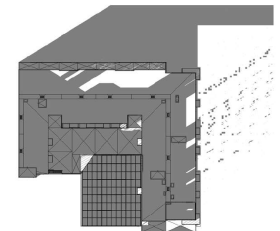
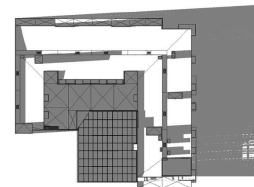
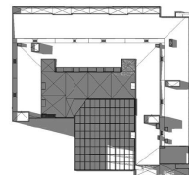
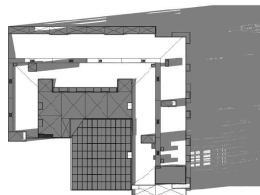
12:00 PM



03:00 PM



06:00 PM



OPEN SPACE CALCULATION

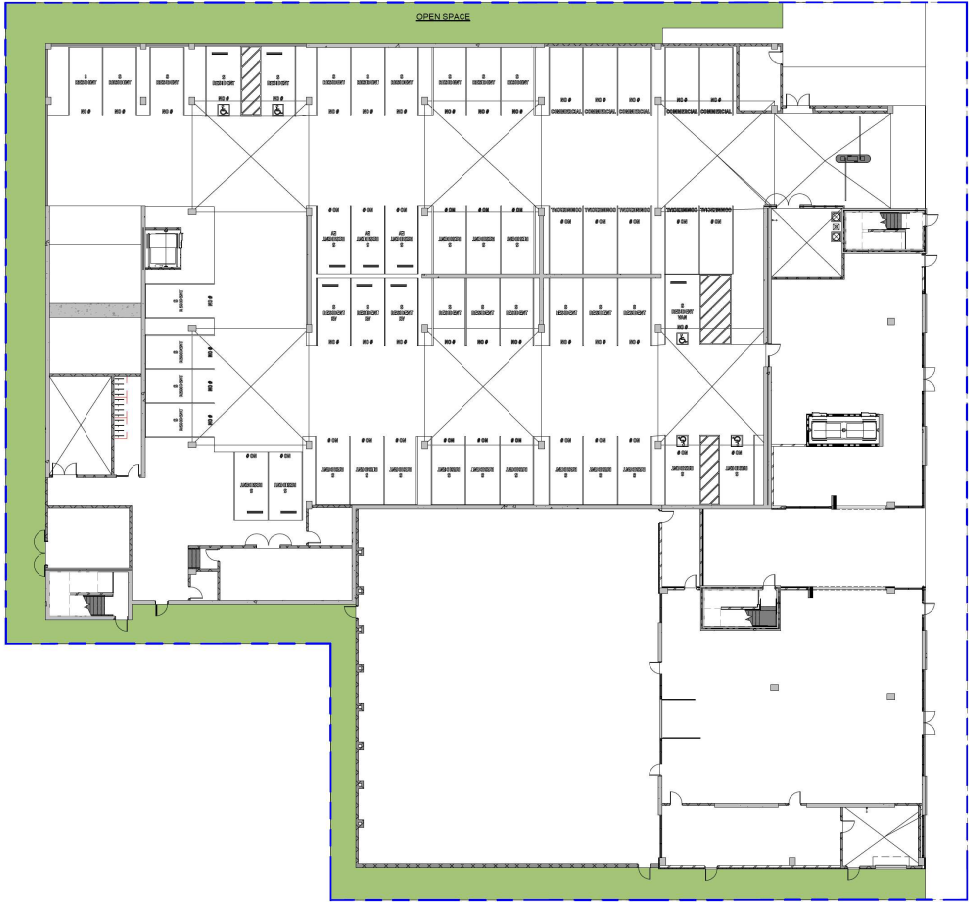
Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors, see 21A.26.070.F.2.

*Note: 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. See 21A.26.070.E.

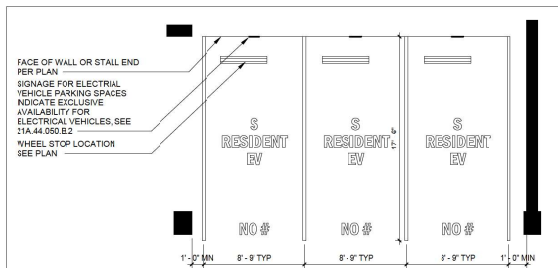
THE AREA OF THE ADDITIONAL FLOORS
= 26,313 SF (LEVEL 6) + 25,394 SF (LEVEL 7) = 51,707 SF

REQUIRED THE AMOUNT OF INCREASED LANDSCAPING:
51,707 SF X 10% = 5,171 SF

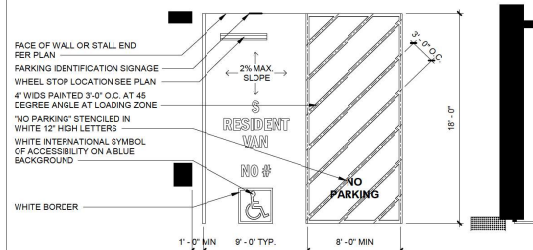
PROVIDED THE AMOUNT OF INCREASED LANDSCAPING:
5,914 SF



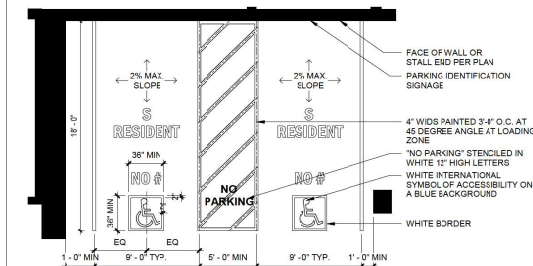
OPEN SPACE - LEVEL 1



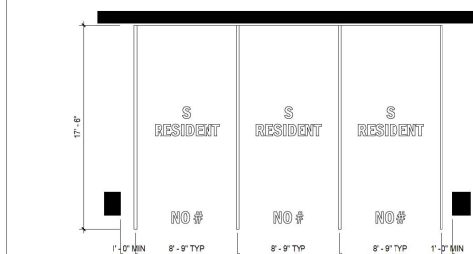
TYPICAL EV PARKING STALL STANDARD



TYPICAL ACCESSIBLE VAN PARKING STALL



TYPICAL ACCESSIBLE PARKING STALL



TYPICAL PARKING STALL STANDARD

G3 APARTMENTS
SALT LAKE CITY, UT 84101

ENTITLEMENT PACKAGE

LAKE UNION PARTNERS
401 N. 36TH STREET, SUITE 104
SEATTLE, WA 98103
PHONE: 509.993.1150

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

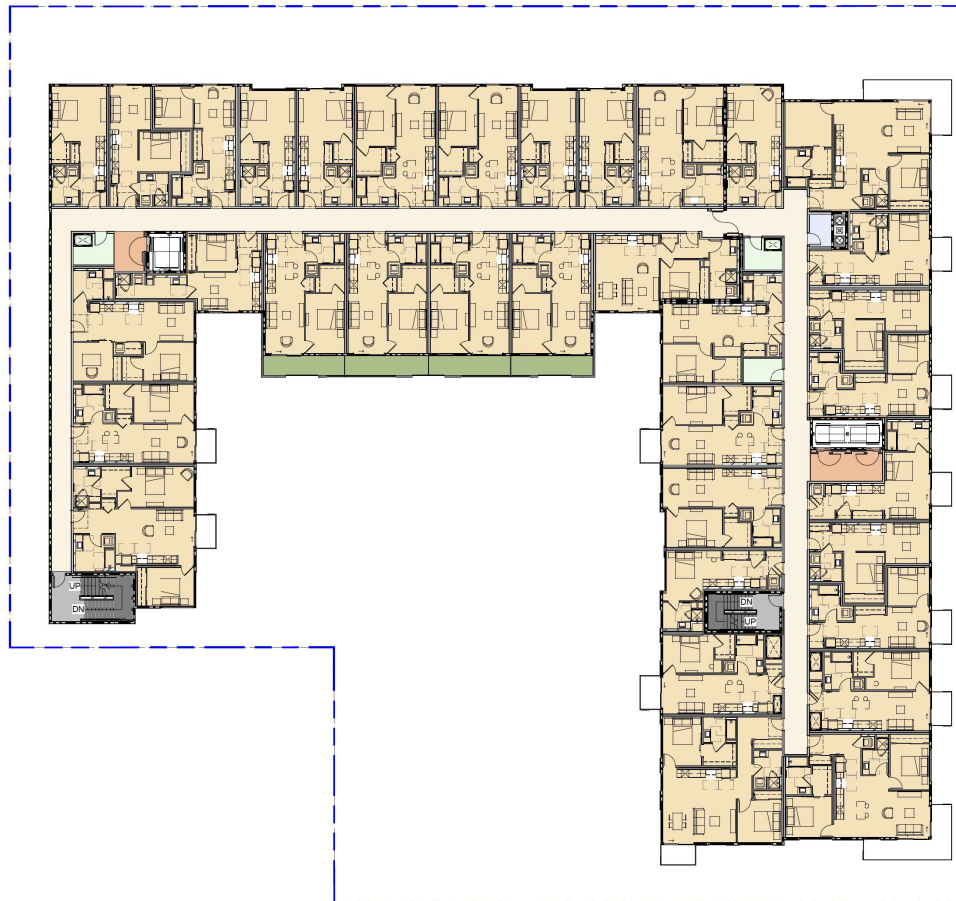
- NOTE:
1. AISLE WIDTH IS 23'-4" TYP.
 2. ANY PARKING STALLS ADJACENT TO A WALL OR A COLUMN MUST BE 1' WIDER THAN THE STANDARD WIDTH. (21A.44.020)
 3. ALL ELECTRICAL VEHICLE PARKING FOLLOW 21A.44.050 B.2.
 4. BIKE RACK INSTALLATION (SEE S.L.C. TRANSPORTATION STANDARD DETAIL, F1 F2, 'BICYCLE PARKING').

