



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Cassie Younger, Senior Planner
Meagan Booth, Principal Planner

Date: March 8, 2023

Re: Platform 1500 Planned Development Work Session

PROPERTY ADDRESS: 1512 s 300 w & 309 W 1500 S
PARCEL IDS: 15-13-206-008-0000 & 15-13-206-005-0000
ZONING DISTRICT: CG GENERAL COMMERCIAL
MASTER PLAN: BALLPARK STATION AREA PLAN

ACTION REQUIRED: Planning staff requests that the Planning Commission provide input, feedback, and direction to the applicant on this project. The applicant is under an aggressive timeline due to the expiration of tax credits for affordable housing units. Staff has identified potential issues regarding meeting some Planned Development standards; therefore, staff recommended that the applicants attend a work session with the Planning Commission in an effort to facilitate a successful outcome and decision for the project at the public hearing. Staff's concerns are specifically related to ground floor use, quantity, and quality of landscaping, and the three street-facing facades and design, particularly along 300 West.

PROJECT DESCRIPTION

Arlie Green, on behalf of Western Nonprofit Regional Housing Corp, is proposing a multifamily apartment project consisting of 60 affordable housing units in the Ballpark neighborhood. "Platform 1500" incorporates two parcels for a total of .51 acres which are both zoned General Commercial. The project is under review for Planned Development and is requesting relief of standard zoning for setbacks and landscape yards. They have presented three options for the Planning Commission to consider which vary in the type of landscaping and ground floor design on 300 West and 1500 S.

The affordable housing target income for this project is 40% AMI, with no unit over 43%. Six units will be dedicated to 25% AMI or lower, targeting a nearly homeless population.

BACKGROUND INFORMATION

Western Nonprofit Regional Housing Corp has received tax credits and funding from the 2022 fiscal year, which are only awarded if the project is completed (with a Certificate of Occupancy) before the end of 2024. This sets an aggressive schedule for planning, permitting and construction. They are seeking an expedited schedule for Planning and Building Permit review and approval, with an anticipated construction start date of May 15th.

ATTACHMENTS:

- A. Applicant’s Submittal
- B. Applicant Narrative
- C. Planned Development Standards

EXISTING CONDITIONS AND NEIGHBORHOOD CONTEXT

The current use of the property is an automotive retailer which consists of two one-story buildings. Many nearby residential projects are in the development process, with one under construction just a block away. Significant upgrades have been done to 300 West over the past year, including a 10’ wide multi-use path that runs in front of the project. This project lies approximately a half a mile away from the Ballpark Trax stop. These two amenities will encourage a pedestrian friendly neighborhood for future residents to enjoy.

PLANNED DEVELOPMENT AND REQUEST FOR MODIFICATIONS

By providing an entirely affordable housing project, Platform 1500 meets the Planned Development “Objectives” as outlined in [21A.55.010](#), that states that any project that has at least 20% of their units under 80% AMI qualifies for the Planned Development process. The Planned Development process allows applicants to request waivers for any zoning regulation, with the intent that these waivers “*will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments*”.

Platform 1500 is requesting relief from these zoning standards, as outlined in [21A.26.070](#) :

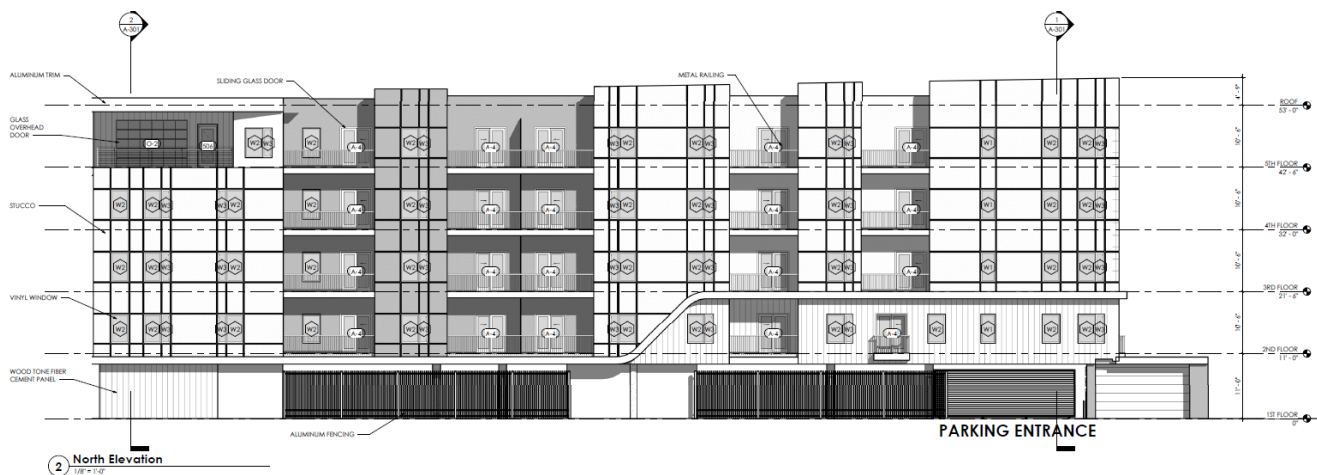
1. Front, corner side and rear yard setbacks. These setbacks are required to be 10’ each in the CG Zone. Platform would like to reduce these down to:
 - 2.5’ on the front yard (300 West)
 - Zero on south side (1500 S)
 - Zero on north side (Andrew Ave)
 - 5.1’ On back (neighboring property)
2. Landscape yards. This zone requires landscape yards to be 10’ on the front and corner side yards. Applicant is asking for a reduction down to:
 - 2.5’ for 50% of the front yard (300 West)
 - Zero on corner side yards (1500 S and Andrew Ave)

By doing so, the project must meet the applicable standards, as outlined in [21A.55.050](#), also provided here in Attachment C, and as discussed below.

BUIDLING DESIGN

The building is designed as a “Platform” above a ground floor parking lot, with 60 residential units configured in a “U” formation around a common outdoor area. The outdoor common area begins on the second floor elevated above the ground floor parking and faces south. While the applicant is attempting to grant the patio sunlight from this direction, a proposed project across the street on Andrew Ave may block the light for this space.

The mix of units will be 6 studio, 29 one-bedroom, 19 two-bedroom units, and 6 three-bedroom units. The building will provide common space amenities such as a gym, game room, laundry, and bike storage. Parking is provided on the ground level, along with a leasing area and maintenance room. Our parking code allows the parking count to be reduced for affordable housing projects, therefore this project is only required to provide 30 stalls, which are provided. The parking is located completely on the ground floor; making it difficult to shield from many street facing facades. The building materials for this project incorporate stucco, vinyl windows, and wood tone fiber cement panels. A mix of metal and aluminum fencing will surround the ground level parking.



The north elevation facing 1500 S (pictured above) proposes a mix of aluminum fencing, fiber cement panels, and concrete on the ground floor. 1500 S has an existing sidewalk that will remain, but the materials and design of the ground floor design do not create a striking pedestrian experience. Pedestrians would either view into the parking lot or a blank wall. The applicant's construction costs constraints require the ground floor use to be used as parking, so this is a difficult use to screen appropriately to enhance the pedestrian experience. The south elevation on Andrew Ave also lacks an elevated pedestrian design, but no sidewalk exists or is required to be installed on this side. Staff would recommend the focus on pedestrian design be placed on the 1500 S and 300 W facades.

The applicant has proposed additional landscaping within the park strips along 1500 S and 300 W to help offset the landscape yard elimination. 300 W was currently reconstructed and a xeriscape park strip was installed during this time. The current installation of landscaping incorporates strategies to capture storm water and reduce irrigation usage. The applicant has proposed additional trees and shrubs to these park strips to add greenery to the area without providing the landscaping on their property.

On February 11th, the applicant's team and Planning Staff met to discuss the project design and staff's concerns. Staff emphasized the need for landscaping, pedestrian orientation, screening the parking lot from the street view, and the ground floor design in order to meet the goals of the Master Plan and Planned Development standards. The applicant stated that due to cost and time constraints, options for redesign were limited because they would need to keep the building footprint as is. The opportunities for redesign were then limited to the 300 W and 1500 S landscaping and ground floor materials. After meeting with Planning Staff, the applicant has presented options for these areas, later informing staff of the preferred option.

300 WEST GROUND FLOOR FAÇADE OPTIONS

The applicant's preferred option for 300 west is **Option 2**.

Option 1

The 300 West ground floor façade would consist of a leasing office for approximately 50' of the façade with glass panels along the side. There is then a 11' transitional space that uses metal fencing to shield from the parking structure while allowing for an additional foot depth of landscaping with two proposed trees. The remaining 50' façade has 2.5' of landscaping – a mix of long grasses and shrubs – backed by a muraled wall. Some benches are placed in front of the leasing office attached to the wall.



Option 2-

The same dimensions and design as Option 1 are proposed, except the landscaping across the muraled façade has elevated raised planter boxes of different heights that add interest and variation to the landscape design. This adds a layered effect while also covering a larger portion of the muraled wall.



Option 3

Instead of a muraled wall for the northern 50' of the façade, this option proposes a continuation of the metal fencing for the remainder of the building face. The metal fencing would be covered by a crawling vine or other vertical landscape features to shield the parking seen through the slats of the fence.



Regarding all three options, Staff is concerned that the trees presented are under the cantilevered roof of 2.5' and may not thrive in this shaded and enclosed environment. Staff also has a concern with the vertical landscape elements presented in option 3. Their viability and shielding may not be present year-round.

1500 SOUTH OPTIONS

There is an existing sidewalk and park strip along 1500 S that the applicant proposes to re-landscape. The applicant has presented two options for landscaping design on 1500 South. Note that these options presented are within the ROW and not on the applicant's property. There is a proposed zero setback along 1500 South.

The applicant's preferred Option for 1500 S is **Option 2**.

Option 1

Option 1 has a metal slated fence that staggers inward to create more landscaping area along the building. Vines along the fence are presented, as well as small trees tucked away in each corner. Staff questions how these trees would thrive in this shaded and partially enclosed environment.



Option 2

Option two proposes a straight slated metal fence instead of a staggered fencing. No vertical landscape elements are presented.



MASTER PLAN COMPATIBILITY

This project lies within the [Ballpark Station Area Plan](#), within the “300 West Transitional Area” neighborhood. Some goals outlined in this plan are:

- Housing
 - Increase affordability and attainable of housing for current and future residents.
- Design
 - Aside from adding visual interest to a street, transparent building fronts increase the number of “eyes on the street” by allowing people inside buildings to have direct view of what is happening outside. This increased interaction between the inside and outside.
- Safety & Security
 - Appropriate pedestrian level lighting should directly light the pedestrian-way at a height that maintains a pedestrian-scaled walkway. It is recommended that future development include pedestrian-scale lighting with a priority on underserved areas, street crossings, and transit stops.
- Landscaping
 - New development should incorporate “green” features including additional street trees, planted medians and park strips, and strategic landscaping to provide pinpricks for greenery throughout the neighborhood.
 - Visually permeable landscaping provides another opportunity to improve the perceived safety of an area. Tall, view-obstructing fences and landscaping inhibit visibility of what is happening in an area. Areas with little visibility often experience criminal activity which can be hidden behind visual barriers. Prioritizing good visibility, especially in and around public spaces, inhibits the ability to conduct crime out of sight.
- Public Improvements
 - Implement new paving, materials, and colors to indicate well cared for places.
 - Widen and enhance sidewalks to improve pedestrian comfort through the addition of street furnishings, pedestrian lighting, and a buffer from moving traffic.
- Connectivity
 - The 300 West Transition area recommends mixed use development that is pedestrian oriented.
 - Utilize existing alleyways, midblock, and truncated connections to create a system of bike and pedestrian pathways through the neighborhood.

Staff believes this project meets the goal of this plan to provide affordable housing to this community but has concerns with how this project will strive to meet the safety and greenery needs of this

neighborhood. The neighborhood is expected to continue to play a role in meeting Salt Lake City's demand for new housing. The city has recently reconstructed 300 West in hopes of encouraging high-quality, pedestrian-friendly development. Many design aspects of the proposal are not consistent with the Ballpark Station Area Plan. The pedestrian experience includes blank walls on two of the three facades, and the ground-floor active use of the planned building takes up less than half of the front façade. The project also includes only one main building entrance. The proposed landscaping plans have minimal plantings that may not grow to full maturity due to proximity to the building, sunlight, etc. The developer has also not addressed all zoning and department comments including issues with the sight distance triangle and utility spacing.

MEETING THE PLANNED DEVELOPMENT STANDARDS

The Planned Development Standards are outlined in [21A.55.050](#), and are provided as an exhibit within this document. Staff is concerned with the following Planned Development standards in relation to the project's design:

- **Master Plan Compatibility:** The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.
- **Design And Compatibility:** The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:
 - Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways, and sidewalks.
 - e. Provide sufficient space for maintenance.
- Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction.
- **Landscaping:** The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
 - a. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
 - b. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
 - c. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
 - d. Whether proposed landscaping is appropriate for the scale of the development.

While there are many positive aspects to the project, staff believes some details of the design could be improved to meet the standards of the Planned Development, as discussed throughout this memo. Staff does not believe the waivers from zoning result in a more enhanced product for this project, but understand the immense value of providing housing for 40% AMI and lower income brackets. Any input the Planning Commission can provide to this applicant is appreciated.

