



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Amanda Roman, Urban Designer  
801-535-7660 or [Amanda.Roman@slcgov.com](mailto:Amanda.Roman@slcgov.com)  
**Date:** April 26, 2023  
**Re:** PLNPCM2022-00866 Design Review  
PLNPCM2022-00867 Planned Development

## Design Review // Planned Development

**PROPERTY ADDRESS:** 401 W 900 S, 954 S 400 W, 402-406 W Fayette Avenue  
**PARCEL ID:** 15-12-179-009, 15-12-182-006, 15-12-182-003, 15-12-182-004, 15-12-182-005  
**MASTER PLAN:** Downtown Plan  
**ZONING DISTRICT:** CG – General Commercial

### REQUEST:

James Alfandre of Urban Alfandre, has submitted Design Review and Planned Development applications to develop property located at approximately 401 W 900 S. The West Village development is a mixed-use project which consists of 602 residential units, 180,000 square feet of commercial/office, and 8,000 square feet of ground floor retail. The project area is in the Granary District between 900 South and Fayette Avenue and 400 West to 500 West. The property includes five lots, covering approximately 4.63 acres.

**Design Review:** The development is required to go through the Design Review process for additional building height in the CG General Commercial zoning district. The maximum building height is 60 feet by-right and up to 90 feet with Design Review approval. The West Village development includes three structures. The two residential mixed-use buildings (Building's 2 and 3) are proposed to be 90 feet with an additional parapet to screen mechanical equipment. The Life-Science office building (Building 1) is proposed to be 75 feet, with 20 feet of mechanical equipment screening, for a total height of 95 feet. The Life-Science building is also going through the Planned Development process to obtain an additional 5 feet of height to accommodate the screening.

**Planned Development:** The development is required to obtain Planned Development approval for the following modifications:

Building 1 (Life Science Building):

- Request for 5 additional feet of building height (in addition to the 30 feet of building height being requested through the Design Review process)

Building's 2 & 3 (Residential Mixed-Use):

- Reduction in required building setbacks
- Reduction in the landscape yard requirements, which is a result of having reduced building setbacks

### **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 request with the following conditions:

1. Lot consolidation and lot line adjustment applications for the 4 southern parcels must be submitted and approved by Planning Staff.
2. All signage, lighting, and site details may be finalized administratively.
3. Applicant must provide documentation that they meet the Minor Parking Demand Management Strategy that allows them to participate in, invest in, or provide sponsorship of an approved bicycle sharing program.

### **ATTACHMENTS**

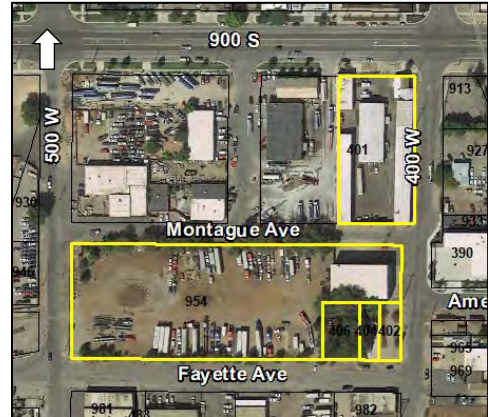
- [A. Vicinity Map](#)
- [B. Applicant's Narrative](#)
- [C. Plan Set](#)
- [D. Property and Vicinity Photos](#)
- [E. Planned Development Standards](#)
- [F. Design Review Standards](#)
- [G. Public Process & Comments](#)
- [H. Department Review Comments](#)



## PROJECT DESCRIPTION

### Project Location

West Village is a mixed-use multi-family project between 900 South and Fayette Avenue (north to south) and 400 West and 500 West (east to west). The subject property includes five lots on approximately 4.63 acres. Two of the lots, 404 W and 406 W Fayette Avenue, have existing single-family homes on them that were built in 1875 and 1902. There are no historic preservation protections on the property and the homes will not be retained as part of the proposal. The property is located at the edge of the Downtown area, in the Granary District. In addition to the two homes, the project site currently consists of warehouse buildings, automobile storage, or is undeveloped.



### Proposed Development

Building 1, as shown on the diagram below, will be referred hereinafter as the Life-Science building. It contains 180,000 square feet of office, research, and laboratory components. The building will be on its own lot and anchors the southwestern corner of the development. The Life-Science building is proposed to be 75 feet, with 20 feet of mechanical equipment screening, for a total height of 95 feet. The applicant is requesting additional building height through both the Design Review and Planned Development processes.

Buildings 2 and 3 are the larger residential mixed-use buildings. In addition to the combined 602 residential units, the buildings contain ground floor retail, coworking, and amenity spaces. Both buildings are proposed to be 90 feet in height, which requires Design Review approval. The two buildings are also being reviewed under the Planned Development standards to reduce the required yard setbacks and landscape yard areas.

The applicant is proposing shared parking between the Life-Science building and Building 2, which contains residential and retail uses. They are requesting a reduction in parking for Building 3. Using minor Transportation Demand Management strategies, the required 1022 parking stalls may be reduced up to 75%, which would require 764 stalls. The applicant is providing 835 total stalls, which is 71 more stalls than the allowable minimum. The two minor strategies being implemented are: providing permanently sheltered, covered, or secure facilities for the required bicycle parking and participation in, investment in, or sponsorship of an approved bicycle sharing program. They are also implementing three major TDM strategies, which are typically required to increase the parking. The Transportation Division has reviewed and approved the proposal.

#### Quick Facts

**Height:** Residential Mixed-Use Buildings – 90 feet

Life-Science Building – 75 feet, 95 feet to the top of the mechanical equipment

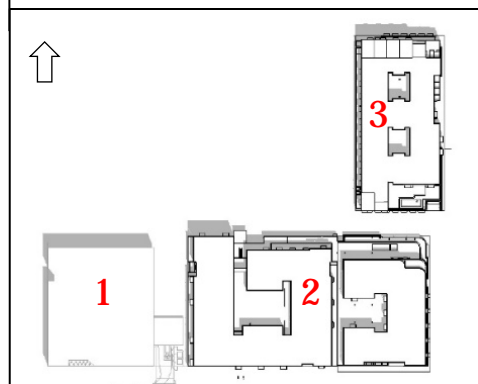
**Number of Residential Units:** 602

**Uses:** Residential (411,088 SF), Retail (8,000 SF), Office (180,000 SF)

**Exterior Materials:** Brick, fiber cement siding, metal siding, concrete, stucco

**Parking:** 835 stalls

**Live Vegetation:** 14,671 SF (street level) & 11,037 (roof/patio levels)



## Building 1 – Life-Science Building

The Life-Science building is described as a “life sciences laboratory/office” that will provide approximately 180,000 square feet of Class A office and research space. The Life-Science building is proposed to be 75 feet in height with an additional 20-foot mechanical penthouse that brings the overall height of the structure to 95 feet. The exterior of the building consists of an aluminum and glass curtain wall system that is interrupted by walls clad in weathering steel, which ties the architecture to its industrial surroundings.

The Life-Science building has street frontage on 500 West, Montague Avenue, and Fayette Avenue. The entrance to the building is on the northeastern corner facing Montague Avenue. A privately-owned public plaza is located between the building and the building to the east (Building 2). The plaza is being proposed to mitigate the requests for additional building height, as it will improve the overall site layout and provide additional amenity space.



*Public plaza located between the Life-Science building and Building 2*

## Building 2 – Residential Mixed-Use

Building 2 is a residential mixed-use structure located between Montague and Fayette Avenues and 400 West. The length of the 417 foot building runs along Montague Avenue. The building has four levels of structured parking with four levels of units and amenity space above. Most of the 373 units are one or two bedrooms, with a few three bedroom options. The northern façade faces Montague Avenue, which is lined with 12 townhomes. East of the townhomes has a ground floor lobby that serves the whole building, and amenity space. Two stories of retail space wrap the southeast corner of Montague Avenue and 400 West. Above the retail, the fourth floor of the building has a significant step back that creates space for a pool deck overlooking Montague Avenue and 400 West. The eastern façade along 400 West also contains ground floor units that are two-bedrooms. Building 2 will share parking with the Life-Science Building, with two garage entrances off Fayette Avenue. The 400 West and Montague Avenue facades do not provide garage access and are wrapped with either units or retail uses, as described above. Building materials for both Building’s 2 and 3 include brick, glass, metal paneling, and stucco.



*Building 2: Northern building elevation with frontage on Montague Ave (417 feet in length)*



### Building 3 – Residential Mixed-Use

Building 3 is also a residential mixed-use structure that is located between 900 South and Montague Avenue, with the 300 foot length of the building running along 400 West. The building has three levels of structured parking with five levels of units and amenity space above. This building contains 229 units that are mostly one-bedroom. There are also studios or two-bedroom options. Building 3 has ground floor retail along 900 South and co-working space adjacent to Montague Avenue. The 400 West frontage includes residential units and one parking garage entrance. There will be no parking garage access from either 900 South or Montague Avenue. Mirroring Building 2, the southeastern corner of the building has a large step back at the fourth floor, creating space for a pool deck overlooking Montague Avenue and 400 West.



*Building 3: Eastern building elevation with frontage on 400 West (300 feet in length)*



*Building 1: Life-Science building*



*Building's 2 & 3: Residential Mixed-Use buildings*

## APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.030 of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district (CG General Commercial), does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

Design Reviews may be approved administratively or when required, by the Planning Commission. This project must be approved by the Planning Commission because the proposed height exceeds the maximum permitted in the zone, which is 60 feet. Per section 21A.59.030 of the Zoning Ordinance, the Planning Commission shall approve a project if it finds that the proposal complies with the purpose of the zoning district and applicable Overlay District(s), the purpose of the individual design standards that are applicable to the project, and the project is compliant with the design review objectives. The Commission may also add conditions or modifications.

## KEY CONSIDERATIONS

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

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. Requested Zoning Modifications

### Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

#### Plan Salt Lake (2015)

The City has an adopted citywide master plan that includes policies related to sustainable growth and development. The goal of the plan is to create a city that is resilient, inclusive, and economically viable. Applicable initiatives from the plan are below.

#### **Neighborhoods:**

- *Maintain neighborhood stability and character.*
- *Support neighborhoods and districts in carrying out the City's collective Vision.*
- *Support neighborhood identity and diversity.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*
- *Improve the usefulness of public rights-of-way as usable public space.*
- *Support west side business nodes.*

#### **Growth:**

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

#### **Housing:**

- *Increase the number of medium density housing types and options.*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

#### **Transportation & Mobility:**

- *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
  - *Having a public transit stop within ¼ mile of all residents.*
  - *Expanding pedestrian and bicycle networks and facilities in all areas of the City.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of way and transportation networks.*

**Staff Discussion:** The proposed development will provide housing and small-scale retail in a neighborhood that has historically consisted of warehouses, autobody shops, and manufacturing uses. Almost half of the housing in Salt Lake City is single-family detached. While preserving this type of housing stock is important, it is also a priority to provide new housing options with a range of densities, as increased density supports walkable, transit-oriented neighborhoods.

The redevelopment of nearly 75% of the block will provide not only housing, but retail, coworking, and office space in an underserved neighborhood. There are multiple other developments within the same area that will be built around the same time as the proposal.

### **Downtown Plan (2016)**

The Downtown Plan envisions a city that is livable, walkable, and connected, provides housing choice and affordability, is welcoming and safe, and incorporates a mix of public and private amenities. The subject property is in the Granary District, “where historic grit and modern refinement come together, forming a unique place in the downtown.” The vision is to have a neighborhood that supports a true mix of housing options including townhomes, the reuse of historic buildings, and midrise development. Initiatives that have been met by the proposal include the following:

- *Utilize interior streets and walkways for smaller scale buildings, like townhouse development, to activate interior of blocks while keeping main streets commercial.*
- *Encourage and incentivize active rooftops with rooftop patios, gardens, solar gardens, etc.*
- *Encourage the growth and establishment of mid-size to large employers in the Granary.*
- *Rebuild 400 West into a multi-modal street with adequate curb, gutter, park strip and sidewalk.*
- *Develop the 9Line Trail according to the 9Line Master Plan.*
- *Encourage development of small neighborhood service nodes. Establish a significant urban forest along the edge of I-15 and along the streets in the Granary to address immediate emissions issues and mask it from view.*
- *Create active public spaces in the Granary, such as parks, plazas, etc. in key locations.*

**Staff Discussion:** The Granary District is transitioning from industrial uses and warehouse building to higher density residential that can support smaller scale office, retail, and restaurants. As described in the plan, the wide streets, such as 900 South and 400 West, provide an opportunity for redesign to accommodate pedestrians and cyclists. The West Village project will help meet the plans goals of providing infill development via midrise housing and small local-serving retail uses that contribute to making the Granary a complete neighborhood. The project will also provide much needed public infrastructure that the neighborhood has historically been lacking. The infrastructure map in the plan designates all the streets surrounding the subject property as having “very poor to marginal pavement conditions”. Providing this investment supports citywide objectives of investing in existing neighborhoods with redevelopment opportunities.

The development includes a Life-Sciences building that will provide 180,000 square feet of office, research, and laboratory components. This building supports Mayor Mendenhall’s “Tech Lake City” initiative, which calls for attracting more innovative and tech talent to the City. While the applicant has asked for an increase in building height, the height is necessary to support the unique uses in the building that require large mechanical equipment. The additional height is not readily visible from the street and is being mitigated through the inclusion of the public plaza.

The applicant submitted a narrative that provides examples of how West Village implements catalytic projects as identified in the Downtown Plan. Projects contribute to the goals of the master plan by:

1. *Adding greater depth and choice to the retail, visitor, cultural, and residential offering.*

West Village provides 8,000 square feet of new neighborhood commercial and retail space, 602 residential units, and 180,000 square feet of Class A Life-Science space to the Granary, which currently has little to no housing and is comprised of mostly industrial uses.

2. *Celebrating the assets of each district.*

West Village incorporates the existing over-scale warehouse aesthetic through the architectural design of the buildings and proportion design elements such as large windows, storefront glass, and building materials. To make the project feel more pedestrian friendly, the façade lengths are minimized through changes in materials, windows, balconies, and step backs.

3. *Growing the downtown population, supporting an active 24/7.*

West Village adds housing in a mixed-use environment, which promotes a 24/7 community.

4. *Creating a pleasing and welcoming public realm.*

West Village turns a mostly vacant and underutilized site into a mixed-use project that activates the street through reduced setbacks, creating a usable and aesthetically pleasing public realm. Design features such as large warehouse-like windows, brick detailing, and fenestrations create visual interest for the pedestrian. The proposal includes active ground floor commercial uses and creates a vibrant, pedestrian-oriented experience that reflects the development patterns within the neighborhood.

## **Consideration 2: Requested Zoning Modifications**

The applicant is requesting three zoning modifications: a reduction in the minimum yard requirements aka building setbacks ([Section 21A.26.070.D](#)), reduction in the required landscape yards ([Section 21A.26.070.E](#)), and additional building height ([Section 21A.26.070.F](#) & [Section 21A.55.020.C](#)). Staff has reviewed the requests and believes that they are reasonable and will create a better designed project than what would be built under the base CG General Commercial zoning district. The requests for each building are described below.

### **Design Review Requests**

A Design Review is required to increase the building height from a by-right maximum of 60 feet to 90 feet, which is the maximum building height permitted with Design Review approval. The CG General Commercial zone allows for an increase in building height if the increase in height will result in improved site layout and amenities. If additional floors are approved, the amount of increased landscaping shall be equal to 10% of the area of the additional floors. All three of the buildings require Design Review approval for 30 feet of additional building height.

### **Planned Development Requests**

The CG General Commercial zoning district has minimum setbacks of 10 feet for the front, corner side, and rear yards. There is no interior side yard setback requirement. The applicant is requesting setback modifications for both residential mixed-use buildings (Building's 2 and 3).

A reduction in the setbacks results in a reduced landscape yard, which is also 10 feet in the CG zone. A landscape yard is defined as, "portion of a lot devoted exclusively to landscaping, except that streets, drives and sidewalks may be located within such area to provide reasonable access."



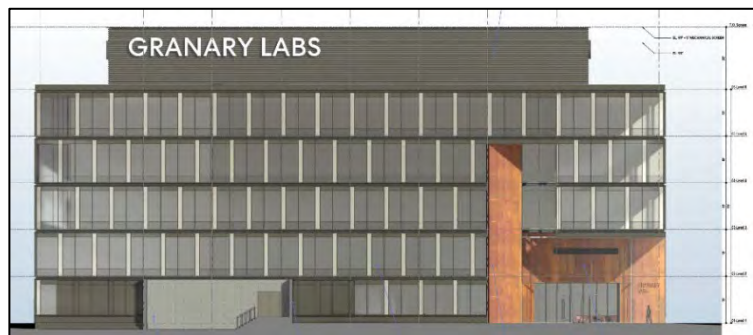
While not requested in the original application, the applicant is also asking for Planned Development approval for 5 additional feet of height for the Life-Sciences building. The building is 75 feet, but the mechanical equipment, which is required for the proposed uses, is taller than typical equipment and requires more screening. The proposed screening is 20 feet, making the total height of the structure 95 feet. The two residential mixed-use buildings (Building's 2 and 3) are not included in this Planned Development request for 5 additional feet of height.

### **Building 1 – Life-Science Building**

#### **Design Review ([Section 21A.59](#)) & Planned Development [Section 21A.55.020.C](#)) Requests for Additional Building Height**

The maximum building height in the CG General Commercial zoning district is 60 feet. Buildings up to 90 feet may be approved through the Design Review process, if staff finds that the increased height will result in improved site layout and amenities. Through the Planned Development process, applicants may also request up to 5 additional feet in building height. The applicant is using both processes to request a total building height of 95 feet. The Planned Development request was not a part of the original proposal but was the result of the mechanical equipment on top of the Life-Science building being taller than what was originally proposed. Staff would like to note that the request for additional height includes the building, screening, and any equipment that is required on the roof. The proposed rooftop ventilation systems may not exceed 95 feet.

The Life-Science building will be located on its own parcel on the southwestern portion of the project area. The building is five stories tall with 15 foot floors. The research and laboratory uses being proposed require taller ceiling heights and more mechanical equipment than a regular office type building. The building itself is 75 feet with an additional 20 feet of screening for mechanical equipment that is required for the lab exhausts located on the roof. The mechanical equipment enclosure is in the center of the roof and is setback 55 feet from the roofline. The screening will have minimal visual impacts from the street.



*Life-Science building*



*Proposed ventilation system on top of the building*

The design intent is for this 20-foot wall on the rooftop to screen the majority of equipment and bulkheads from view. The mechanical, electrical, and plumbing equipment typically includes air handling units, electrical generators, chillers, and heat pumps. The exhaust for the building has additional design constraints to ensure air quality for users of the building and the surrounding community. Code has language that allows a 5 foot mechanical equipment parapet wall, but the proposed exhaust fans must be taller than all other equipment and rooftop structures to meet the industry clearance requirements, so the 5 foot exception does not apply. To obtain these 5 additional feet of clearance, the applicant has requested Planned Development approval. If approved, no structure, parapet wall, or equipment may exceed 95 feet. No other modifications are being proposed for the building.

## **Building 2 – Residential Mixed-Use**

### **1. Design Review Request for Additional Building Height**

The proposed height of both residential mixed-use buildings is 90 feet. The project narrative explains that while the West Village project is requesting heights over 60 feet, to reduce the feel of the extra height, the buildings are modulated into distinct bases, middles, and tops. There is a story removed on the interior corners of the two residential buildings to accommodate mirrored rooftop decks, and large step backs are incorporated along Montague Avenue and 400 West.

The design of the buildings is representative of warehouses found in the neighborhood, mimicking window proportions, similar solid-to-void ratios, and oversized massing. The additional height is mitigated by incorporating large step backs on levels one, two, and three of the buildings. The step backs create a more pedestrian scaled experience and reduce the perceived height of the development. The horizontal scale of the two buildings is reduced by breaking up the façade



*Rendering showing the intersection of Montague Ave & 400 West where both residential mixed-use buildings have significant building step backs that reduce the perceived scale of the structures.*

through massing and material changes. The graphic above shows an aerial of both buildings on the eastern corner of Montague Avenue and 400 West. Other portions of the buildings are stepped back and modulated, but this commercial corner includes the most significant step backs in the development.

### **2. Planned Development Request for a Reduction in Yard Setbacks ([Section 21A.26.070.D](#))**

The CG zone has a 10 foot minimum yard requirement (building setback) for the front, corner side, and rear yards. There is no minimum interior side yard setback. The applicant is requesting yard setbacks of approximately one foot along the majority of Montague Avenue (northern building elevation), which is approximately 417 feet in length. There are 12 townhomes with frontage on Montague Avenue. The building facade steps back 11 ½ feet at level 4 and level 5 is stepped back 22'8" from the front line of the building. The first step back, which is approximately 62 feet above grade, creates a rooftop patio for the townhome residents.

The applicant is also requesting a reduced setback of approximately 4 feet along 400 West (eastern building elevation), which is approximately 230 feet in length. All the ground floor units with frontage on 400 West are two bedrooms. The reduced setbacks allow the ground floor of the building to be adjacent to the sidewalk, creating a pedestrian scaled, cohesive street wall.



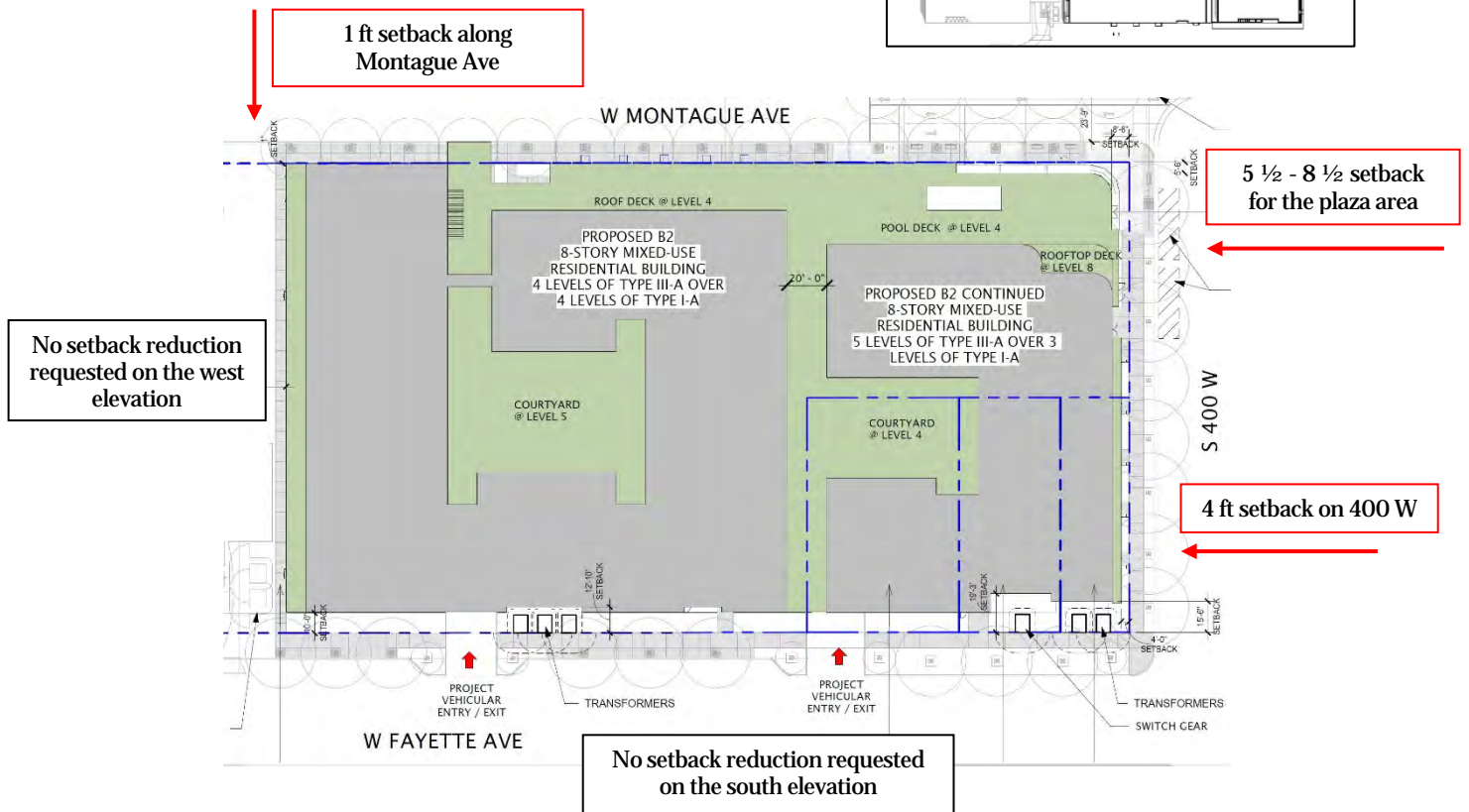
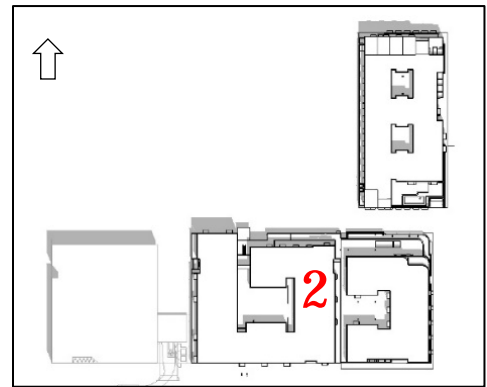
Although the setbacks are reduced, the building is stepped back above the second and third floors, which reduces the perceived scale of the building.