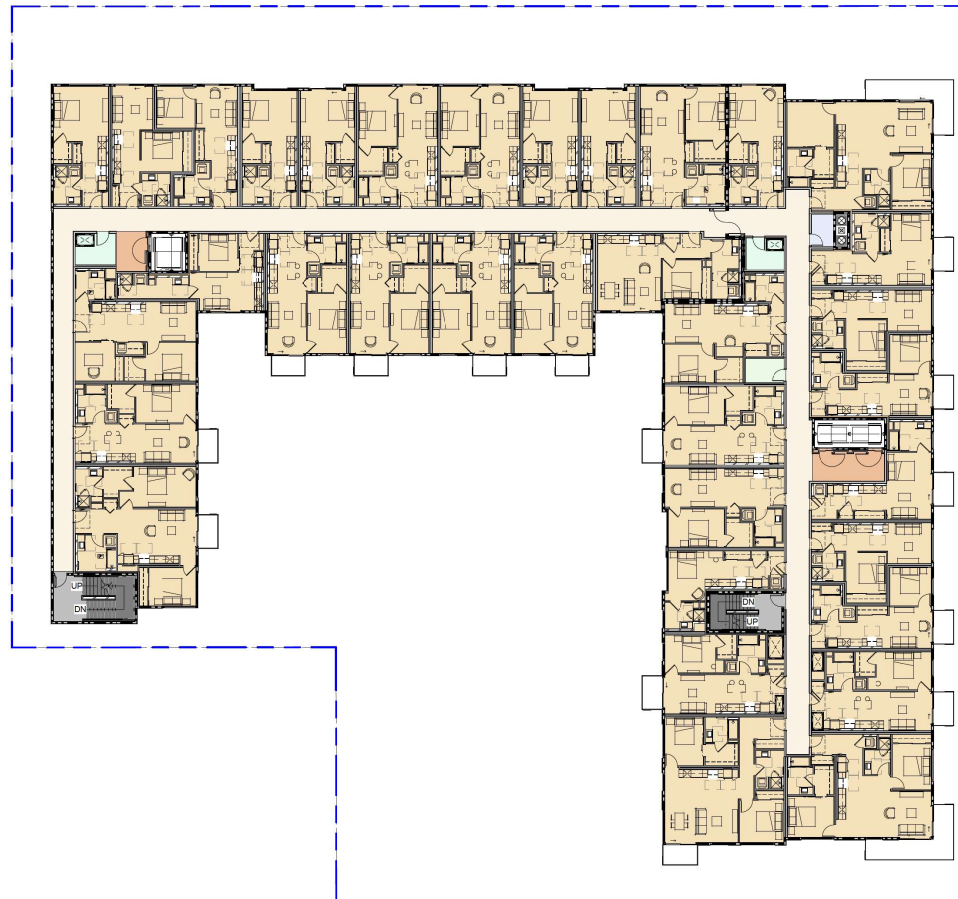


A1.1
OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"
10/17/2022

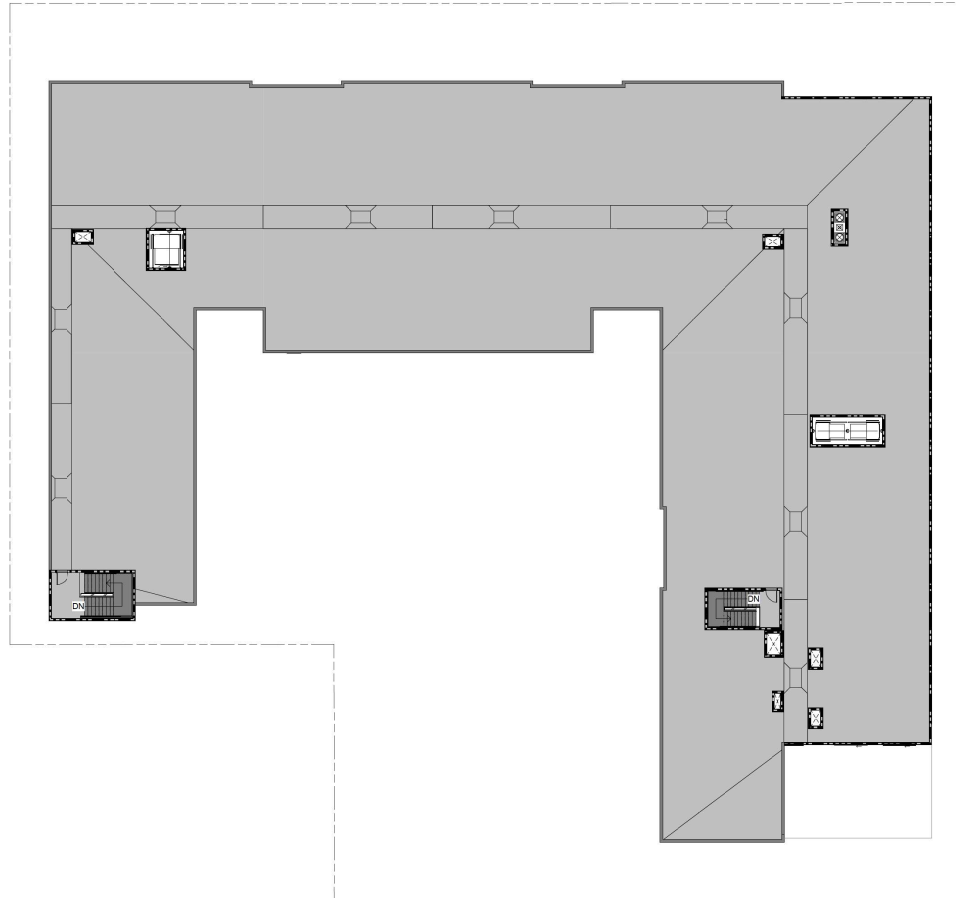


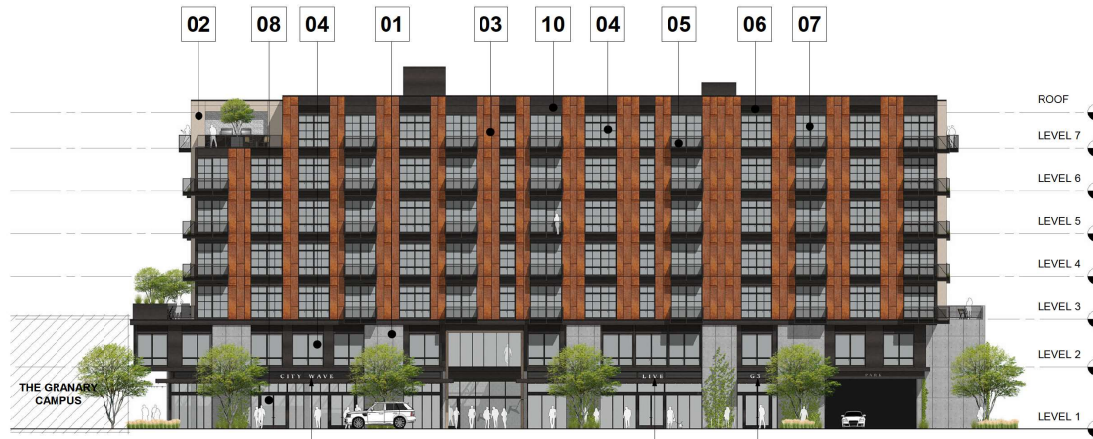








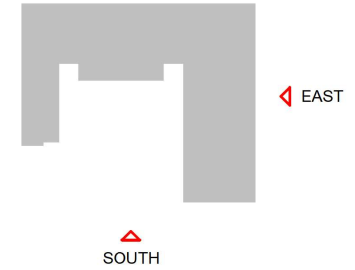




PROPOSED
SIGN

PROPOSED
SIGN

PROPOSED
SIGN

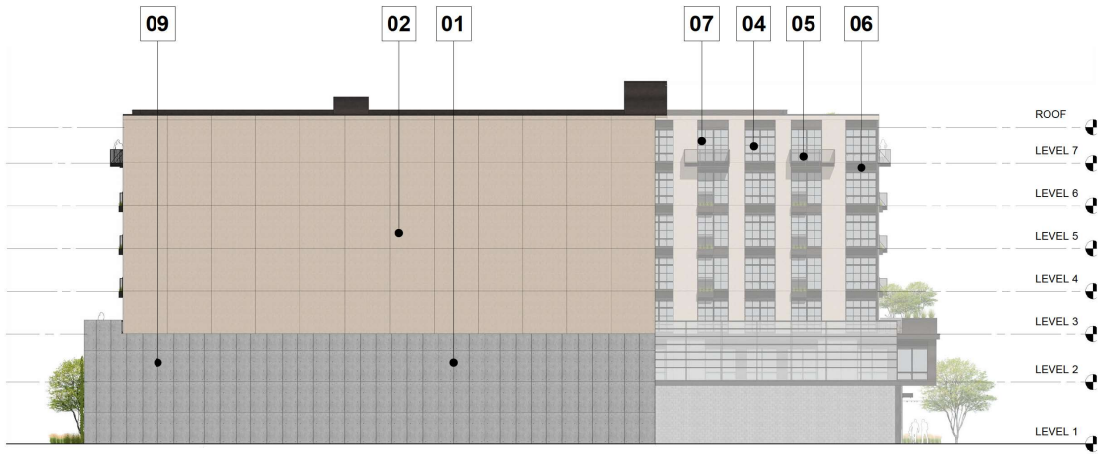


EAST ELEVATION

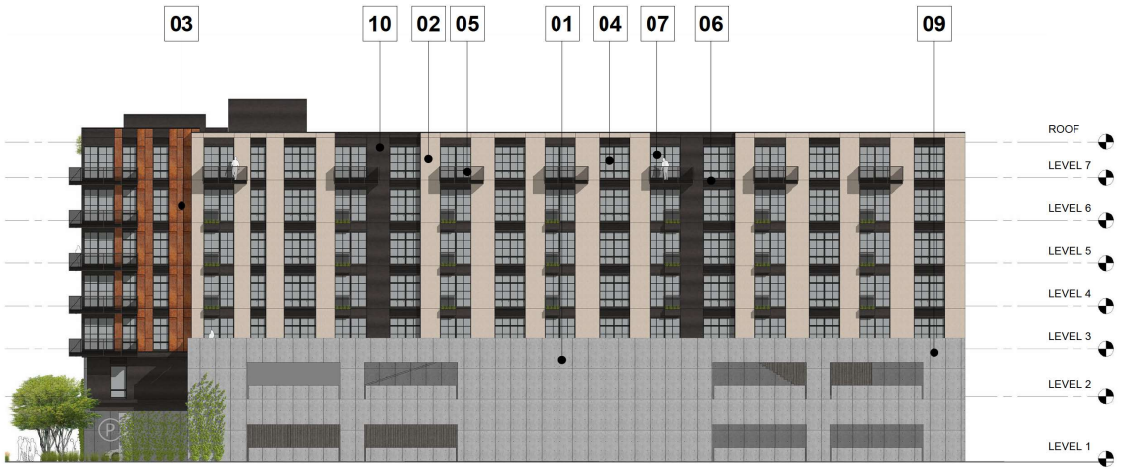


SOUTH ELEVATION

01	CONCRETE	04	VPI WINDOW	07	GLASS DOOR	10	HARDIE PANEL
02	STUCCO FINISH	05	MESH METAL RAILING	08	GLASS STOREFRONT		
03	METAL PANEL	06	METAL VENTILATION LOUVER	09	CMU BLOCK		



WEST ELEVATION



NORTH ELEVATION

01 CONCRETE	04 VPI WINDOW	07 GLASS DOOR	10 HARDIE PANEL
02 STUCCO FINISH	05 MESH METAL RAILING	08 GLASS STOREFRONT	
03 METAL PANEL	06 METAL VENTILATION LOUVER	09 CMU BLOCK	



G3 APARTMENTS
SALT LAKE CITY, UT 84101

ENTITLEMENT PACKAGE

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PHONE: 509,993,1150

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949,609,3388

A2.3
3D PERSPECTIVES

10/17/2022



G3 APARTMENTS
SALT LAKE CITY, UT 84101

ENTITLEMENT PACKAGE

LAKE UNION PARTNERS
401 N. 36TH STREET, SUITE 104
SEATTLE, WA 98103
PHONE: 509,993,1150

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949,609,3388

A2.4
3D PERSPECTIVES

10/17/2022



G3 APARTMENTS
SALT LAKE CITY, UT 84101

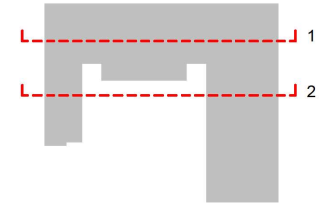
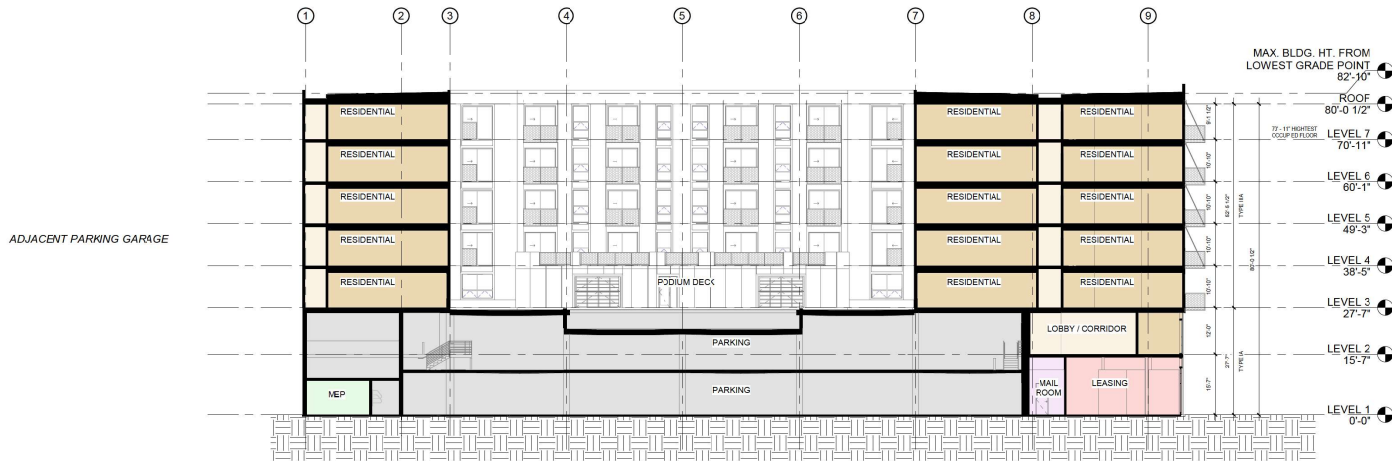
ENTITLEMENT PACKAGE

LAKE UNION PARTNERS
401 N. 36TH STREET, SUITE 104
SEATTLE, WA 98103
PHONE: 509,993,1150

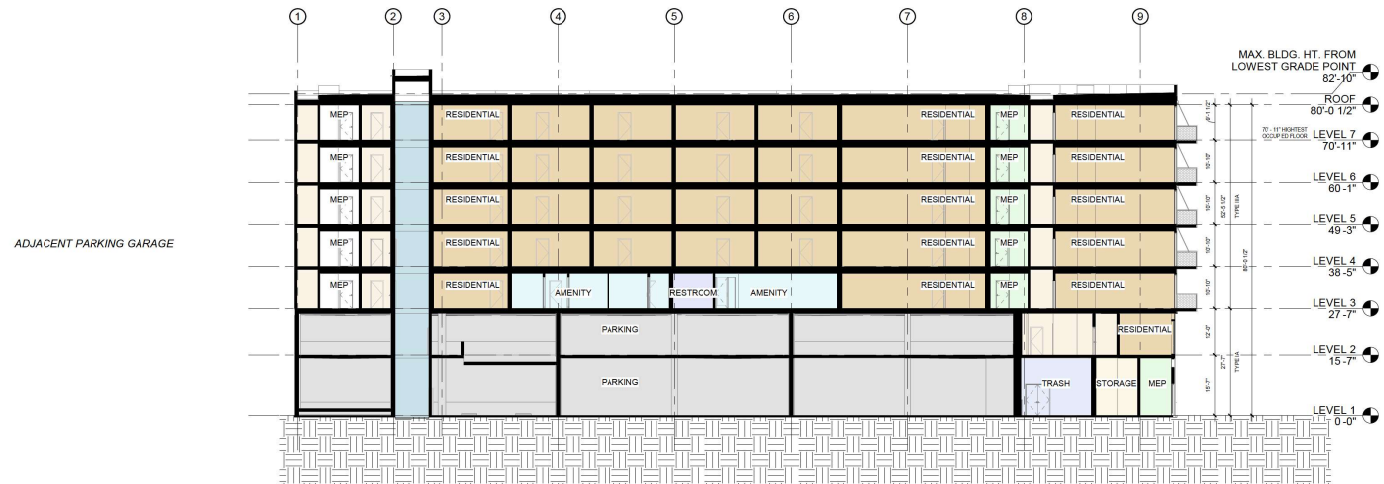
MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949,609,3388