Attachment A: Applicant Materials

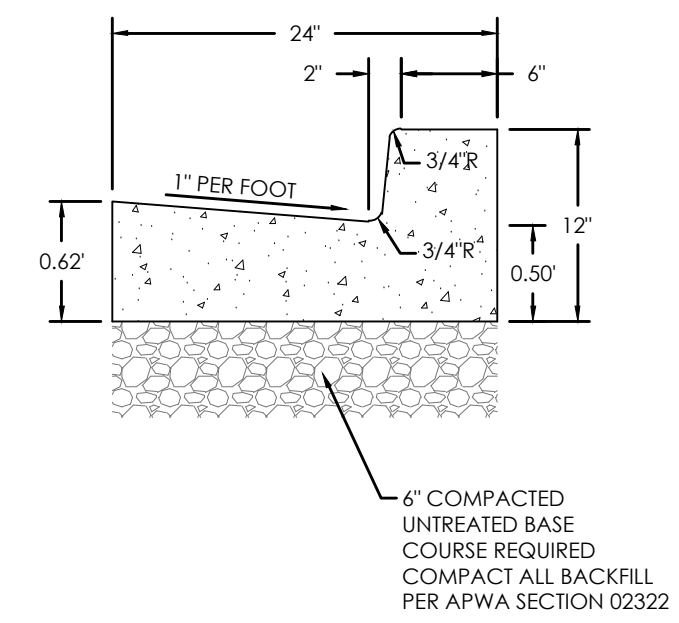
PLATFORM 1500
 1512 SOUTH 300 WEST SALT LAKE CITY, UT
SITE PLAN

LEGEND

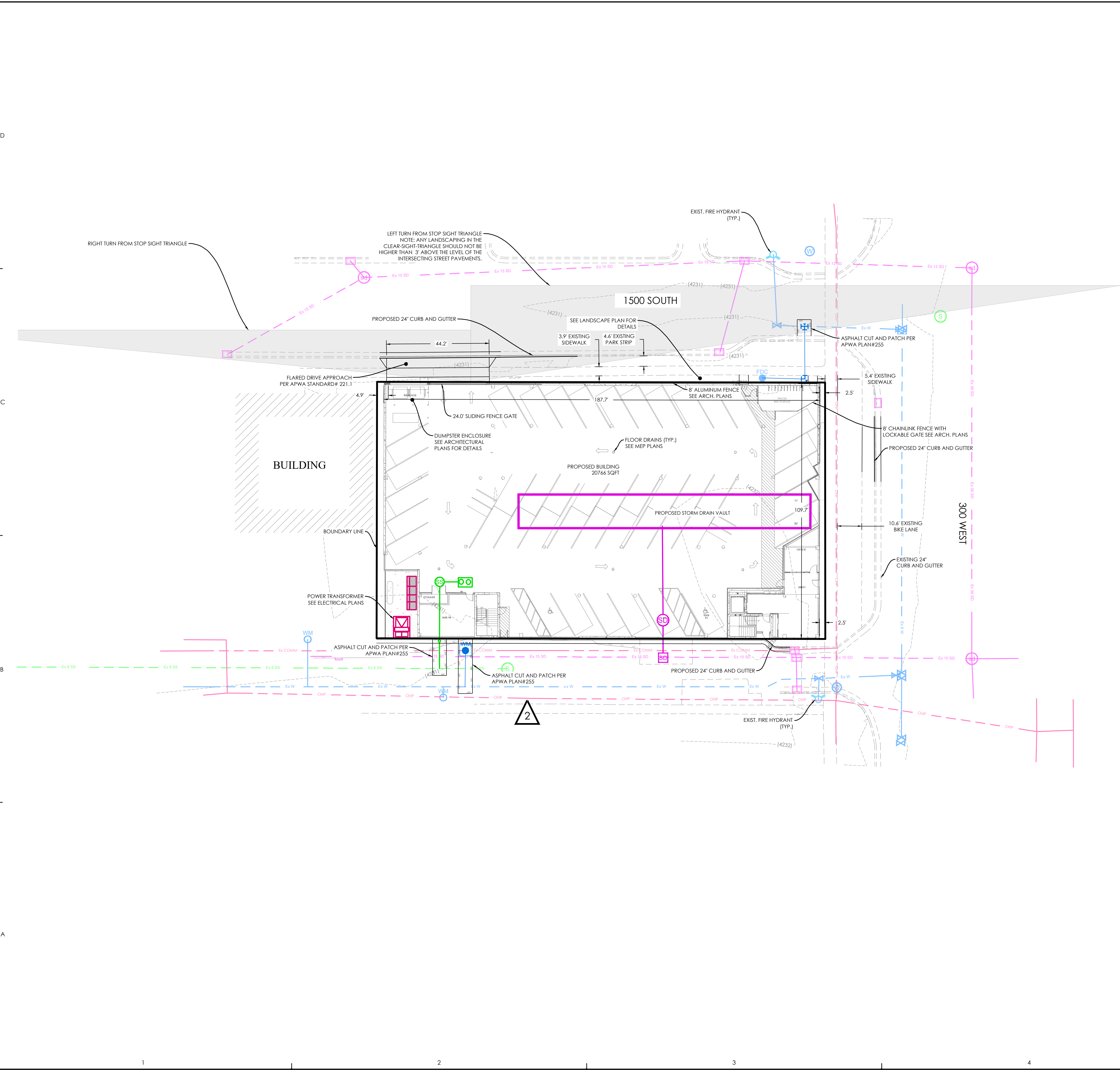
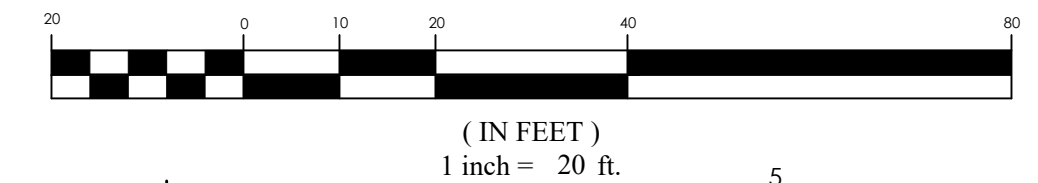
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR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

NOTES:

- CLEAR SIGHT TRIANGLES FOLLOWING AASHTO STANDARDS. IF PROVIDING PLANTINGS, ALL PLANTINGS (TREES, SHRUBS AND GROUNDCOVER, INCLUDING GRASSES) SHOULD BE NATIVE OR CLIMATE-APPROPRIATE (ADAPTED) TO THE REGION. ALL NEW PLANTING MUST BE APPROPRIATE TO THE SITE'S SOIL AN MICROCLIMATE. DO NOT INTRODUCE ANY INVASIVE PLAT SPECIES. ALL DISTURBED AREAS SHOULD BE PLANTED, SEEDED OR XERISCAPED.
- ALL PROPOSED IMPROVEMENTS SHALL FOLLOW APWA STREET TYPE "OTHER" FOR ALL MATERIAL THICKNESS AND BREAKOVER ANGLES.
- CONTRACTOR SHALL SWEEP TRACKED MUD AND DIRT FROM STREETS DAILY AND AS NEEDED. IN ADDITION TO DAILY CONTRACTORS INSPECTION STREETS SHALL BE SWEEPED UPON CITY OR OWNER REQUEST.



GRAPHIC SCALE



Z:_2022\22-0380\1512 South 300 West\design\22-0380\dwg\sheet\C3 SITE PLAN.dwg
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PERMIT SET

Date 02/24/2023

Revisions

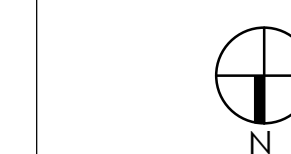
No.	Description	Date
1	LANDSCAPE CONTOURS OHP	01/06/2023
2	ADDENDUM #2	02/24/2023

SITE PLAN

Project No: 22-0380
 Client No:
 Drawn by: KJ
 Sheet No:

C4.0

PLATFORM 1500
 1512 SOUTH 300 WEST SALT LAKE CITY, UT
LANDSCAPE PLAN



PERMIT SET

Date

Revisions		
No.	Description	Date
1		
2		

LANDSCAPE PLAN

Project No: 22-0380
 Client No:
 Drawn by: BW
 Sheet No:

L1.0

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AB	Acer palmatum dissectum 'Seiryu'	Laceleaf Japanese Maple	1.5" Cal.	1
ZC	Zelkova serrata 'JFS-KW1'	City Spruce Japanese Zelkova	2" Cal.	7

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	86
FB	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 gal.	336
PAH	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	105
FR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 gal.	8

REFERENCE NOTES SCHEDULE

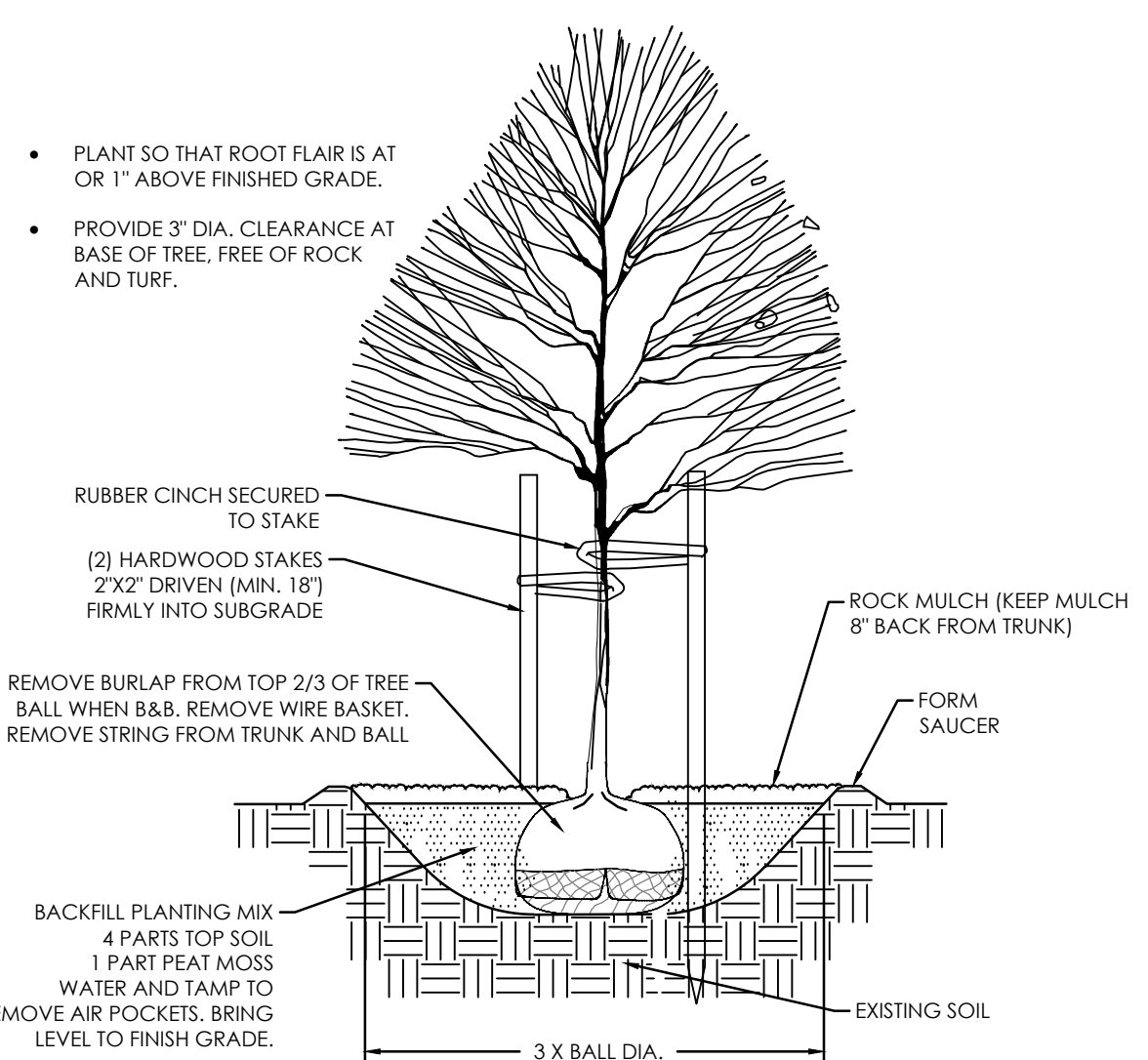
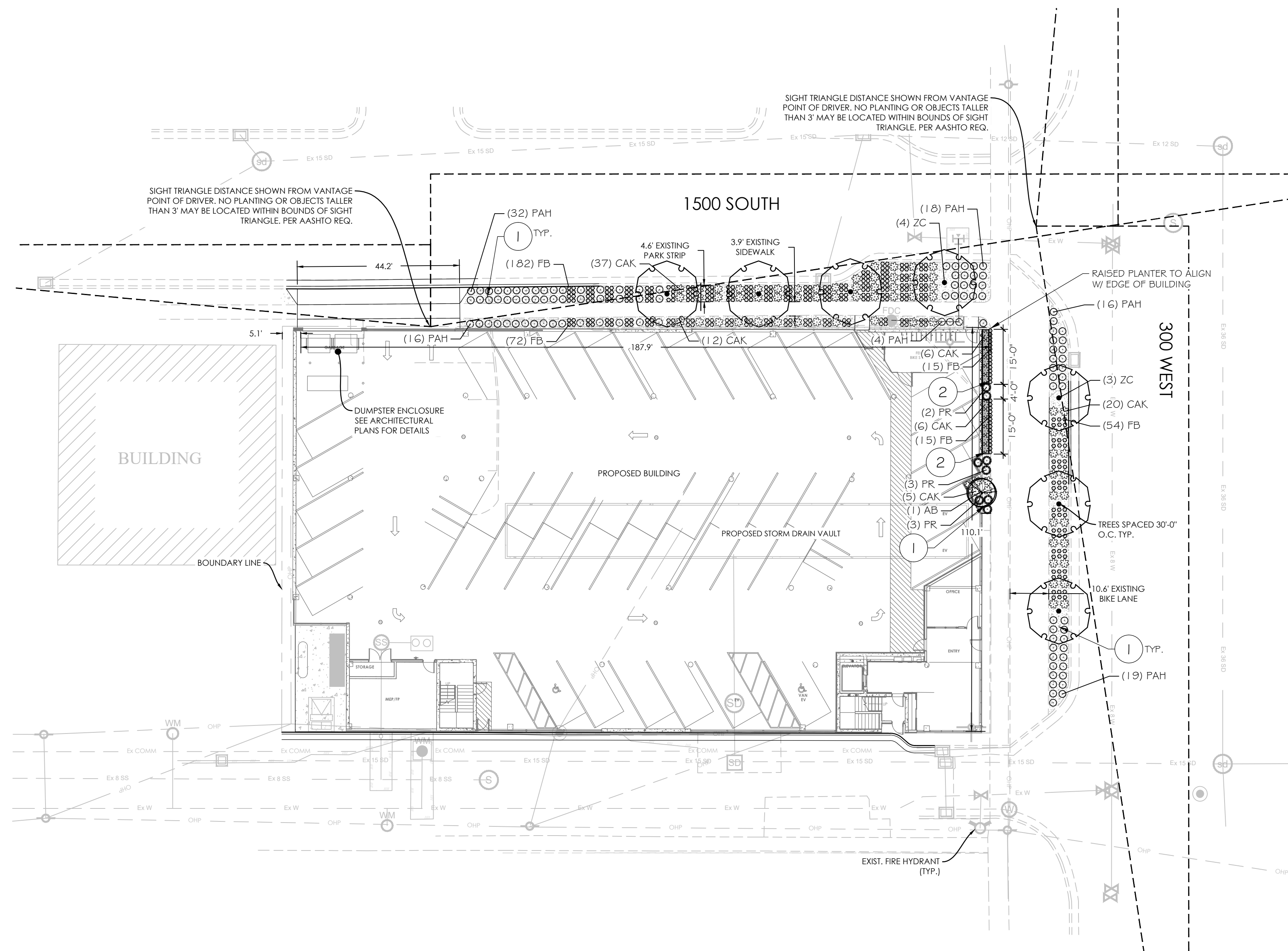
SYMBOL	DESCRIPTION	QTY
①	CRUSHED ROCK, TYPE: WASATCH GREY, SIZE: 1", FROM STAKER PARSON MATERIALS OR APPROVED EQUAL.	2,010 sf
②	RAISED PLANTER, MATERIAL T.B.D, SIZE: 2' W x 15' L x 30" HT.	2