The northwestern corner of Building 2 is setback from the street 5 1/2 - 8 1/2 feet, creating a small public plaza. The corner is wrapped with two stories of retail and amenity space, and one story (level 3) of residential units. The corner of the building steps back above the second story retail space by 10 feet. The second step back is above the third floor residential units and is approximately 40 1/2 feet in depth from the property line. The 45-foot step back provides room for indoor amenity space overlooking Montague Avenue and a rooftop pool deck on the corner of Montague Avenue and 400 West.



*Building 2: Northeastern corner with two levels of retail on the corner of Montague Ave & 400 W*

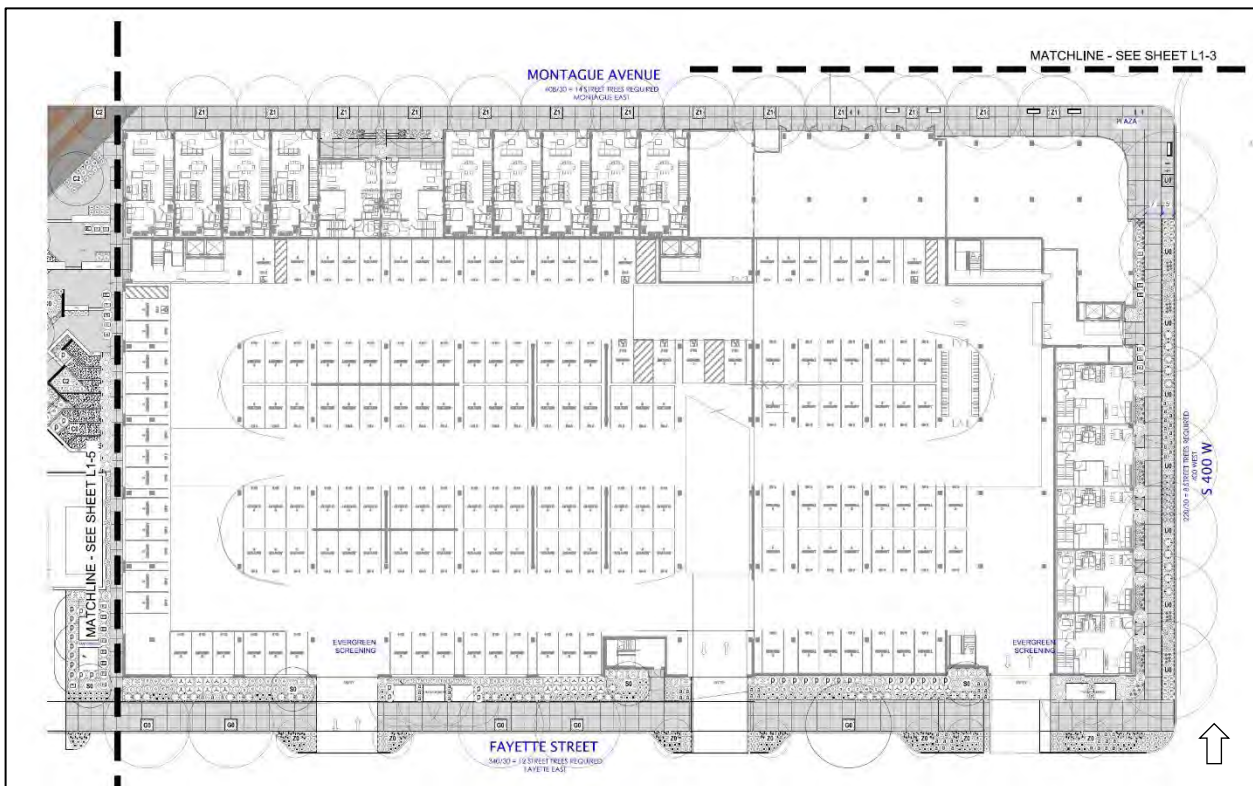
There is no setback relief being requested for the southern and western building elevations. The building is setback between 10 and 15 1/2 feet from the southern property line along Fayette Avenue and 10 feet from the western property line, where the building abuts the Life-Science building and plaza to the west.



### 3. Planned Development Request for Reduced Landscape Yards ([Section 21A.26.070.E](#))

The CG General Commercial zone requires a 10 foot landscape yard on all front, rear, or corner side yards. If reduced setbacks are approved through the Planned Development process, that would likewise reduce the amount of space available for landscaping. Per section 21A.48.090, *landscape yards are yards devoted exclusively to landscaping except for driveways and sidewalks needed to serve the use or buildings on the lot that are located within the required yard.* While specific improvements are not required, *at least 1/3 of the yard area must be covered by live vegetation.*

The applicant has explained that building closer to the property line not only mimics the existing setbacks within the neighborhood, but also helps to minimize the effect of the large rights-of-way of 900 South and 400 West. A uniform and transparent street wall allows for more pedestrian interaction with the retail space along the Montague Avenue and 400 West street frontages. The buildings transformers are located within the 10 foot setback area along Fayette Avenue (south elevation). They are surrounded by landscaping to help mitigate their appearance. While staff supports this request, it should be noted that staff does not typically support an overall reduction in landscaping, open space, or amenities located within the public realm. The reduced landscape yard area is being mitigated through an increase in the overall proposed live plant material, new park strips, and rooftop landscaping on top of the buildings.



Building 2: Ground level landscaping plan

## Building 3 – Residential Mixed-Use

### 1. Design Review Request for Additional Building Height

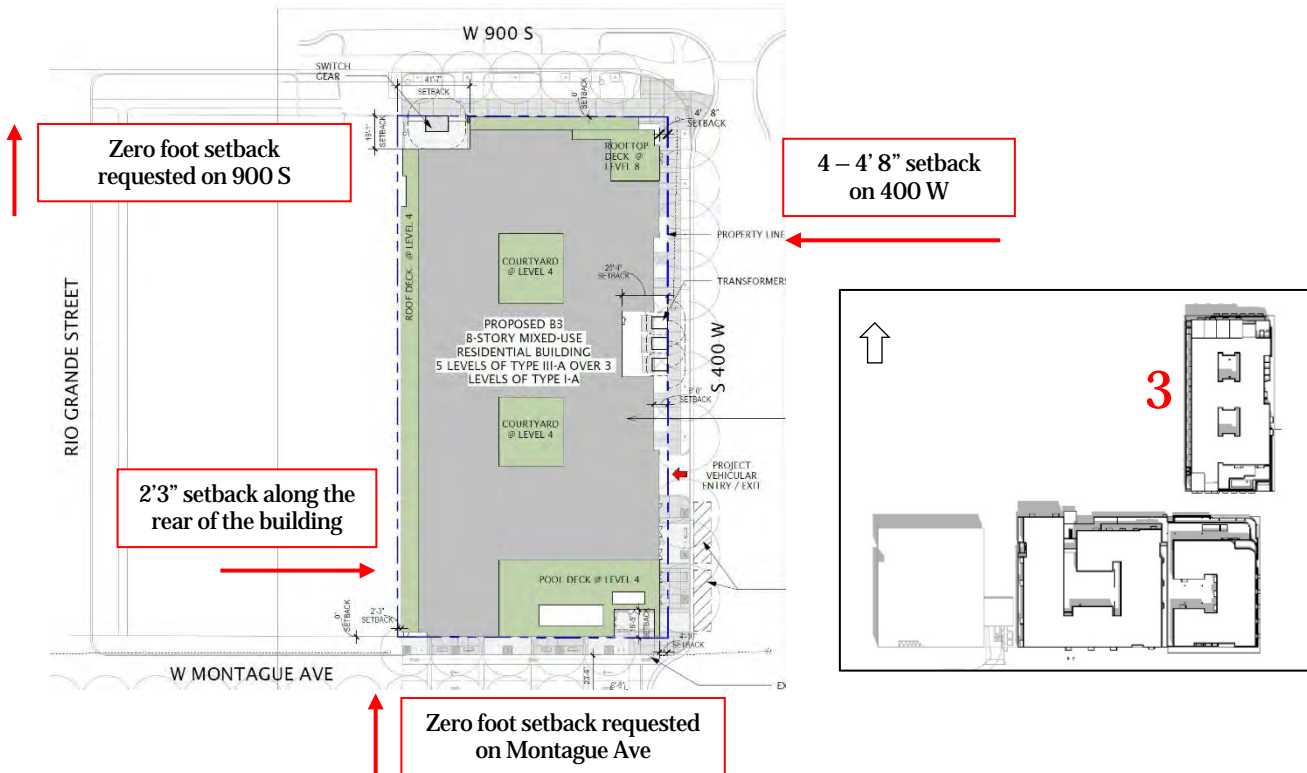
As with Building 2, Building 3 is also proposed to be 90 feet in height, which requires Design Review approval. Reflecting the design of Building 2, the third floor of the building is stepped back from Montague Avenue by approximately 45 feet and stepped back from 400 West (east elevation) by approximately 90 feet, which provides room for amenity space and a rooftop pool deck (see the graphic provided on page 10). The 400 West building façade is nearly 300 feet long but is broken up through massing and material changes.



Building 3: Northeastern corner with ground floor retail on the corner of 400 W & 900 S

### 2. Planned Development Request for a Reduction in Yard Setbacks ([Section 21A.26.070.D](#))

The CG zone requires a 10 foot yard setback on all frontages besides interior side yards, which this building does not have. The applicant is requesting no corner side yard setbacks along 900 South (northern building elevation) or Montague Avenue (southern building elevation). They are requesting a reduced front yard setback of approximately 4'8" along 400 West (eastern building elevation) and a reduced rear yard setback of 2'3" along the western elevation. The small setbacks allow for the ground floor retail and coworking spaces to be directly against the perimeter sidewalks.





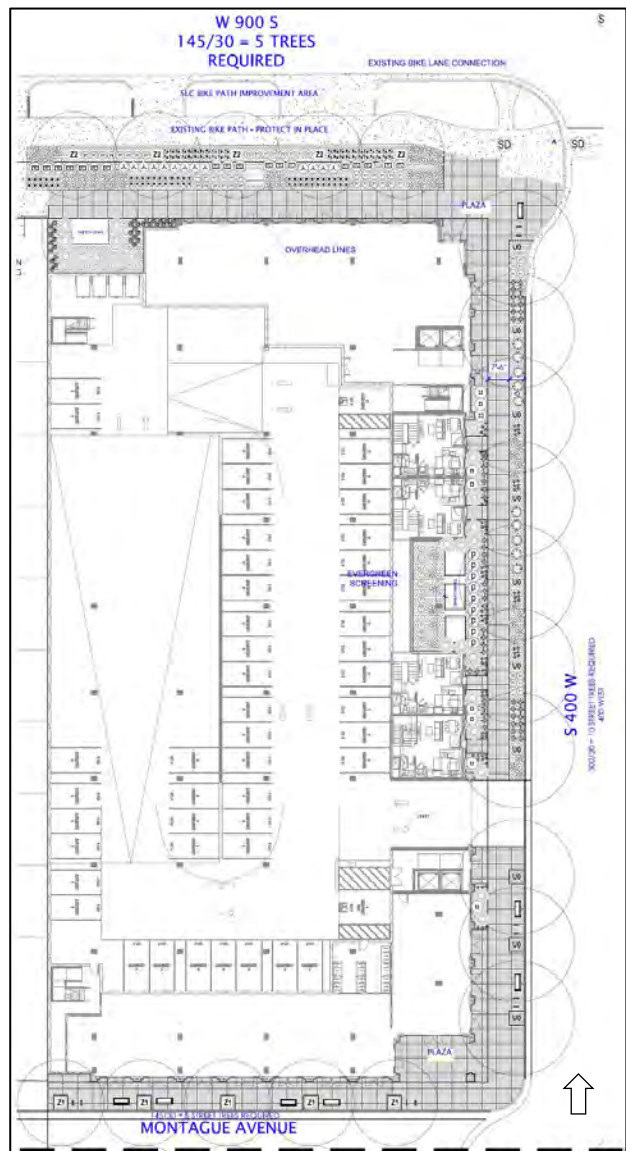
The ground floor of Building 3 along 400 West does not have a solid street wall like the 400 West frontage of Building 2 because it is where the parking garage entrance is located. The building also carves out room for transformers on 400 West and switch gears on the northwest corner of 900 South. All ground level electrical equipment is screened by landscaping, as described below.

### 3. Planned Development Request for Reduced Landscape Yards ([Section 21A.26.070.E](#))

Building 3 also has reduced landscaping within the setback area due to the building being either directly against the property line or closer than the required 10 feet. The CG zone requires all the yard areas to be landscaped yards. Per section 21A.48.090, *landscape yards are yards devoted exclusively to landscaping* except for driveways and sidewalks needed to serve the use or buildings on the lot that are located within the required yard. While specific improvements are not required, *at least 1/3 of the yard area must be covered by live vegetation*.

While the landscape yard area is reduced, the provided yard areas are fully landscaped with live plant material, which exceeds the 1/3 requirement as defined in code. As mentioned above, the ground floor of the 400 West building façade indents to accommodate electrical transformers. The transformers are screened with dense evergreen shrubs (see the landscape plan in [Attachment C](#) on page 105 of the staff report). The building façade overhangs the transformer location above the third floor.

The northwestern corner of the building along 900 South is also indented. The space (19' x 33'6") is open to the sky and provides room for switch gears. Staff requested that the switch gears be located on the western building façade, but the applicant stated that Rocky Mountain Power is requiring them at this location. To mitigate the appearance, the switch gears are surrounded by landscaping and are located on the edge of the building façade.



Building 3: Ground level landscaping plan

## DISCUSSION

### Mitigation of Increased Building Height

The applicant is requesting additional building height for all three of the proposed structures. The residential mixed-use buildings are proposed to be 90 feet tall, and the Life-Science building is 75 feet with 20 feet of mechanical equipment screening, for an overall height of 95 feet.

Approving the Planned Development and Design Review requests for additional building height results in a better product than what could be built under strict zoning regulations, through a design that provides better site layout and amenities. The increased height allows for more active ground floor uses and increased density, which is supported by both Plan Salt Lake and the Downtown Plan.

The CG zone requires increased landscaping that is equal to 10% of the area of the additional floors approved through the Design Review process. As defined, landscaping can be more than plantings. This is a different definition than a landscape buffer, which requires 100% live vegetation and no impervious surfaces. If developed by-right with a 10 foot landscape yard, the required landscaped area would be approximately 30,580 square feet and 10,200 of that would need live vegetation. Per section 21A.48.090, *landscape yards are yards devoted exclusively to landscaping except for driveways and sidewalks needed to serve the use or buildings on the lot that are located within the required yard. While specific improvements are not required, at least 1/3 of the yard area must be covered by live vegetation.*

Landscaping is defined as, “The improvement of a lot, parcel or tract of land with grass, shrubs and trees. Landscaping may include pedestrian walks, flowerbeds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.”

### **Building 1 – Life-Science Building**

To mitigate the proposed increase in building height for the Life-Science building the proposal includes a privately maintained public plaza adjacent to Montague Street, located between Building 2 and the Life-Science building. The public plaza is over 10,000 square feet in size. If built by-right, the building could be four levels (60 feet tall, with 15 foot floors). The proposed building is five levels (75 feet, with 15 foot floors). The additional height only results in one extra floor, as the rest of the height (20 feet) is devoted to mechanical equipment screening on the roof. Each floor is approximately 36,700 square feet, which requires approximately 3,700 square feet of additional landscaping, per [Section 21A.26.070.F](#). The 10,000 square foot plaza meets the additional landscape standards in the CG zoning district, which requires increased landscaping that is equal to 10% of the area of the additional floors approved through the Design Review process.

### **Building’s 2 & 3 – Residential Mixed-Use**

The residential mixed-use buildings have significant step backs and changes in both vertical and horizontal massing, which reduce the perceived height and length. The step backs begin at 20 feet above grade and create room for landscaping, amenity space and roof top pools. Landscaping, which includes live plant material, is included on the rooftops of Building’s 2 and 3, and the development includes new park strips that have live vegetation in addition to the 101 required street trees, which were originally proposed to be in tree grates along 400 West.

The additional building height for Building’s 2 and 3 results in approximately 284,200 square feet of floor area (3 levels). The increased height requires 28,400 square feet of landscaped area as mitigation. The applicant is proposing approximately 36,500 square feet of landscaped area that includes approximately 11,000 square feet of live vegetation coverage on the rooftops of Building’s 2 and 3.

## **Mitigation of Reduced Setbacks & Yard Area**

While the applicant is asking for zoning modifications to reduce setbacks and landscaped yard areas of Building's 2 and 3, the proposal meets the purpose of the Planned Development, which is to enable more efficient use of the land and results in a more enhanced product that meets the development goals within the Downtown Plan and Plan Salt Lake.

By-right development in CG General Commercial zone would require 10 foot yard setbacks and landscape yards, but that is the extent of the zoning regulations. There are no design standards associated with the zone. Reduced setbacks create a cohesive, transparent street wall that reflects the development pattern in the Granary District. A reduction in setbacks results in a reduction in the required landscape yard area, which on its own would not be supported, but is for this project because the applicant has provided more landscaping than what would be required if the project was built by-right. The proposed street level landscaping includes approximately 22,235 square feet of live vegetation, which is over 10,000 square feet more than if the project were to be developed under the base CG zoning district standards. The development provides approximately 1,000 square feet more street level landscaping than a project built by-right (see the plan set in [Attachment C](#) on page 102 of the staff report).

## **STAFF RECOMMENDATION**

Staff is recommending approval of the Planned Development and Design Review petitions. The proposal meets the standards and objectives of both review processes, and the requested modifications result in a more enhanced product than would be achievable through strict application of the land use regulations within the CG General Commercial zoning district. The proposal also reflects the housing and development goals in both the Downtown Plan and Plan Salt Lake.

The plans support infill development that is in scale with the existing and desired development patterns and provides different housing types that support the desire for a walkable, more transit oriented neighborhood.

## **NEXT STEPS**

### **Approval of the Requests**

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. Unless specified in the zoning ordinance as a minor modification, any modification to the development plan must be reviewed and approved by the Planning Commission.

### **Denial of the Requests**

If the petitions are denied, the applicant would not be able to build the two residential mixed-use buildings (Building's 2 and 3) unless they met the minimum 10 foot setback requirement on the front, rear, and corner side yards. All three of the structures would be required to be no more than 60 feet in height, including the mechanical equipment screening on top of the Life-Science building.





# **ATTACHMENT B: Applicant's Narrative**

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November 9, 2022

**RE: Design Review Application for West Village**

To Whom It May Concern:

Our partnership team of Woodbury Corporation, Vesta Realty Partners and Urban Alfandre is pleased to submit this Design Review application for West Village.

We are applying for Design Review approval for additional height above sixty feet, up to ninety feet.

**Project Description for the mixed-use multi family portion:**

The Design Review request is for West Village — a mixed-use redevelopment project at the corner of 900 South and 400 West in the heart of the Granary District.

West Village is a true mixed-use project which consists of:

- 602 residential units
- 180,000 square feet of Class A Life Science commercial
- 8,000 square feet of ground floor retail
- 835 parking spaces (764 required)
- 64 dedicated bicycle parking spaces
- Privately-owned public plaza.

West Village creates a new, mixed-use project that is compatible with the existing neighborhood patterns of large warehouse buildings and large parcels, while adding human-scaled design elements to enhance the public realm and pedestrian experience, including a privately-owned public plaza. This plaza will provide much needed gathering space and open space for the neighborhood.

A major goal of West Village is to achieve Master Plan goals of walkability, vibrancy and livability through enhancing pedestrian scaled design and active / commercial space along Montague Street and 900 South and 400 West. The narrow width of Montague Street is one not typically found in this neighborhood, and a feature we want to highlight through sensitive design by creating lower-scaled rowhomes, commercial and active

ground floor spaces to enhance the existing scale and the walkability of this unique street.

**Building Materials:** The West Village residential portion is Type IIIA construction and the primary exterior construction materials are:

- Brick
- Glass
- Storefront glass
- Metal Panel
- Stucco

West Village consists of 600 residential units and 8,000 square feet of ground floor commercial space. The residential units average 695 square feet and consist of one-bedroom with two-bedroom units. The overall unit density is 225 units per acre.

### **Project Description for the Class A Life Science portion:**

The West Village Class A Commercial Life Science portion is 180,000 square feet of Type I-B construction and the primary exterior construction materials are:

The life sciences laboratory/office building (also “Granary Labs” or “Lab Building”) is a five-story building intending to provide approximately 180,000 gross square feet of Class A combined office and research & development space, targeting a 50-50% split between office and laboratory components, which will be the first of its kind in Salt Lake City. The building design consists of five 15-foot-tall floors and an additional mechanical penthouse, bringing its overall height to 90 feet as limited by the applicable district regulations. While the building height limit in the General Commercial (CG) District is 60 feet per Salt Lake City Code § 21A.26.070(F), this application submits for the City’s approval that the Lab Building be allowed an additional story of building height on the basis that the building and site meet the City’s criteria by providing an improved site layout and amenities.

The Lab Building anchors the western end of the site, along South 500 W, and speaks with a contemporary architectural voice to express the scientific endeavors within, balance the more traditional expression of the surrounding buildings and add to the dynamic mix of old and new in the rapidly developing Granary District.

#### Building Materials:

Granary Labs is proposed as Type I-B construction, and the primary exterior construction consists of an aluminum and glass curtain wall system. The predominant curtain wall system consists of high-performance Low-E coated vision glass panels bracketed above and below by aluminum and spandrel glass panels, offset into a dynamic pattern with slender recessed vertical channels of a clear, frosted glass. This

glazing pattern is interrupted by walls clad in weathering steel which ground the Lab Building in its context and tie it to the adjacent landscape and buildings.



(Granary Labs - West Village)

We intend to meet the design standards listed in 21A.59.050 as described below:

**The standards in this section apply to all applications for design review as follows:**

**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 West Village 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.***

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

- b. This project implements the following catalytic projects that have been identified in the Downtown master plan:
1. “Adding greater depth and choice of the retail, visitor, cultural, and residential offering.”
    - a. West Village will provide 8,000 square feet of brand new neighborhood commercial and retail space and will add 600 new housing units and 180,000 square feet of Class A Life Science space to this part of the Granary District, which currently has little to no housing options.
  2. “Celebrating the assets of each district.”
    - a. West Village celebrates the over-scaled, warehouse aesthetic of the Granary by incorporating architectural and proportion design elements such as:
      - i. Architectural features on the ground level that are found in existing warehouse buildings in the neighborhood
      - ii. Sensitive massing with large windows with nice reveals and mullions with durable brick material, storefront glass and metal panel
      - iii. Minimizing façade lengths visually through design and color changes in brick, windows and balconies
  3. “Growing the downtown population, supporting an active place 24/7.”
    - a. West Village adds much needed housing to the Granary District in a mixed-use application that also promotes activity 24/7.
  4. “Creating a pleasing and welcoming public realm.”
    - a. West Village turns mostly vacant land into a well-designed, mixed-use project that activates the street and creates a pleasing and welcoming public realm through attractive building materials, design features like large warehouse-like windows and brick detailing and fenestrations which create visual interest for the pedestrian while creating transparent, active ground floor uses to engage the pedestrian, while adding much needed services to the neighborhood to allow more walkability and reduce car trips.
    - b. In return for reducing setbacks and landscape buffers, West Village provides a better product than would be allowed by the current code, through adding ground floor active commercial uses and creating a vibrant, pedestrian-oriented experience that follows the established neighborhood development patterns for setbacks and landscape buffers. West Village also implements the Downtown master plan by “...active ground floor uses should be prioritized over parking uses. Structured parking should be designed to accommodate, where feasible, street-level businesses and other active uses.”





- c. West Village follows the recommendation of Salt Lake City's Urban Design Guidelines by creating "a strong street wall [which] helps facilitate pedestrian circulation as well as provide a sense of space and scale unique to" the Granary District's large, over-scaled feel..." and can be accomplished by "buildings abutting front and side property lines"

**B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.**

**a. Primary entrances shall face the public sidewalk.**

- i. West Village has been designed to emphasize the ground floor as the focal point with most entrances, including all of the 8,000 square feet of retail, facing the public sidewalk.

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

- i. West Village seeks to reduce setbacks to keep with the stabilized neighborhood patterns which will create a cohesive urban wall and public realm "... further linking the Granary to the rest of downtown."





(looking SW from the site)

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

- i. All parking for West Village is hidden from the main public and pedestrian streets of 900 South, 400 West and Montague Street.

**C. *Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.***

**a. *Locate active ground floor uses at or near the public sidewalk.***

- i. The commercial spaces, lobby and co-working all front the public sidewalk to create an active, vibrant atmosphere.

**b. *Maximize transparency of ground floor facades.***

- i. All ground floor facades are easily viewed and accessible.

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

- i. West Village uses the following architectural elements to reinterpret traditional storefront elements:

1. Canopies
2. Storefront windows
3. Pedestrian scaled building fenestrations

**d. *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.***

- i. There are two rooftop decks and two dining patios located at the main public street intersection at 400 West and 900 South and Montague Street and 400 West, creating a strong visual connection to the street and outdoor spaces.



A privately owned public plaza that connects the residential portion to the Life Science building will have direct visual connection to the street, too.

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

- a. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, setbacks and vertical emphasis.**



(ground floor retail along Montague Street, not required by code)

- i. West Village incorporates large setbacks at the first, second and third level in the residential units, where appropriate, especially on Montague Street. This helps create building heights and sizes that relate more to a human scale along Montague. There are also building setbacks incorporated into 400 West and 900 South facades.

The scale of these buildings, with reduced setbacks, and a reduced landscape buffer, is more compatible with existing development patterns in the neighborhood than if this building was built per the existing code. In place of reduced setbacks and landscape buffer, a more active and enhanced urban wall will be added to the public realm, creating a more engaging and vibrant pedestrian experience while bringing more amenities and services within walking distance for residents of the Granary District.