A2.5
3D PERSPECTIVES

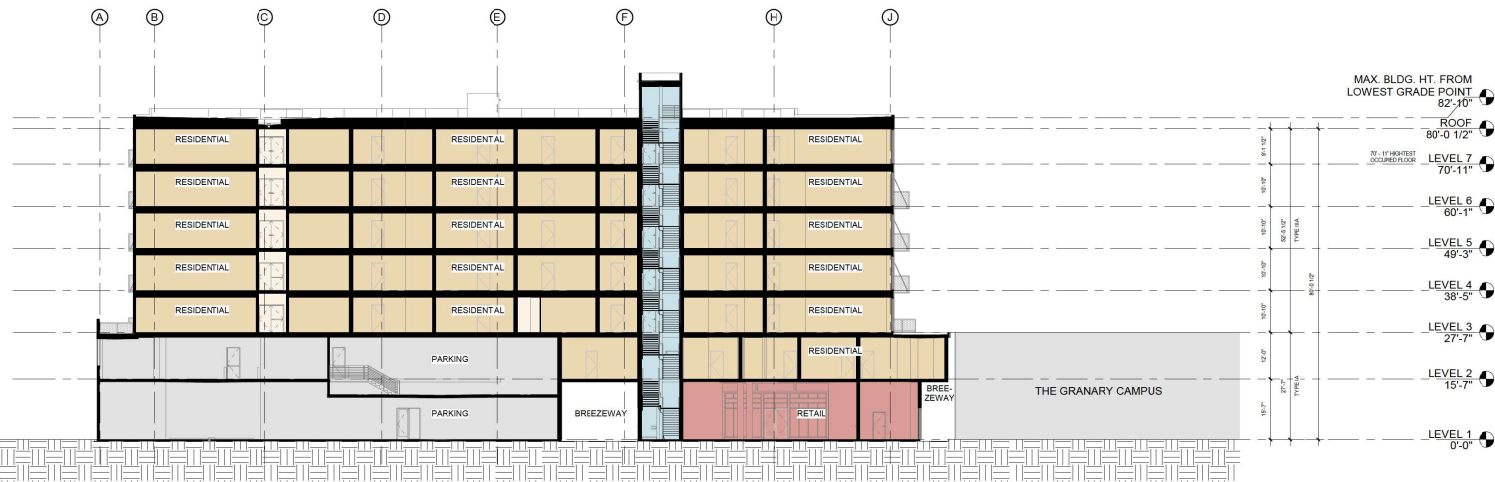
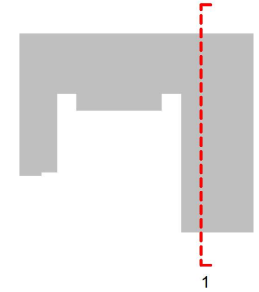
10/17/2022



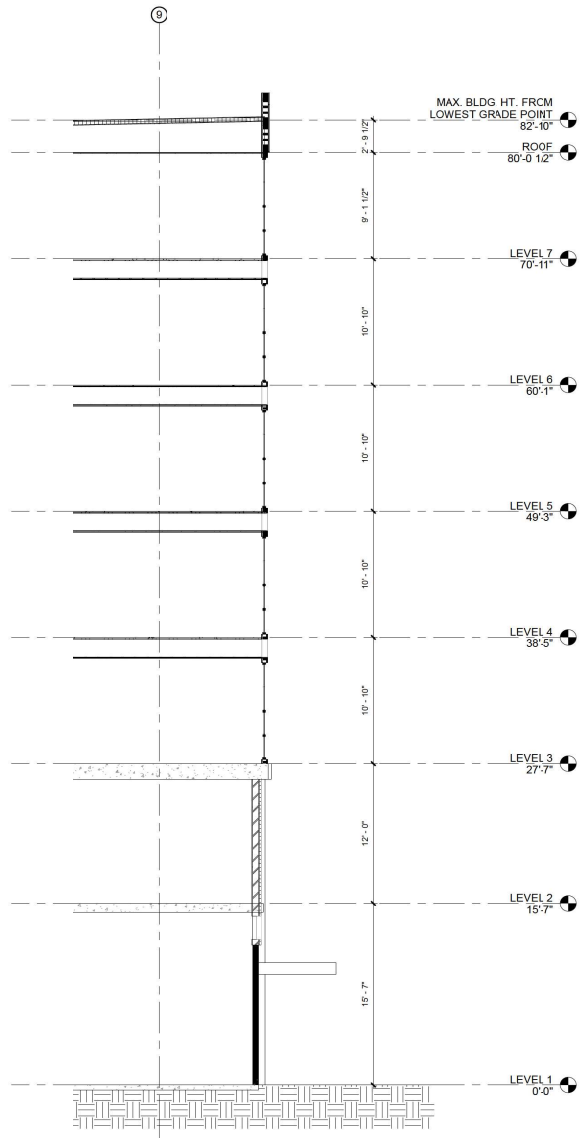
BUILDING SECTION 2 1/16" = 1'-0" 2



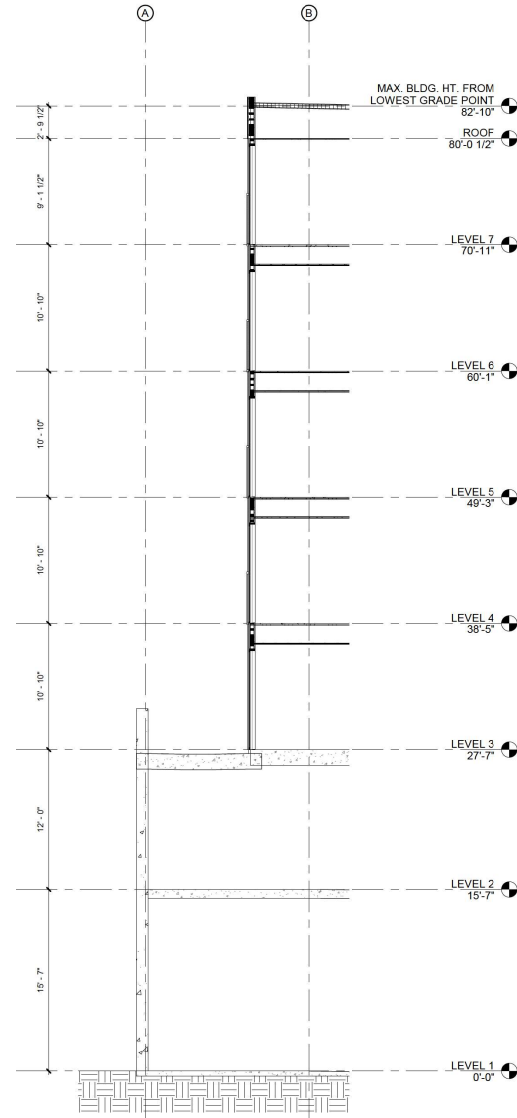
BUILDING SECTION 1 1/16" = 1'-0" 1



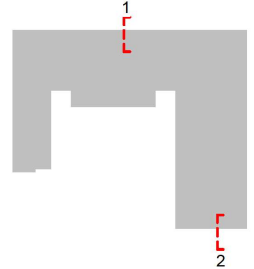
BUILDING SECTION 3 1/8" = 1'-0" 1

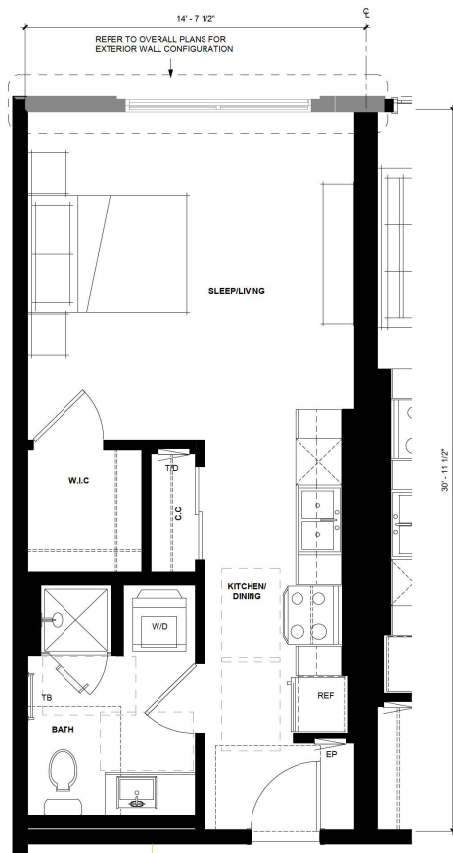


WALL SECTION 2

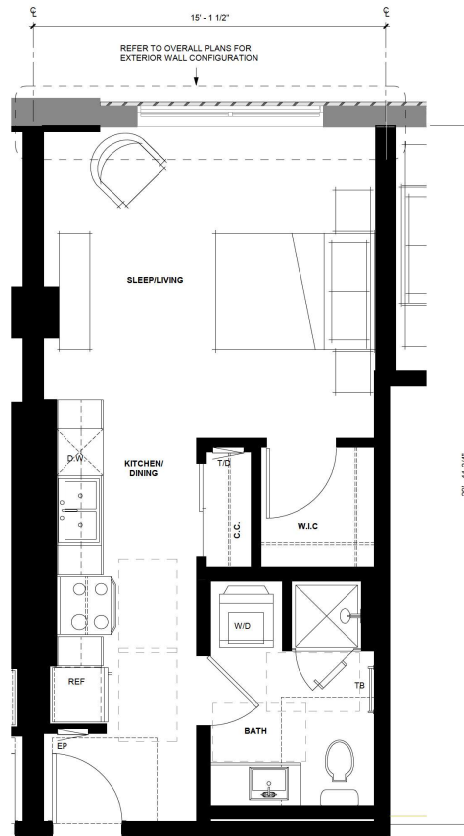


WALL SECTION 1

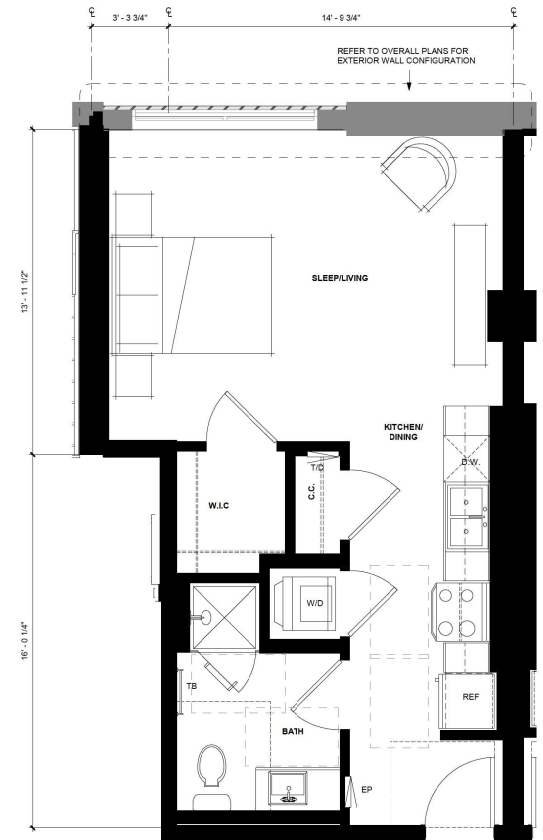




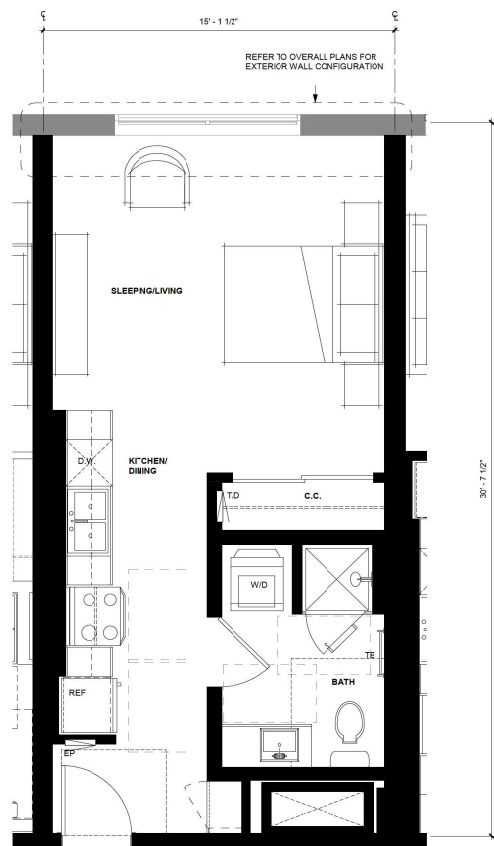
UNIT S1.1 (WD)
 AREA: 481 SF
 UNIT COUNT: 31



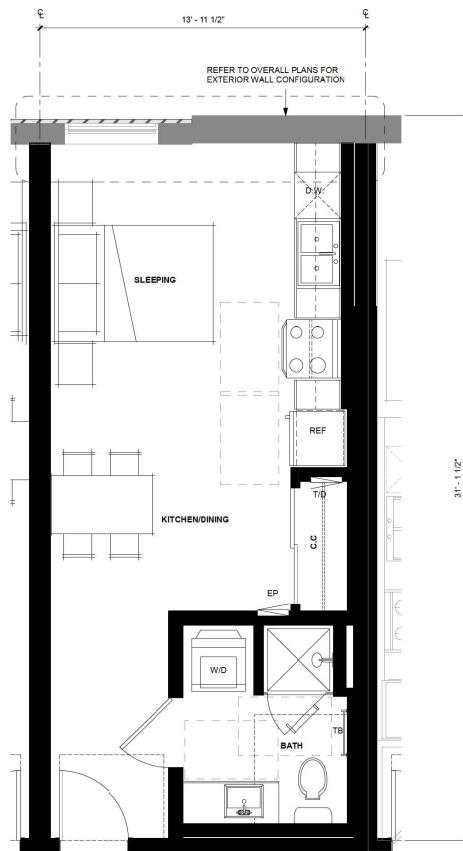
UNIT S1.2 (MTL)
 AREA: 471 SF
 UNIT COUNT: 2
 (ONLY ON LEVEL 2)