LANDSCAPE NOTES

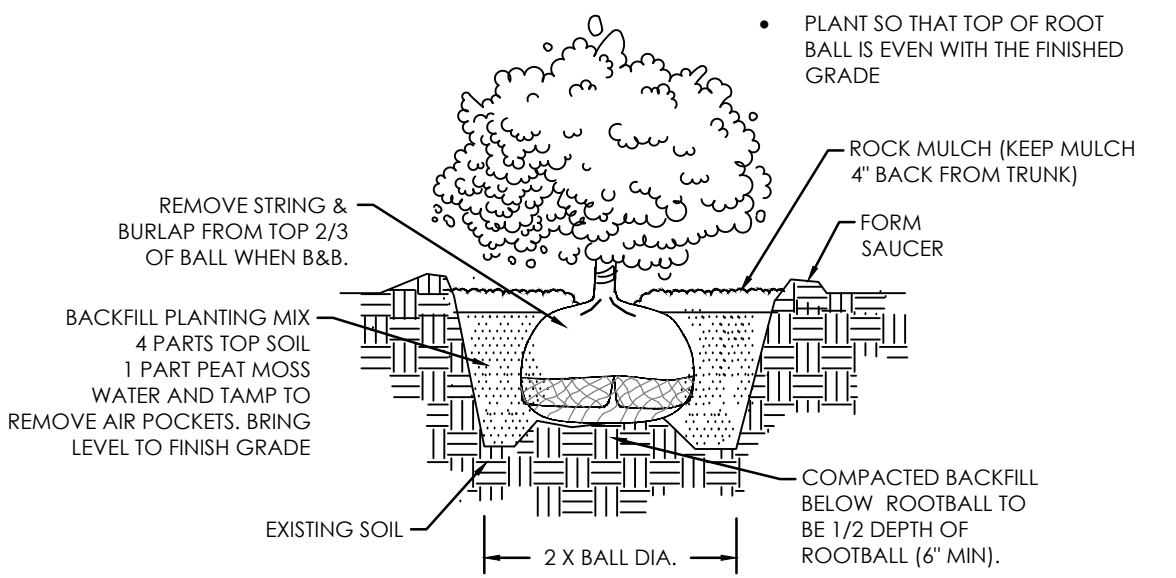
- TOP DRESS ALL PLANT BED AREAS WITH A 4" DEPTH OF ROCK MULCH, ROCK TYPE SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
- AS PER SECTION 21 A-48.060.D.1, NO TREE SHALL BE PLANTED IN A PARK STRIP WITHOUT FIRST OBTAINING A PERMIT FROM THE URBAN FORESTRY DIVISION OF THE SALT LAKE CITY PUBLIC SERVICES DEPARTMENT. TREE SPECIES AND LOCATION SHALL BE APPROVED BY THE CITY FORESTER. PLEASE CONTACT URBAN FORESTRY BY CALLING (801)535-7818.

Landscape Tabulations- Salt Lake City- General Commercial District

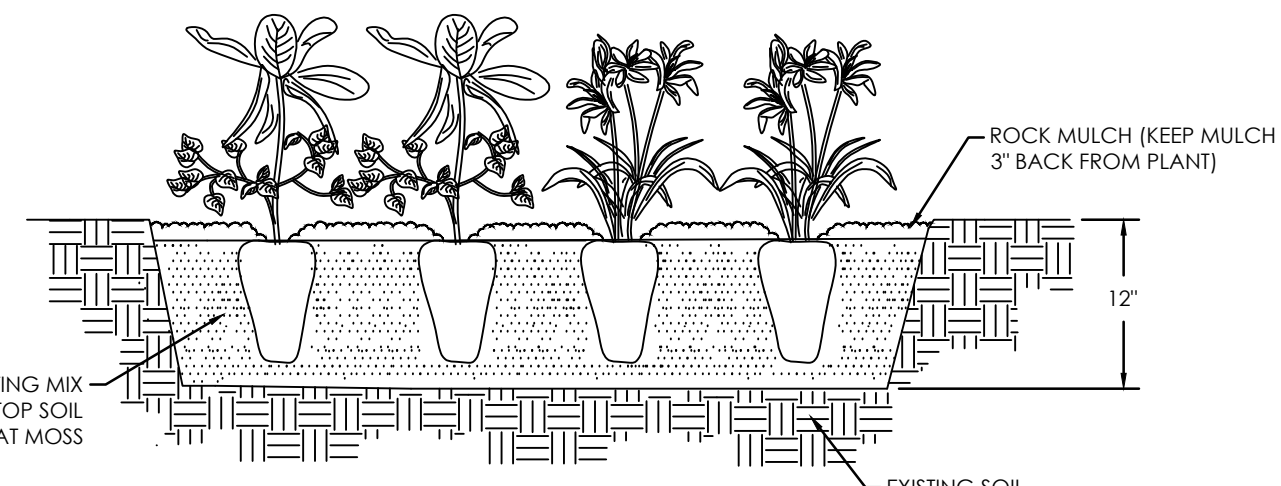
Mandatory Provisions			
Landscape Buffer	Where residential adjacency occurs, a 7' wide buffer required. One shade tree for every 30 feet of landscape buffer & shrubs 4' height min. placed along full length of buffer.		
Street Trees	1 street tree required at the rate of 1 for every 30 feet of street frontage.		
Internal Parking Lot Landscape	Total square feet area of interior parking lot landscaping required. To be based on 5% of the parking lot.		
Park Strip Planting	2" cal. trees required. At least (1/3) or more of the park strip must be covered by vegetation (80% water-wise planting required). Mulch shall be 3"-4" depth min.		
Landscape Yard	At least (1/3) or more of the yard area must be covered with turf, perennial or low growing shrub vegetation. (80% water-wise planting required).		
Landscape Buffer	Required	Provided	Comments
Buffer for residential adjacency	N/A	N/A	No residential adjacency
Street Trees	Required	Provided	Comments
300 West (110 LF)	3	3	
1500 South (145 LF)	6	4	145' of frontage excludes the vehicle entry approach on the north-west side (no park-strip). Only 4 trees fit at 30' on center with corner & garage sight triangles.
Internal Parking Landscape	Required	Provided	Comments
5% landscape area from overall parking area	N/A	N/A	No above ground parking proposed
Park Strip Planting	Required	Provided	Comments
Min. 33% live plant material & 3"-4" depth mulch	Yes	Yes	
Landscape Yard	Required	Provided	Comments
Min. 33% live plant material & 3"-4" depth mulch	Yes	Yes	



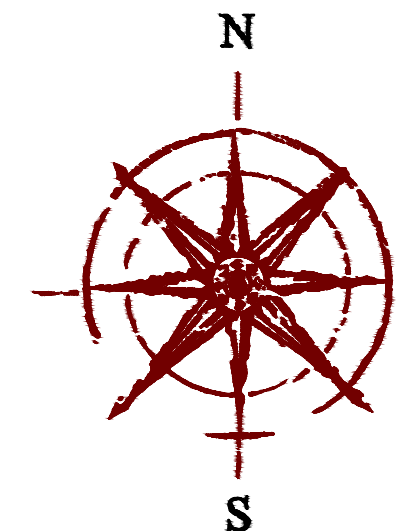
A TREE PLANTING & STAKING
 NOT TO SCALE



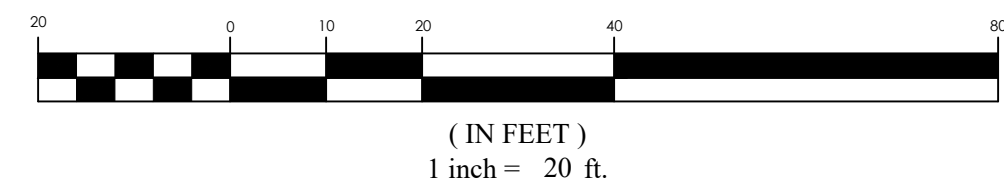
B SHRUB PLANTING
 NOT TO SCALE



C PERENNIAL PLANTING
 NOT TO SCALE



GRAPHIC SCALE



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Drawing Notes

General Notes

- A. ALL DIMENSIONS ARE TO THE FINISHED FACE OF SURFACES UNLESS OTHERWISE NOTED
- B. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS.
- C. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA, THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS.
- E. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS.
- F. REFER TO A-001 FOR WALL TYPE INFORMATION.
- G. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.

ELEV8 Architecture

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801.352.0075

Royal Engineering

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Provo, Utah 84606
801.375.2228

Realize Structural Engineering, Inc.

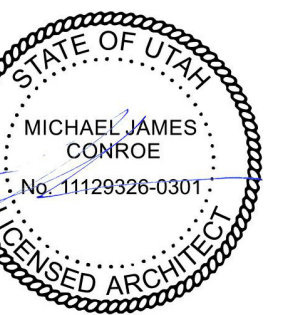
2880 W 4700 S A
Salt Lake City, Utah 84129
801-930-9265

Bonneville Builders

8610 South Sandy Parkway
Suite 210
Sandy, Utah 84070
801-263-1406

Platform 1500

Platform 1500 LLC
1512 S 300 W
Salt Lake City, UT 84115

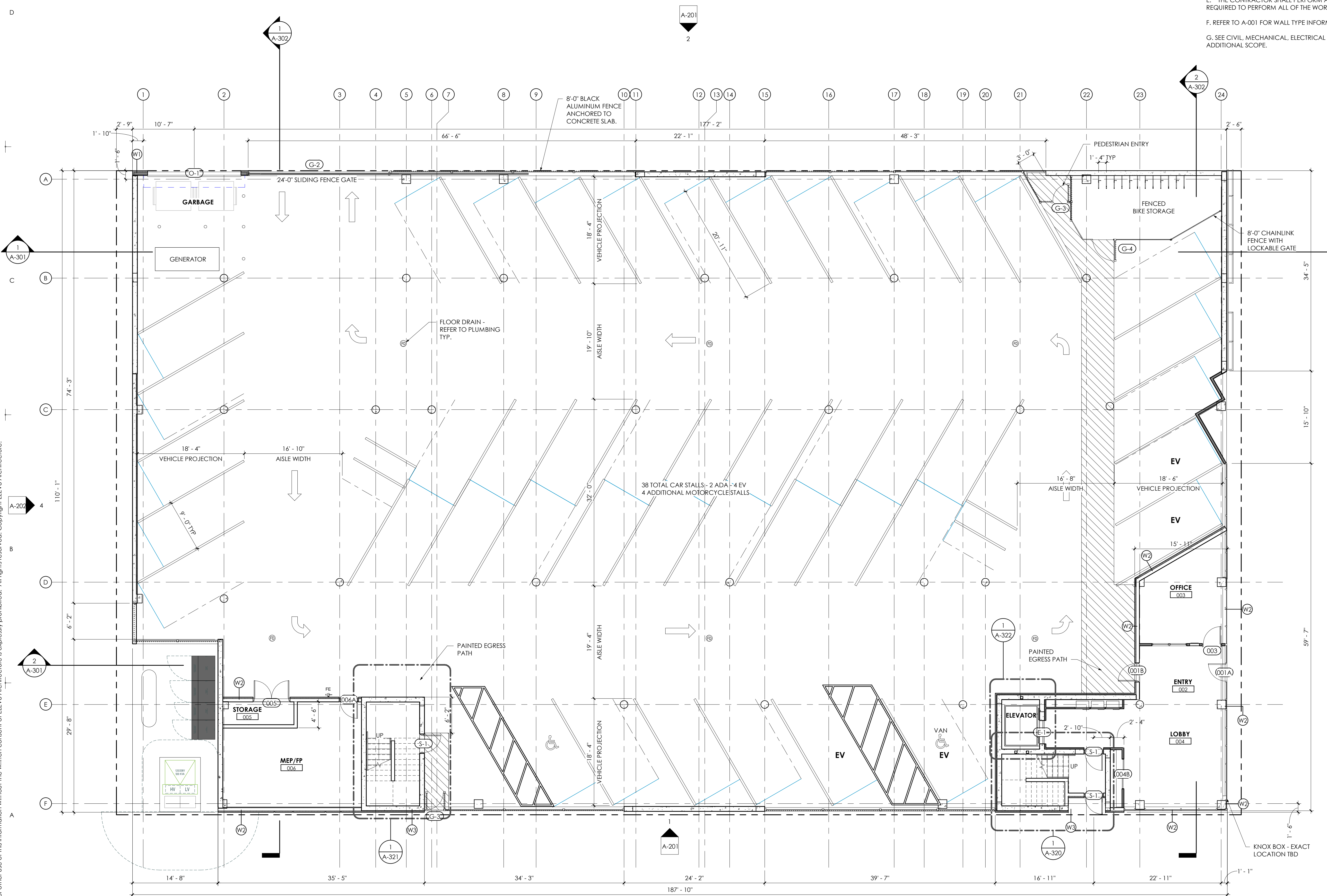


Planned Development
03.01.2023

Revisions		
No.	Description	Date

FIRST FLOOR PLAN

Project No: 101.19
Client No: 101
Drawn by: NES
Sheet No:



1 First Floor Plan
1/8" = 1'-0"

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Drawing Notes

330 ALUMINUM DIVIDER SCREEN

General Notes

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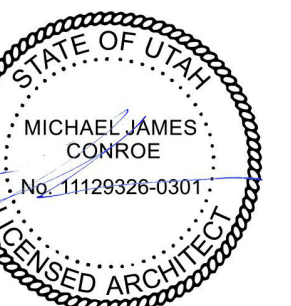
2880 W 4700 S A
Salt Lake City, Utah 84129
801-930-9265

Bonneville Builders

8610 South Sandy Parkway
Suite 210
Sandy, Utah 84070
801-263-1406

Platform 1500

Platform 1500 LLC
1512 S 300 W
Salt Lake City, UT 84115



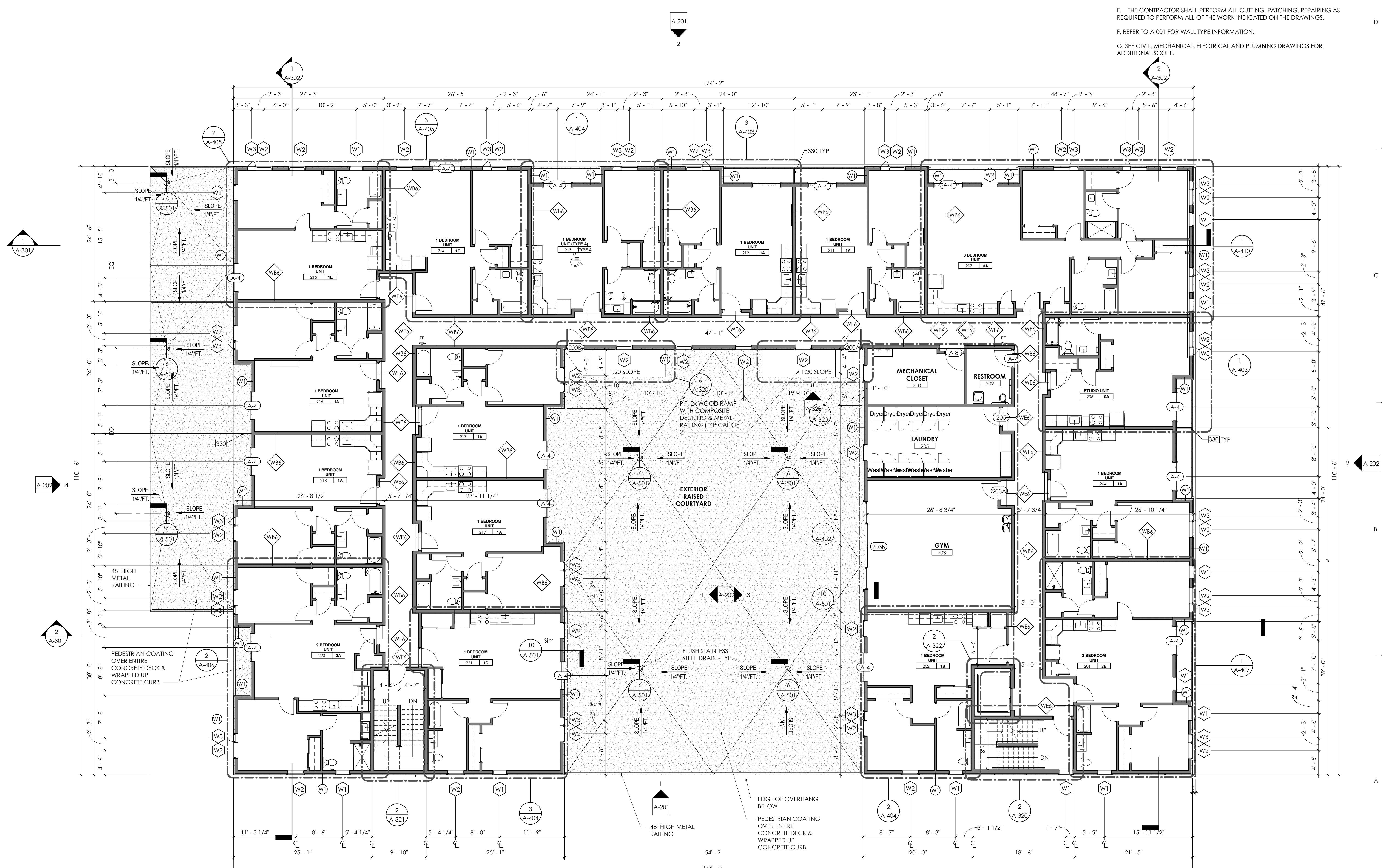
Planned Development
03.01.2023

Revisions		
No.	Description	Date

SECOND FLOOR PLAN

Project No: 101.19
Client No: 101
Drawn by: NES
Sheet No:

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1 Second Floor Plan
1/8" = 1'-0"

Drawing Notes

330 ALUMINUM DIVIDER SCREEN

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- C. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA, THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS.
- E. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS.
- F. REFER TO A-001 FOR WALL TYPE INFORMATION.
- G. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.

ELEV8 Architecture

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Midvale, Utah 84047
801.352.0075

Royal Engineering

1837 S E Bay Blvd.
Provo, Utah 84606
801.375.2228

Realize Structural Engineering, Inc.

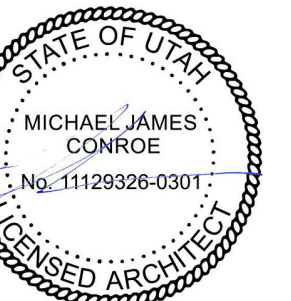
2880 W 4700 S A
Salt Lake City, Utah 84129
801-930-9265

Bonneville Builders

8610 South Sandy Parkway
Suite 210
Sandy, Utah 84070
801-263-1406

Platform 1500

Platform 1500 LLC
1512 S 300 W
Salt Lake City, UT 84115

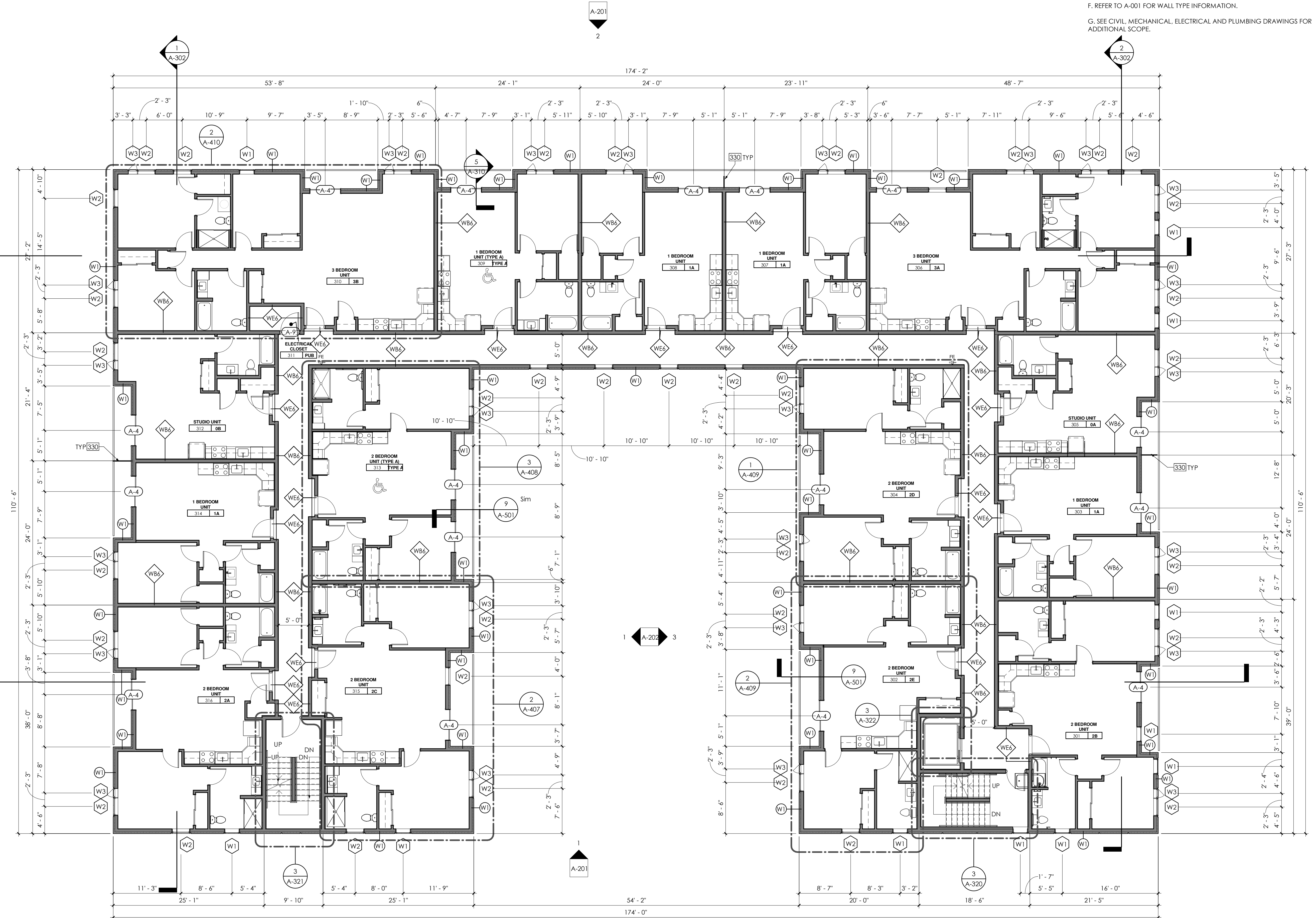


Planned Development
03.01.2023

Revisions		
No.	Description	Date

THIRD FLOOR PLAN

Project No: 101.19
Client No: 101
Drawn by: NES
Sheet No:



1 Third Floor Plan
1/8" = 1'-0"

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Drawing Notes

330 ALUMINUM DIVIDER SCREEN

General Notes

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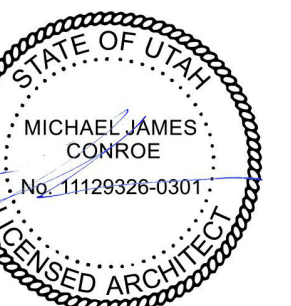
2880 W 4700 S A
Salt Lake City, Utah 84129
801-930-9265