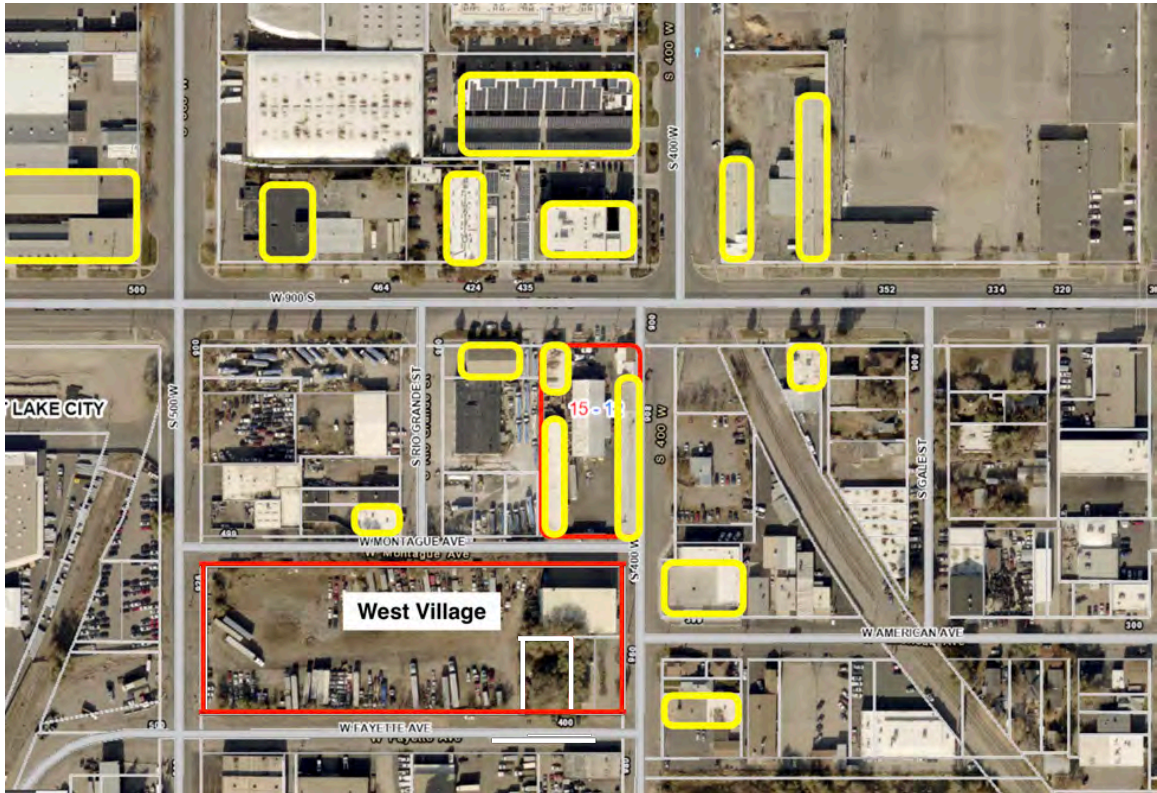




Even though we are requesting a reduced landscape buffer, West Village will still have a robust landscape buffer from the public streets, helping to create a nice buffer and scale, while reducing the heat island effect and creating a strong street wall, which is called out as an important feature in Salt Lake City's Urban Design Guidelines.

The reduced setback request is also compatible with the existing development pattern of the neighborhood as seen below and provides a better design and implementation of city and master plan goals (street wall, keeping with stabilized neighborhood pattern, retail and engaging ground floor), than if built under the current zoning code.





(Evo Building on 400 West and 700 South)

West Village steps back 1' from the second floor to reduce the feel of scale and massing for existing and anticipated buildings, as seen below.

The design of West Village is inspired by warehouses found in the neighborhood and mimics similar proportions such as window sizes and reveals, fenestrations and building materials, to create an interesting pedestrian experience, including active, transparent space to engage the pedestrian.



(Granary warehouse building used for inspiration for proportions, scale and window details)

West Village also incorporates a design break up longer façades to create a better pedestrian scale, public realm and more interesting urban wall. Balconies are added and different color materials to create a strong divide of facades to “reduce the visual width.”

***b. 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.***

i. West Village was designed for the pedestrian experience, with an industrial aesthetic to create a vibrant streetscape while being sensitive to the surrounding architecture. We use larger proportions and windows to create a simple, yet elegant design to minimize the scale of the overall structure. We also incorporated different materials and stepbacks facades to create a look of multiple buildings to help with pedestrian interest and a more engaging public realm. Three level rowhomes front Montague Street with the larger massing step-backed to reduce the visual height as seen below:



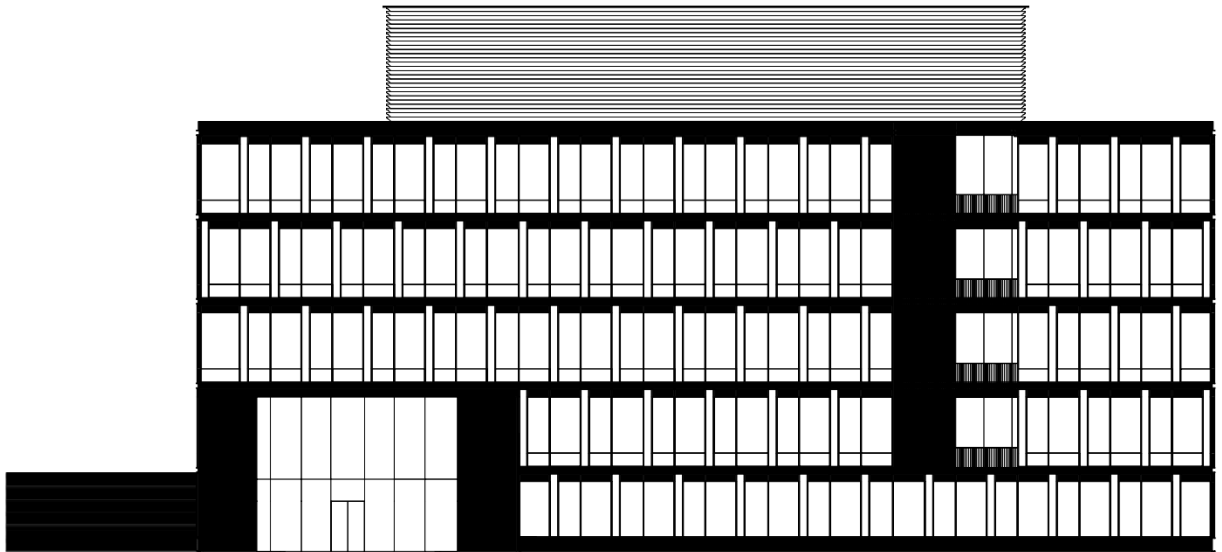


***c. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.***

i. West Village incorporates balconies, roof-top decks, carefully designed window massing and fenestrations, and strong window reveals.

***d. 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.***

i. Solid/ void of West Village, as seen below, reflects the scale of typical scale/ void found in the neighborhood.



3 MASS/OPENING DIAGRAM - NORTH  
1/16" = 1'-0"



(Adjacent warehouse building used for inspiration for solid/void)

- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:**
- a. **Changes in vertical plane (breaks in facade);**

i. West Village has changes in both horizontal and vertical planes through larger stepbacks in the buildings and varied setbacks along the

**b. *Material changes; and***

i. The building intergrades variety of materials, including modular brick, architectural metal, concrete banding, and large warehouse windows.

**c. *Massing changes.***

i. Massing is articulated in both horizontal and vertical elements with larger stepbacks along Montague and 400 West and rooftop decks.

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

i. ***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");***

ii. ***A mixture of areas that provide seasonal shade;***

iii. ***Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inches (2") caliper when planted;***

iv. ***Water features or public art;***

v. ***Outdoor dining areas; and vi. Other amenities not listed above that provide a public benefit.***

b. West Village includes numbers i, ii and iv in the privately-owned public plaza.

**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.***

**a. *Human Scale:***

i. ***Utilize step backs 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.***

1. West Village follows the master plan of the neighborhood and future land use goals of providing a vibrant living environment that supports downtown and a 24/7 environment. It also creates density on a main arterial and

street that has been designated as a likely TRAX expansion line to connect the Granary to downtown.

2. West Village also utilizes stepbacks to relate to scale and to enhance the priority of scale on the ground level.

**ii. 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.**

1. West Village has a distinct base of a reinterpreted warehouse, typically found in the surrounding neighborhood, on the ground floor, a distinct middle of brick volumes and top varying materials to create a strong building composition while still having a distinct base to enhance the pedestrian scale on the street level.
2. West Village is requesting height over 60' and to reduce the feel of the extra height, we are modulating the building into distinct but different bases, middles and tops, and removing a story at the corner of the building for a rooftop deck, to create a sense of reduced scale and differentiation to minimize the effect of extra height above 60' as seen below. We are also incorporating large stepbacks along Montague and 400 West



(building stepbacks create modulation and feel of reduced scale)

**b. Negative impacts:**

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

1. West Village steps back from neighbors and the street from the third level to enhance the ground floor scale for the pedestrian and to push the upper units back to be more welcoming to our neighboring properties.

**ii. *Minimize shadow impacts of building height on the public realm and semipublic 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.***

1. The shadow studies impact the public street and have little impact on adjacent properties all of which have plans for redevelopment to a much larger scale.

**iii. *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.***

1. West Village has designed the building with stepbacks and setbacks and landscaping to minimize wind impacts in public and private spaces.

**c. *Cornices and rooflines:***

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

1. Rooflines are defined to be cohesive with the building's overall form and composition. Rooftop decks were incorporated into the design to add an outdoor experience for views and relaxation for residents, which also breaks up the roofline.

**ii. *Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.***

1. The context of the roof massing complements surrounding buildings and adds rooftop decks to provide interest and activation to the street.

**iii. *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 storm water system.***

1. West Village includes rooftop decks that support a more visually compelling roof landscape.



**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***

i. The parking entrance is removed from the corner and pedestrian activation to create a safer and better connection to the sidewalk.

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

i. All of the above-mentioned equipment is screened from public view.

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

**a. *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.***

i. Design will comply with this standard by incorporating pedestrian-focused signage for the ground floor commercial and lobby entrances

**b. *Coordinate signage locations with appropriate lighting, awnings, and other projections.***

i. This is accounted for in the overall design and strategy of West Village to create an enhanced pedestrian experience with vibrant street activation.

**Project Description for the Life Science Portion:**

The life sciences laboratory/office building (also “Granary Labs” or “Lab Building”) is a five-story building intending to provide approximately 180,000 gross square feet of Class A combined office and research & development space, targeting a 50-50% split between office and laboratory components, which will be the first of its kind in Salt Lake City. The building design consists of five 15-foot-tall floors and an additional mechanical penthouse, bringing its overall height to 90 feet as limited by the applicable district regulations. While the building height limit in the General Commercial (CG) District is 60 feet per Salt Lake City Code § 21A.26.070(F), this application submits for the City’s approval that the Lab Building be allowed an additional story of building height on the basis that the building and site meet the City’s criteria by providing an improved site layout and amenities.

The Lab Building anchors the western end of the site, along South 500 W, and speaks with a contemporary architectural voice to express the scientific endeavors within,

balance the more traditional expression of the surrounding buildings and add to the dynamic mix of old and new in the rapidly developing Granary District.

**Building Materials:** Granary Labs is proposed as Type I-B construction, and the primary exterior construction consists of an aluminum and glass curtain wall system. The predominant curtain wall system consists of high-performance Low-E coated vision glass panels bracketed above and below by aluminum and spandrel glass panels, offset into a dynamic pattern with slender recessed vertical channels of a clear, frosted glass. This glazing pattern is interrupted by walls clad in weathering steel which ground the Lab Building in its context and tie it to the adjacent landscape and buildings.

We intend to meet the design standards listed in 21A.59.050 as described below:

- A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.
- B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
  1. Primary Entrances face the public sidewalk (secondary entrances can face the parking lot).
    - a. *In compliance with the design criteria requirements for the CG District, in conformance with Chapter 21A.37 of the City Code, Granary Labs will provide entrances on each building façade on the ground floor, providing access from three public sidewalks. The predominant entrance will be located at the northeast corner, on West Montague Avenue, with doors facing north to the sidewalk and east to the adjacent plaza.*
  2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
    - a. *The Lab Building is sited along the minimum 10-foot property line setback on two of its three street frontages—the south and the west.*
  3. Parking shall be located within, behind or to the side of the building.
    - a. *An enclosed parking structure is located on the ground floor and second level of the adjacent proposed multifamily residential building, with the requisite number of spaces provided for the office/laboratory use.*
- C. Building Facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest & interaction.
  1. Locate active ground floor uses at or near the public sidewalk.
    - a. *The Lab Building's main entry, lobby, and amenity space are all located on the ground level. All building entries feature transparent glazing to facilitate pedestrian wayfinding.*
  2. Maximize transparency of ground floor facades.





- a. *Granary Labs provides these elements along each of its four facades. The window pattern is based on an 11-foot module, providing recesses from the vertical plane at each 11-foot interval. In addition, the building's predominant material expression of metal and glass is accented with the use of weathering steel panels at key walls, a material also found at the landscape plaza and in the adjacent building exteriors.*
- F. If provided, privately owned public spaces shall include at least three of the six 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");
    - a. *The adjacent landscape plaza of approximately 8,000 square feet will provide the requisite amount of seating with wedge benches.*
- G. Building height shall be modified to relate to human scale and minimize the negative impacts.
  - a. *The Lab Building uses its detailing, the module of its glazing, and notch elements to provide areas for occupation and bring its overall form down to the human scale.*
  - 2. Cornices and Rooflines:
    - a. *Granary Labs is designed in a modern language which elevates simple geometries, honesty of material expression, and elegance of component proportions to add to the design diversity of the site and the Granary District. While not expressing traditional cornice lines, its crisp roofline provides a clear termination of the building volume while relating to tops of the adjacent and anticipated buildings.*
- H. Parking and circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities or midblock walkway.
- 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.
  - a. *Waste management and loading for the Lab Building are managed in a one-story structure its southeast that is screened from public view by a landscape feature to the north; it is set back from West Fayette Avenue along the south frontage and the structure and its access drive are screened from the public way by a gate. This loading dock is proposed to be clad in a complementary material palette to the adjacent Lab Building—itself sharing complementary materiality to the other buildings on the project site.*
- J. Signage

- a. *Pedestrian-scaled signs are incorporated into the ground floor facade to facilitate wayfinding.*

**Multifamily and Life Science Combined Responses:**

**K. *Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.***

**a. *Provide streetlights as indicated in the Salt Lake City Lighting Master Plan***

- i. Streetlights will be provided according to the lighting Master Plan.

**b. *Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky.***

- i. The outdoor lighting design will meet these requirements as noted above and will be designed accordingly by our electrical engineer once we move into the design development process.

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

- i. Lighting will be emphasized at the building entrances, but otherwise will be low level compatible with residential living requirements.

**L. *Streetscape improvements shall be provided as follows:***

**a. *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.***

- i. West Village will include approved trees from the SLC Urban Forestry List to comply with this standard and help reduce the sense of scale from the large building we are proposing to the wide streets to create a better scale for the pedestrian as seen below:

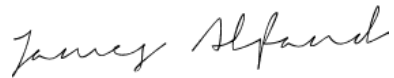
**b. *Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:***

- i. *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.*

- ii. ***Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.***
- iii. ***Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).***
- iv. ***Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.***
- v. ***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.***
- vi. ***Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)***

West Village achieves these standards in the plaza design. More details can be found in the plaza section of the submitted landscape plans.

Kindest regards,



James Alfandre  
Founding Principal  
Urban Alfandre, LLC  
650 South 500 West #198  
Salt Lake City, UT 84101



November 21, 2022

**RE: Planned Development Application for West Village**

To Whom it May Concern,

Our partnership team of Woodbury Corporation, Vesta Realty Partners and Urban Alfandre is pleased to submit this Planned Development application for West Village.

West Village “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” in the following ways:

- Requested reduced setbacks and landscape buffers on portions of the property to keep with the stabilized neighborhood pattern. Most of the property will have buildings setback at 10’ or greater.
- Highly activated ground floor will provide more commercial and retail for the neighborhood which achieves Downtown Plan goals of creating a more livable city through increased walkability and access to services
- Increase the Granary’s housing stock will achieve Downtown Plan goals of housing choices
- Privately owned public plaza to create more publicly accessed open space for the neighborhood

**Project Narrative:** The proposed planned development is called West Village — a redevelopment project at 900 S, 400 W and Montague Street, across the street from the City owned Fleet Block.

West Village is a true mixed-use project which consists of:

- 602 residential units
- 180,000 square feet of Class A Life Science commercial
- 8,000 square feet of ground floor retail
- 835 parking spaces (764 required)
- 64 dedicated bicycle parking spaces
- Privately-owned public plaza.



West Village creates a new project that reflects the over-scaled feel in the Granary by creating a warehouse experience on the ground level to interact with the streetscape in a way typically found in the neighborhood, while incorporating human-scaled elements.

## Zoning Requests:

The Partnership is requesting relief from the City's zoning ordinance through the planned development process for:

1. 21A.26.070 (D): MINIMUM YARD REQUIREMENTS: We are requesting no Front Yard setbacks for the multifamily buildings, along 900 South and Montague Streets and reduced Corner Yard setbacks on 400 West. The Life Science building portion is not requesting setback relief.

The stabilized neighborhood pattern includes buildings with no setbacks that are set right up to the sidewalk, creating a pedestrian scaled, cohesive street wall, as seen below. We are proposing no setbacks along 900 South to keep the existing urban street wall along this important corridor, and no set back along Montague Street to provide a more enhances, pedestrian scaled street. Even though we are requesting no setbacks at these locations, we setback the building facades above the second and third floors to reduce the feeling of additional height.

West Village incorporated dramatic building stepbacks on key pedestrian-focused streets, to create a more pedestrian friendly scale by reducing the feel of building height from the street level. Please see attached diagrams.

Our intent is to activate our public street frontages with provide as much retail, lobby, co-working space and residential units and continue the stabilized neighborhood pattern of reduced and no setbacks.

2. 21A.26.070 (D): LANDSCAPE YARD REQUIREMENTS: Our plan to reduce setbacks to mimic current development patterns in the neighborhood won't allow us to provide these landscape buffers in some locations.

We also believe that reducing the landscape buffer to create a more active street wall, as a priority of Salt Lake City's Urban Design Standards, is a better environment for the pedestrian allowing for more interaction with the commercial and retail ground floor uses. Reducing these setbacks and landscape buffer also helps to minimize the effect of the large rights-of-way of 900 S and 400 W to create a better public realm and comfortable pedestrian scale, "...which will result in a more enhanced product than what would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments."

Please reference Landscape Planting sheet for proposed species of plants and locations.

21.A.44: PARKING: The parking ratio is two parking stalls per two bedroom unit; one parking stall per one bedroom unit and half a stall for units under 600 square feet. The residential portion is sharing parking with the Office building. Please see attached drawings for the table that allows for permitted parking alternatives and reductions.

We are asking for a 75% parking reduction for the minimum parking allowed through the Transportation Demand Strategies noted below just for Building 2 which has 398 parking stalls and will share parking with the proposed office building. Building 3 has 237 parking stalls (please reference attached Parking Demand Strategy charts).

We are incorporating the Transportation Demand Strategies as noted below.

There are preliminary plans for a TRAX extension to run right in front of West Village. It is likely by the time this project is delivered; the TRAX station is steps away, thus allowing for a lower parking ratio than the current zone requires.

West Village is complying with the following Transportation Demand Strategies:

1. At least 50% required bicycle parking provided in the form of secured long term bicycle parking located in the interior of the building and made available to residents of the development.
2. Providing an on-site business center (co-working) or satellite office facility designed to facilitate telecommuting.
3. Providing an on-premises gym for residents or employees with at least 400 square feet of space dedicated to workout equipment.

We also plan on having easily accessible bike parking for the residents and workers of West Village, and customers of the commercial spaces by providing secure bike parking within the building for residents and coordinating bike parking areas, with Salt Lake City Corp, in the public right-of-way.

3. 21.A.55.040 A.3: The proposed planned development is compatible with other property in the neighborhood by eliminating the setbacks required by the current zoning to keep with the stabilized neighborhood pattern of zero setbacks as shown below:





(Existing building on the West Village site with no front yard setback)



(Adjacent buildings with zero lot lines and no setbacks)





(Adjacent building with zero lot lines and no setbacks)

## A) **Planned Development Purpose and Objectives:**

We believe West Village meets the following City objectives for this Planned Development through the following ways:

**C. Housing (2):** Our proposal includes housing types that aren't commonly found in the existing neighborhood. West Village will be one of the first residential projects west of 300 West in the Granary District and because of this, will help kick-off the neighborhood's housing stock. The scale of the Granary is large, and West Village will incorporate the existing over-scaled feel of the neighborhood, while adding human-scaled elements through façade break-up, building step-backs and ground floor activation, to enhance the public realm and pedestrian experience.

West Village is also incorporating a diversity in housing from studios to rowhomes. These housing types are typically not found in this neighborhood.

**E. Master Plan Implementation (1):** West Village is consistent with the guidance of Downtown master plan related to building scale, building orientation, site layout or other similar character defining features through the following ways:

- Providing a privately owned public plaza will add much needed public open space and achieve Master Plan goals for providing more gathering space for the neighborhood.

- Helping to “rebuild 400 West into a multi-modal street ...” by adding in front of our project “...adequate curb, gutter, park strip and sidewalk”



(West Village corner of 900 South and 400 West)

West Village’s ground floor activation will continue to promote redevelopment opportunities along 400 West corridor, “further linking the granary to the rest of downtown.”

## **B) Master Plan Compatibility**

West Village is very consistent with the Downtown master plan through the following ways:

- Providing “mid-rise housing and small local-serving retail” to help “make the Granary a complete neighborhood.”
- Creating a “Vibrant & Active” district “further linking the Granary to the rest of downtown” by redeveloping a vibrant, mixed-use project along 400 West that “support a true mix of housing options...”

## **C) Design And Compatibility**

1. The scale, mass and intensity of West Village is compatible with the surrounding neighborhood and the Downtown master plan in the following ways:

- The Granary is full of large warehouses and large parcels on very wide streets, which has created an over-scaled feel that has become a defining characteristic for this part of town. West Village’s goal is to keep with the over-scaled feel by mimicking the size and scale of surrounding buildings and add human-scaled design elements to enhance the public realm and pedestrian experience. This is done in the following ways:
  - Designing a ground level that mimics surrounding architecture to add continuity to the neighborhood, while enhancing the walkability by adding retail and commercial uses to the ground level.
  - Reducing setbacks to keep with the stabilized neighborhood pattern of zero lot lines and no setbacks

- Breaking up the 900 South, 400 West and Montague Street façades to create the look of two separate buildings — this was carefully designed to keep the over-scaled feeling, while adding visual interest by breaking up the façade to enhance the pedestrian experience.
- Adding townhomes with stoops on Montague Street creates a smaller scaled feel which enhances the pedestrian experience.

2. West Village’s building orientation and building materials are compatible with the neighborhood and the policies stated in the Downtown master plan related to building and site design in the following ways:

- ‘SAFETY AND SECURITY’ “Residential developments should be designed to be safe and secure. Transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out help the pedestrian realm feel safe. Building occupants should be able to see into public and semi-public spaces; and landscaping and lighting should enhance security (Downtown Plan pg. 17)”
  - West Village draws inspiration from surrounding warehouses and buildings to inform architecture on the ground level and above in the new project to create continuity, but also differing architectural elements to create visual interest.
  - West Village is designed to be safe and secure by using the safety and security elements found in transitions between the public and private realms, orientation to the street and sidewalk, and clear views from inside to out to help the pedestrian realm feel safe. Building occupants can see into public and semi-public spaces and landscaping and lighting enhances security by creating a well-manicured safe place both night and day.
- ‘RELATIONSHIP TO STREET’ “ground floor active uses or ground floor residential units with noticeable feature changes above the ground floor are encouraged this introduces vertical expression into the street base, with many doors on the street and privacy and security for bedrooms and balconies on the second floor and above. (Downtown Plan pg. 17)”
  - West Village follows this by creating active uses on the ground floor which create a strong base with noticeable feature changes above the ground floor, including massing and color changes, to introduce vertical expressions, with many doors on the street and privacy and security for bedrooms and balconies on the 2nd floor and above, including large decks on the 2<sup>nd</sup> and 3<sup>rd</sup> level which provide private open space for residents while adding varying scales and interest to the façade to break up the buildings and add varied height and interest and outdoor gathering space above the ground floor.

3. Building setbacks:

a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan: West Village maintains the visual character of the neighborhood by requesting reduced setbacks along some streets, which is what is currently found in the neighborhood as seen in the below diagram, while providing robust open space for residents, a



privately-owned public plaza for the neighborhood and generous buildings setbacks to create a more enhanced, desirable pedestrian experience



(Privately-owned public plaza)

**b.** West Village provides sufficient space for private amenities

**c.** West Village is set back 10 feet from adjacent property lines to minimize impacts related to privacy and noise and also to meet building code to allow proper glazing along those property lines to bring in more natural light into those residential units

**d.** West Village provides adequate sightlines to streets, driveways and sidewalks.

**e.** West Village provides sufficient space for maintenance. We have designed this space to be in the parking podium so it can't be seen from the street.

## **D) Landscaping**

1. There are some mature trees located on the periphery of the property.

2. There is no existing buffer landscaping.

3. The proposed landscaping is in response to the design of West Village and its intention to mimic existing setback in the neighborhood and achieve Master Plan goals. We are asking for reduced setbacks which limits landscaping and landscaping buffers, but in return, provide an engaging street presence and transparent and active ground floor to keep with the stabilized neighborhood pattern of no setbacks, while achieving the Downtown Master Plan goals of 'Safety and Security' and 'Relationship to Street' as



noted above. In addition, housing and commercial to support a 24/7 atmosphere and support downtown.