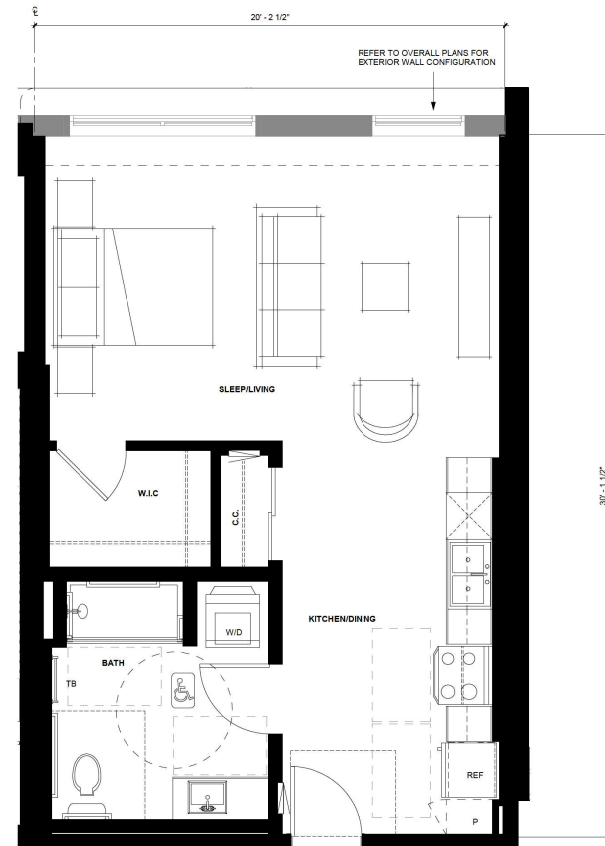
UNIT S1.3 (MTL)
 AREA: 511 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



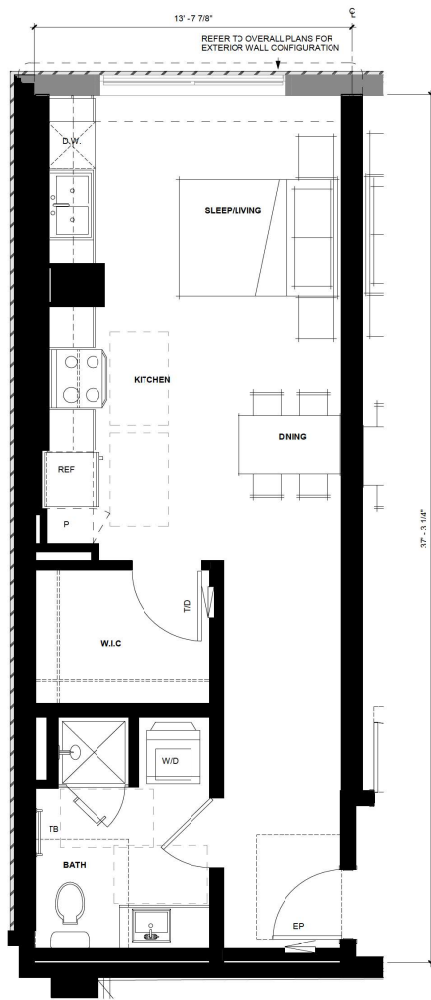
UNIT S1.4 (MTL)
 AREA: 454 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



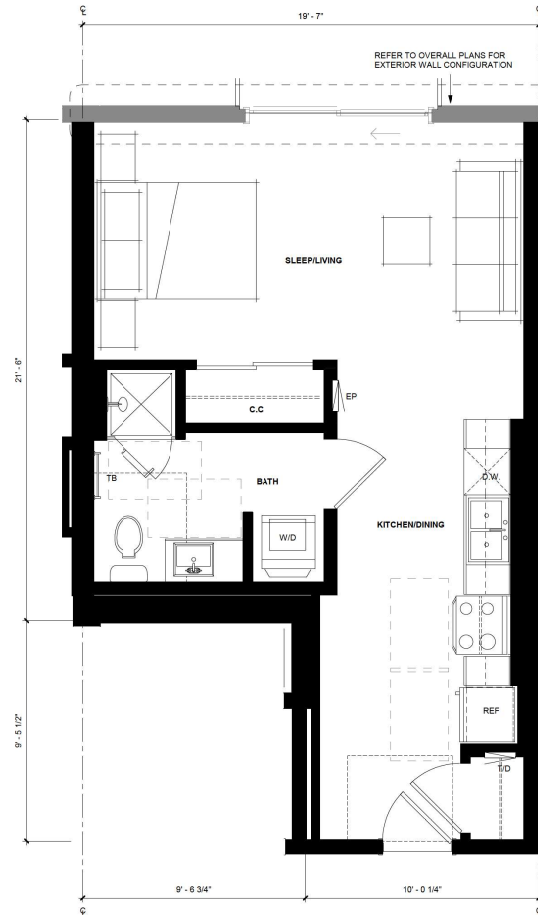
UNIT S2 (MTL)
 AREA: 437 SF
 UNIT COUNT: 3
 (ONLY ON LEVEL 2)



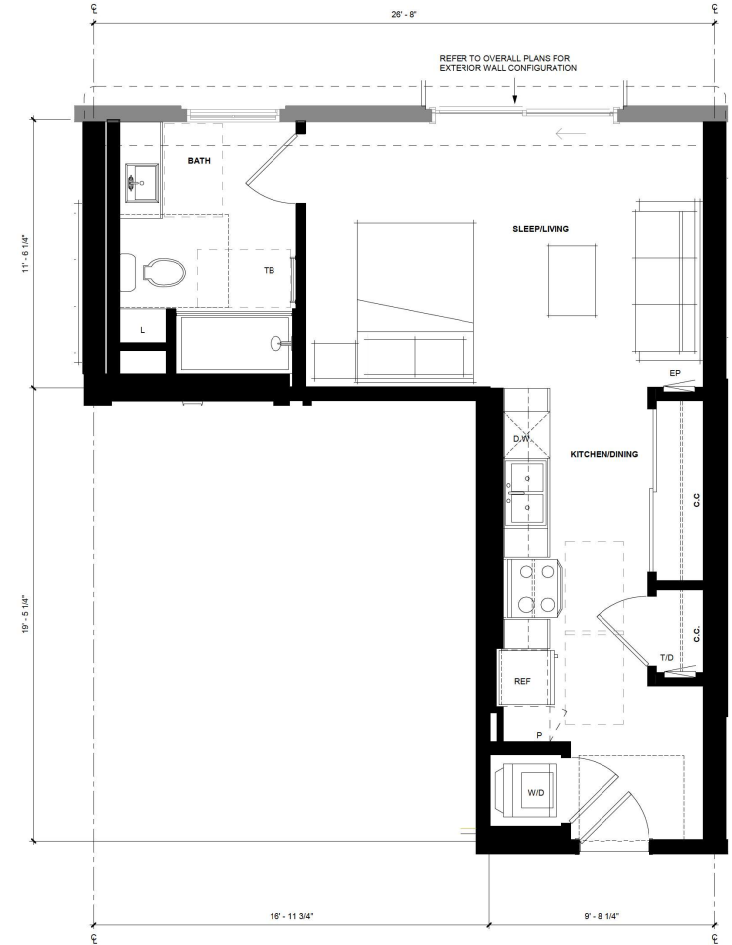
UNIT S3 (MTL)
 AREA: 649 SF
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 (ONLY ON LEVEL 2)



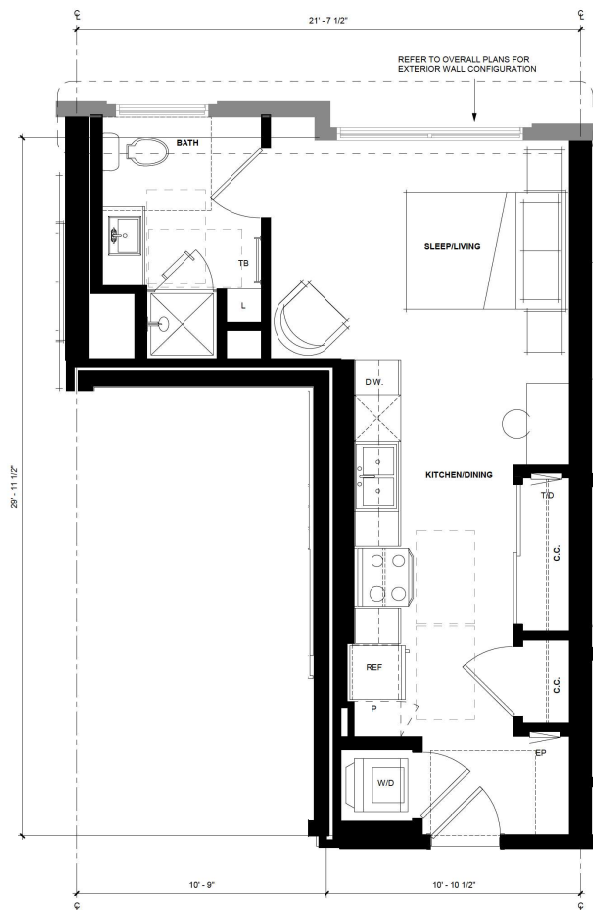
UNIT S4 (MTL)
 AREA: 540 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



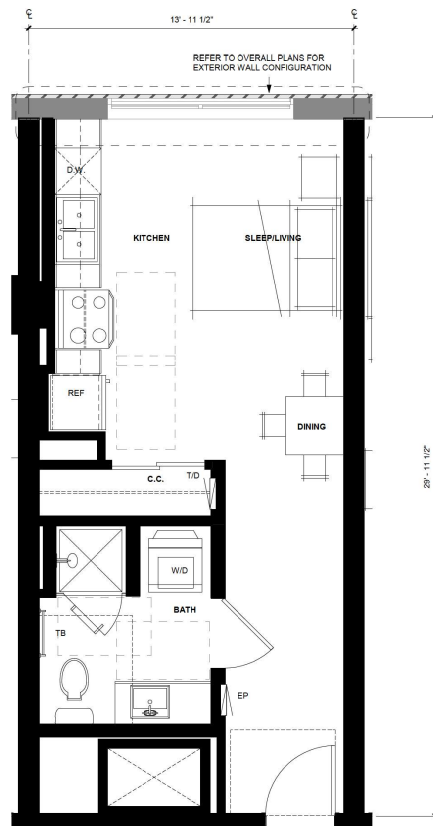
UNIT S5 (WD)
 AREA: 532 SF
 UNIT COUNT: 5



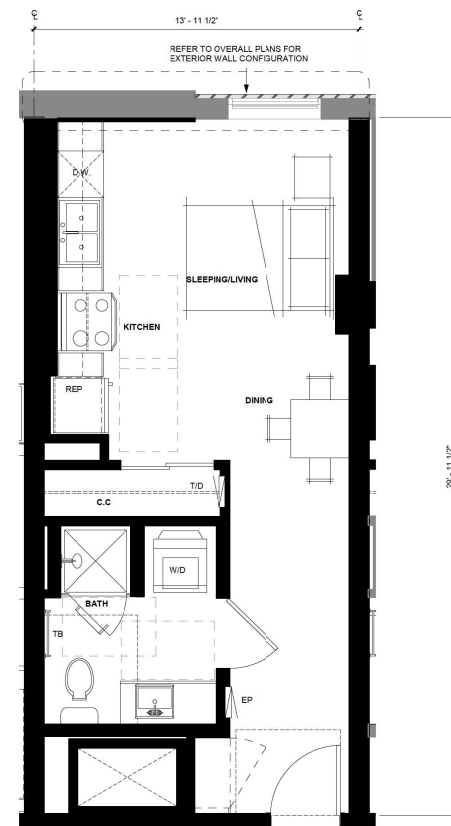
UNIT S6.1 (WD)
 AREA: 519 SF
 UNIT COUNT: 5



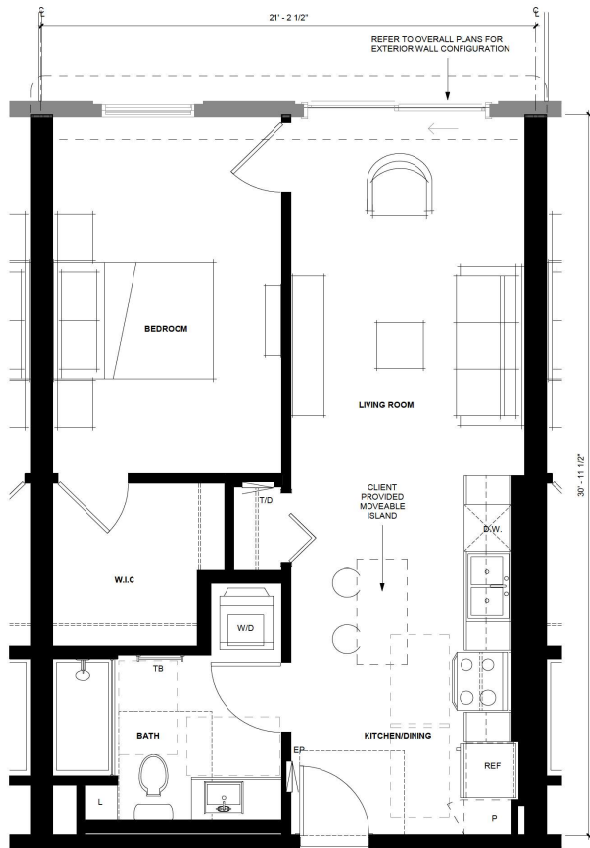
UNIT S6.2(WD)
 AREA: 459 SF
 UNIT COUNT: 5