Bonneville Builders

8610 South Sandy Parkway
Suite 210
Sandy, Utah 84070
801-263-1406

Platform 1500

Platform 1500 LLC
1512 S 300 W
Salt Lake City, UT 84115

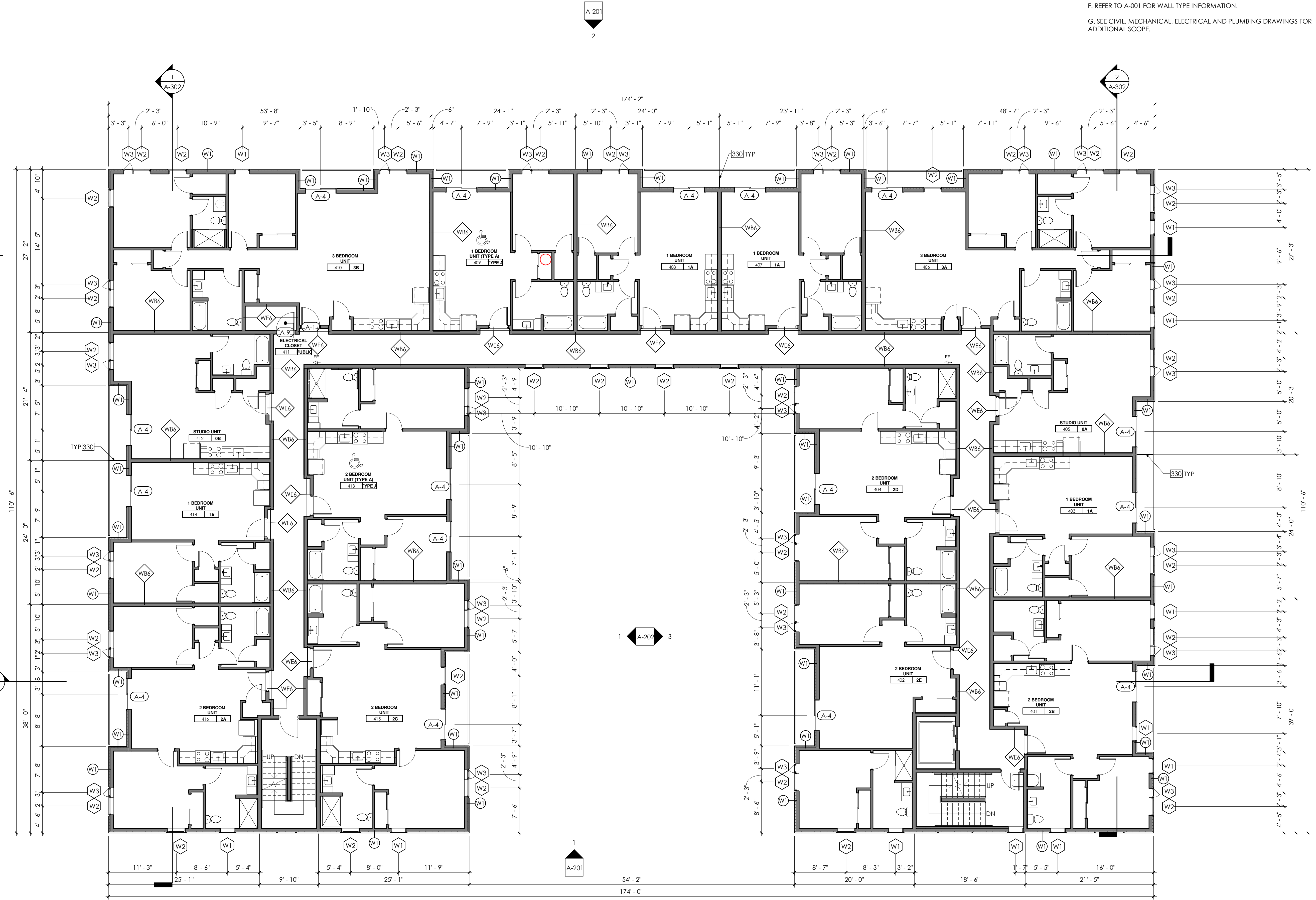


Planned Development
03.01.2023

Revisions		
No.	Description	Date

FOURTH FLOOR PLAN

Project No: 101.19
Client No: 101
Drawn by: NES
Sheet No:



1 Fourth Floor Plan
1/8" = 1'-0"

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Drawing Notes

330 ALUMINUM DIVIDER SCREEN

General Notes

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- E. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS.
- F. REFER TO A-001 FOR WALL TYPE INFORMATION.
- G. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.

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Realize Structural Engineering, Inc.

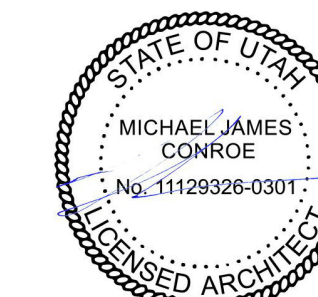
2880 W 4700 S A
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Bonneville Builders

8610 South Sandy Parkway
Suite 210
Sandy, Utah 84070
801-263-1406

Platform 1500

Platform 1500 LLC
1512 S 300 W
Salt Lake City, UT 84115

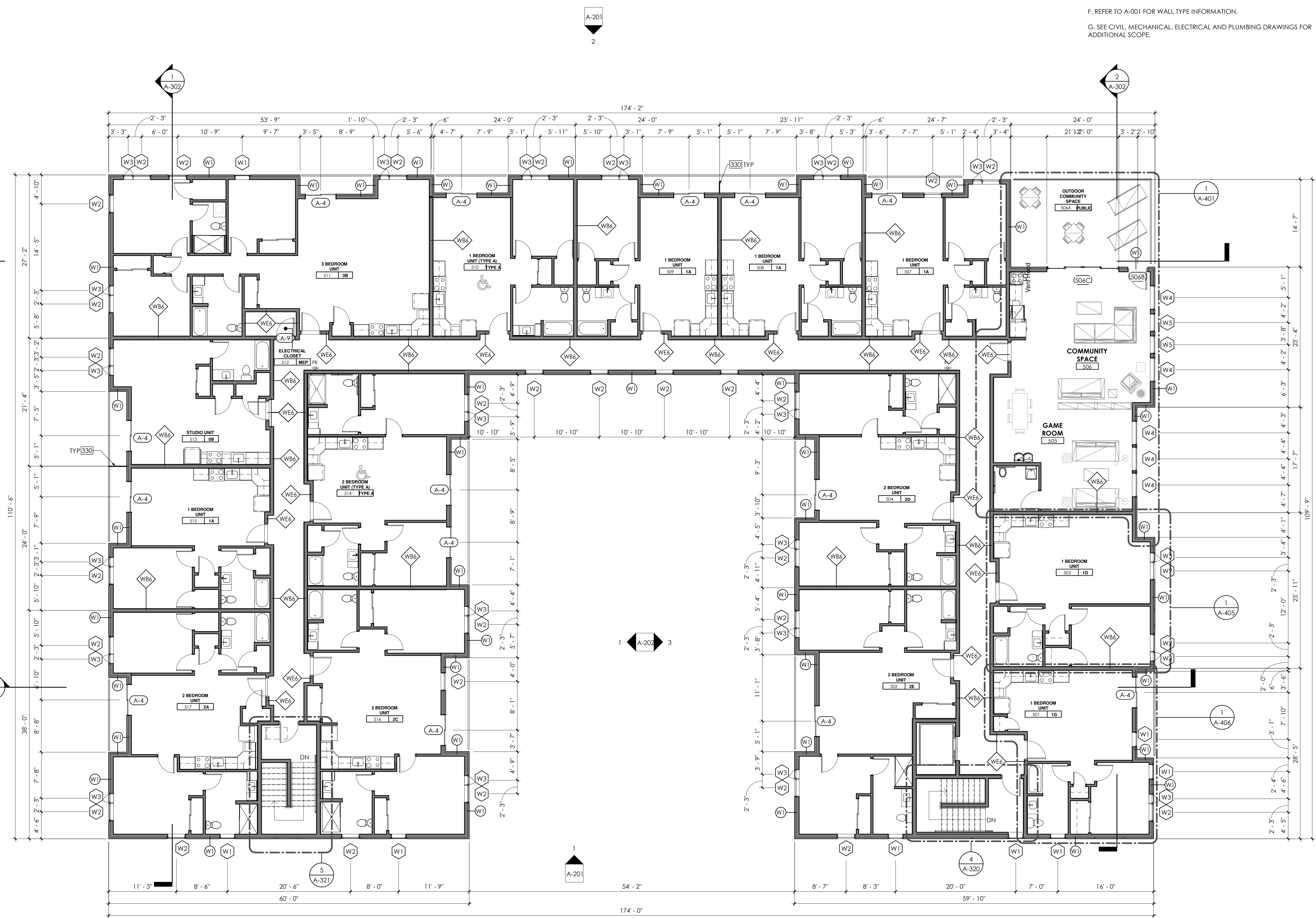


Planned Development
03.01.2023

Revisions		
No.	Description	Date

FIFTH FLOOR PLAN

Project No: 101.19
Client No: 101
Drawn by: NES
Sheet No:





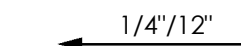


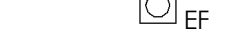


1 Fifth Floor Plan
1/8" = 1'-0"

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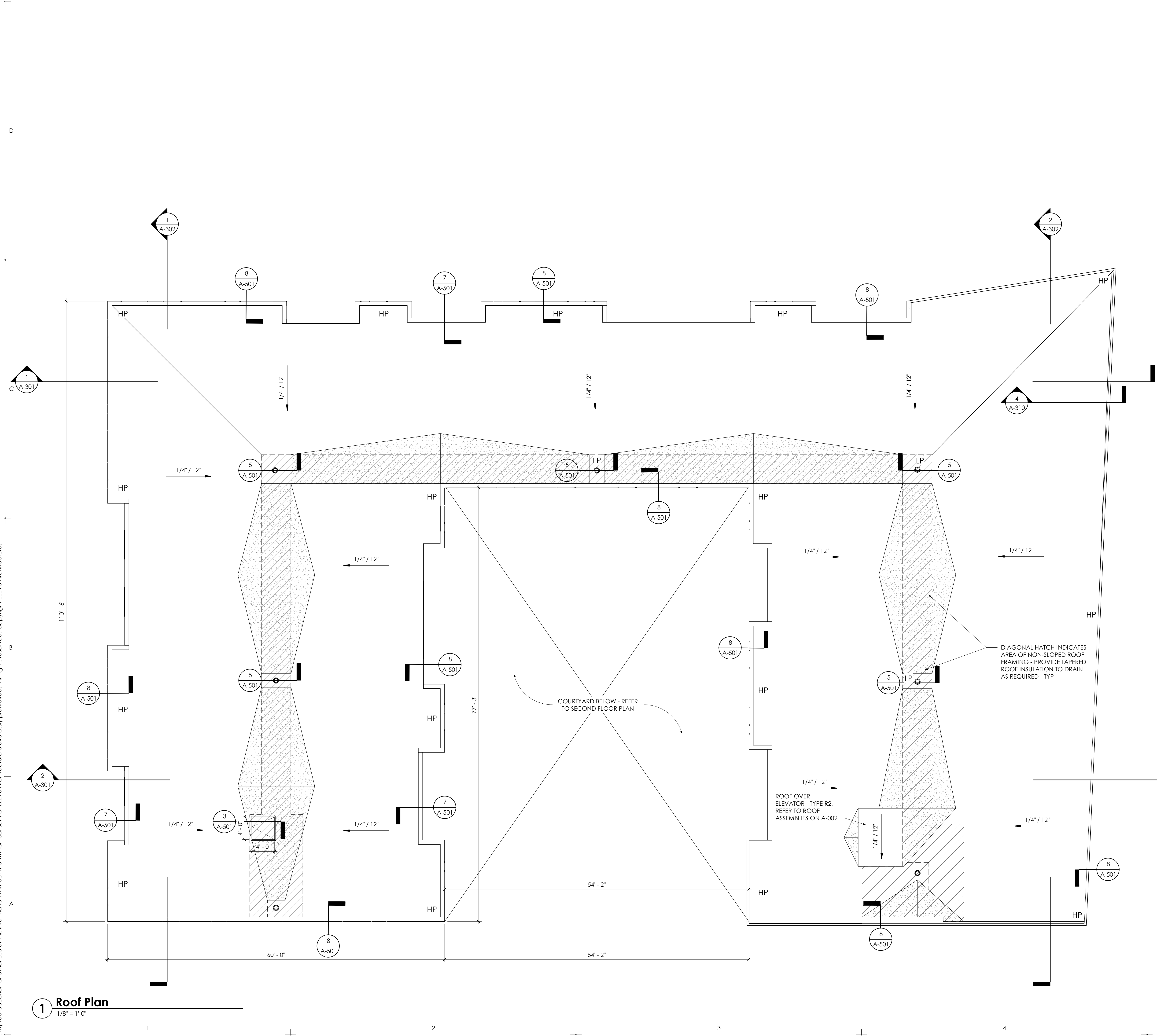
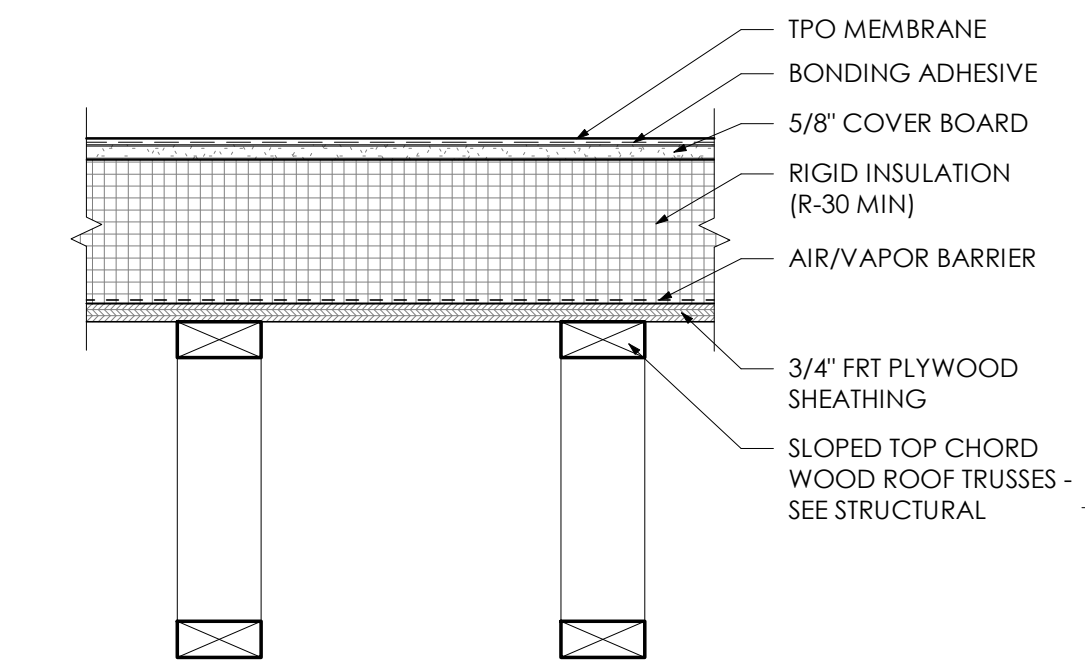
General Notes

- A. REFER TO SHEET A-001 FOR GENERAL NOTES.
- B. ALL ROOF MOUNTED ITEMS (I.E. EXPANSION JOINTS, PIPES, DUCTS, CURBS, LIGHTING, RODS, EQUIPMENT SUPPORTS, ETC.) TO BE FLASHED WATER TIGHT PER SMACNA, NRCA & WRITTEN ROOFING MANUFACTURER'S RECOMMENDATION TO SUIT JOB CONDITION.
- C. COORDINATE SIZE, QUANTITY AND LOCATIONS OF PENETRATIONS WITH ALL TRADES.
- D. FLASH ALL EDGE CONDITIONS WATER TIGHT PER MANUFACTURER'S SPECIFICATIONS. ROOFING WORK SHALL INCLUDE ALL FLASHING, COUNTER FLASHING, COPING/CAP FLASHING & DRAINS.
- E. THE ROOF SHALL BE SLOPED, AS MEASURED FROM ANY POINT ON THE ROOF, TOWARD THE ROOF DRAINS AT A MINIMUM 1/4" PER FT.
- F. PROVIDE ANGLE FRAMING @ ROOF OPENINGS.