4. The landscaping that we are incorporating into West Village, including roof top decks, and planters along the ground floor is appropriate for this urban, mixed-use location.

5. Innovative Landscaping — We are designing spaces above the street level for plant material such as amenity decks, and planters on rooflines and decks (please reference attached Landscape Plans and Renderings).

## **E) Mobility**

1. West Village is designed to provide a safe and accommodating pedestrian environment and pedestrian oriented design through activating the ground floor with well-designed and pedestrian-scaled commercial and habitable space which brings more services to the neighborhood and reduces car trips.

2. The site design and architecture of West Village is done in such a way to promote access to adjacent uses and encourage walkability through the design and programming of a vibrant streetscape.

## **F) Existing Site Features**

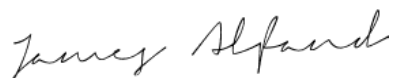
1. N/A to West Village

## **G) Utilities**

1. We will ensure existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. We have completed a DRT and have incorporated those comments and other comments set by Laura into this design to be compatible with city comments up to this point.

Elevations, renderings, preliminary plans and context images are included for review.

Kindest regards,



James Alfandre  
Founding Principal

Urban Alfandre, LLC  
650 South 500 West #198  
Salt Lake City, UT 84101

# ATTACHMENT C: Plan Set

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# WEST VILLAGE

SALT LAKE CITY

DESIGN REVIEW  
SITE DEVELOPMENT REVIEW



# PROJECT DATA

## CONTACT

### OWNERSHIP

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Phone:

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&  
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Phone: 801.521.2370

### CIVIL

**MCNEIL ENGINEERING**  
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Sandy, UT 84070  
Contact: Ted Didas  
Phone: 801.984.2841

## PROJECT DESCRIPTION

Mixed-use project consisting of 3 Buidlings: Type IIIA over Type IA construction with a total unit count of 602 units. This project features over 411,088 sf of residential, 13,539 sf of retail, 3,237 sf of amenities, and 310,342 sf of above grade parking.

## ZONE

**ADDRESS:** 900 South 400 West  
Salt Lake City, Utah

**APN:** -

**ZONE:** CG General Commercial

**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.

## LOT INFORMATION

**LOT 1 & 12-20 (BLDG 3)**

**LOT AREA:** 45,738 SF (1.05 AC)

**BUILDING AREA:** -

**ALLOWABLE FLOOR AREA LIMIT:** -

**UNITS IN LOT:** 229

**DU PER ACRE:** 205

**LOT 1-16 & 36-51 (BLDG 2)**

**LOT AREA:** 155944.8 SF (3.58 AC)

**BUILDING AREA:** -

**ALLOWABLE FLOOR AREA LIMIT:** -

**UNITS IN LOT:** 373

**DU PER ACRE:** 164

\*SEE SITE PLAN FOR APN AND LOT CONSOLIDATION

## HEIGHT

### 21A.26.070: CG GENERAL COMMERCIAL DISTRICT:

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

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

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

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

**CG HEIGHT ALLOWABLE:** 60'-0"

**MAX ADDITIONAL HEIGHT WITH DESIGN REVIEW:** 30'-0"

**PROPOSED:**

**BUILDING 2** 90'-0"

**BUILDING 3** 90'-0"

## SETBACKS

### 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 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: -

## GROSS BUILDING AREA

Area Schedule (GBA - DESIGN)	
Name	Area

AMENITY	7,258 SF
CORE	11,456 SF
CORRIDOR	28,975 SF
COURTYARD	10,674 SF
DOG SPA	850 SF
GREENERY	373 SF
IDF / MECH	3,392 SF
LOBBY	8,343 SF
MEP	2,237 SF
PARKING	238,196 SF
PODIUM DECK	10,414 SF
POOL	300 SF
POOL DECK	3,725 SF
POOL EQUIPMENT ROOM	1,230 SF
RESIDENTIAL UNITS	274,850 SF
RETAIL	3,729 SF
ROOFTOP DECK	520 SF
STORAGE	914 SF
BUILDING 2	607,436 SF

AMENITY	6,281 SF
BIKE STORAGE	768 SF
CO-WORKING	4,358 SF
CORE	21,708 SF
CORRIDOR	48,820 SF
ELEC. ROOM	585 SF
IDF / MECH	1,577 SF
LEASING	1,410 SF
LOBBY	3,747 SF
PARKING	72,146 SF
PODIUM DECK	10,615 SF
POOL	400 SF
POOL & SPA	525 SF
POOL DECK	2,872 SF
POOL EQUIPMENT ROOM	1,463 SF
RESIDENTIAL UNITS	346,080 SF
RETAIL	4,245 SF
ROOFTOP DECK	935 SF
STORAGE	1,840 SF
TRASH	314 SF
BUILDING 3	530,689 SF
	1,138,124 SF
Grand total: 387	

## RESIDENTIAL DENSITY

DWELLING UNITS PROPOSED		
UNIT TYPE	UNIT COUNT	UNIT MIX
BUILDING 2		
1 BED + DEN	51	8%
1 BEDROOM	227	38%
2 BED + DEN	8	1%
2 BEDROOMS	36	6%
3 BED + DEN	4	1%
3 BEDROOMS	1	0%
STUDIO	46	8%
	373	62%

DWELLING UNITS PROPOSED		
UNIT TYPE	UNIT COUNT	UNIT MIX
BUILDING 3		
1 BEDROOM	189	31%
2 BEDROOMS	14	2%
STUDIO	26	4%
	229	38%
Grand total:	602	100%

UNIT COUNT				
UNIT TYPE	UNIT NAME	MARKET RENTABLE AREA (SF)	UNIT COUNT	TOTAL AREA
1 BEDROOM	1B-01	623 SF	64	39,853 SF
1 BEDROOM	1B-02	609 SF	64	38,978 SF
1 BEDROOM	1B-03	665 SF	2	1,330 SF
1 BED + DEN	1B-03.2	733 SF	36	26,395 SF
1 BEDROOM	1B-03.4	630 SF	3	1,891 SF
1 BEDROOM	1B-04.2	793 SF	2	1,585 SF
1 BEDROOM	1B-05	566 SF	6	3,395 SF
1 BEDROOM	1B-06	976 SF	12	11,710 SF
1 BEDROOM	1B-07	744 SF	2	1,489 SF
1 BEDROOM	1B-07.2	754 SF	5	3,769 SF
1 BEDROOM	1B-10	859 SF	10	8,586 SF
1 BEDROOM	1B-11	597 SF	7	4,176 SF
1 BED + DEN	1B-13	905 SF	5	4,524 SF
1 BEDROOM	1B-13.2	657 SF	4	2,629 SF
1 BEDROOM	1B-15	717 SF	10	7,172 SF
1 BED + DEN	1B-16	655 SF	10	6,551 SF
1 BEDROOM	1B-17	538 SF	18	9,675 SF
1 BEDROOM	1B-18	501 SF	2	1,003 SF
1 BEDROOM	1B-19	571 SF	16	9,130 SF
2 BEDROOMS	2B-01	883 SF	4	3,531 SF
2 BEDROOMS	2B-02	1,186 SF	5	5,932 SF
2 BEDROOMS	2B-02.3	1,245 SF	1	1,245 SF
2 BEDROOMS	2B-02.3.1	1,245 SF	8	9,962 SF
2 BED + DEN	2B-02.4	1,473 SF	1	1,473 SF
2 BEDROOMS	2B-02.5	1,146 SF	5	5,731 SF
2 BEDROOMS	2B-05	1,030 SF	4	4,120 SF
2 BED + DEN	2B-TH	1,632 SF	7	11,422 SF
2 BEDROOMS	2B-TH2	1,731 SF	4	6,926 SF
2 BEDROOMS	2B-TH2.2	1,720 SF	5	8,602 SF
3 BED + DEN	3B-01	1,432 SF	4	5,727 SF
3 BEDROOMS	3B-TH	2,175 SF	1	2,175 SF
STUDIO	ST-03	459 SF	20	9,189 SF
STUDIO	ST-04	492 SF	1	492 SF
STUDIO	ST-04.2	537 SF	25	13,430 SF
BUILDING 2			373	273,798 SF
1 BEDROOM	1B-03.5	516 SF	72	37,152 SF
1 BEDROOM	1B-03.6	516 SF	5	2,580 SF
1 BEDROOM	1B-04.1	755 SF	5	3,774 SF
1 BEDROOM	1B-07.3	654 SF	16	10,457 SF
1 BEDROOM	1B-08	639 SF	45	28,751 SF
1 BEDROOM	1B-09	624 SF	1	624 SF
1 BEDROOM	1B-12	696 SF	5	3,481 SF
1 BEDROOM	1B-13.2	657 SF	35	23,002 SF
1 BEDROOM	1B-15	717 SF	5	3,586 SF
2 BEDROOMS	2B-01.2	878 SF	3	2,633 SF
2 BEDROOMS	2B-04	845 SF	1	845 SF
2 BEDROOMS	2B-06	797 SF	6	4,780 SF
2 BEDROOMS	2B-TH3.2	1,137 SF	4	4,549 SF
STUDIO	ST-01	429 SF	20	8,584 SF
STUDIO	ST-02	415 SF	6	2,491 SF
BUILDING 3			229	137,290 SF
			602	411,088 SF

**Market Rentable AVG Area: 655 SF**

**Total Net Rentable: 639,984 SF**

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.GEN-03  
PROJECT DATA

02/27/2023

WEST VILLAGE  
SALT LAKE CITY, UT 84101

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

Entitlement Package

# PROJECT DATA

## 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
3. Per 21A.44.050.C.3.a, the minimum parking can be reduced to 75% of required parking
4. Parking maximums per 21A-44.030.H
5. Per 21A.44.050.C.3.b, the maximum parking can be doubled
6. ADA stalls required per table 21A.44.040.D
7. Per IBC 1106.5, (1) VAN stall shall be required for every (6) ADA stalls
8. Per 21A.44.050.B.2, (1) EV shall be required every 25 spaces
9. Tandem stalls to be assigned to a single unit
10. 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.2, no parking is required for the first 25,000 sf of usable floor area. One space shall be required per 1,000 SF of usable area in excess of 25,000 SF.
2. Per table 21A-44030.H.2 the max parking is 25 spaces for the first 25,000 sf and no more than 1 per 1,000 sf there after.
3. Per 21A.44.080, (1) short loading zone required for 25,000-40,000 sf of retail

### RESIDENTIAL PARKING REQUIRED

#### RESIDENTIAL BUILDING 2 (370 DU) REQUIRED:

(45 2BD= 90) + (6 3BD= 12) + (273 1BD= 273) + (46 STUDIO=23) =398 SPACES

#### RESIDENTIAL BUILDING 3 (232 DU) REQUIRED:

(14 2BD= 28) + (196 1BD= 196) + (26 STUDIO= 13) = 237 SPACES

**SUB-TOTAL = 237 x 75% = 178**

*\*NOTE: REFER TO SHARED PARKING STRATEGY AND PARKING REDUCTION*

### OFFICE PARKING

OFFICE BUILDING DONE BY OTHERS

REQUIRED TOTAL: 375 SPACES

#### SHARED PARKING CALCULATIONS

GENERAL LAND USE CLASSIFICATION	MIDNIGHT 7:00AM	7:00AM 6:00PM	6:00AM MIDNIGHT	MIDNIGHT 7:00AM	7:00AM 6:00PM	6:00AM MIDNIGHT
OFFICE STALLS	5% 19	100% 375	5% 19	0% 0	5% 19	0% 0
RESIDENT BLDG. 2 STALLS	100% 398	50% 199	80% 319	100% 398	75% 299	75% 299
<b>TOTAL PARKING:</b>	417	<b>574</b>	338	398	318	299

*\*NOTE: REFER TO SHARED PARKING STRATEGY AND PARKING REDUCTION*

### 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 applicant fulfills 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.b. 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: 702 SPACES  
 ADA STALLS REQUIRED (2% OF TOTAL): 16 SPACES  
 ADA VAN STALLS REQUIRED (1 SPACE/ 8 ADA): 2 SPACES  
 EV STALLS REQUIRED (1 SPACE / 25 SPACES): 31 SPACES

**REQUIRED TOTAL: 752 SPACES**

### RETAIL PARKING

REQUIRED RETAIL (7,537 SF): 2 SPACES / 1,000 SF

**REQUIRED TOTAL: 16 x 75% 12 SPACES**

**REQUIRED TOTAL (RESIDENTIAL + OFFICE + RETAIL): 764 SPACES**

### PROPOSED TOTAL RESIDENTIAL & OFFICE

Level	Description	Count
LEVEL 1 (4231')	STANDARD	206
LEVEL 1 (4231')	HC	9
LEVEL 1 (4231')	HC VAN	1
LEVEL 2	STANDARD	243
LEVEL 2	HC	5
LEVEL 2	HC VAN	1
LEVEL 3	STANDARD	245
LEVEL 3	HC	4
LEVEL 3	HC VAN	1
LEVEL 4	STANDARD	120
<b>TOTAL</b>		<b>835</b>

### PROPOSED TOTAL RETAIL

**12 SPACES**

*\*Retail parking provided on-street*

### PROPOSED TOTAL (RESIDENTIAL + OFFICE):

**835 SPACES**

## BICYCLE PARKING

Per 21A.44.05.0.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.

**REQUIRED RESIDENTIAL BICYCLE PARKING:**  
 = 835 X 5% = 42 SPACES

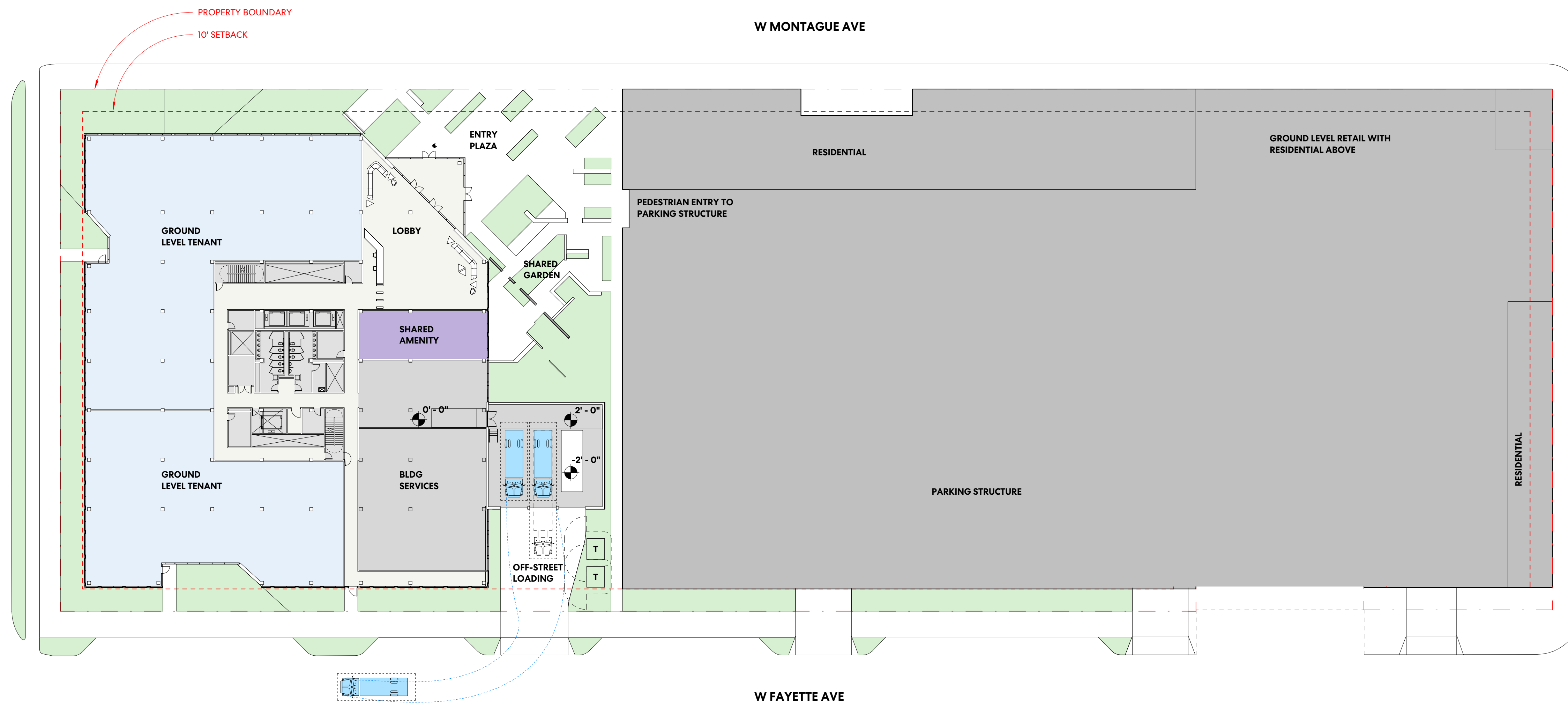
**REQUIRED RETAIL BICYCLE PARKING:**  
 = 12 X 5% = 1 SPACE

### TOTAL BICYCLES PROVIDED RESIDENTIAL & COMMERCIAL

BUILDING 1 LEVEL 1	0
BUILDING 2 LEVEL 1	36
BUILDING 3 LEVEL 1	28
<b>TOTAL</b>	<b>64</b>

### TOTAL BICYCLES PROVIDED RETAIL

LEVEL 1	8
<b>TOTAL</b>	<b>8</b>



**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

*Entitlement Package*

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

WOODBURY CORPORATION  
2733 EAST PARLEYS WAY, SUITE 300  
SALT LAKE CITY, UT 84109  
PHONE: 801.485.7700

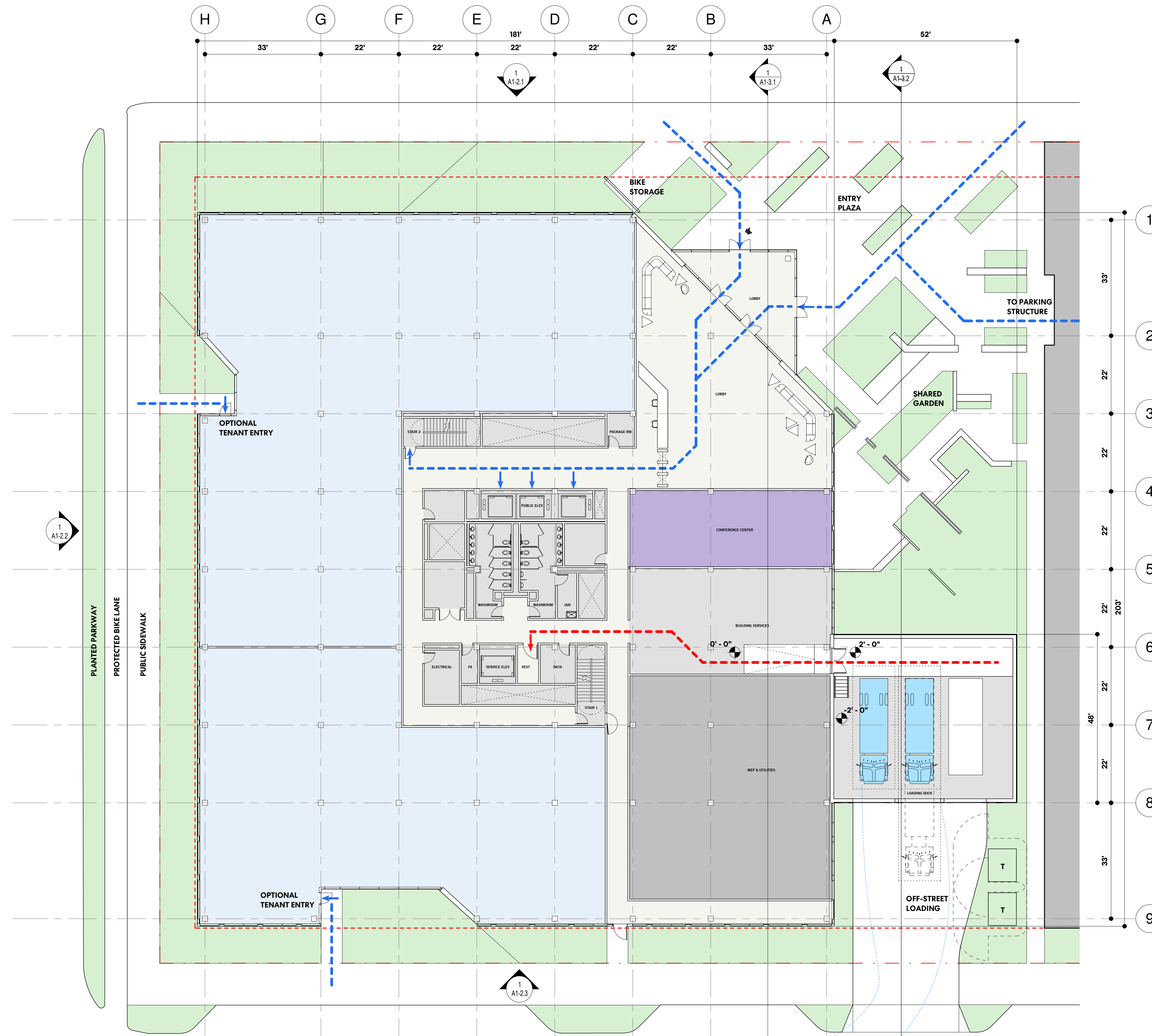
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DENVER, CO 80203  
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**A1-0**  
**SITE PLAN**  
1" = 30'-0"



**OFF-STREET LOADING AREA (§ 21A-44.070)**  
 Office/Commercial Use  
 50,000 - 100,000 GSF = 1 Short (35'-0"L x 12'-0"W x 14'-0"H)  
 Each additional 100,000 GSF = 1 Short

**LEGEND**

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<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Courtyard	<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Office	<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Personnel Path
<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Shared Amenity	<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Building Core	<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Material Path

**WEST VILLAGE**  
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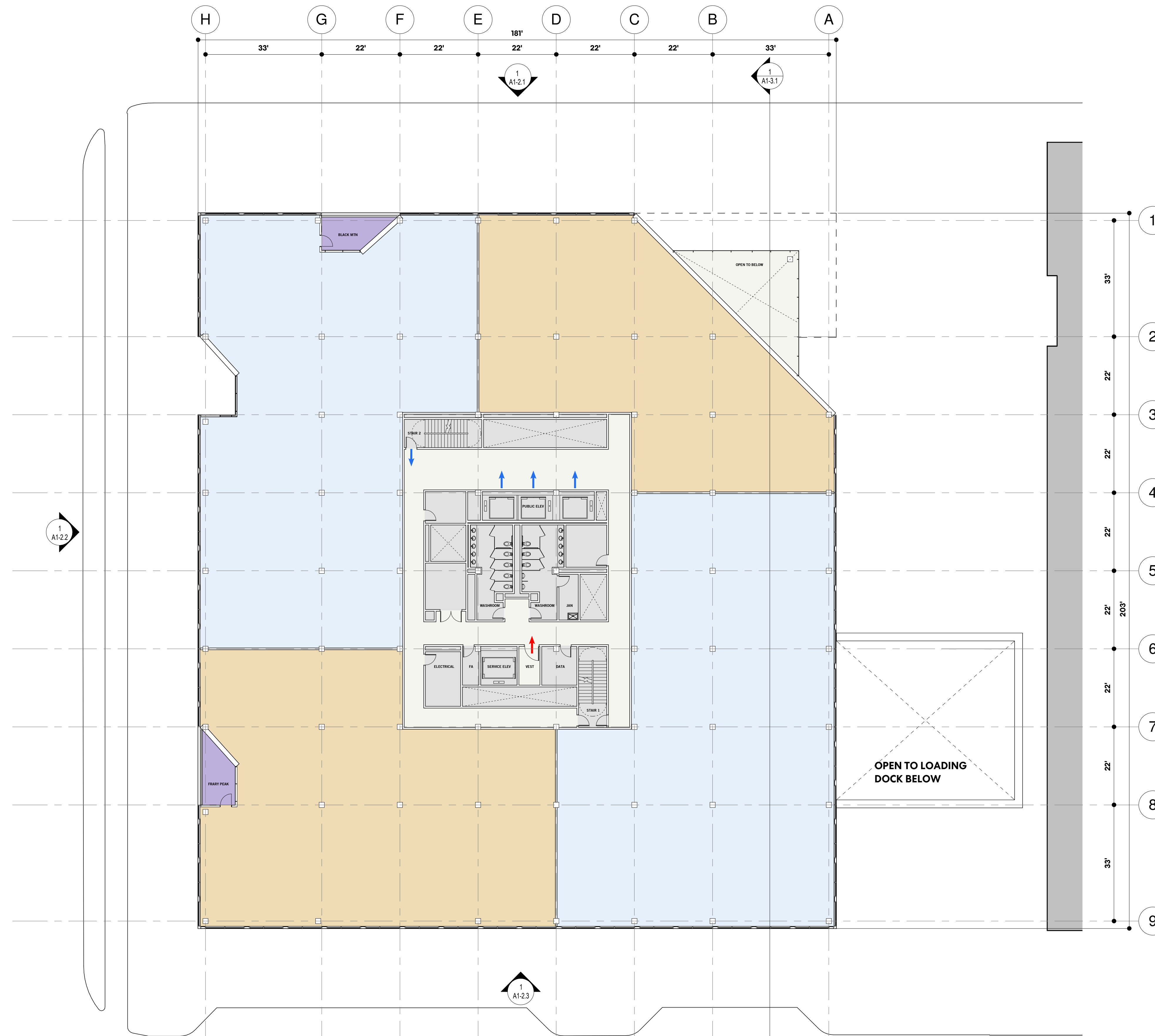
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**A1-1.1**  
**LEVEL 1 FLOOR PLAN**  
 1/16" = 1'-0"