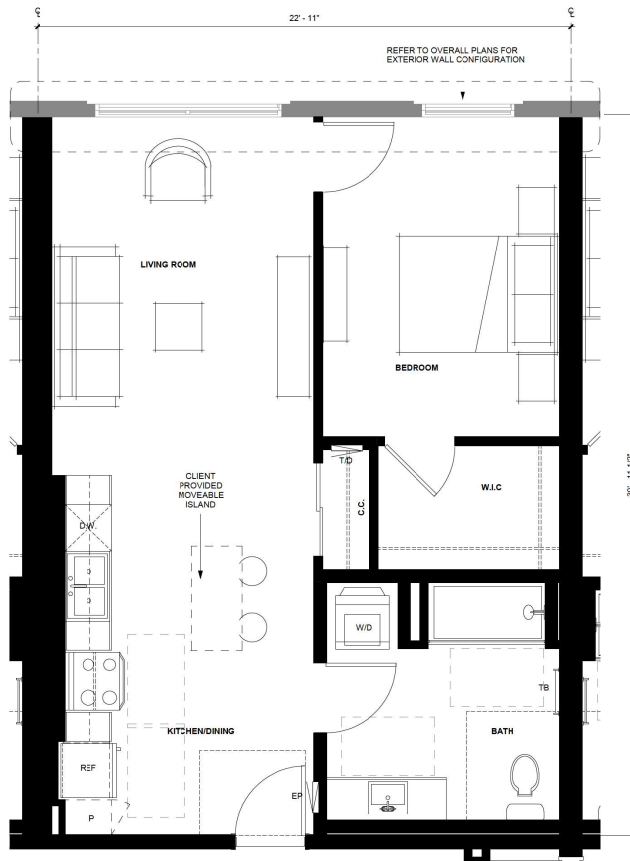
UNIT S8.1 (MTL)
 AREA: 401 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



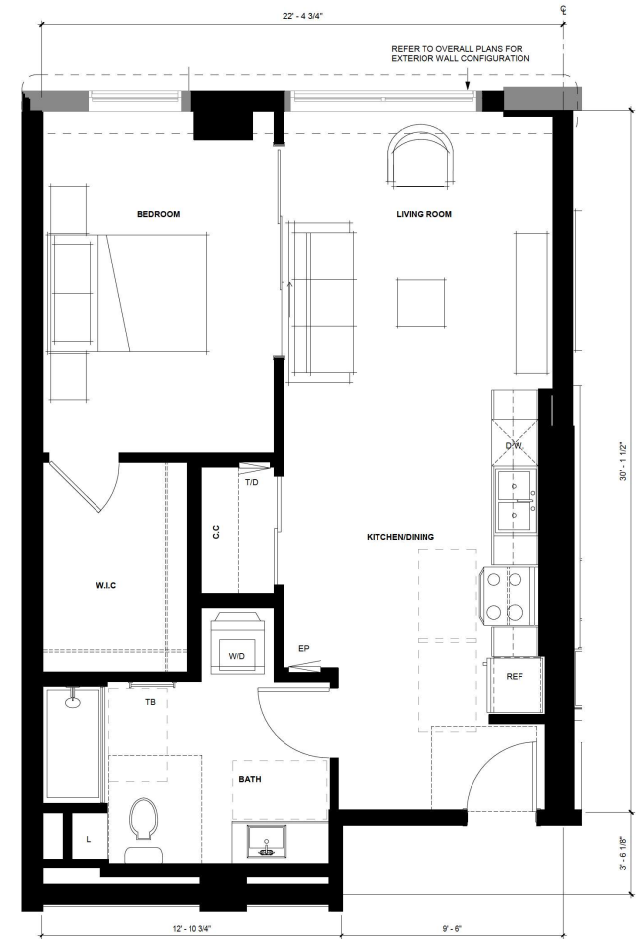
UNIT S8.2 (MTL)
 AREA: 407 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



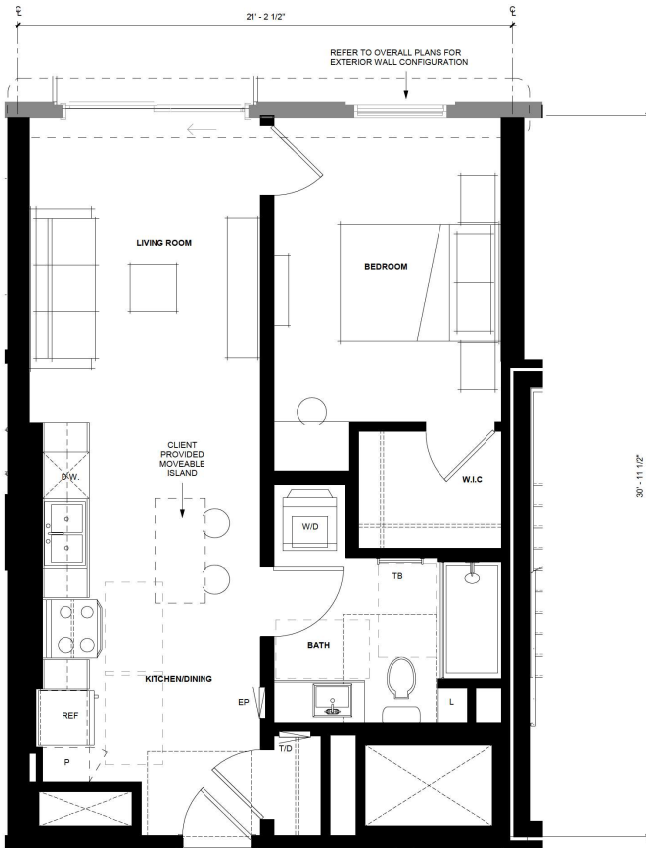
UNIT A1.1 (WD)
 AREA: 673 SF
 UNIT COUNT: 40



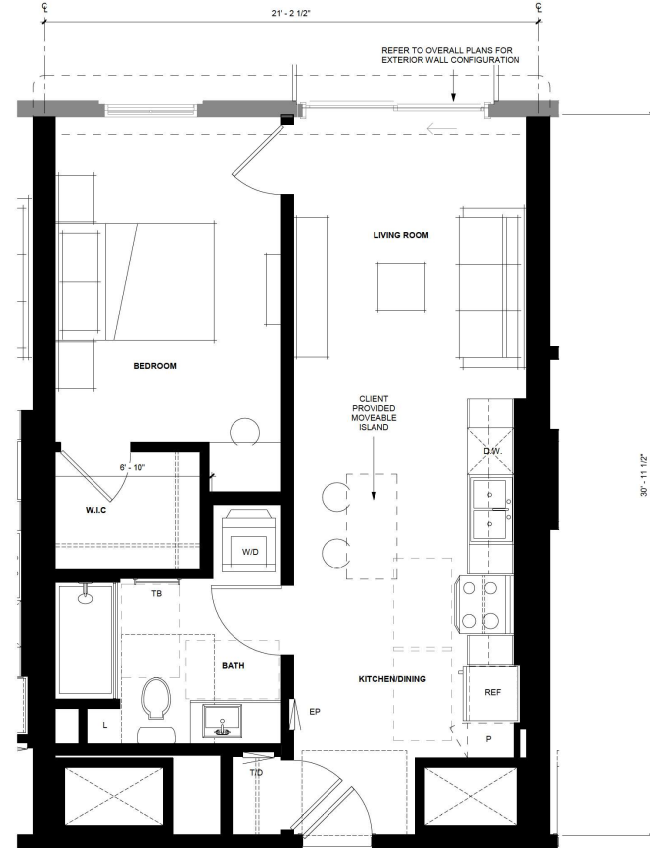
UNIT A1.2 (WD)
 AREA: 746 SF
 UNIT COUNT: 5



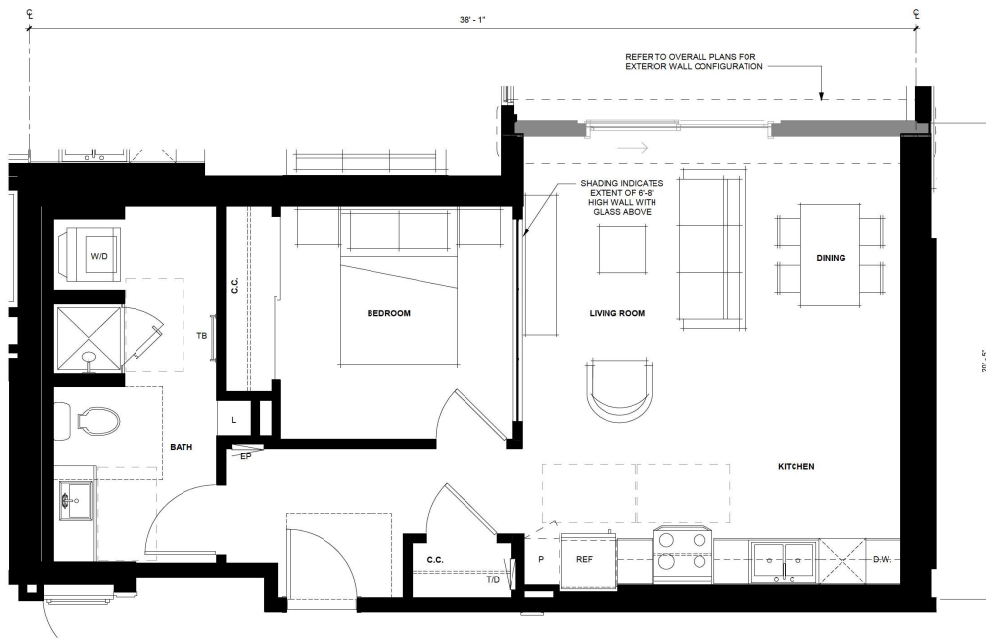
UNIT A1.3 (MTL)
 AREA: 753 SF
 UNIT COUNT: 2
 (ONLY ON LEVEL 2)



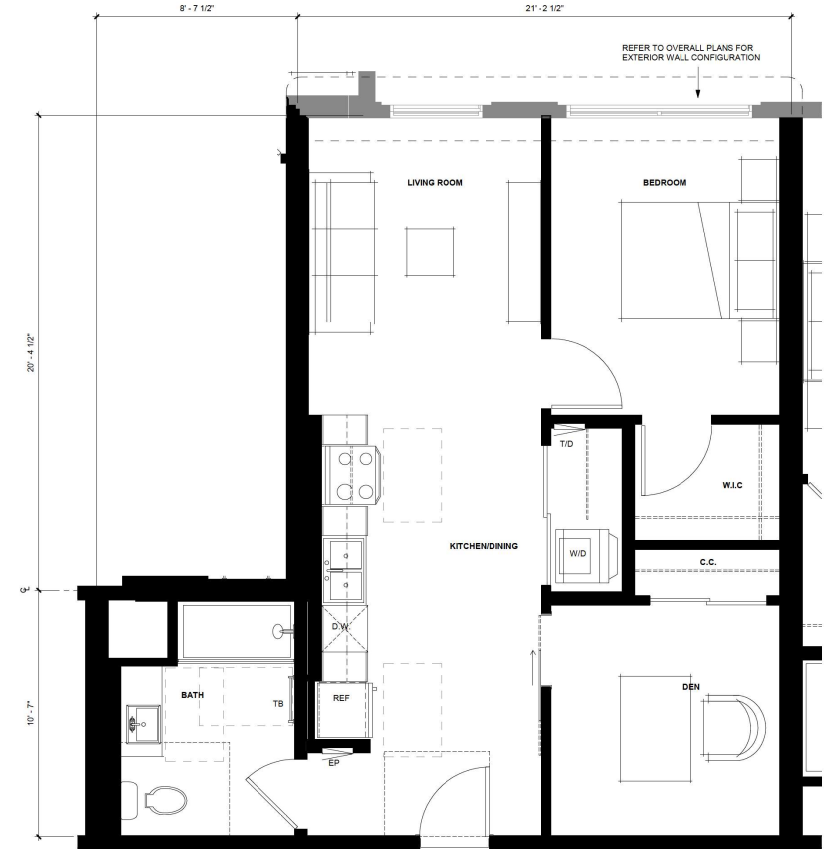
UNIT A1.4(WD)
 AREA: 627 SF
 UNIT COUNT: 5