Roof Legend

-  TPO MEMBRANE ROOF - REFER TO ROOF ASSEMBLY
-  TPO MEMBRANE ROOF CRICKET - SLOPED TO DRAIN - REFER TO ROOF ASSEMBLY
-  1/4" / 12" ROOF SLOPE
-  BI-FUNCTIONAL ROOF DRAIN - DUAL OUTLET - REFER TO DETAIL
-  VENT PIPE
-  EXHAUST FAN
-  LOW POINT
-  HIGH POINT

Roof Assembly - TPO on Wood Truss



DIAGONAL HATCH INDICATES AREA OF NON-SLOPED ROOF FRAMING - PROVIDE TAPERED ROOF INSULATION TO DRAIN AS REQUIRED - TYP

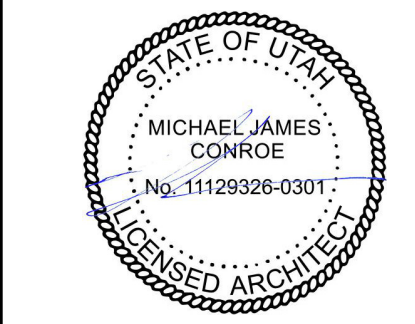
ROOF OVER ELEVATOR - TYPE R2, REFER TO ROOF ASSEMBLIES ON A-002

COURTYARD BELOW - REFER TO SECOND FLOOR PLAN

1 Roof Plan
1/8" = 1'-0"

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Platform 1500
Platform 1500 LLC
1512 S 300 W
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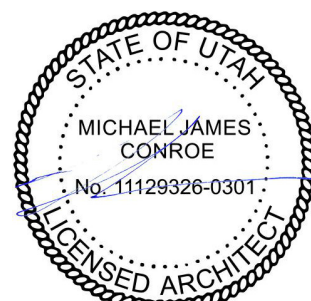


Planned Development
03.01.2023

No.	Description	Date

ROOF PLAN

Project No: 101.19
Client No: 101
Drawn by: NAS/DRS
Sheet No:



Planned Development
03.01.2023

Revisions		
No.	Description	Date

ELEVATIONS

Project No: 101.19
Client No: 101
Drawn by: NES
Sheet No:

A-201

Finishes and Fixtures Legend

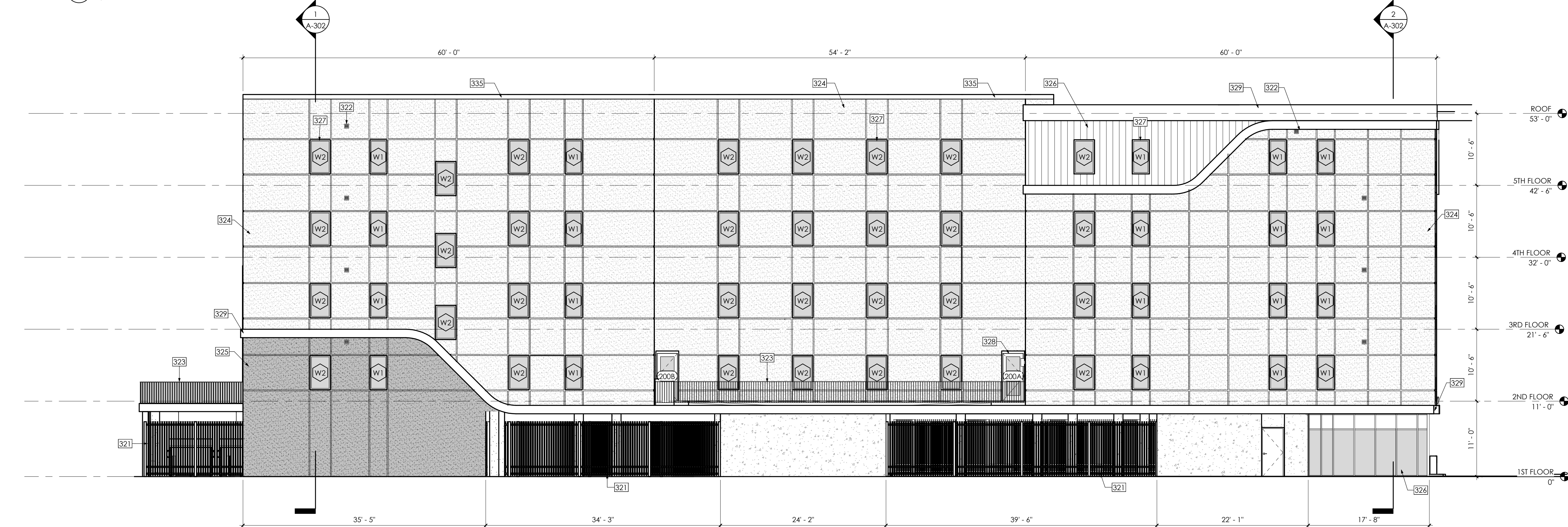
FX-3 EXTERIOR SCONCE LIGHT - KICHLER CYLINDER 2 LIGHT 12"
OUTDOOR WALL SCONCE - 9244BK BLACK

Drawing Notes

- 321 ALUMINUM FENCING
- 322 EXHAUST VENT - RE: MECH DWGS
- 323 METAL RAILING
- 324 WHITE STUCCO FINISH
- 325 DARK GREY STUCCO FINISH
- 326 WOOD TONE FIBER CEMENT PANEL
- 327 VINYL WINDOW
- 328 EXTERIOR DOOR - RE:DOOR SCHEDULE - PAGE A-600
- 329 ALUMINUM TRIM
- 330 ALUMINUM DIVIDER SCREEN
- 331 EXPOSED CONCRETE WALL
- 335 PREFINISHED ALUMINUM FASCIA
- 338 METAL PANEL ROUTE AND RETURN SIDING SYSTEM

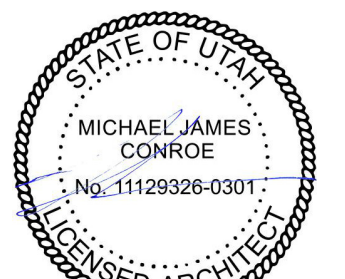


2 North Elevation
1/8" = 1'-0"



1 South Elevation
1/8" = 1'-0"

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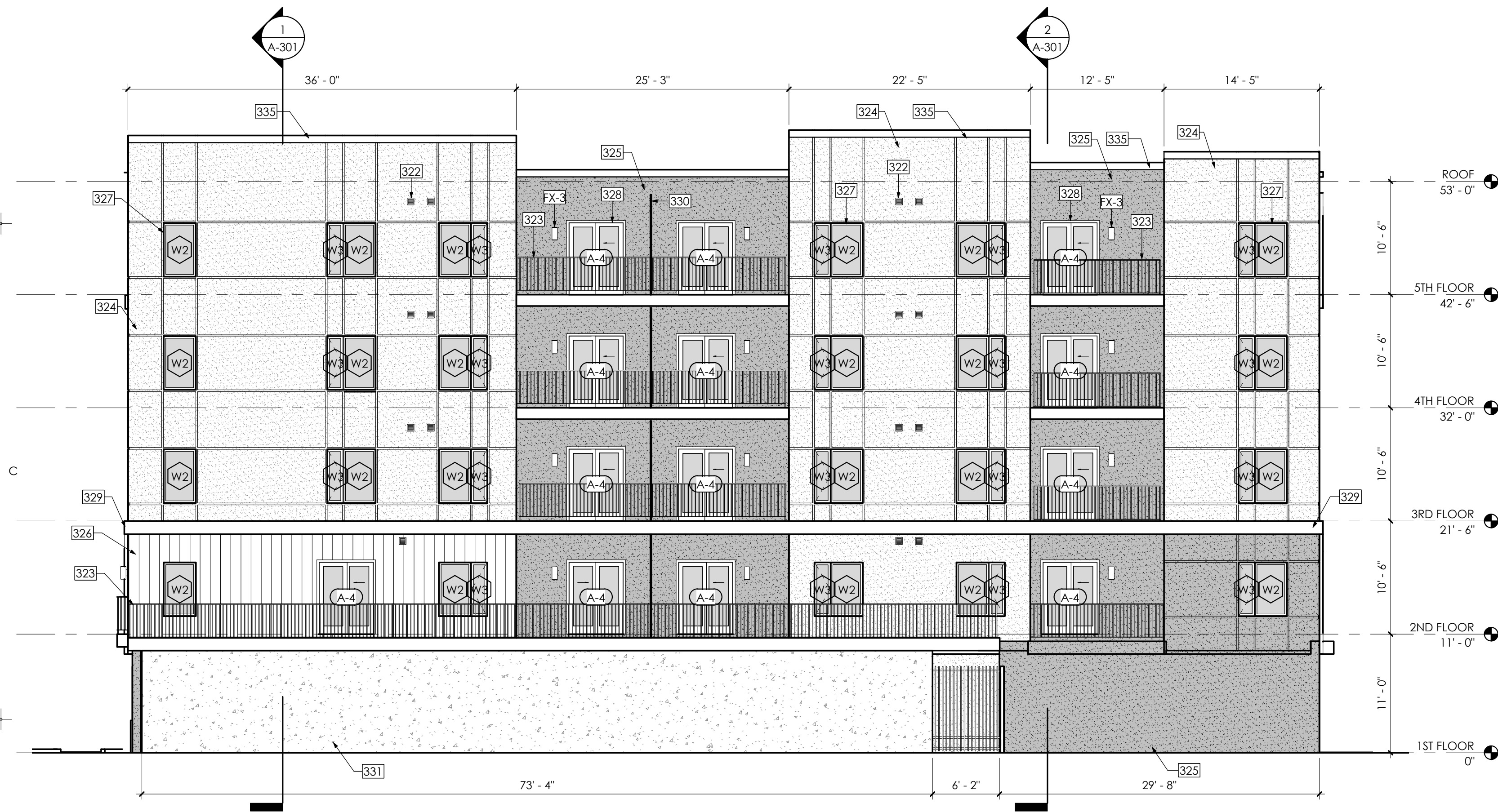
Revisions		
No.	Description	Date

Finishes and Fixtures Legend

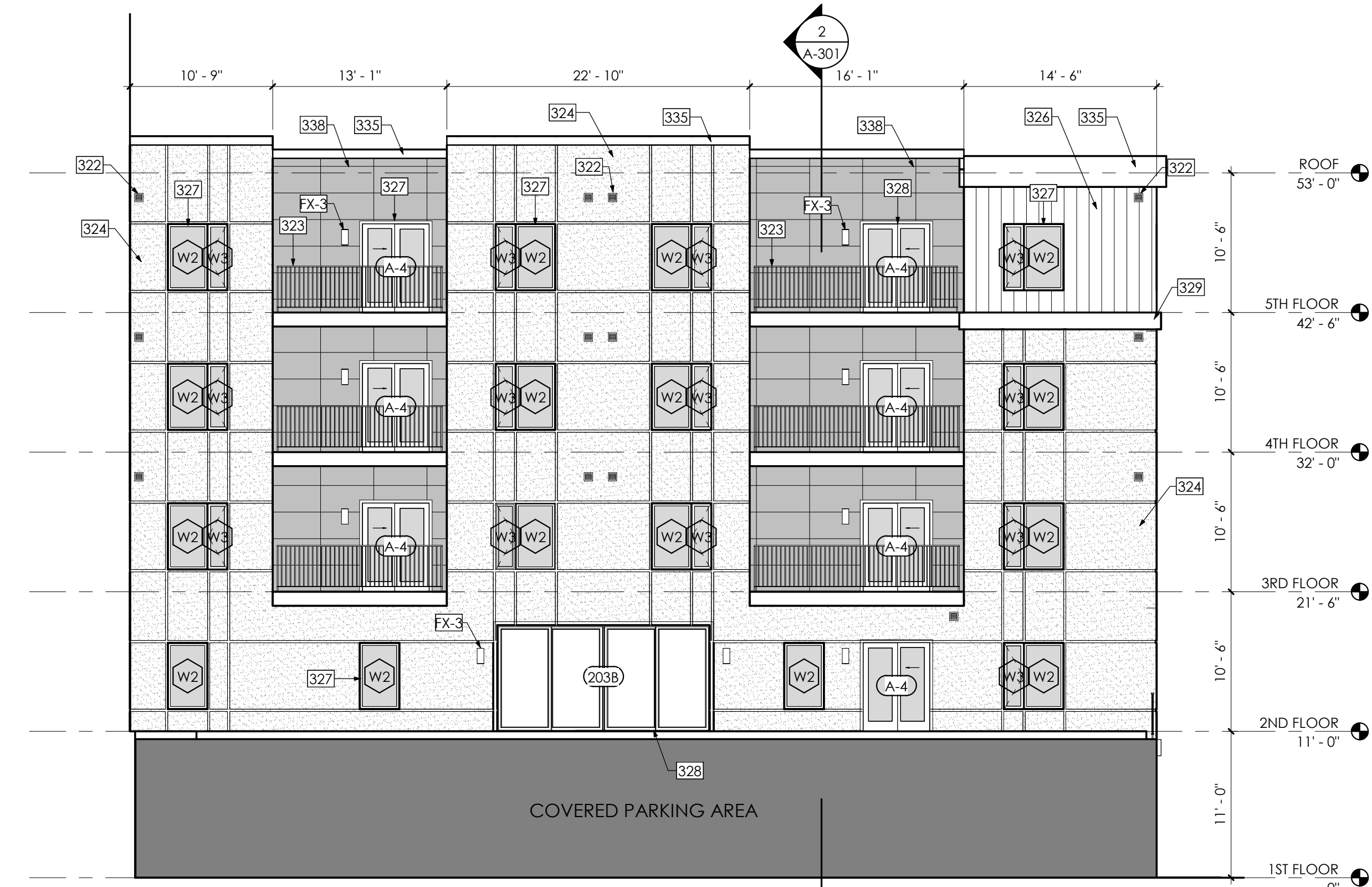
- FX-3 EXTERIOR SCENCE LIGHT - KICHLER CYLINDER 2 LIGHT 12" OUTDOOR WALL SCENCE - 9244BK BLACK