**LEGEND**

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<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #ccc; margin-right:5px;"></span> Courtyard	<span style="display:inline-block; width:10px; height:10px; background-color:#f4cccc; border:1px solid #ccc; margin-right:5px;"></span> Office	<span style="display:inline-block; width:10px; height:10px; border:1px solid #ccc; margin-right:5px;"></span> Personnel Path
<span style="display:inline-block; width:10px; height:10px; background-color:#e6e6fa; border:1px solid #ccc; margin-right:5px;"></span> Shared Amenity	<span style="display:inline-block; width:10px; height:10px; background-color:#cccccc; border:1px solid #ccc; margin-right:5px;"></span> Building Core	<span style="display:inline-block; width:10px; height:10px; border:1px solid #ccc; margin-right:5px;"></span> Material Path

**WEST VILLAGE**  
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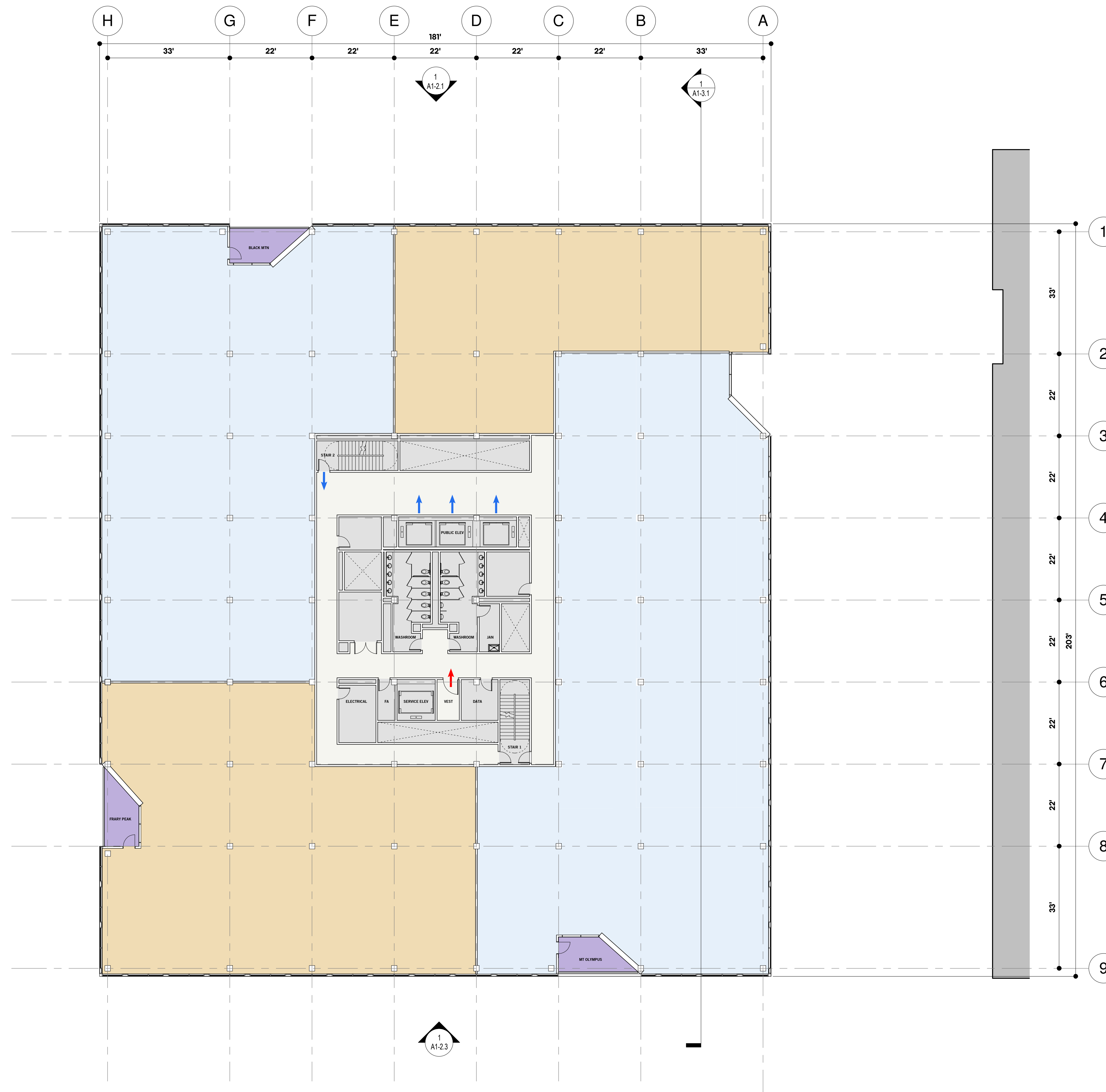
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**A1-1.2**  
**LEVEL 2 FLOOR PLAN**  
 1/16" = 1'-0"



**LEGEND**

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<span style="display:inline-block; width:10px; height:10px; background-color:#e0f2f1;"></span> Courtyard	<span style="display:inline-block; width:10px; height:10px; background-color:#d7ccc8;"></span> Office	<span style="display:inline-block; width:10px; height:10px; background-color:#bdbdbd;"></span> Personnel Path
<span style="display:inline-block; width:10px; height:10px; background-color:#e0f2f1;"></span> Shared Amenity	<span style="display:inline-block; width:10px; height:10px; background-color:#bdbdbd;"></span> Building Core	<span style="display:inline-block; width:10px; height:10px; background-color:#e0f2f1;"></span> Material Path

**WEST VILLAGE**  
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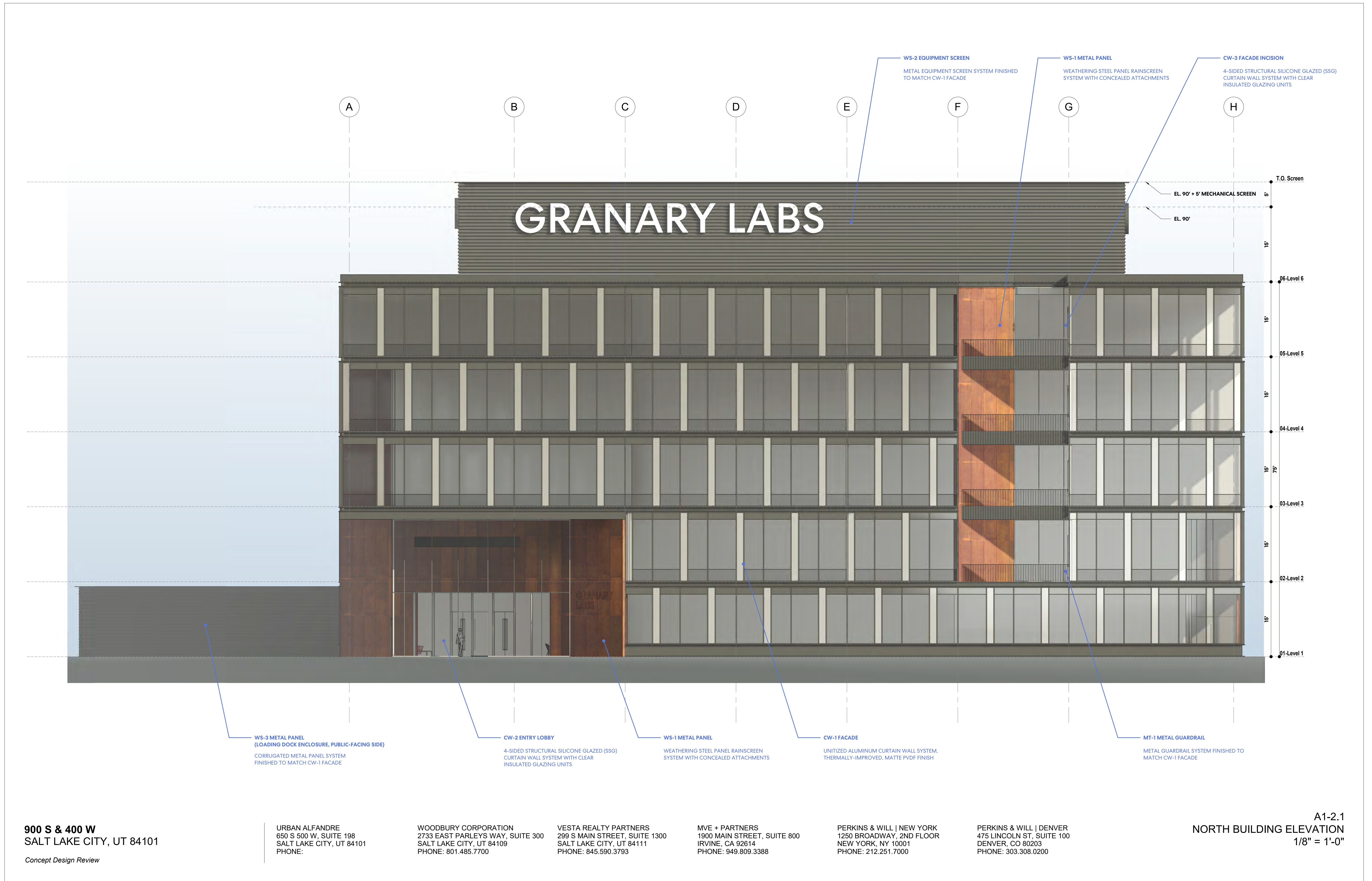
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**A1-1.3**  
**TYPICAL FLOOR PLAN**  
1/16" = 1'-0"





**900 S & 400 W**  
SALT LAKE CITY, UT 84101

Concept Design Review

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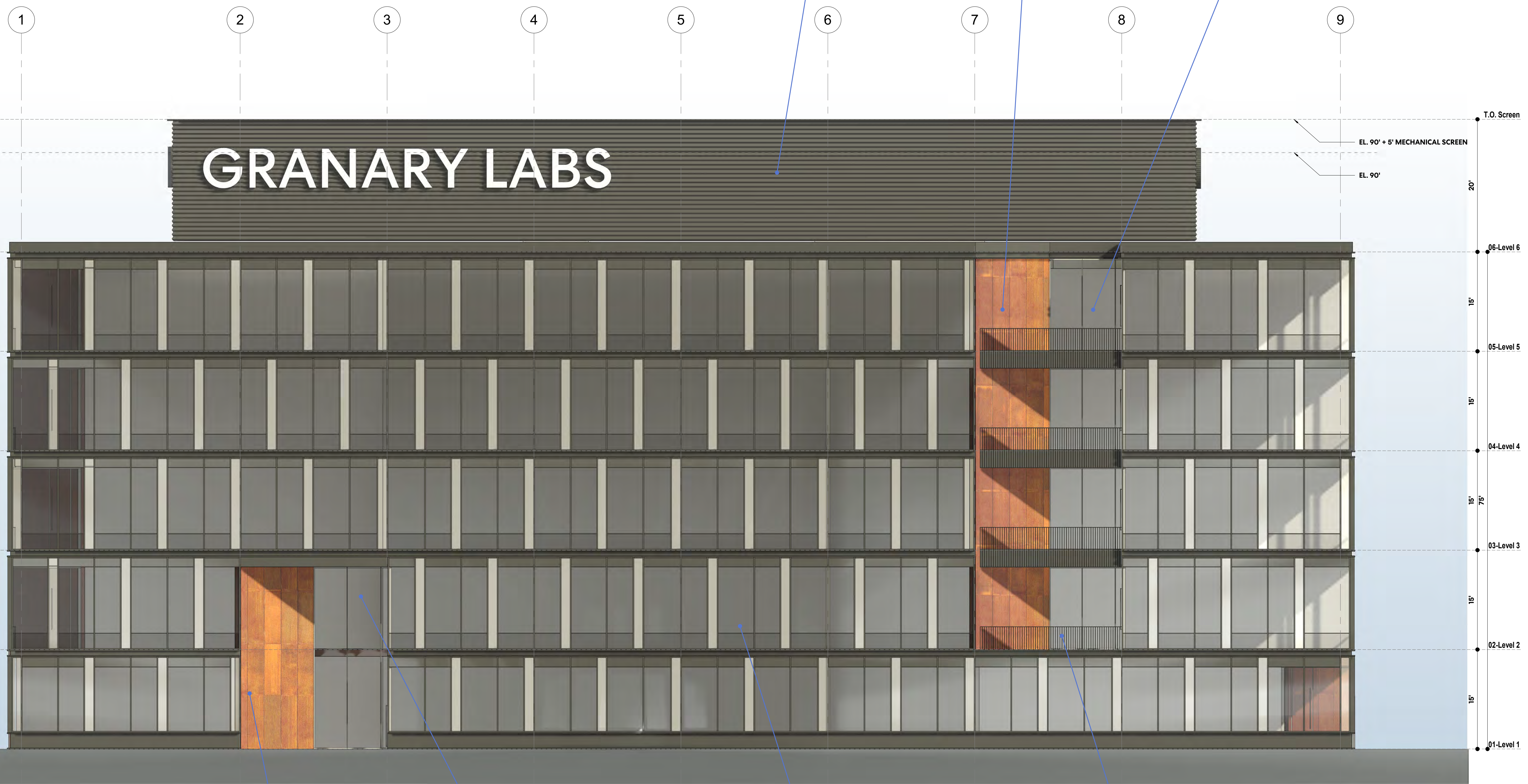
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A1-2.1  
**NORTH BUILDING ELEVATION**  
1/8" = 1'-0"



# GRANARY LABS



**WS-2 EQUIPMENT SCREEN**  
METAL EQUIPMENT SCREEN SYSTEM FINISHED TO MATCH CW-1 FACADE

**WS-1 METAL PANEL**  
WEATHERING STEEL PANEL RAINSCREEN SYSTEM WITH CONCEALED ATTACHMENTS

**CW-3 FACADE INCISION**  
4-SIDED STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEM WITH CLEAR INSULATED GLAZING UNITS

T.O. Screen  
EL. 90' + 5' MECHANICAL SCREEN  
EL. 90'

20'  
06-Level 6  
15'  
05-Level 5  
15'  
04-Level 4  
15'  
03-Level 3  
15'  
02-Level 2  
15'  
01-Level 1

**WS-1 METAL PANEL**  
WEATHERING STEEL PANEL RAINSCREEN SYSTEM WITH CONCEALED ATTACHMENTS

**CW-3 FACADE INCISION**  
4-SIDED STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEM WITH CLEAR INSULATED GLAZING UNITS

**CW-1 FACADE**  
UNITIZED ALUMINUM CURTAIN WALL SYSTEM, THERMALLY-IMPROVED, MATTE PVDF FINISH

**MT-1 METAL GUARDRAIL**  
METAL GUARDRAIL SYSTEM FINISHED TO MATCH CW-1 FACADE

**900 S & 400 W**  
SALT LAKE CITY, UT 84101  
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A1-2.2  
**WEST BUILDING ELEVATION**  
1/8" = 1'-0"



# GRANARY LABS

H

G

F

E

D

C

B

A

SG-1 BUILDING SIGNAGE

BACKLIT ALUMINUM PLATE SIGNAGE  
FINISHED TO MATCH CW-1 FACADE

CW-3 FACADE INCISION

4-SIDED STRUCTURAL SILICONE GLAZED (SSG)  
CURTAIN WALL SYSTEM WITH CLEAR  
INSULATED GLAZING UNITS

WS-1 METAL PANEL

WEATHERING STEEL PANEL RAINSCREEN  
SYSTEM WITH CONCEALED ATTACHMENTS

T.O. Screen

EL. 90' + 5' MECHANICAL SCREEN

EL. 90'

06-Level 6

05-Level 5

04-Level 4

03-Level 3

02-Level 2

01-Level 1

CW-3 FACADE INCISION

4-SIDED STRUCTURAL SILICONE GLAZED (SSG)  
CURTAIN WALL SYSTEM WITH CLEAR  
INSULATED GLAZING UNITS

WS-1 METAL PANEL

WEATHERING STEEL PANEL RAINSCREEN  
SYSTEM WITH CONCEALED ATTACHMENTS

CW-1 FACADE

UNITIZED ALUMINUM CURTAIN WALL SYSTEM,  
THERMALLY-IMPROVED, MATTE PVDF FINISH

MT-1 METAL GUARDRAIL

METAL GUARDRAIL SYSTEM FINISHED TO  
MATCH CW-1 FACADE

WS-3 METAL PANEL

(LOADING DOCK ENCLOSURE, PUBLIC-FACING SIDE)  
CORRUGATED METAL PANEL SYSTEM  
FINISHED TO MATCH CW-1 FACADE

900 S & 400 W  
SALT LAKE CITY, UT 84101

Concept Design Review

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A1-2.3  
SOUTH BUILDING ELEVATION  
1/8" = 1'-0"



# GRANARY LABS

9

8

7

6

5

4

3

2

1

WS-2 EQUIPMENT SCREEN  
METAL EQUIPMENT SCREEN SYSTEM FINISHED TO MATCH CW-1 FACADE

T.O. Screen

EL. 90' + 5' MECHANICAL SCREEN

EL. 90'

20'

06-Level 6

15'

05-Level 5

15'

04-Level 4

15'

03-Level 3

15'

02-Level 2

15'

01-Level 1

CMU-1 FACADE  
(LOADING DOCK ENCLOSURE, PRIVATE-FACING SIDE)  
SPILT-FACED CONCRETE MASONRY UNIT  
ENCLOSURE WALL, DARK COLOR.

WS-3 METAL PANEL  
(LOADING DOCK ENCLOSURE, PUBLIC-FACING SIDE)  
CORRUGATED METAL PANEL SYSTEM  
FINISHED TO MATCH CW-1 FACADE

CW-1 FACADE  
UNITIZED ALUMINUM CURTAIN WALL SYSTEM,  
THERMALLY-IMPROVED, MATTE PVDF FINISH

WS-1 METAL PANEL  
WEATHERING STEEL PANEL RAINSCREEN  
SYSTEM WITH CONCEALED ATTACHMENTS

CW-2 ENTRY LOBBY  
4-SIDED STRUCTURAL SILICONE GLAZED (SSG)  
CURTAIN WALL SYSTEM WITH CLEAR  
INSULATED GLAZING UNITS

900 S & 400 W  
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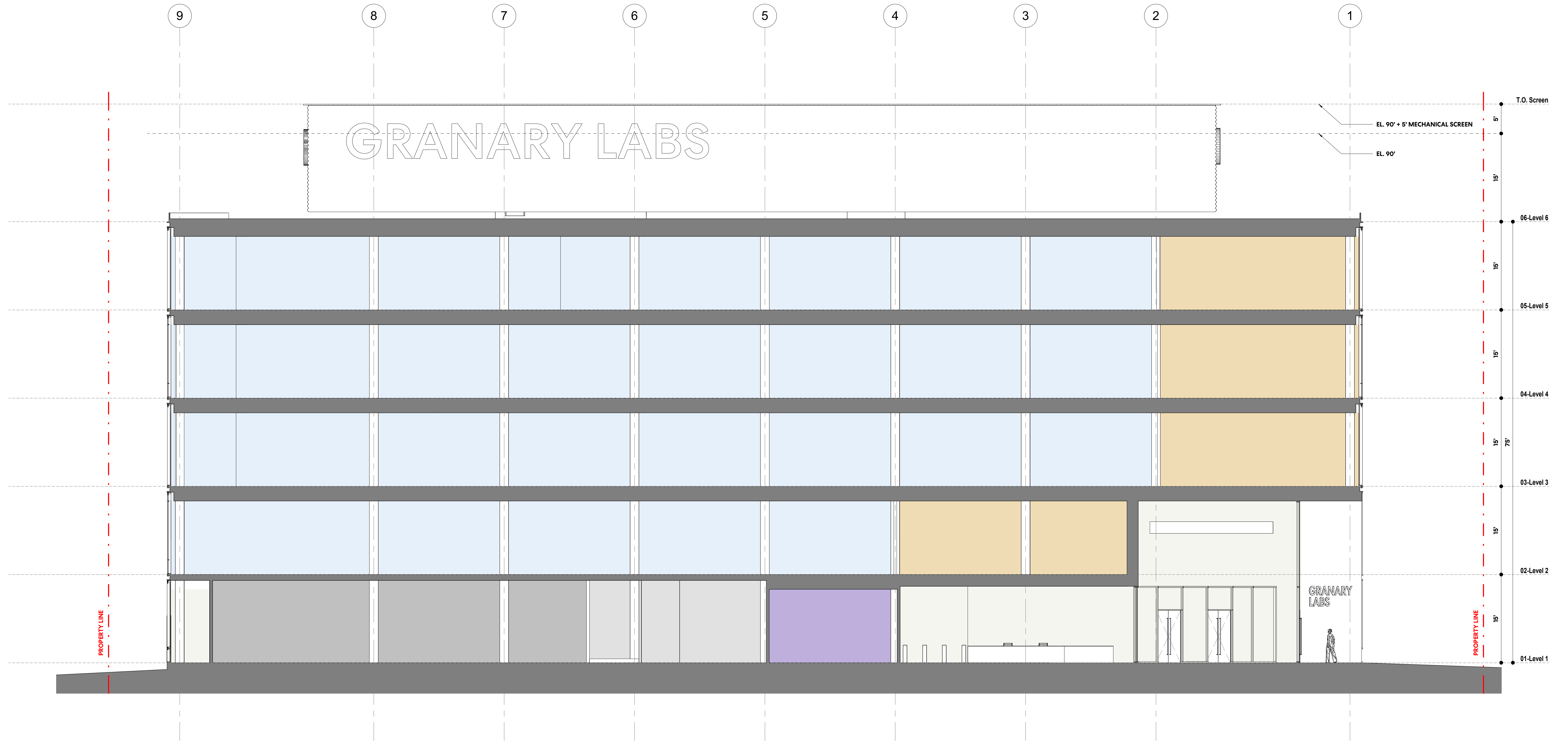
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A1-2.4  
EAST BUILDING ELEVATION  
1/8" = 1'-0"



# GRANARY LABS



**LEGEND**

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<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> Courtyard	<span style="display:inline-block; width:10px; height:10px; background-color:#f4cccc;"></span> Office	<span style="display:inline-block; width:10px; height:10px; border-bottom:1px solid blue;"></span> Personnel Path
<span style="display:inline-block; width:10px; height:10px; background-color:#e6b0aa;"></span> Shared Amenity	<span style="display:inline-block; width:10px; height:10px; background-color:#d3d3d3;"></span> Building Core	<span style="display:inline-block; width:10px; height:10px; border-bottom:1px solid red;"></span> Material Path

**900 S & 400 W**  
SALT LAKE CITY, UT 84101

Concept Design Review

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A1-3.1  
**BUILDING SECTION**  
1/8" = 1'-0"

9 8 7 6 5 4 3 2 1

GRANARY LABS

T.O. Screen

20'

06-Level 6

15'

05-Level 5

15'

04-Level 4

15'

03-Level 3

15'

02-Level 2










15'

01-Level 1

PROPERTY LINE

PROPERTY LINE

LEGEND

 Circulation	 Lab	 Mechanical
 Courtyard	 Office	 Personnel Path
 Shared Amenity	 Building Core	 Material Path