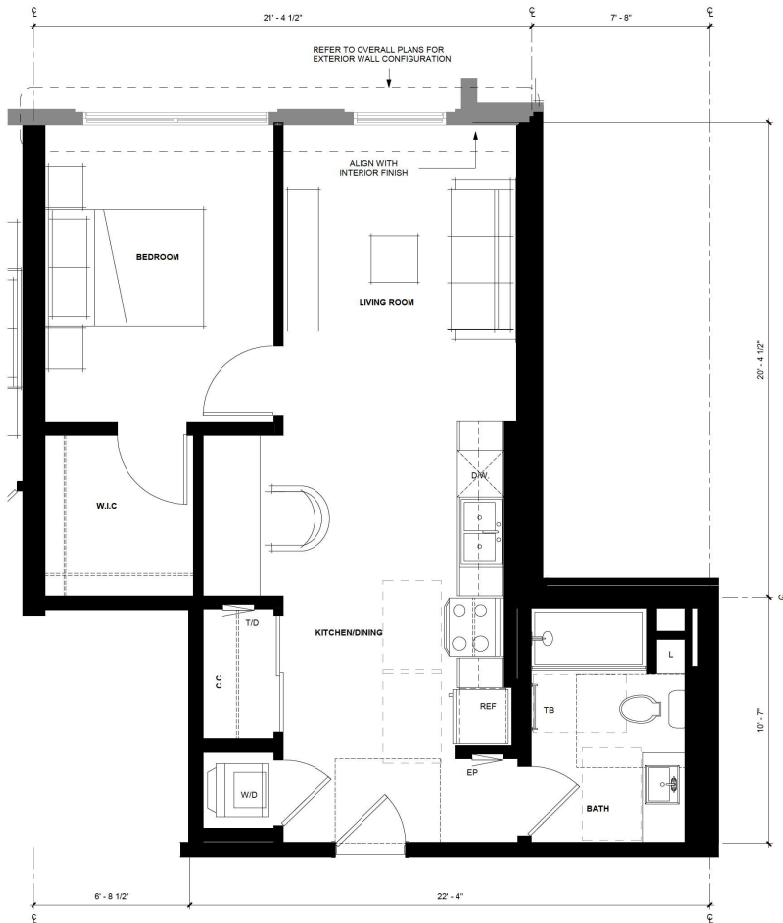
UNIT A1.5 (WD)
 AREA: 627 SF
 UNIT COUNT: 4



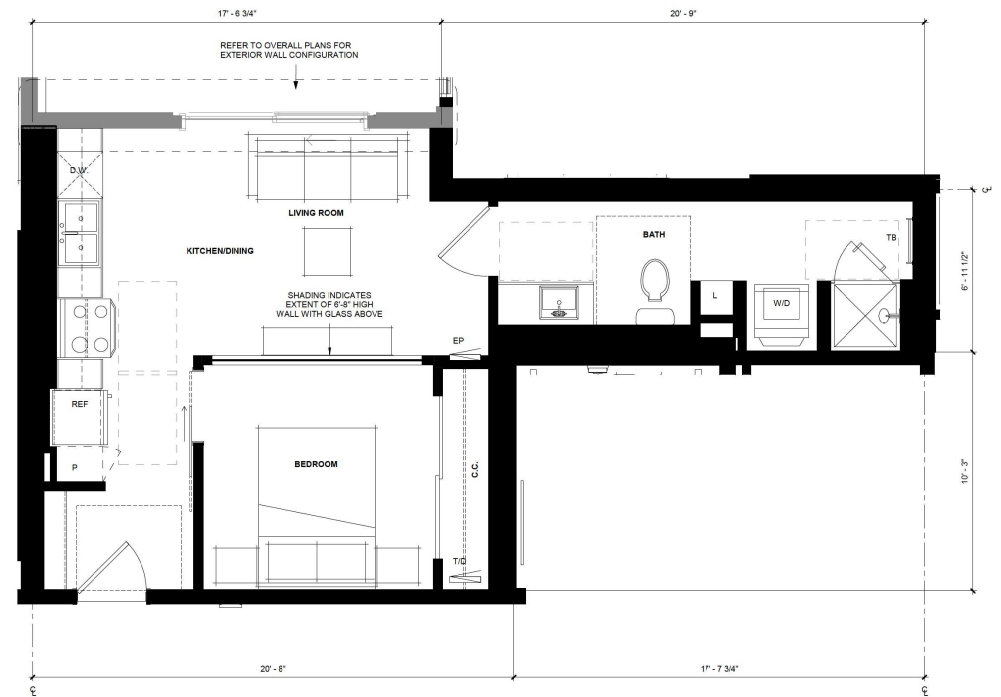
UNIT A2 (WD)
 AREA: 726 SF
 UNIT COUNT: 5



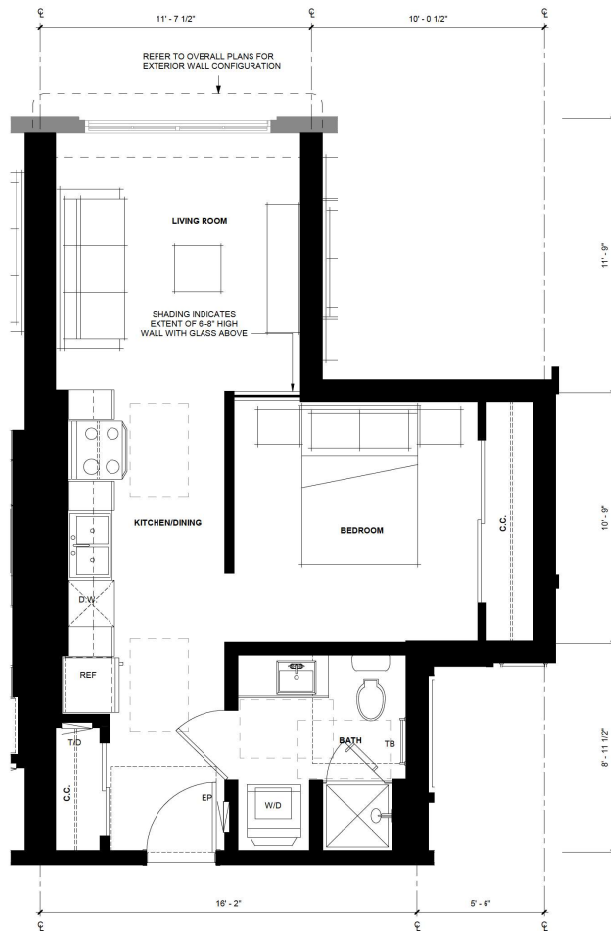
UNIT A3.1 (WD)
 AREA: 771 SF
 UNIT COUNT: 5



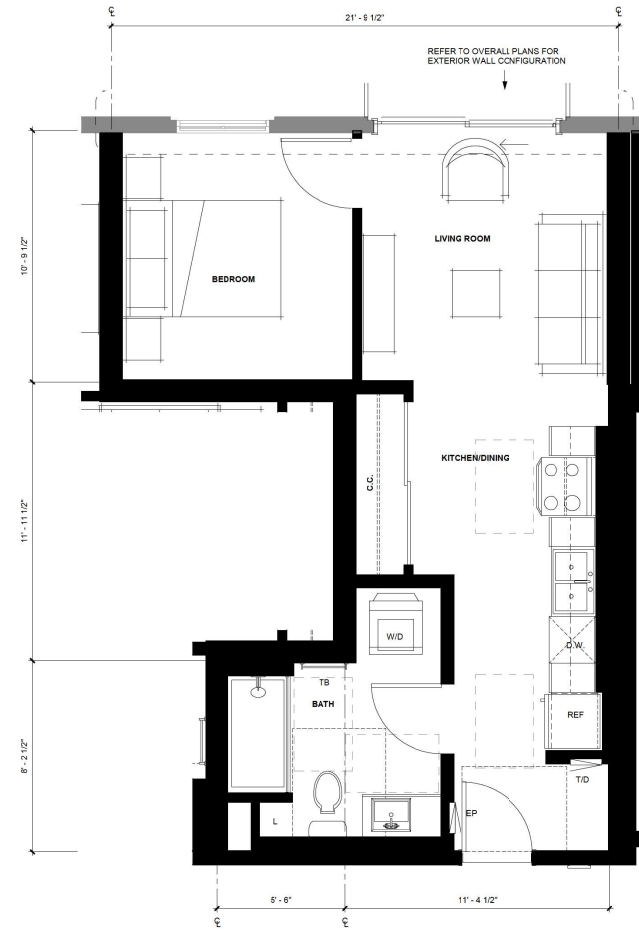
UNIT A3.2 (WD)
AREA: 691 SF
UNIT COUNT: 5



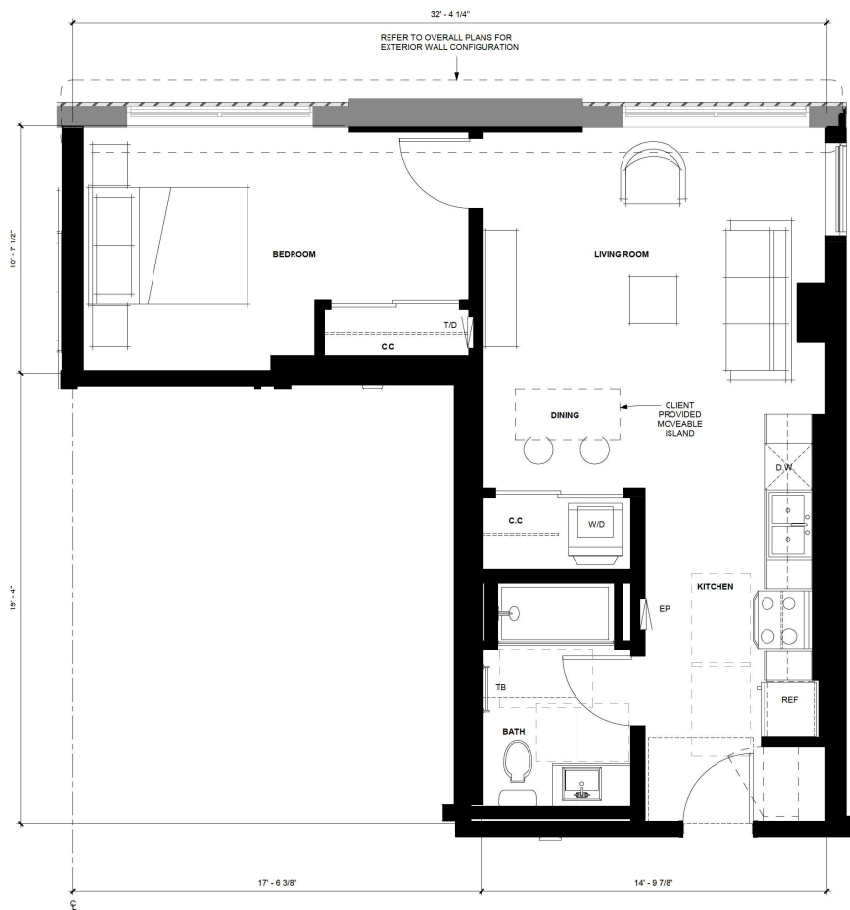
UNIT A4 (WD)
AREA: 543 SF
UNIT COUNT: 5



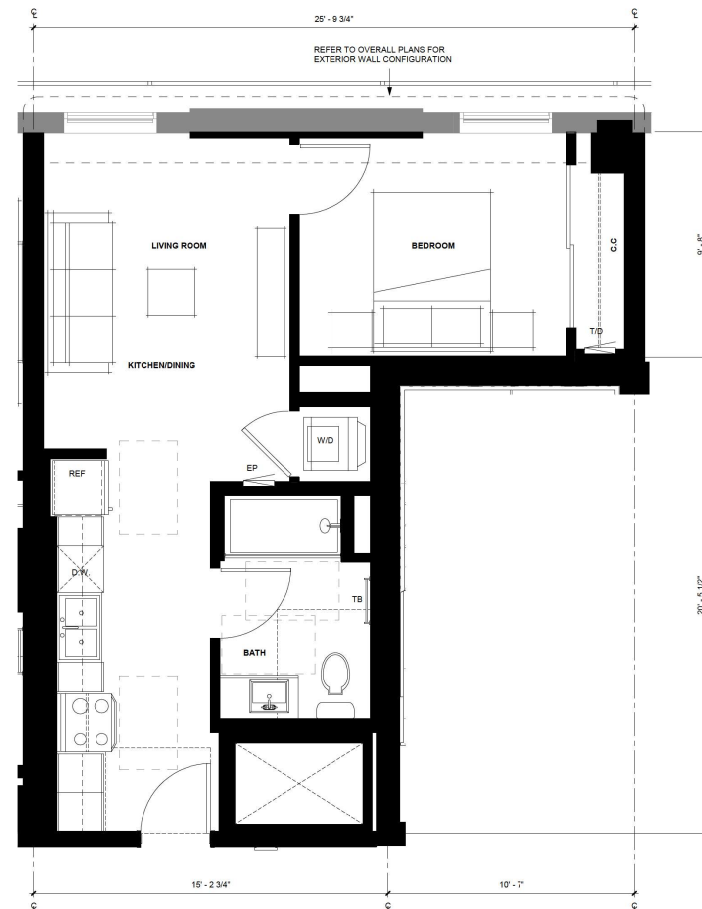
UNIT A6 (WD)
 AREA: 519 SF
 UNIT COUNT: 15