Drawing Notes

- 322 EXHAUST VENT - RE- MECH DWGS
- 323 METAL RAILING
- 324 WHITE STUCCO FINISH
- 325 DARK GREY STUCCO FINISH
- 326 WOOD TONE FIBER CEMENT PANEL
- 327 VINYL WINDOW
- 328 EXTERIOR DOOR - RE-DOOR SCHEDULE - PAGE A-600
- 329 ALUMINUM TRIM
- 330 ALUMINUM DIVIDER SCREEN
- 331 EXPOSED CONCRETE WALL
- 335 PREFINISHED ALUMINUM FASCIA
- 338 METAL PANEL ROUTE AND RETURN SIDING SYSTEM
- 339 CONCRETE PLANTER BOXES
- 340 METAL SLATS W/ WOOD TONE FIBER CEMENT PANEL BEYOND
- 341 MURAL WALL



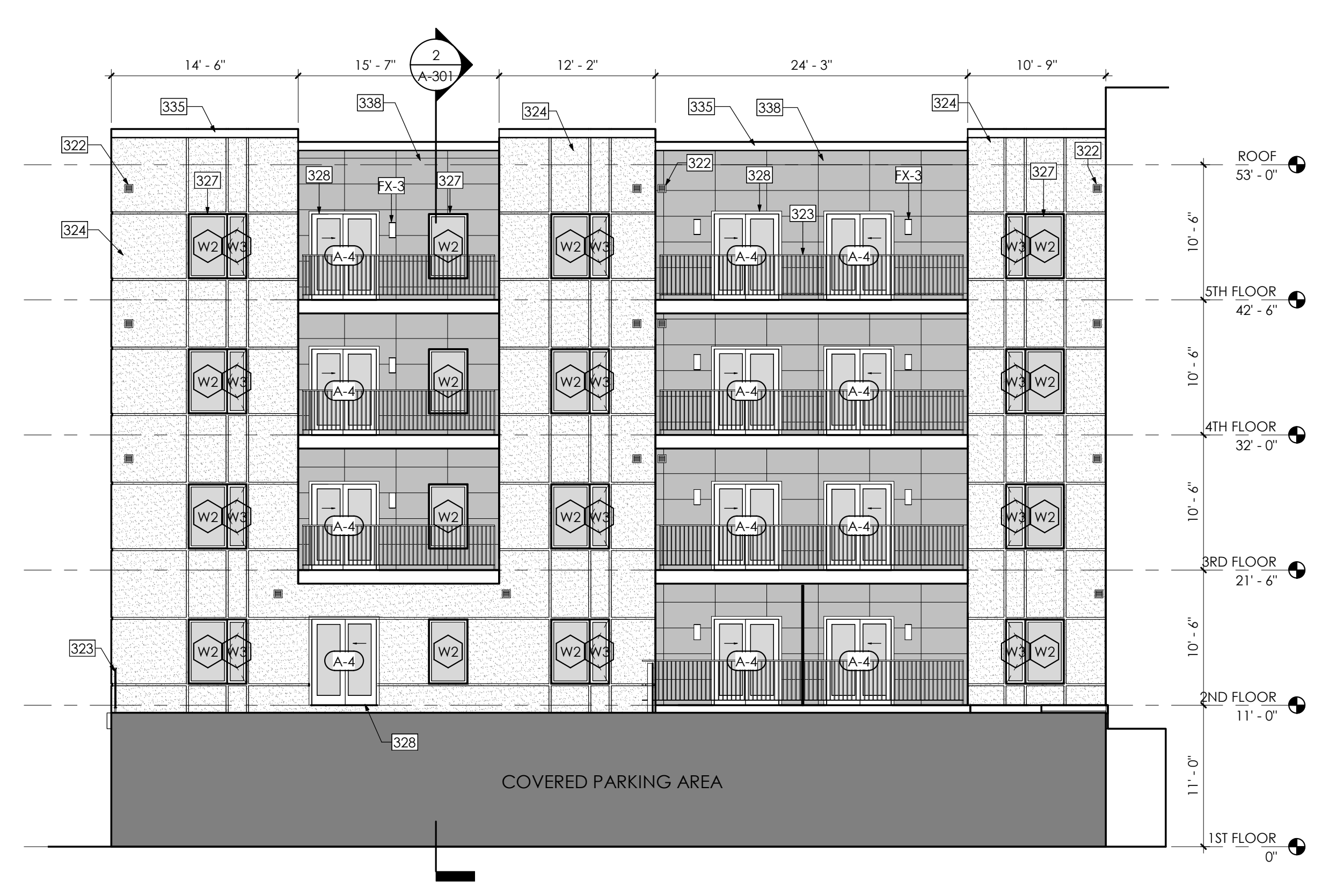
4 West Elevation
1/8" = 1'-0"



3 East Elevation Inner
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



1 West Elevation Inner
1/8" = 1'-0"

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300 West Frontage Option 1





300 West Frontage Option 2





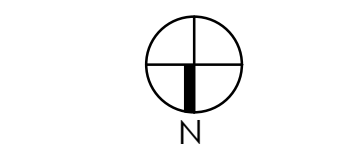
300 West Frontage Option 3



1500 South Frontage Option 1



PLATFORM 1500
 1512 SOUTH 300 WEST SALT LAKE CITY, UT
LANDSCAPE PLAN



PERMIT SET

Date 01/06/2023

No.	Description	Date
1	REVISION	
2	SITE TRIANGLE/FDC	02/24/2023

LANDSCAPE PLAN

Project No: 22-0380
 Client No:
 Drawn by: BW
 Sheet No:

L1.0

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AB	Acer palmatum dissectum 'Seiryu'	Laceleaf Japanese Maple	1.5" Cal.	1
ZC	Zelkova serrata 'JFS-KW1'	City Spruce® Japanese Zelkova	2" Cal.	7

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	95
FB	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 gal.	304
PAH	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	107
FR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 gal.	8

REFERENCE NOTES SCHEDULE

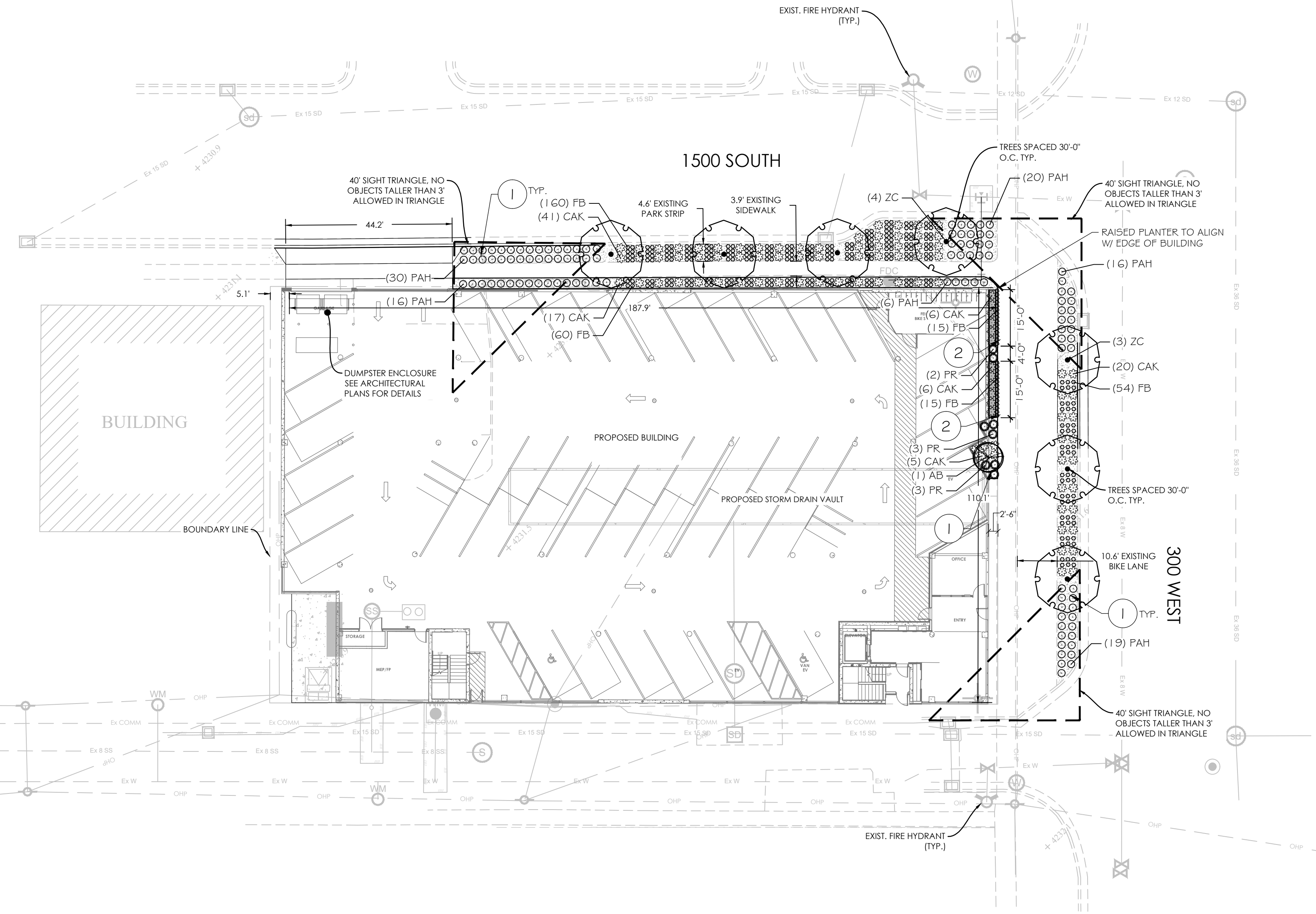
SYMBOL	DESCRIPTION	QTY
1	CRUSHED ROCK, TYPE: WASATCH GREY, SIZE: 1", FROM STAKER PARSON MATERIALS OR APPROVED EQUAL.	2,037 sf
2	RAISED PLANTER, MATERIAL T.B.D, SIZE: 2' W x 15' L x 30" HT.	2

LANDSCAPE NOTES

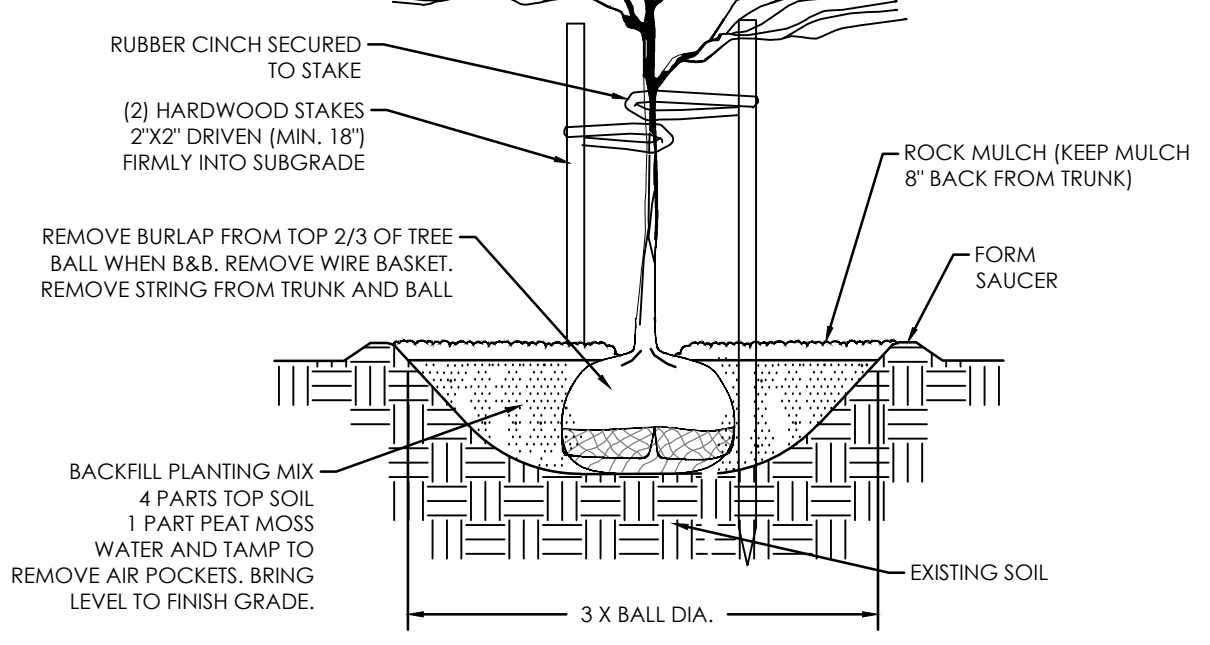
- TOP DRESS ALL PLANT BED AREAS WITH A 4" DEPTH OF ROCK MULCH, ROCK TYPE SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
- AS PER SECTION 21 A-48.060.D.1, NO TREE SHALL BE PLANTED IN A PARK STRIP WITHOUT FIRST OBTAINING A PERMIT FROM THE URBAN FORESTRY DIVISION OF THE SALT LAKE CITY PUBLIC SERVICES DEPARTMENT. TREE SPECIES AND LOCATION SHALL BE APPROVED BY THE CITY FORESTER. PLEASE CONTACT URBAN FORESTRY BY CALLING (801)535-7818.