900 S & 400 W  
SALT LAKE CITY, UT 84101  
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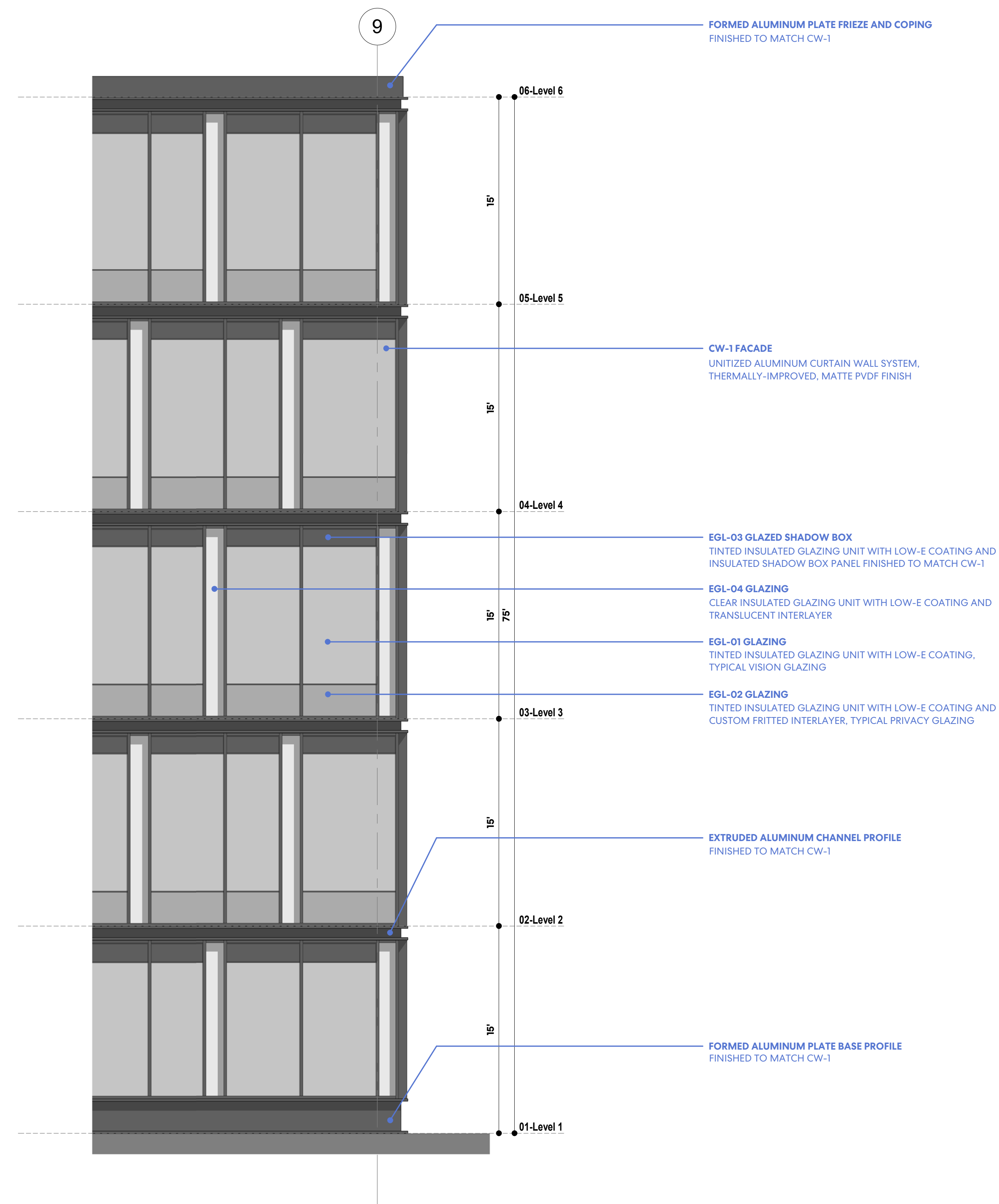
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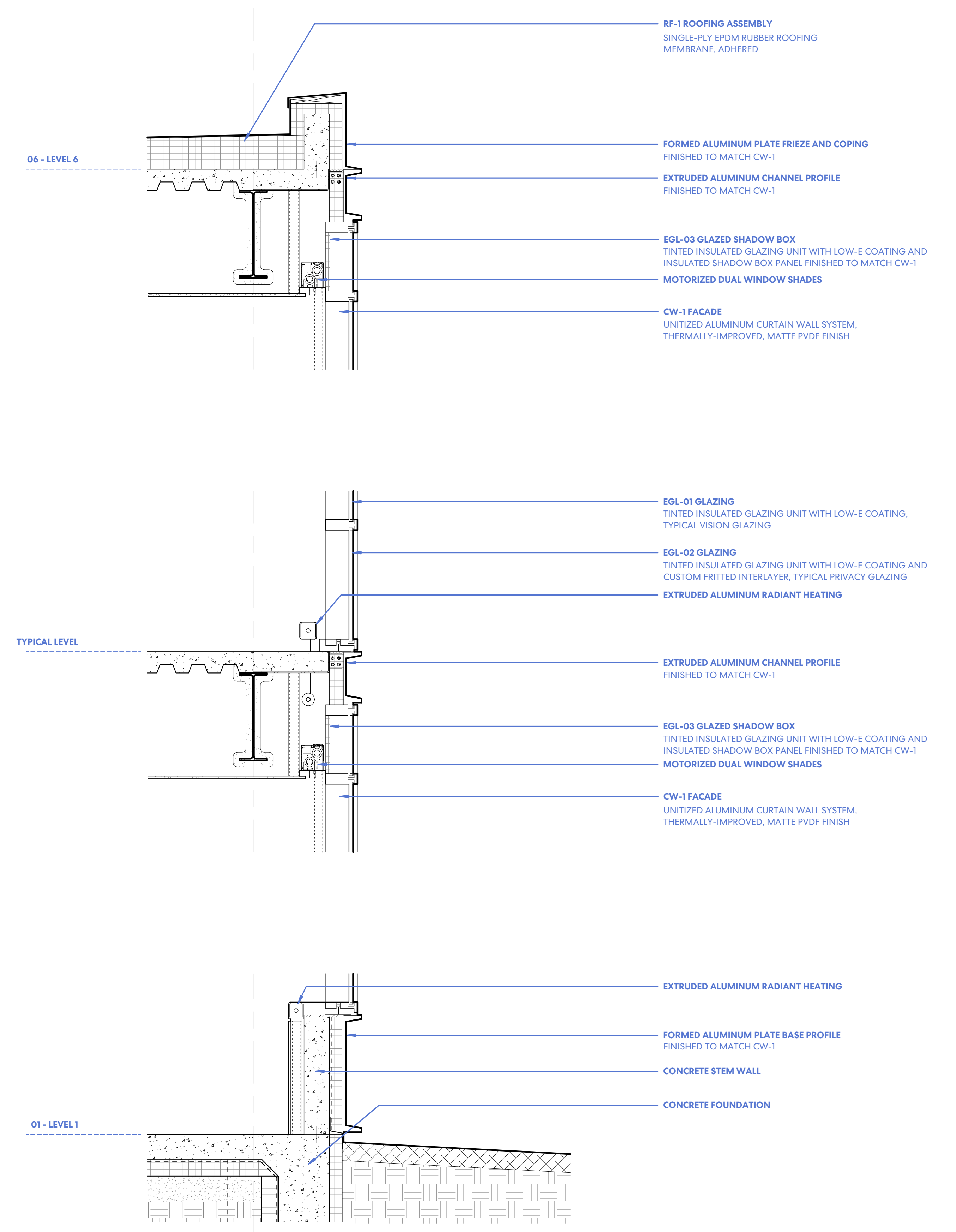
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A1-3.2  
BUILDING SECTION  
1/8" = 1'-0"





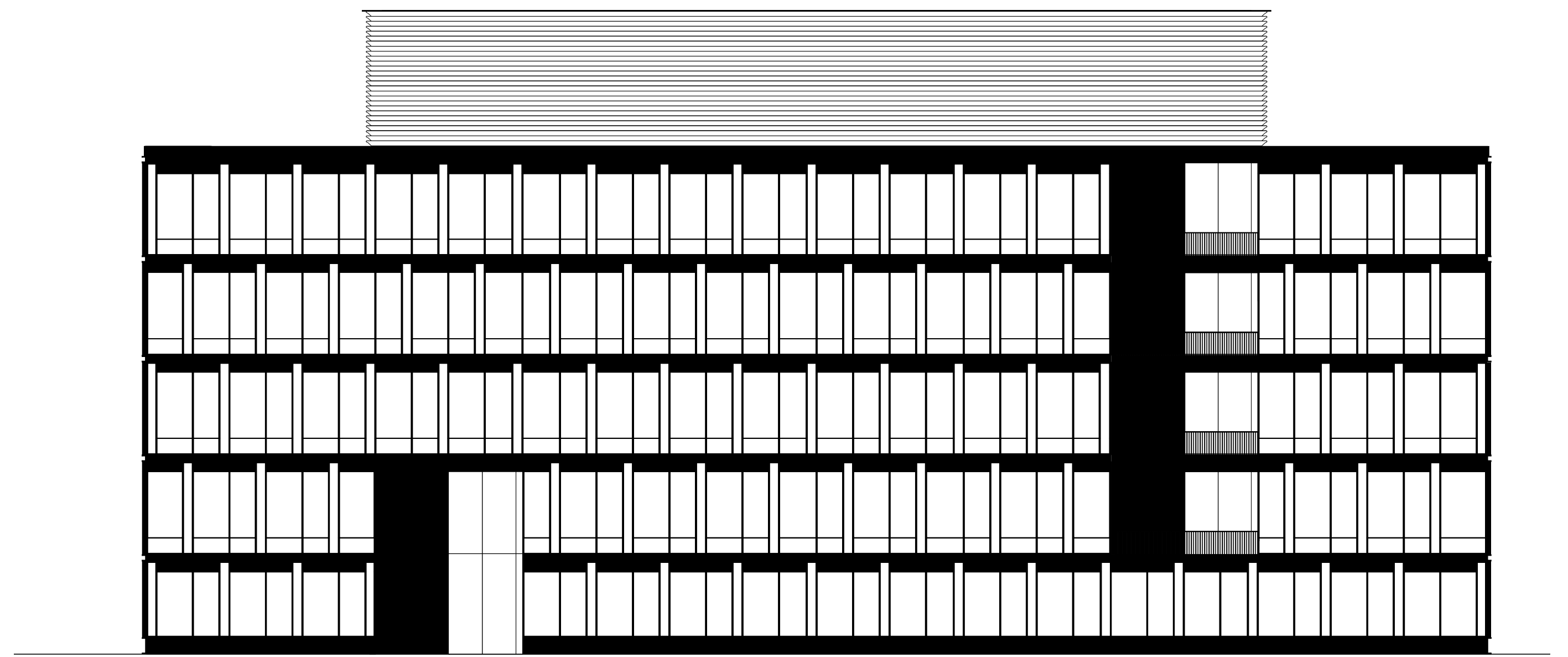
2 CW-1 FACADE ENLARGED ELEVATION  
3/16" = 1'-0"



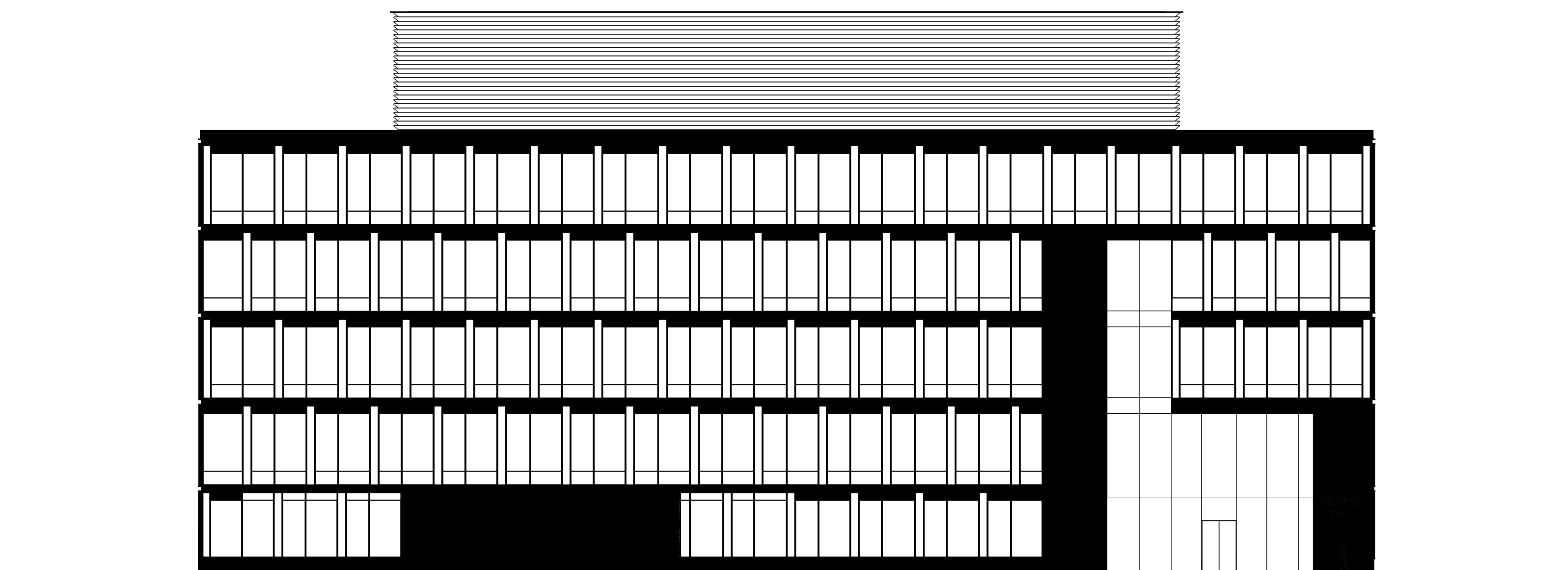
1 CW-1 FACADE CONCEPTUAL DETAILS  
3/4" = 1'-0"



2 MASS/OPENING DIAGRAM - SOUTH  
1/16" = 1'-0"



1 MASS/OPENING DIAGRAM - WEST  
1/16" = 1'-0"



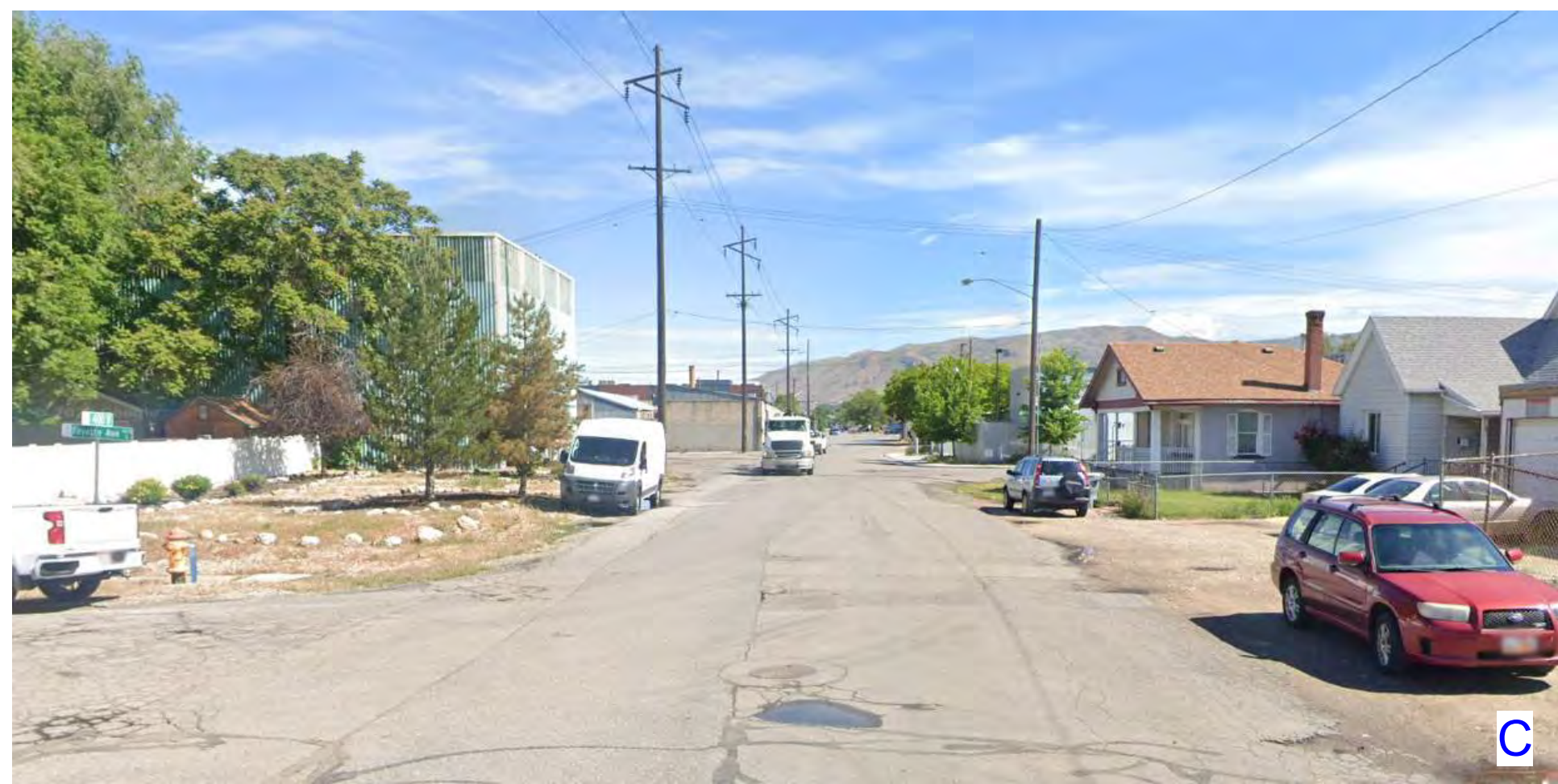
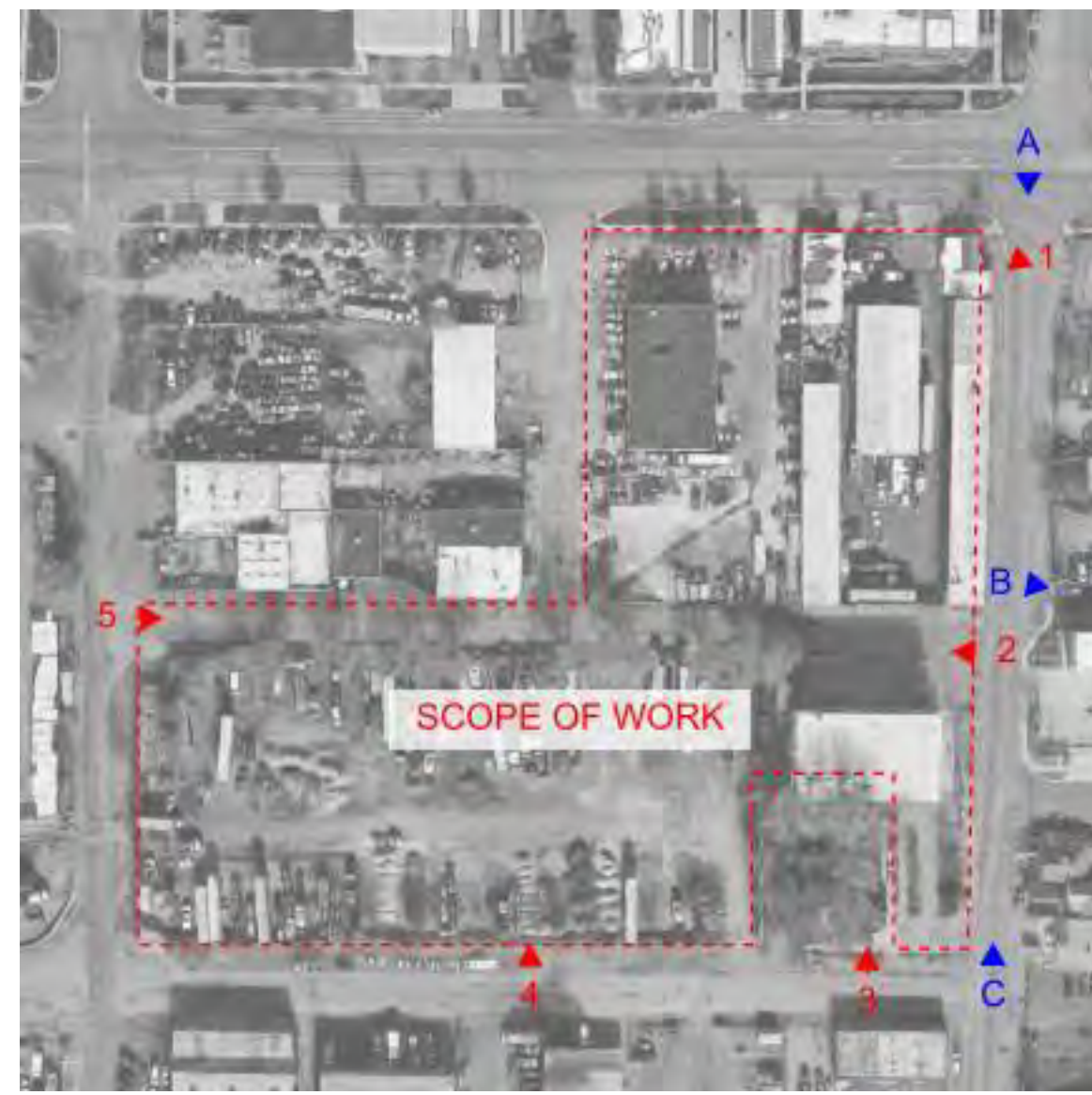
4 MASS/OPENING DIAGRAM - EAST  
1/16" = 1'-0"



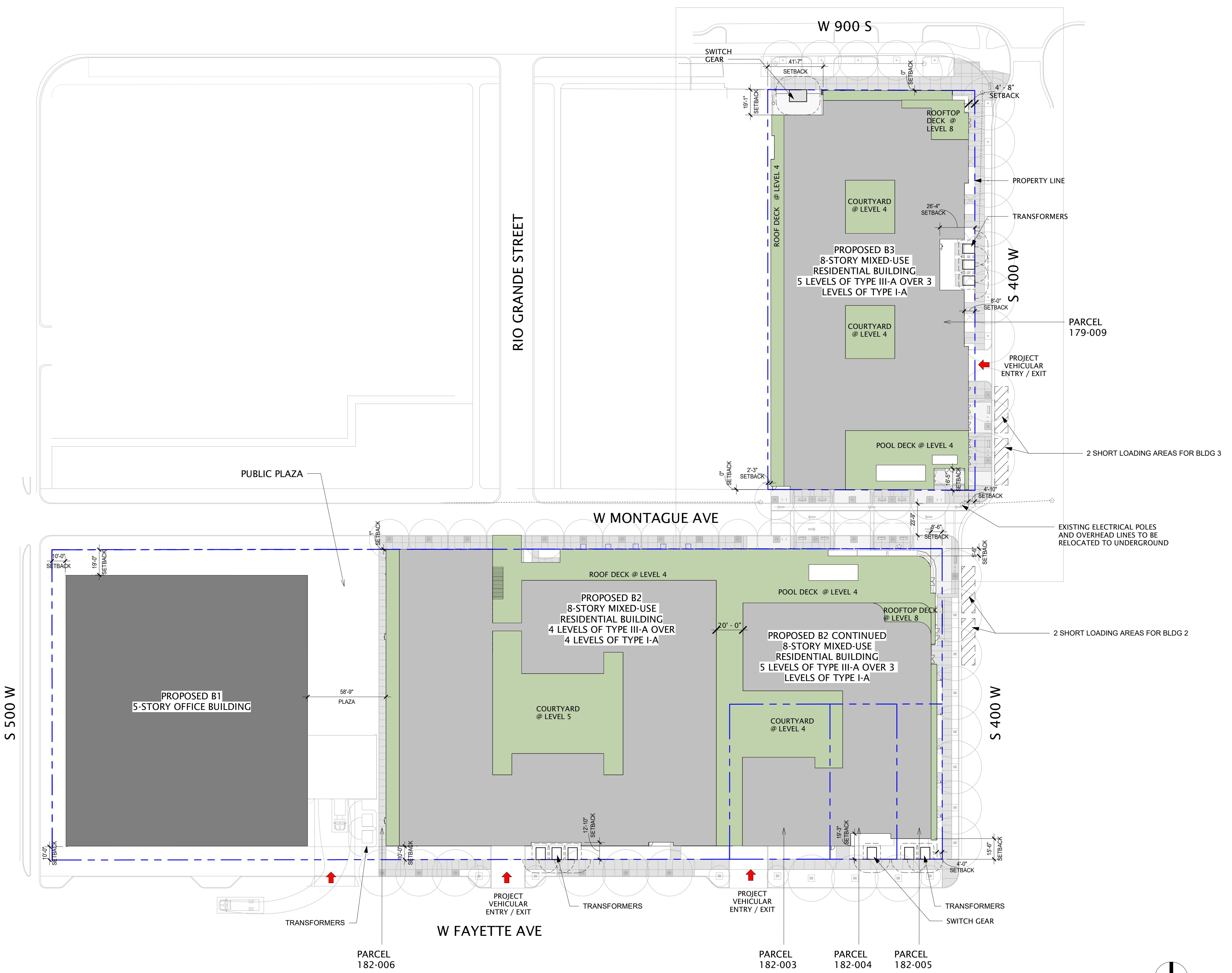
3 MASS/OPENING DIAGRAM - NORTH  
1/16" = 1'-0"