UNIT A5 (WD)
 AREA: 544 SF
 UNIT COUNT: 15



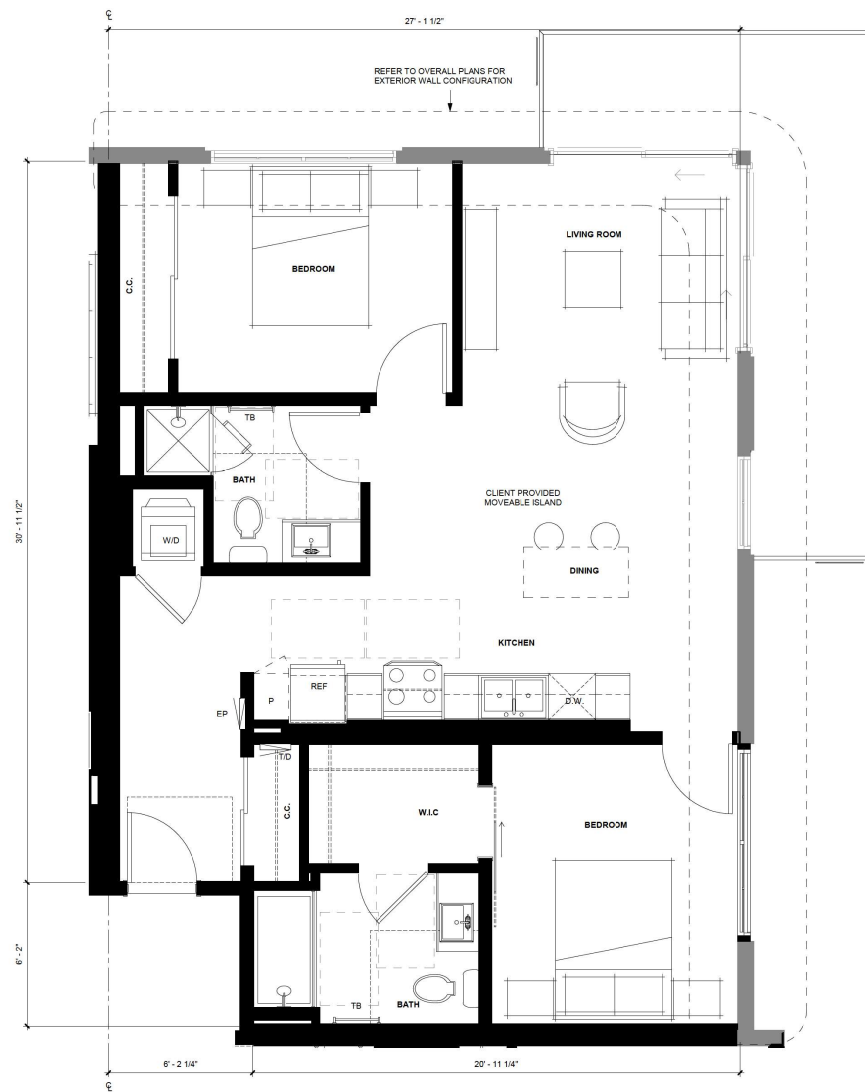
UNIT A7.1 (MTL)
 AREA: 689 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



UNIT A7.2 (MTL)
 AREA: 555 SF
 UNIT COUNT: 1
 (ONLY ON LEVEL 2)



UNIT B1 (WD)
 AREA: 1059 SF
 UNIT COUNT: 5



UNIT B2 (WD)
 AREA: 1012 SF
 UNIT COUNT: 9



UNIT B3 (WD)
 AREA: 1028 SF
 UNIT COUNT: 5



NORTH / EAST FACADE

- 01 - UPLIGHTS AT CONCRETE AT NORTH FACADE, TYP.
- 02 - LINEAR UPLIGHT ILLUMINATES ENTRY CANOPIES, TYP.
- 03 - MARQUEE LIGHTING AT LOBBY ENTRY CANOPY ONLY
- 04 - TREE UPLIGHTS, TYP.
- 05 - GLOBE WALL SCONCES AT CORTEN STEEL ADJACENT BALCONES ONLY

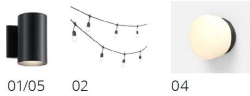
- 06 - RECESSED DOWNLIGHTS AT DOUBLE HEIGHT ENTRY
- 07 - CYLINDER DOWNLIGHTS AT PARKING GARAGE ENTRY
- 08 - BOLLARDS AT LOADING DOCK
- 09 - STRING LIGHT AT NORTH ALLEY
- 10 - WALL MOUNTED MURAL DOWNLIGHTING





SOUTH / WEST FACADE

- 01 - WALL SCONCE DOWNLIGHTS THROUGHOUT
- 02 - STRING LIGHTS AT SOUTH ALLEY
- 03 - LANDSCAPE LIGHTING, TYP
- 04 - GLOBE WALL SCONCES AT CORTEN STEEL ADJACENT BALCONES ONLY
- 05 - CYLINDER DOWNLIGHT AT ALL OTHER BALCONIES, TYP.



G3 APARTMENTS
SALT LAKE CITY, UT 84101
ENTITLEMENT PACKAGE

LAKE UNION PARTNERS
401 N. 34TH STREET, SUITE 104
SEATTLE, WA 98103
PHONE: 509.993.1150

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388



PODIUM

- 01 - LANDSCAPE LIGHTING, TYP.
- 02 - TRELLIS ILLUMINATION
- 03 - DECORATIVE WALL SCONCES AT CORTEN STEEL WALLS, TYP.
- 04 - CYLINDER DOWNLIGHTS AT BALCONIES, TYP.

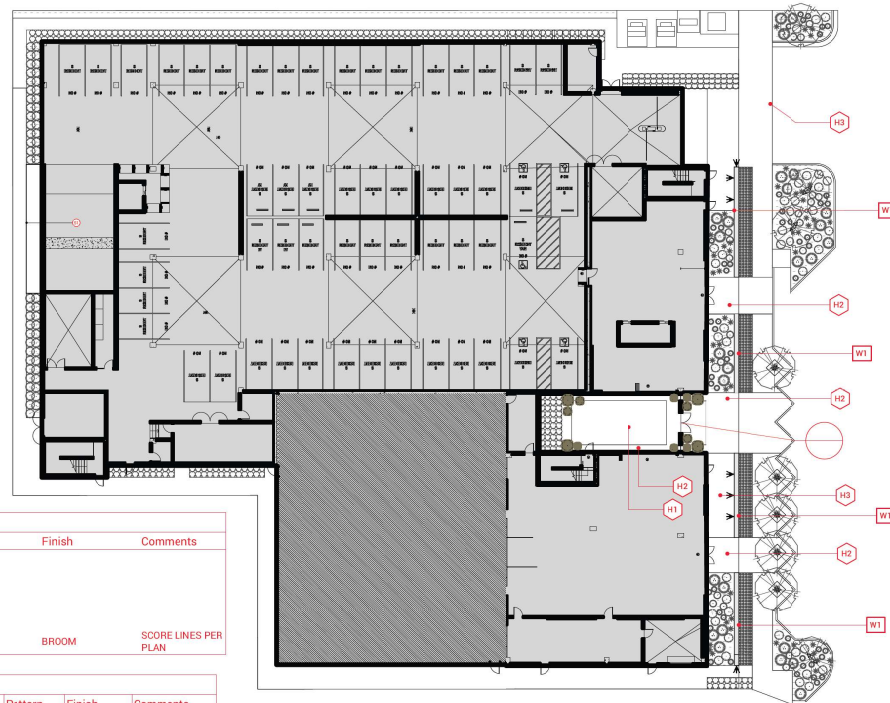




ROOFTOP

- 01 - LANDSCAPE LIGHTING, TYP.
- 02 - TRELLIS ILLUMINATION, TYP.
- 03 - DECORATIVE WALL SCONCES AT CORTEN STEEL WALLS, TYP.





HARDSCAPE

Code	Type	Area	Manufacturer	Product	Color	Pattern	Finish	Comments
H1	PORCELAIN PAVES	485.00 sq ft	DALTILE	BISCLIT D317 AND BLACK DOT D311		WINDMILL		
H2	CONCRETE PAVERS	1635.20 sq ft	TECHO-BLOC	VALET PAVERS	SHALE GREY & NYX BLACK	CHECKERED		
H3	CONCRETE WALKWAY	4039.90 sq ft		CONCRETE WALKWAY	PLAIN GREY		BROOM	SCORE LINES PER PLAN

WALLS

Code	Type	Dimension	Manufacturer	Product	Color	Linear Foot	Pattern	Finish	Comments
W1	CONCRETE SEAT WALL FOR LENGTH SEE DIMENSION PLAN	18" H X 18" W		CONCRETE SEAT WALL	PLAIN GREY	124.56'		SMOOTH FINISH	

SYNTHETIC TURF

Code	Type	Area	Manufacturer	Product	Color	Pile Height	Comments
S1	SYNTHETIC TURF	227.86 sq ft	SOUTHWEST GREENS	SWG REC TURF GB-021	TURF GREEN	1.125	

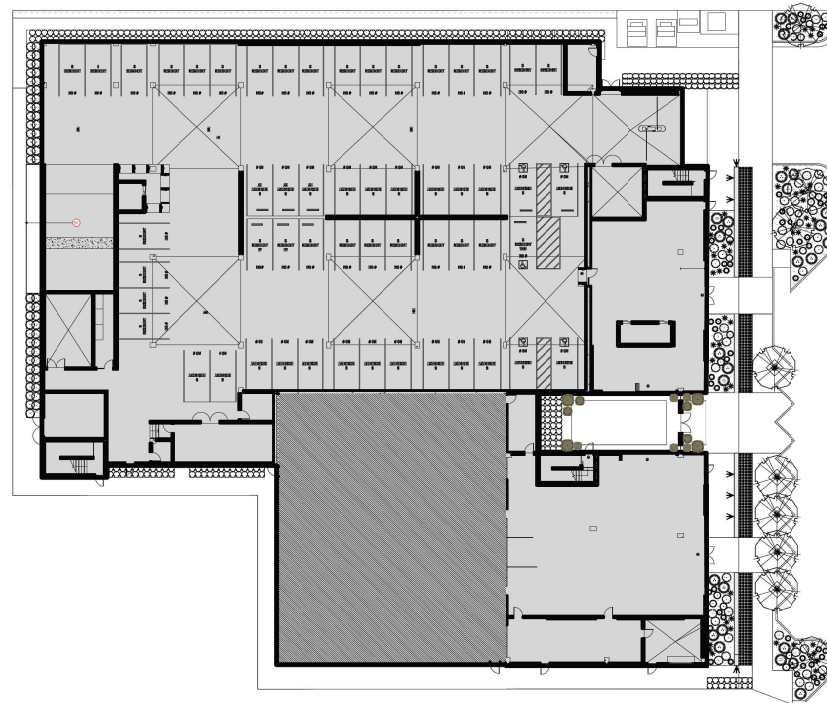
G3 APARTMENTS
SALT LAKE CITY, UT 84101
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IRVINE, CA 92614
PHONE: 949.809.3388



LS001
SITE LAYOUT PLAN
10/17/2022



PLAN SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY	
	<i>Zelkova serota</i> 'City Sprite'	City Sprite Zelkova	2"	Container	9	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY	
	<i>Arctostaphylos x coloradoensis</i> 'Panchito'	Chieftan Panchito Manzanita	5 Gal.	Container	96	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY	
	<i>Agave parryi</i> / <i>var. neomexicana</i>	AGAVE PARRY	5 gal.	Container	20	
	<i>Yucca filamentosa</i> 'Bright Edge'	Bright Edge Yucca	#5	Container	48	
	<i>Hesperaloe parviflora</i>	Red Yucca	#5	Container	26	
	<i>Yucca rostrata</i>	Blue Beaked Yucca	#5	Container	51	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY	
	<i>Sisymbrium tenuifolia</i>	Pony Tails Mexican Feathergrass	#1	Container	1020	
	<i>Festuca mainii</i>	Atlas Fescue	#2	Container	385	

MULCH								
Code	Type	Area	Selected Manufacturer	Product	Grind / Size	Color	Applied Depth	Comments
	Rock Mulch	5044 F	taker Parson	Permu Bark	1			

SYNTHETIC TURF							
Code	Type	Area	Manufacturer	Product	Color	Pile Height	Comments
S1	SYNTHETIC TURF	227.86 sq ft	SOUTHWEST GREENS	SWG REC TURF GB021	TURF GREEN	1.125	