Landscape Tabulations- Salt Lake City- General Commercial District

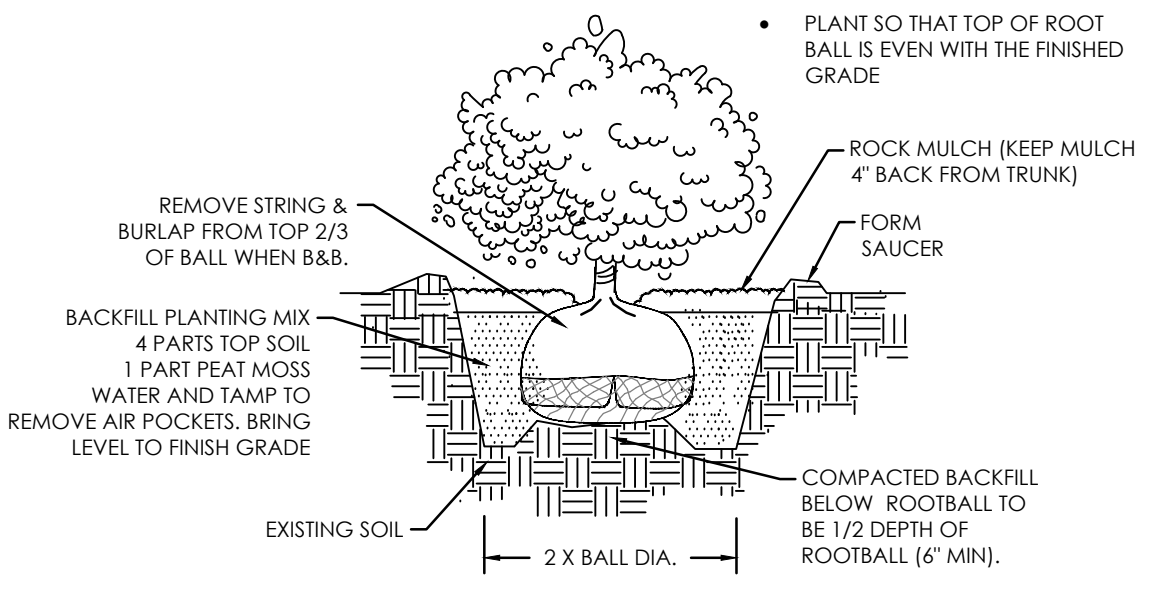
Mandatory Provisions			
Landscape Buffer	Where residential adjacency occurs, a 7' wide buffer required. One shade tree for every 30 feet of landscape buffer & shrubs 4' height min. placed along full length of buffer.		
Street Trees	1 street tree required at the rate of 1 for every 30 feet of street frontage.		
Internal Parking Lot Landscape	Total square feet area of interior parking lot landscaping required. To be based on 5% of the parking lot.		
Park Strip Planting	2" cal. trees required. At least (1/3) or more of the park strip must be covered by vegetation (80% water-wise planting required). Mulch shall be 3"-4" depth min.		
Landscape Yard	At least (1/3) or more of the yard area must be covered with turf, perennial or low growing shrub vegetation. (80% water-wise planting required).		
Landscape Buffer	Required	Provided	Comments
Buffer for residential adjacency	N/A	N/A	No residential adjacency
Street Trees	Required	Provided	Comments
300 West (110 LF)	3	3	
1500 South (145 LF)	6	4	145' of frontage excludes the vehicle entry approach on the north-west side (no park-strip). Only 4 trees fit at 30' on center with corner & garage sight triangles.
Internal Parking Landscape	Required	Provided	Comments
5% landscape area from overall parking area	N/A	N/A	No above ground parking proposed
Park Strip Planting	Required	Provided	Comments
Min. 33% live plant material & 3"-4" depth mulch	Yes	Yes	
Landscape Yard	Required	Provided	Comments
Min. 33% live plant material & 3"-4" depth mulch	Yes	Yes	



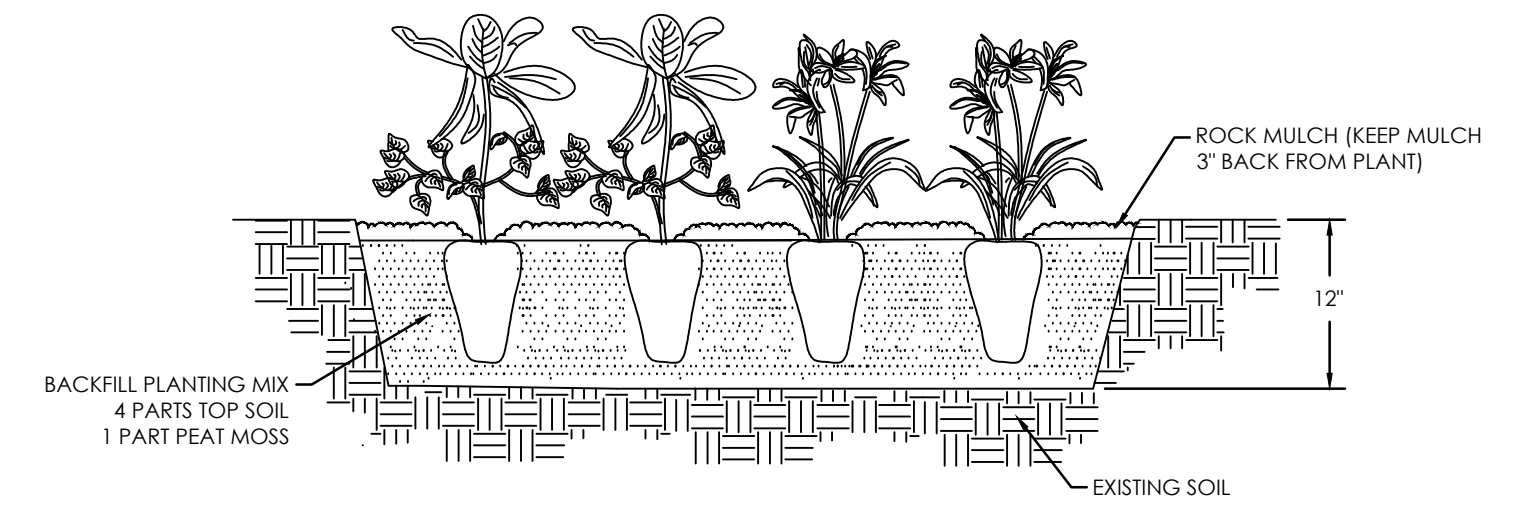
- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



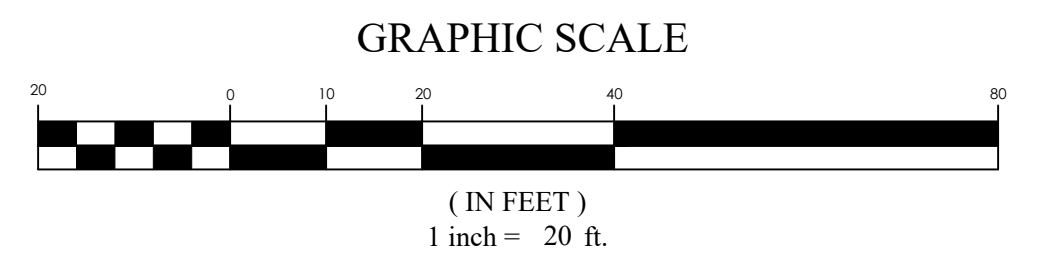
A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



Z:_2022\22-0380 1512 South 300 West\design\22-0380\DWG\sheet\110 LANDSCAPE PLAN.dwg
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Attachment B: Applicant Narrative

Platform 1500 Apartments

Planned Development Application

Nick Norris
Director, Planning
Salt Lake City Planning
451 S State Street Room 406
Salt Lake City, UT 84114

Dear Mr. Norris:

This application meets the Standards for Planned Developments per 21A.55.050 as follows:

- A. Planned Development Objectives – As described in the 2 a submission of this application, this request meets objectives C. Housing, D. Mobility, E. Sustainability, and F. Master Plan Implementation. The modifications of forgoing the setbacks are necessary for this development to accommodate the proposed structure, necessary parking, and to keep construction from needing to exceed verticality limits. If this request is refused and the verticality is needed to incorporate more parking and a further floor of residence, this would increase the construction costs to a level that is not feasible for this level of affordable housing and would result in the project not being built.

- B. Master Plan Compatibility – The proposed development is consistent with citywide and community Master Plans; specifically the recently approved “Ballpark Neighborhood”. This development aligns with the implementation of the new BallPark Station Area Plan by assisting the downtown core’s demand for housing accommodating growth, expanding the current community with affordable housing, and enhancing the livability of the neighborhood. This development also meets citywide master plans by providing new deeply affordable housing in a highly developing, downtown adjacent neighborhood that will encourage biking and public transportation usage. This development will also be a new highly energy efficient building that will be Energy Star and Enterprise Green Communities certified meeting city energy and efficiency objectives.

C. Design and Compatibility –

1. The scale, mass, and intensity of the proposed planned development is compatible with the area as there is a 256-unit development being built across the street to the north of this development and with the large redevelopment happening throughout the local area. It is also aligned with the applicable Master Plans as described in B.
2. The building orientation and materials in the proposed planned development are compatible with the neighborhood as shown in Exhibit A attached below.
3. Setbacks – these are what are proposed to be waived/reduced
 - a. Waiving/reducing the setbacks still maintains the visuals of the neighborhood. Please see Exhibit B attached below.
 - b. There is still sufficient space for Private Amenities as they are included within the building interior.
 - c. Three sides of the building, north, south, and east are all road facing and will have no impact to other developments. West side of the building abuts a commercial use building and does not impact them.
 - d. Sightlines and sidewalks are still maintained for this development and all current developments. Again, three sides of the proposed development are street facing.
 - e. Sufficient space for maintenance is maintained within the development.
4. Building facades will offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction. Please see attached plans that detail facades and features.
5. Lighting is designed for safety and visual interest while minimizing impacts on surrounding property. Please see attached plans for details.
6. Dumpsters are appropriately screened. Please see attached plans for details.
7. Parking is a dedicated, enclosed podium and is appropriately screened from adjacent uses. Please see attached plans for details.

D. Landscaping –

1. There are currently no trees along the periphery of the property. We have developed a landscape plan (see attached) that will provide ROW landscaping at the properties expense as well as landscape facades along 300 west and 1500 south with appropriate and area ready landscaping.
2. As this property abuts roadways on three sides additional buffering to abutting properties is not applicable. On the west boundary, the abutting property is currently built close upon lot lines and therefore current buffering is maintained. Please see Exhibit C attached below.
3. With the proposed site abutting roadways on three sides, impact of any landscaping is not applicable.
4. Landscaping is appropriate for the scale and site of this development. Please see attached plans.

E. Mobility –

1. Drive access to the site is being proposed on 1500 south. This should be the most efficient and safe means with no negative impact to current traffic. Please see attached plans for reference.
2. Safe circulation –
 - a. Pedestrian environment is consistent with current site as sidewalks will be maintained. The main pedestrian thoroughfare along 300 West will have several architectural features and materials to provide an interesting flow and aesthetic design.
 - b. The property will have a dedicated bicycle storage room to encourage tenants to utilize the new raised bicycle lane along 300 West.
 - c. For the size and compactness of the site, we have minimized transportation mode conflicts as best as possible.
3. With the bicycle storage, all adjacent amenities are accessible and encouraged.

4. For emergency access, the property has three roadway adjacent sides and therefore fire has access to three vertical faces of the building. Police and ambulance should have plenty of parking around the street sides of the property.

 5. There is minimal impact to surrounding areas and public rights-of-way as this proposed development will not need loading access or have service areas.
- F. Existing Site Features – The current built features on the site are not considered to significantly contribute to the character of the neighborhood. One existing building is even damaged by fire and not usable. The new building will provide the area with a newer, more modern mid-rise building that will provide affordable residence along the 300 West corridor. This should add great value to the neighborhood and local area.
- G. Existing utilities will adequately serve the development without detrimental effect on the surrounding area. 300 West utilities will be tapped and are sufficient.

Exhibit A



The Enclave at 1400 Apartments – stucco finishes with balconies. One block from proposed site.



Park Vue Apartments – stucco finishes with balconies. Two blocks from proposed site.

Exhibit B



Rev Motoring Already built to sidewalk on Andrews Street



Brothers Transmission located at 1626 S 300 W built to the sidewalk



Diamond Electric located at 1465 S 300 W built up to the sidewalk



Min Ra Sol Distributing located at 1500 S 377 W built up to the sidewalk



Right Side Up Auto located at 1515 S 400 W built up to the sidewalk



John Kruger Auto Repair located at 1604 S 300 W built up to the sidewalk

Exhibit C



Existing building on proposed site (Black brick on left) & current adjacent building (white brick on right)

Attachment C: Planned Development Standards

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

- A. **Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.
- B. **Master Plan Compatibility:** The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.
- C. **Design And Compatibility:** The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:
 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
 2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
 3. Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.
 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
 7. Whether parking areas are appropriately buffered from adjacent uses.
- D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
 4. Whether proposed landscaping is appropriate for the scale of the development.
- E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
 2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;
 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
 4. Whether the proposed design provides adequate emergency vehicle access; and
 5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
- F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.
- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)