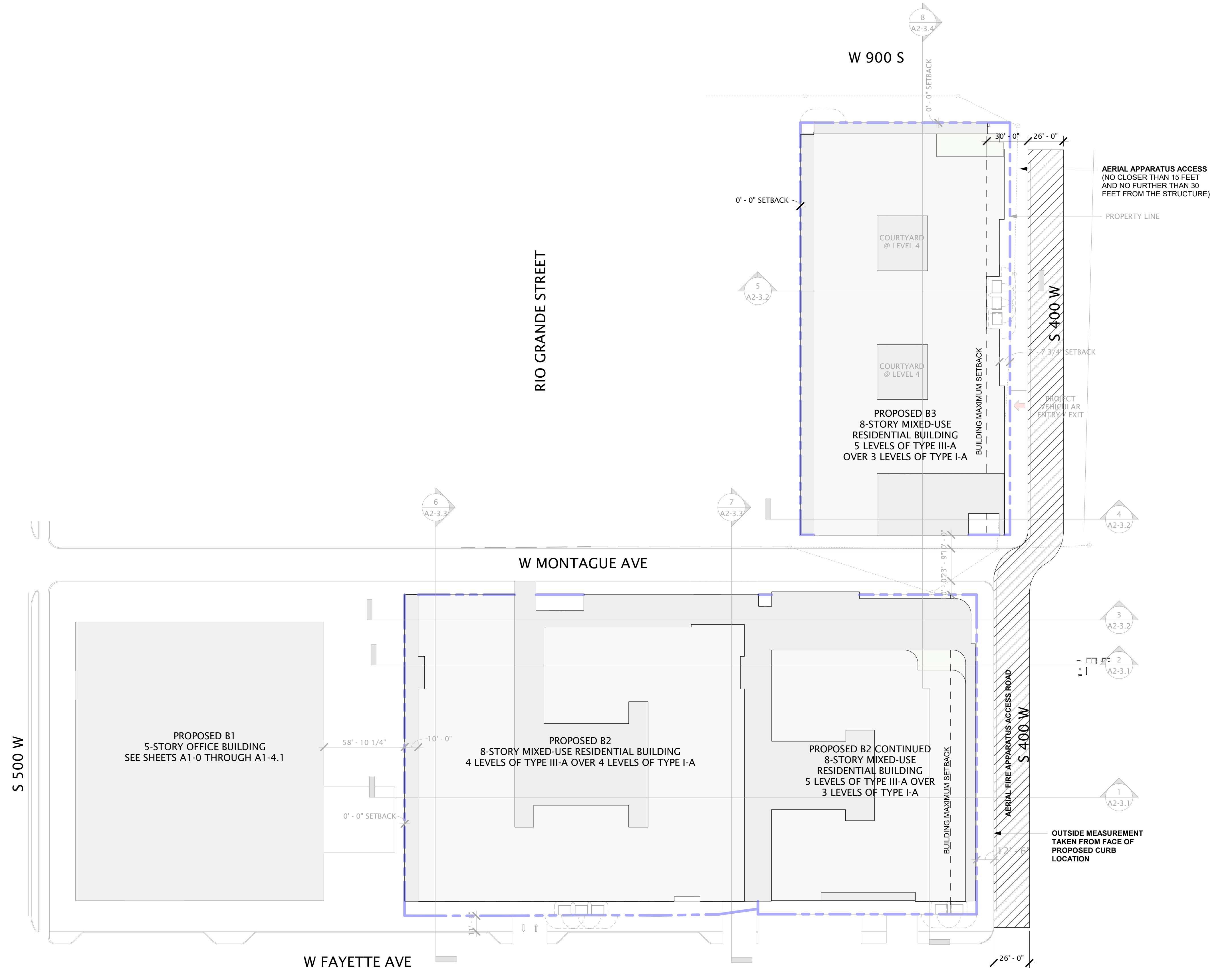












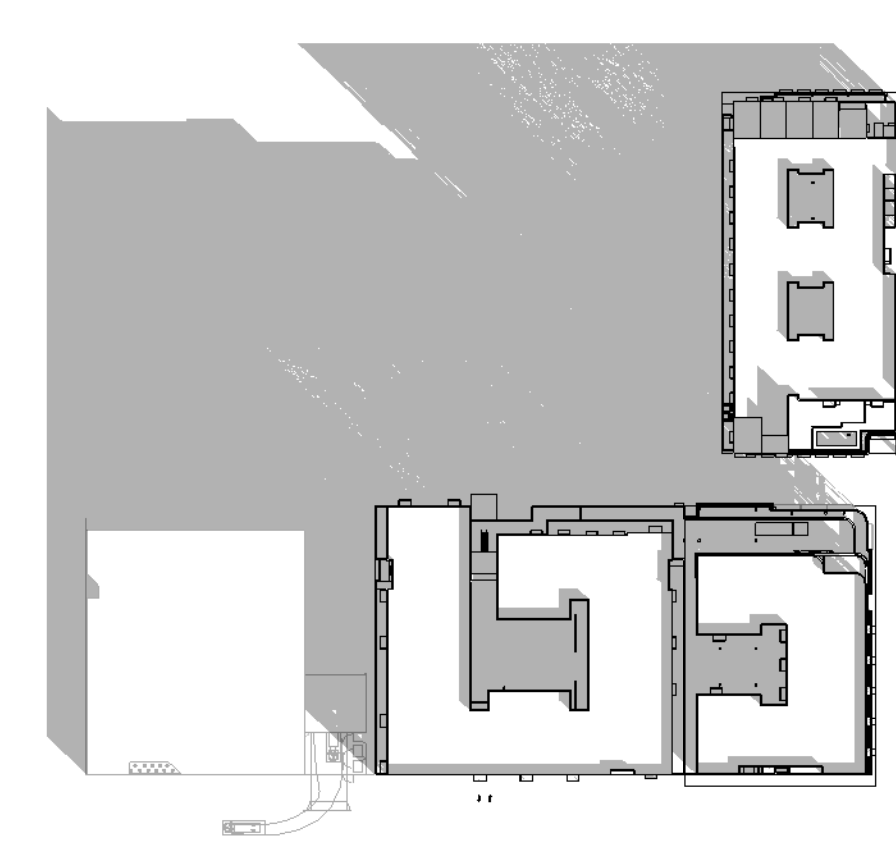
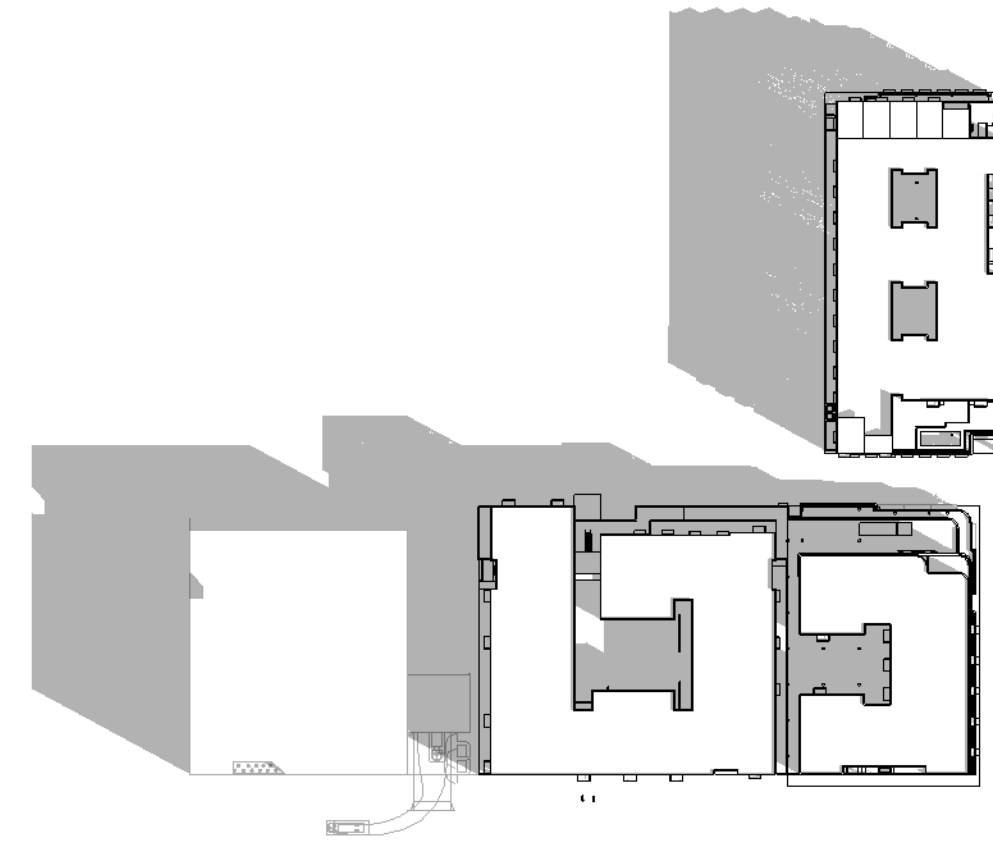
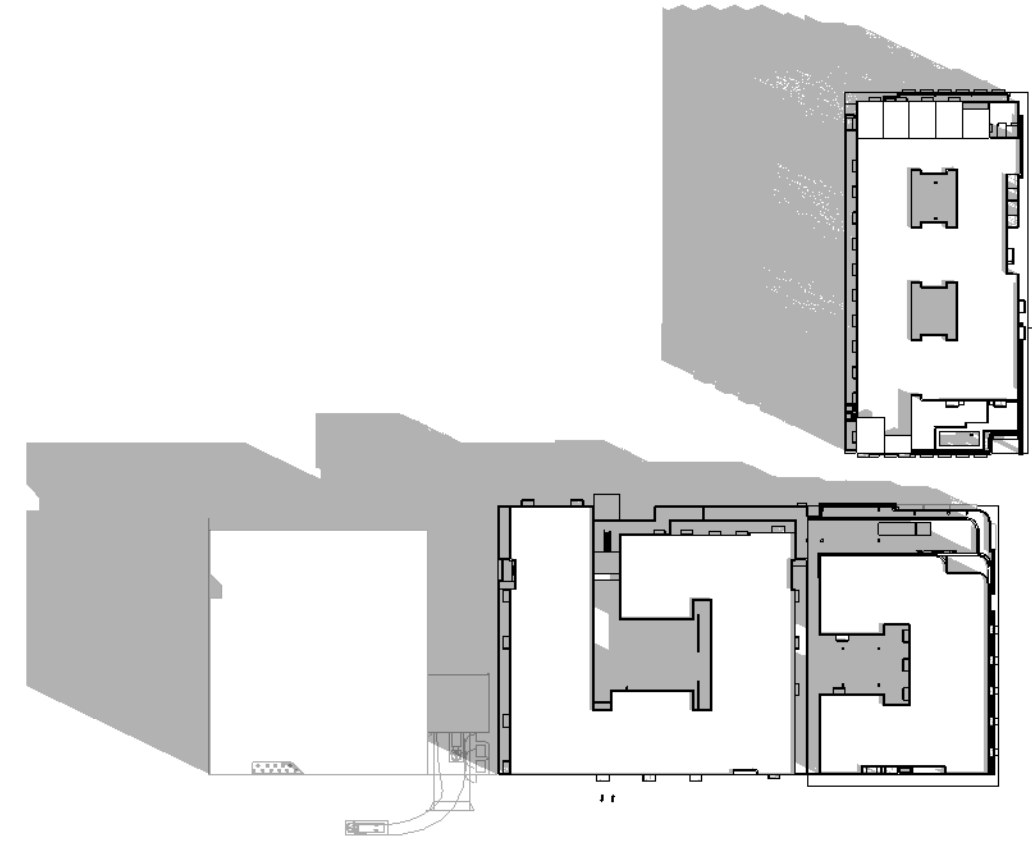
SPRING EQUINOX  
MARCH 20

SUMMER SOLSTICE  
JUNE 21

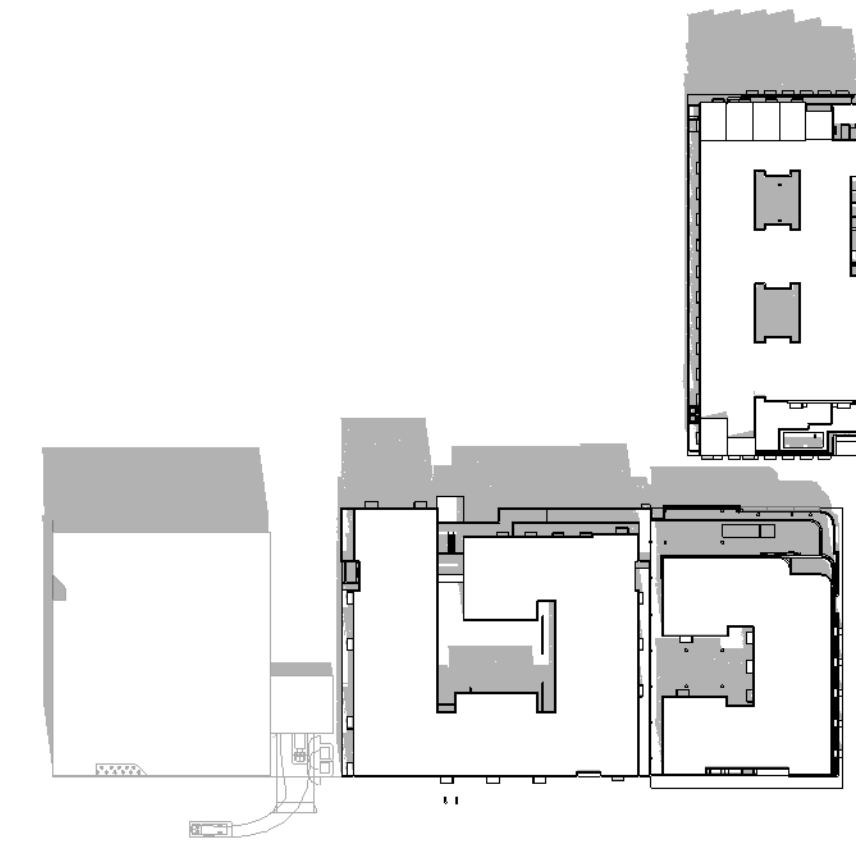
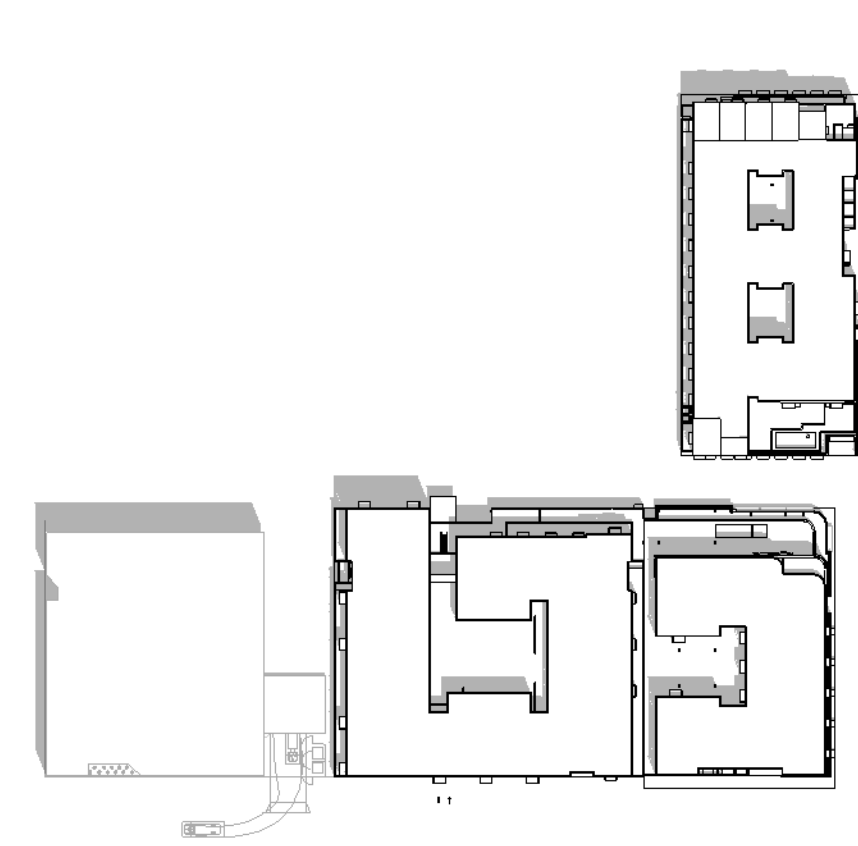
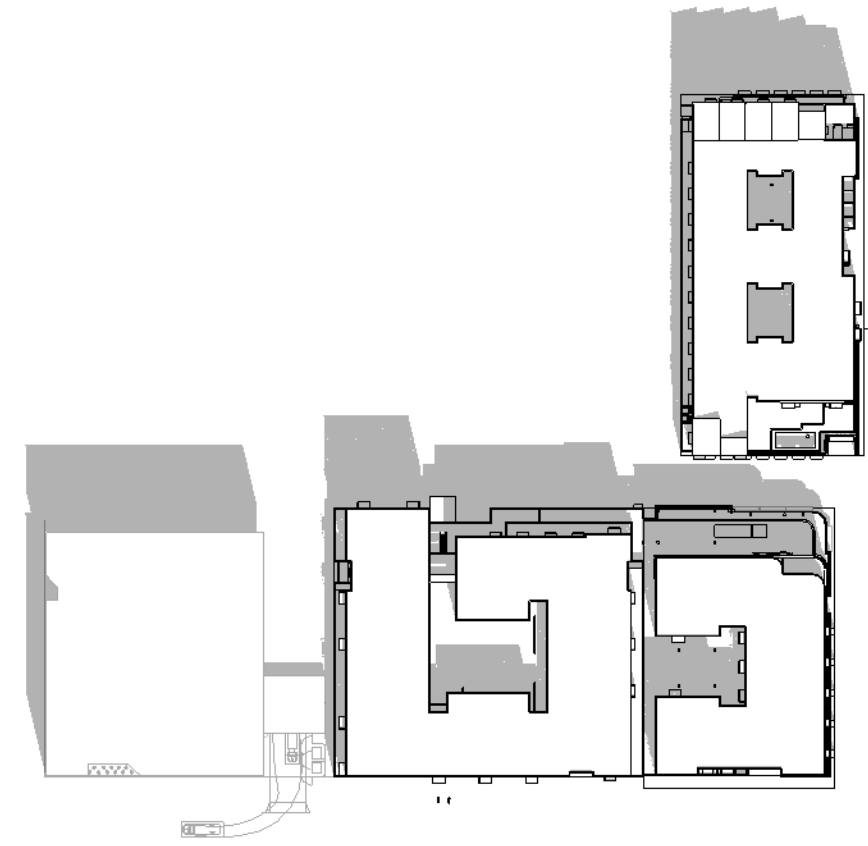
FALL EQUINOX  
SEPTEMBER 22