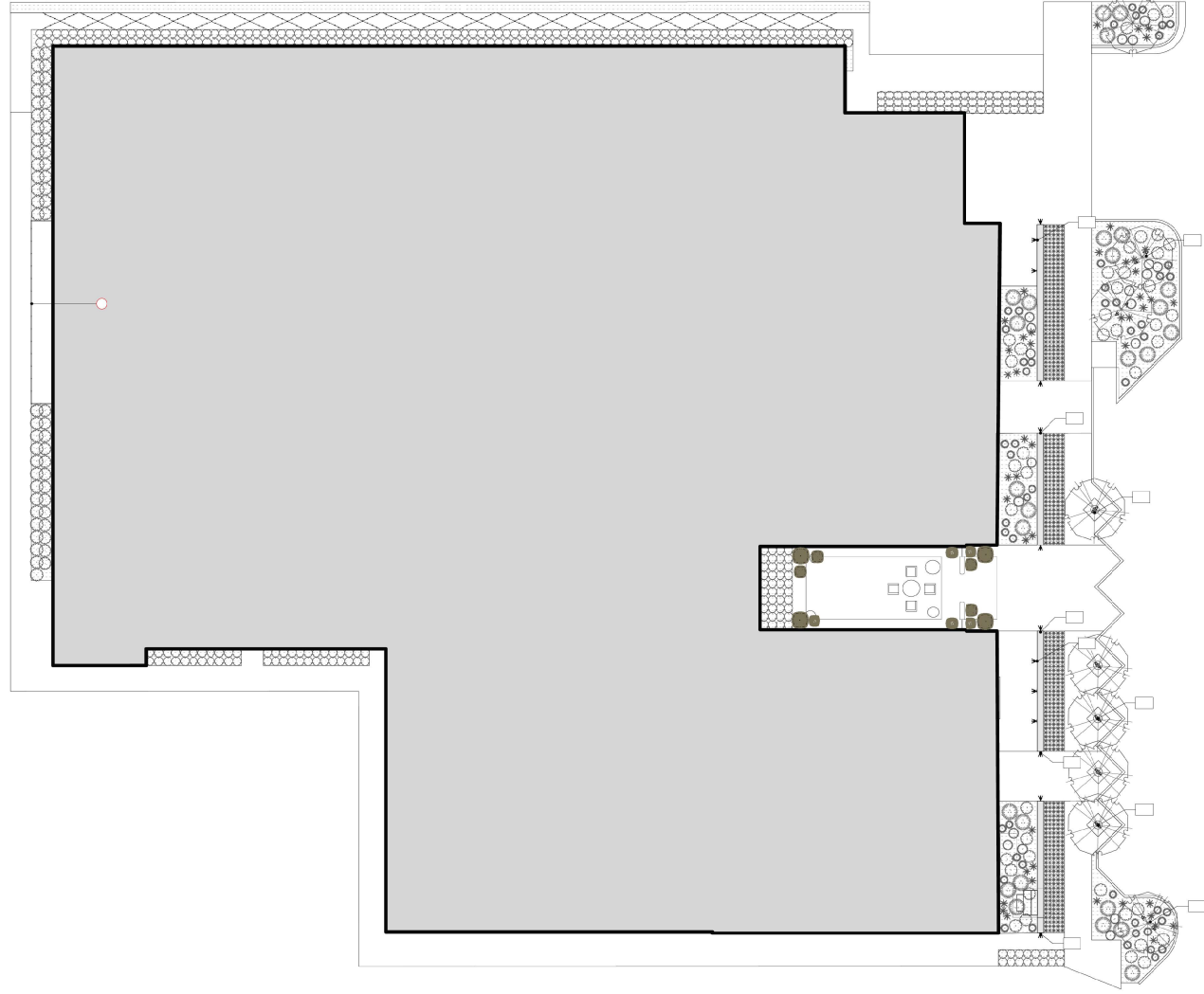
G3 APARTMENTS
SALT LAKE CITY, UT 84101
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IRVINE, CA 92614
PHONE: 949.809.3388



LP001
PLANTING PLAN
10/17/2022



FF 01

LG TNSP AN

G3 APARTMENTS

SALT AKEC Y UT 4 0

634 S u h 00 Wes
Sa La e C y U h



ATTACHMENT C: Property and Vicinity Photos



Subject Property – View from 400 West



Subject Property – Looking South along 400 West



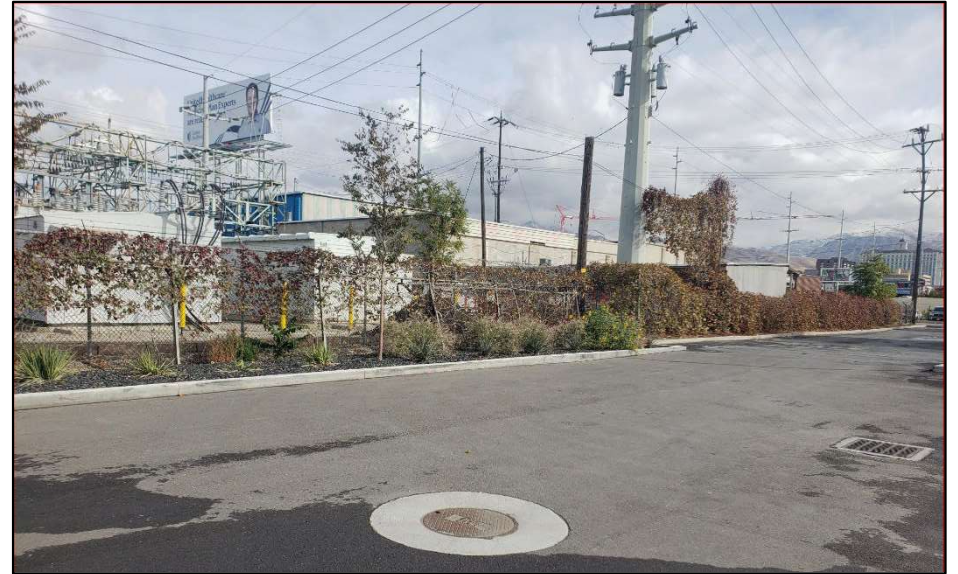
Subject Property – Looking North along 400 West



Subject Property – View of South Property Line from 400 West



Subject Property – Looking North along 400 West



Subject Property – View of the North Property Line



Subject Property – View of the West Property Line



Subject Property – View of the South Property Line Looking South/East

ATTACHMENT D: CG Zoning Standards

CG (General Commercial)

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.

Zoning Ordinance Standards for CG zone (21A.26.070)

Standard	Requirement	Proposed	Finding
Maximum Building Height	60' Additional building height up to 90' is possible through a Design Review	82'	Requested Modification
Front Yard Setbacks	10'	10'	Complies
Corner Side Yard Setback	10'	N/A	N/A
Interior Side Yard Setback	0'	6' / 10' / 8' / 0'	Complies
Rear Yard Setback	10'	10'	Complies
Buffer Yard	N/A	Does not apply, project does not abut a residential district.	N/A
Landscape Yard Requirement	Landscape yard of 10' in the front and corner yard area	Landscaping in the front yard is provided.	Complies
Lot Size	10,000 Sq. Ft.	51,836 Sq. Ft.	Complies
Mid-Block Walkway	Required in the Downtown Master Plan	Provided along the north property line	Complies

ATTACHMENT E: Design Review Standards

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

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.

Finding: Complies

Discussion:

The property is in the General commercial zoning district. The CG zone encourages a mix of uses that range from residential to heavy commercial. The proposed use is compatible with the district as it creates a mix of uses that are oriented to the pedestrian. It is also compatible with the Downtown Master Plan, as reviewed in Key Consideration 1. This is accomplished by providing additional residential units in the downtown area at densities that support multi-modal access to the CBD and building orientation to the pedestrian.

All of the design standards in the CG district are being met and often exceeded. The proposed G3 Apartment project will encourage redevelopment of the neighborhood to be oriented to the street and pedestrians on the public sidewalk.

Condition(s): None

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:

All of the main building entrances front along the public street, including the breezeway that will lead to the covered courtyard. The parking structure will be located within the building and behind the retail, lobby, or office spaces proposed. The G3 Apartment building will be setback 10' from the front property line, which is the minimum required in the CG district.

Parking will be located within and behind active ground floor uses of the structure. The intent of this standard is met.

Condition(s): None

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 active ground floor uses include retail, office, and lobby space. All of these areas are towards the front of the building and are oriented to the public sidewalk and street. Generally, these spaces are windowed, allowing visibility into the retail and office spaces. Window transitions are modified by precast concrete columnar structures. Signage on the building will be located on the first or second floors and readily accessible to the pedestrian. The required 10' front yard area will be fully landscaped and allow for patio areas available to the public. Additionally, a breezeway on the front façade of the building which leads to the courtyard will be visible from the street.

Condition(s): None

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 established character of the neighborhood or that which is desired in the master plan.

Finding: Complies

Discussion: The maximum building height permitted by right in the CG district is 60'. The requested building height through the Design Review process is 82'. The requested height allows for two additional building stories. To the west of the subject site will be a parking structure that will have a building height of 90'. While the proposed building height for the G3

Apartment project is much taller than the existing surrounding developments, which generally consist of one to two story buildings, the proposed building heights are anticipated to be consistent with demand for redevelopment and housing continues in this area which is easily accessible to the CBD.

The building will be stick on podium, where there is a clear delineation between the commercial aspects of the building and the upper residential dwellings. Balconies will project from the front façade and columnar forms will separate the vertical character of the windows and balconies.

Condition(s): None

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)**
- 2. Material changes; and**
- 3. Massing changes.**

Finding: Complies

Discussion: The structure's length measures approximately 220'. While the CG district does not have a maximum building façade length, if a Design Review is being requested these standards apply. The first two floors that form the podium of the building alternate between precast concrete and glass windows and doors. These building materials and forms creates a rhythm of how the building relates to the street and are sufficient to mitigate the large scale of the structure.

Towards the northern most and southern most ends of the building the front façade is stepped back from the front property line. The breeze way and access to the parking structure to the rear of the building also acts as a break in the façade. These breaks extend from the first to the second story on the building.

Condition(s): None

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 With Conditions

Discussion: The G3 Apartments Plaza redevelopment will have different areas along the front that are reserved for public spaces. The proposal includes sitting space in front of the retail space. This seating space will take the form of concrete seat benches. The overall space for public use is 4,840 square feet, this requires at least 20 seats available for public use – the project will provide approximately 38 spaces. The redevelopment will also provide festoon lighting along the entire length of the midblock walkway. This midblock walkway will also have landscaping along the entire length of the mid-block walkway which is not required in the midblock walkway at this time. Three conditions of approval are recommended from staff to fully meet this criterion. The first requires that a public easement is recorded on the property to allow public access to the midblock walkway. The second addresses the dimensions required for public seating. The third condition requires a representative of the property owner work with an artist of the property owner's choice for the installation of art that is visible from either the midblock walkway or the public sidewalk. With the G3 Apartments proposal and the two conditions recommended the project meets this criterion.

Condition(s): A public easement will be recorded on the property for the midblock walkway, seating will be 30" wide, at least 16" tall, and 30" in depth. And, a representative of the property owner work with an artist of the property owner's choice for the installation of art that is visible from either the midblock walkway or the public sidewalk.

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

1. Human scale:

- a. Utilize setbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or 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: Towards the south of the subject site is a two-story brick structure, the proposed G3 Apartment building will be stepped back from this south property line on the third floor, allowing the third floor on these spaces to be used as green and amenity spaces for future residents. The building is also setback from the north property line to accommodate the mid-block walkway. Towards the west of the site will be a 90' tall parking structure that is currently under construction.

Differing building form distinguishes the differing uses proposed. The overall form of the building is stick on podium where the commercial space is emphasized from the street and the residential spaces include a smaller scale presence and the use of balconies and vertical accent of windows to mitigate the perceived height of the building.

Condition(s): None

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: Vehicular access to the site will be via the parking structure driveway towards the north of the property. This driveway is separate from the public sidewalk and the parking structure access is setback significantly from the public sidewalk so visibility of those entering and leaving the parking area will not be impaired. The proposed midblock walkway is proposed to be along the north property line and allows access from 400 West to Elder Court to the west of the site.

Condition(s): None

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: Recycling and garbage containers are located in the building behind stairs that are on the front façade of the building. Mechanical equipment that serves the site will also be in the building and is not visible from the street. While a loading area is proposed to the north end of the building this loading area does not have a bay door and is separated from the building with landscaping. The ground mounted utility boxes will either be placed underground or will be within the interior side setback and will be further than 1' from the north property line.

Condition(s): None

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.**
- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.**
- 3. Coordinate sign location with landscaping to avoid conflicts.**

Finding: Complies

Discussion: All of the proposed signage on the building is located on the first floor and is directed to the pedestrian. All of the signage on the first floor is also placed near an entrance to the building.

Condition(s): None

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: Wall sconces or festoon lighting will be placed on the walkways to the north and south property lines, this includes the midblock walkway along the north property line. The entire length of the midblock walkway will be lit by festoon lighting. Down lights will highlight a mural on the north façade. Along the south facades down lights will be placed along the entire length with festoon lighting placed near the retail space. Downlighting will be placed within the first two stories of the building and along the front façade, to sufficiently light the office and store fronts. The uplights proposed will be located next to store fronts to highlight underneath each store's awning.

As a condition of approval the uplighting proposed in the landscaping will need to be replaced with light fixtures which are directed downwards in order to comply with IDA (International Dark Sky Association) recommendations and the goals of the City.

Lighting on the site is sufficient to provide a safe and well-lit environment and to allow for visibility for vehicles accessing and existing the parking structure.

There are not specific standards in the CG district that requires the building to include lighting to emphasize design elements.

Condition(s): The uplighting proposed in the landscaping is replaced with light fixture which are directed downwards.

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

Discussion: The submitted landscaping plans comply with the tree standards required in the CG district and the front yard landscaping standards. No existing street trees will be removed.

Overall, pavers will be used on the privately owned patio areas and will differ from the pored concrete sidewalk on the public right-of-way. Pored concrete will be used on the required mid-block walkway, this walkway will have an easement to allow for public access. The proposed hardscape materials are sufficient to meet ADA requirements and to maintain the character of the area.

Condition(s): None

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 29, 2022 – The Downtown Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- August 29, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- November 4, 2022
 - Public hearing notice sign posted on the property
- November 4, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public comments were received during the public engagement period and at the time this staff report was written.

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.

Engineering:

- No Objections

Fire:

- Fire access roads shall be installed to within 150-feet of all ground level exterior walls as measured by an approved route. Applicant will need to submit an alternate means and methods due to lack of fire access roads.
- Aerial access to be provided to one entire side of the building. Applicant has an approved AMM for this.
- Hydrants to be located within 100-feet of FDC and meet the spacing and fire flow requirements of NNFC appendix B and C
- High rise requirements would be applicable if highest occupied floor is greater than 75-feet from the lowest level of fire department access

Public Utilities:

- Public Utility permit, connection, survey, and inspection fees will apply.
- Water, Sewer, Street Light and Storm Drain infrastructure will be required for this proposed development. All improvements will be the responsibility of the developers. The sewer system will need to be evaluated for capacity and the water main might need to be replaced along the entire block frontage based on review.
- A 6" meter will need justification and exception approval.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Unused utility connections must be capped at the main.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Additional requirements will be provided in building permit review if the conditional use is accepted.