WINTER SOLSTICE  
DECEMBER 21

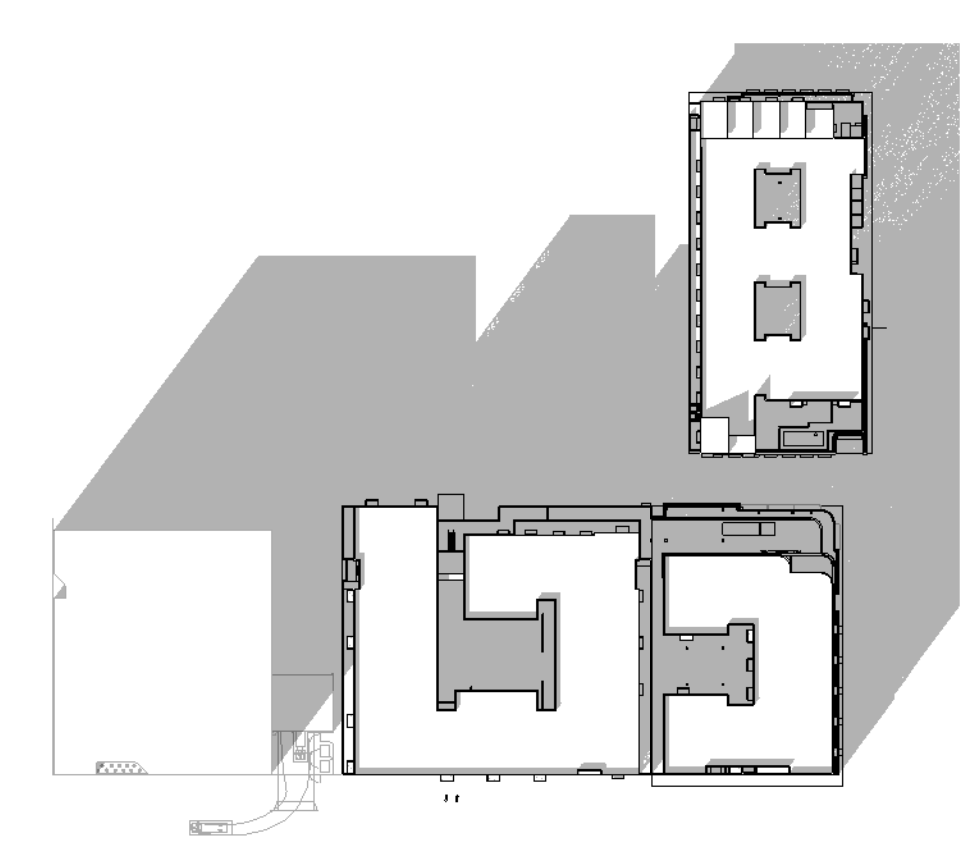
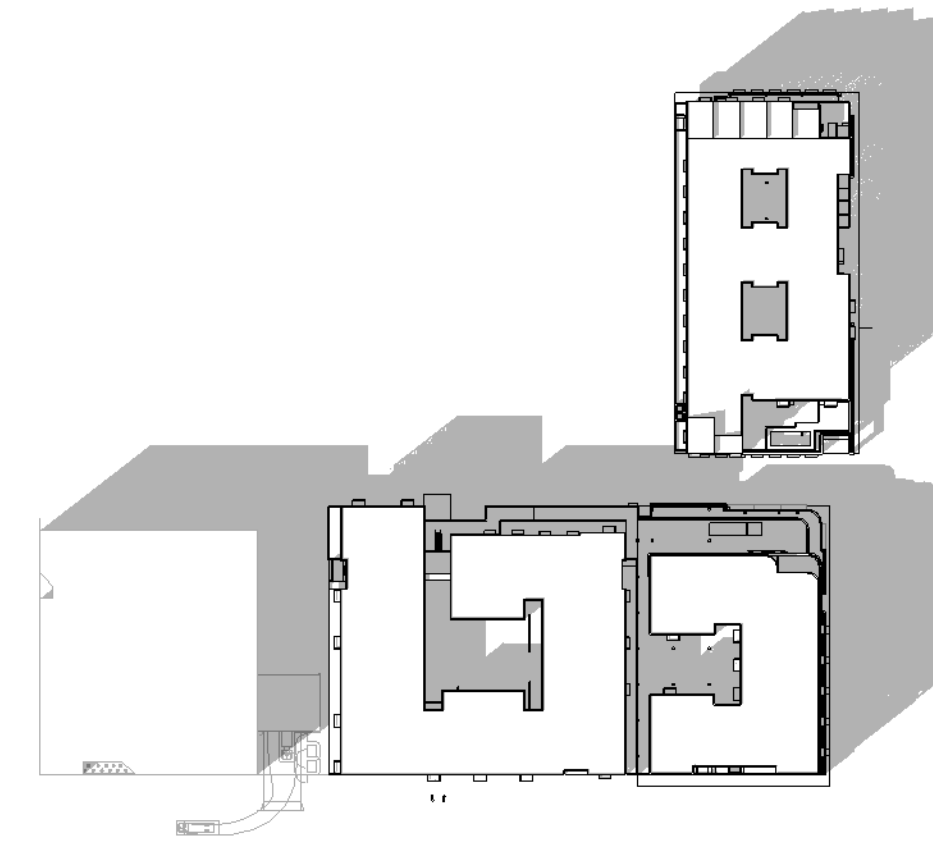
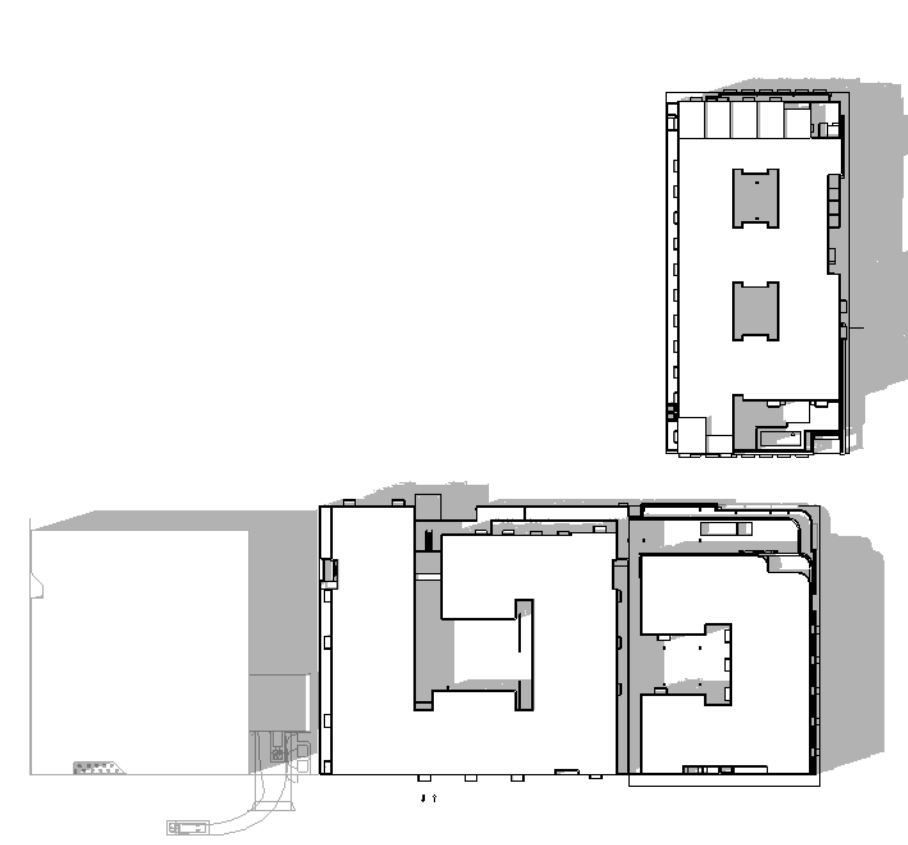
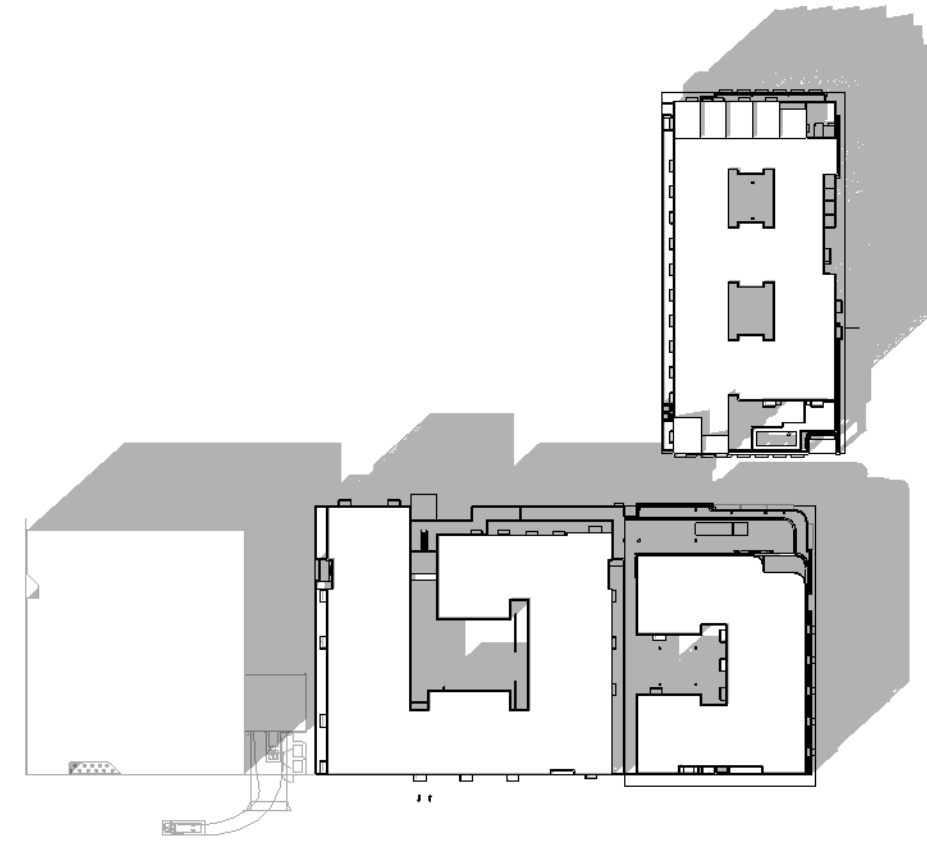
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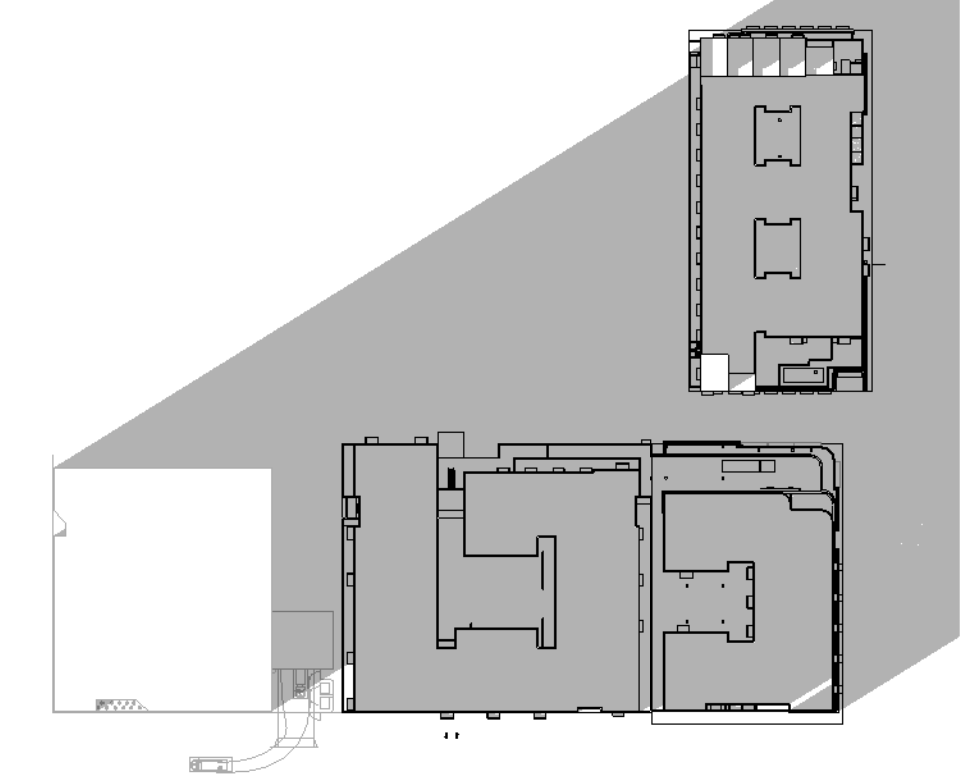
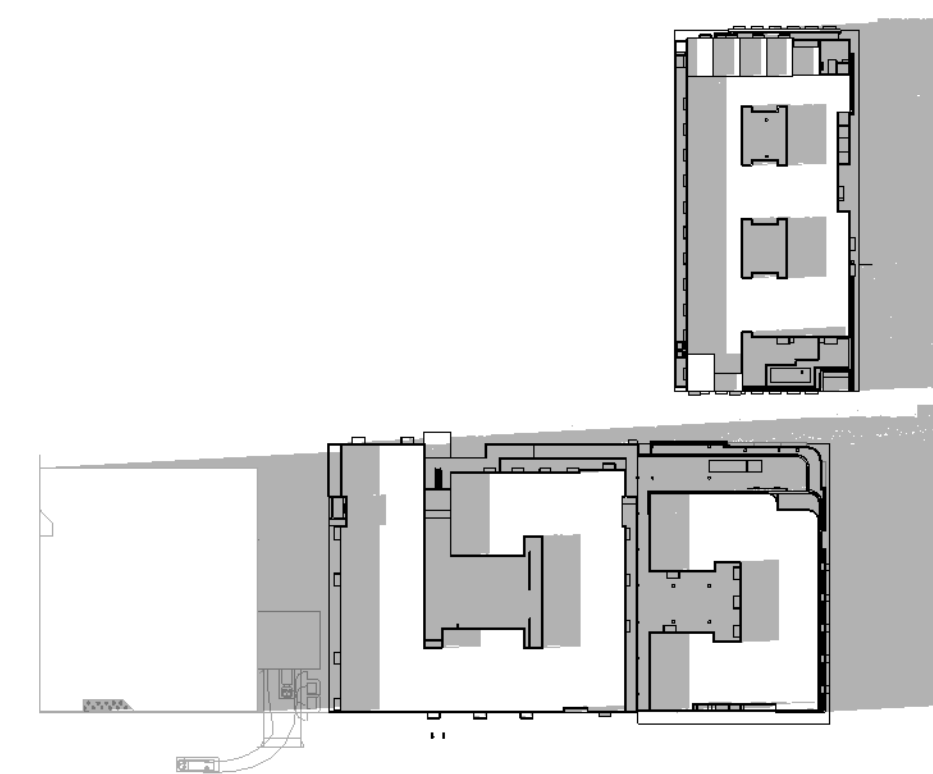
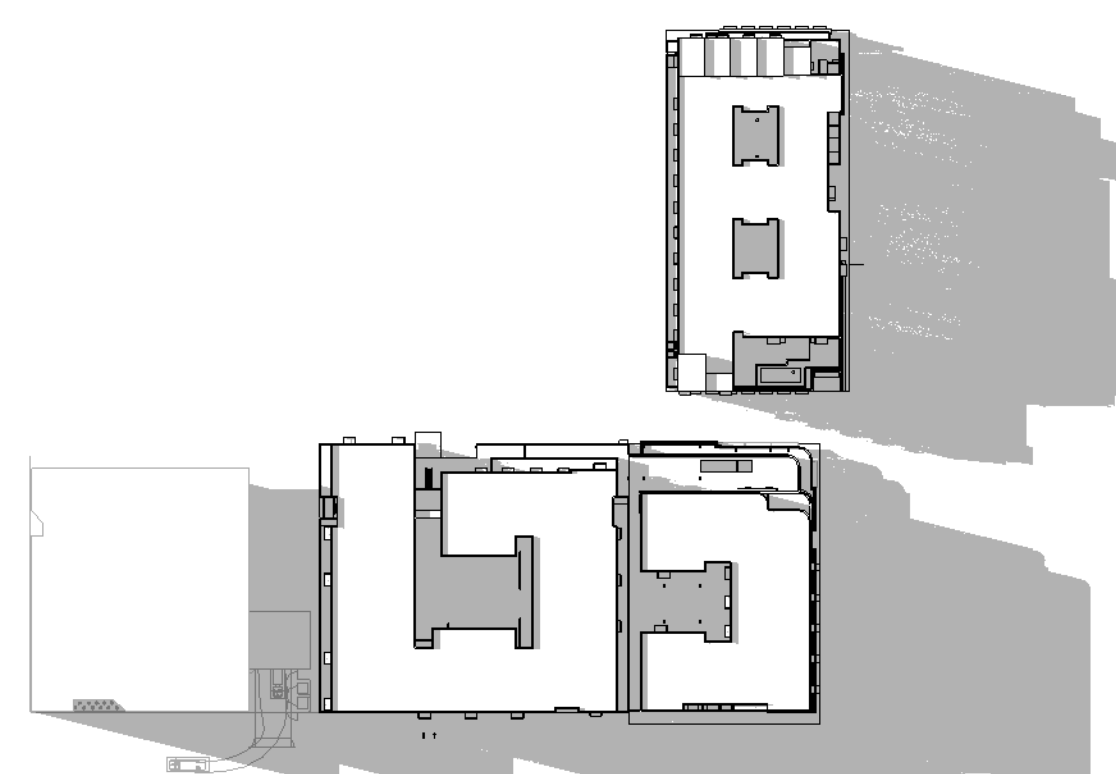
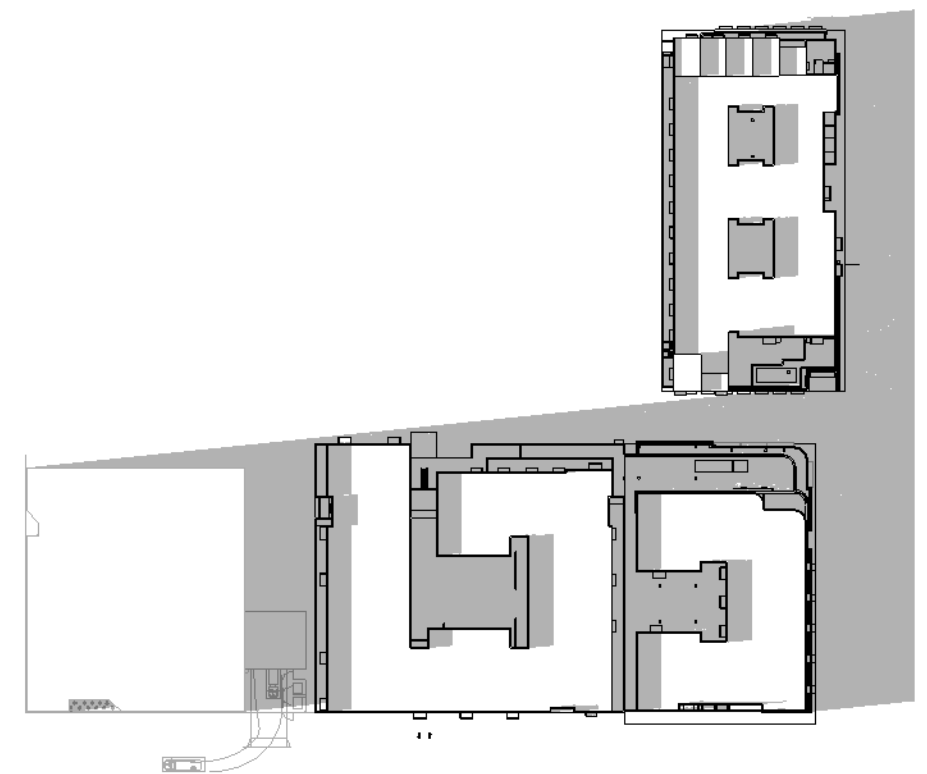
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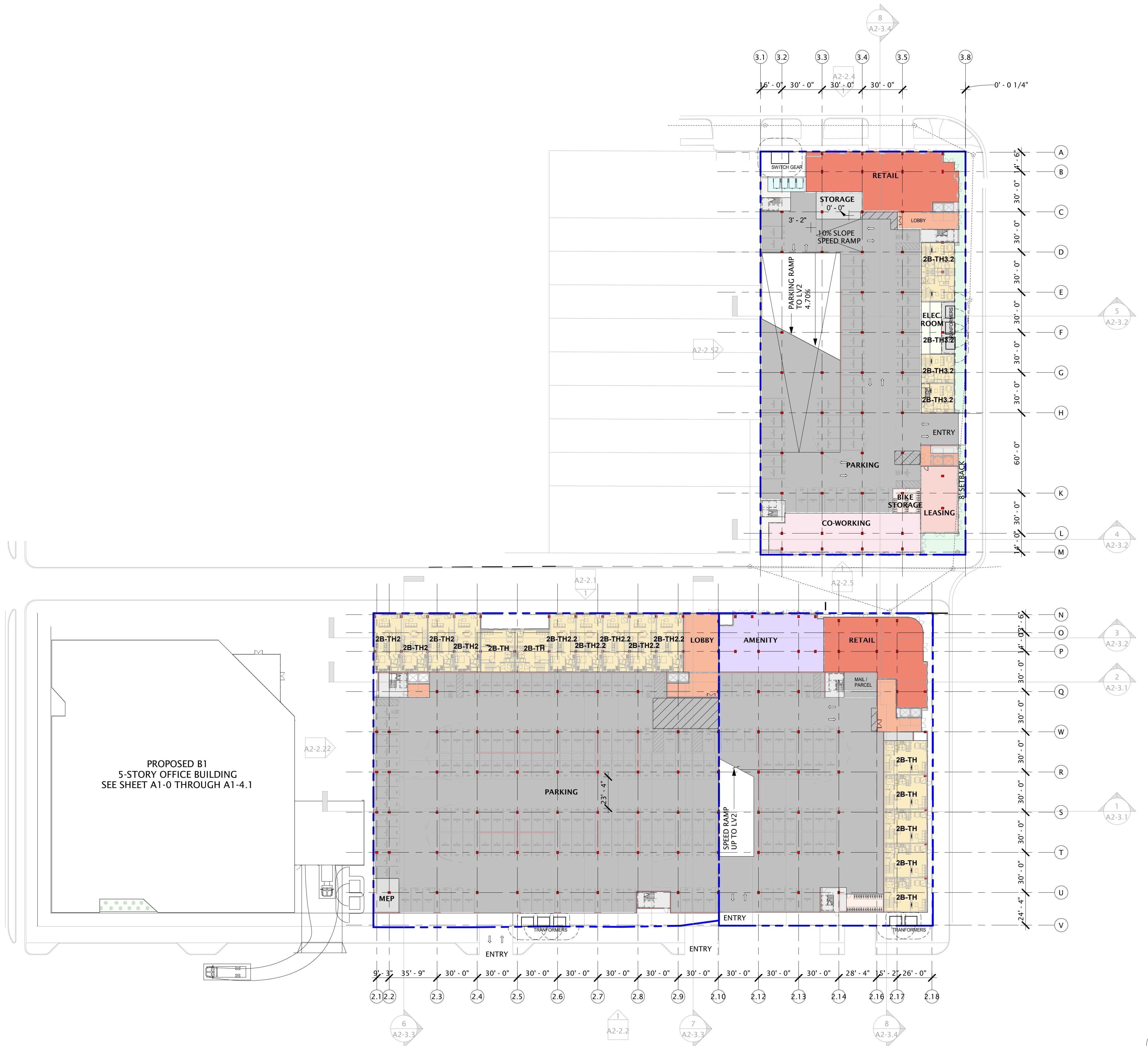
03:00 PM



06:00 PM



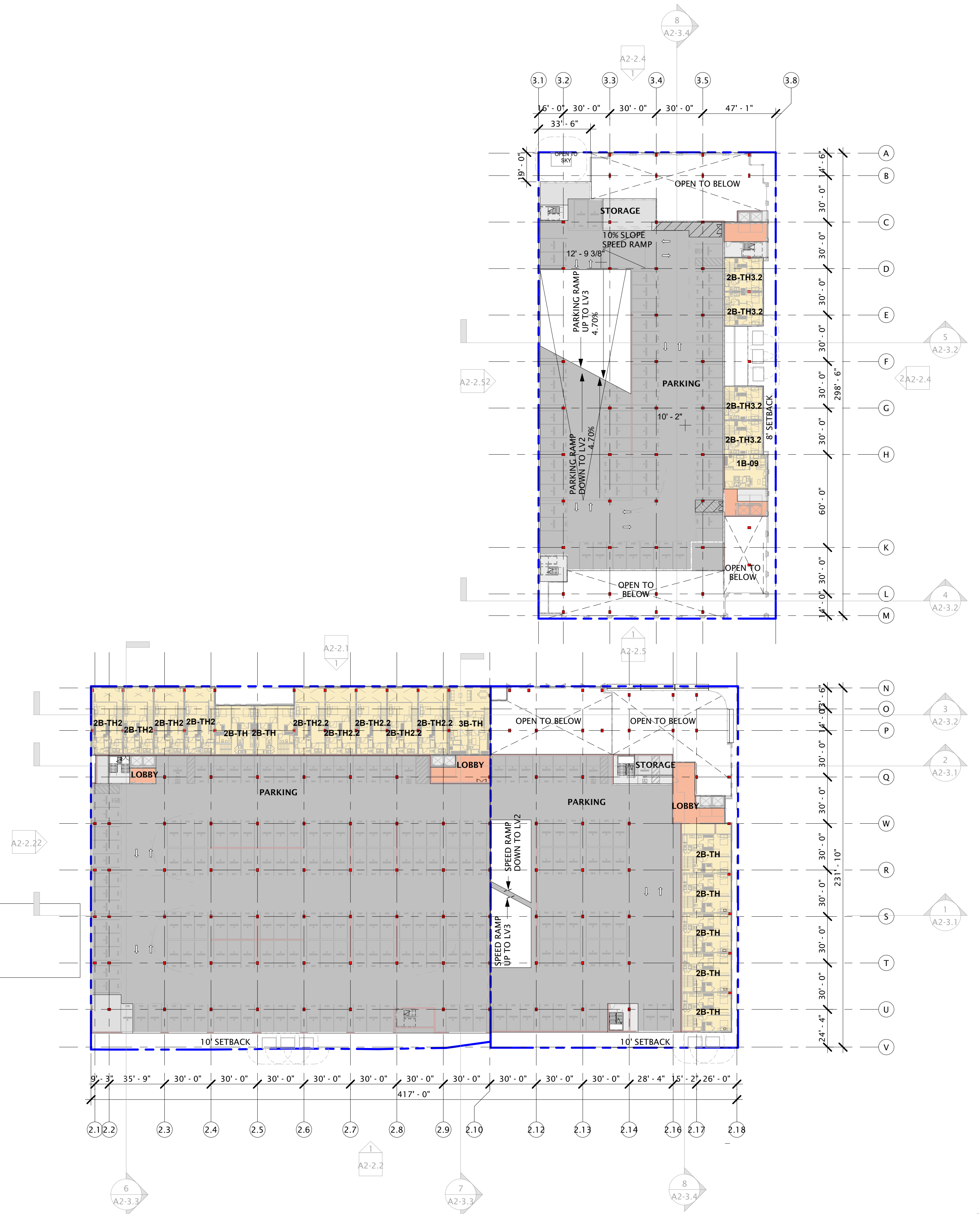
PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
BUILDING 2	LEVEL 2	174
BUILDING 2	LEVEL 3	167
BUILDING 2	LEVEL 4	120
		627
BUILDING 3		
BUILDING 3	LEVEL 1 (4231')	50
BUILDING 3	LEVEL 2	75
BUILDING 3	LEVEL 3	83
		208
TOTAL		835





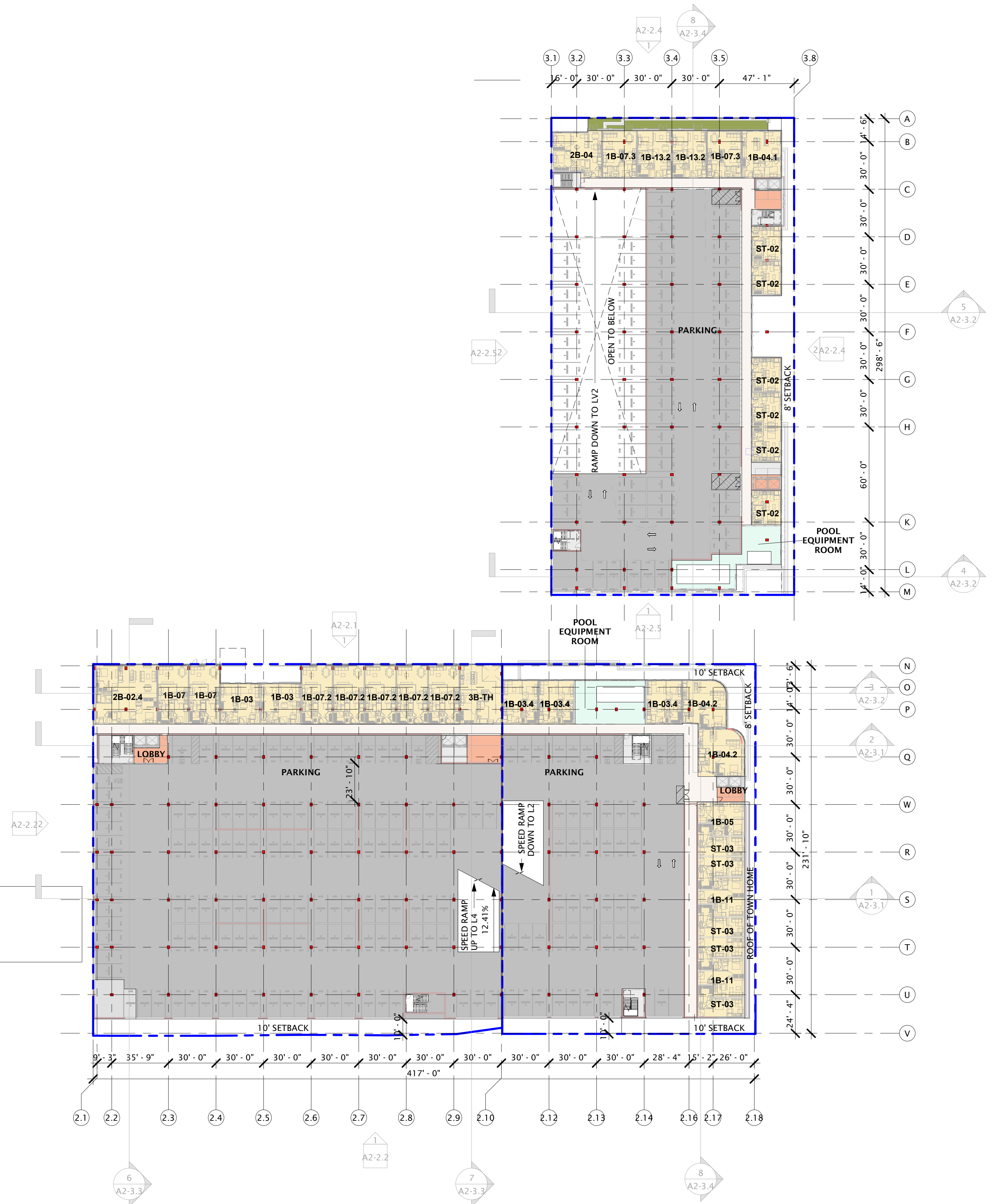
PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
BUILDING 2	LEVEL 2	174
BUILDING 2	LEVEL 3	167
BUILDING 2	LEVEL 4	120
		627
BUILDING 3		
BUILDING 3	LEVEL 1 (4231')	50
BUILDING 3	LEVEL 2	75
BUILDING 3	LEVEL 3	83
		208
TOTAL		835

PROPOSED B1  
5-STORY OFFICE BUILDING  
SEE SHEET A1-0 THROUGH A1-4.1



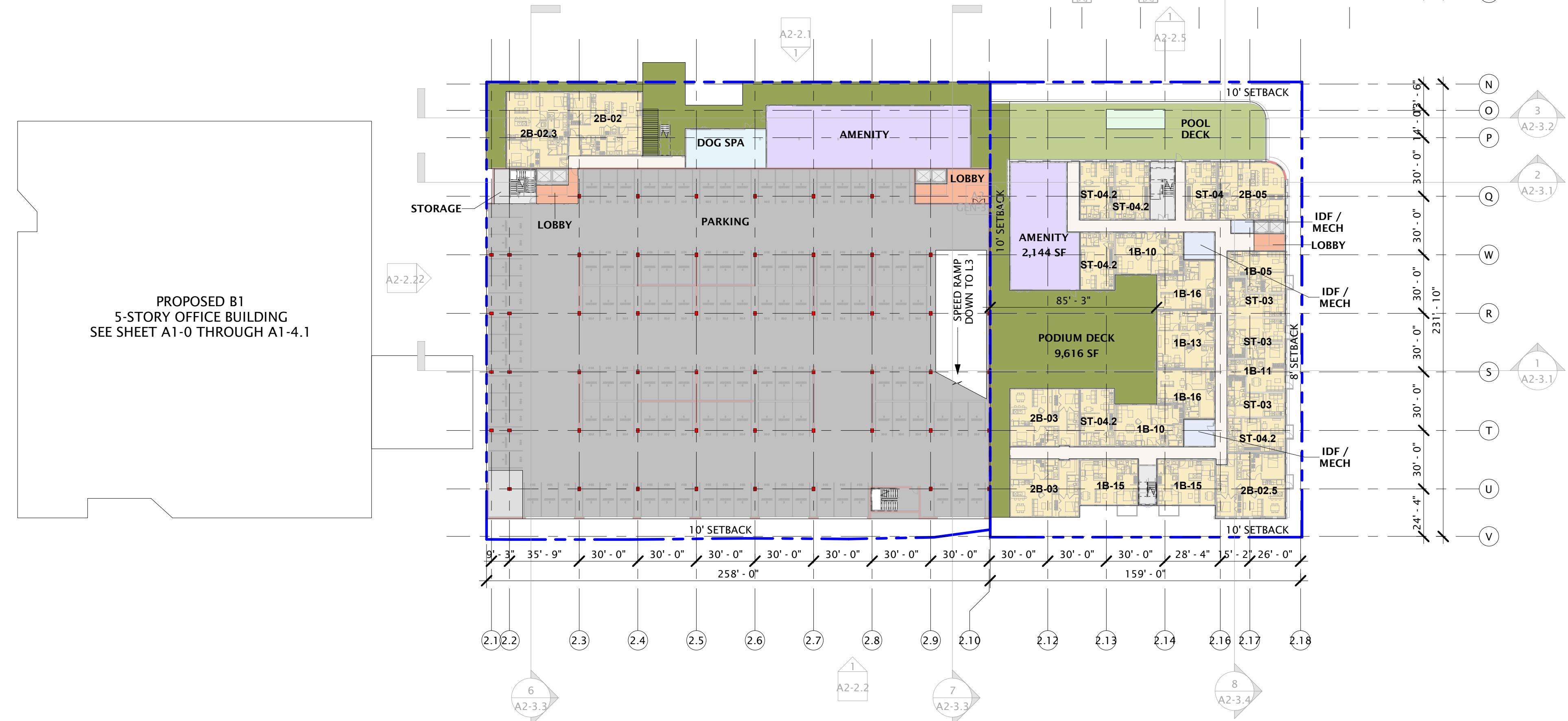
PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
BUILDING 2	LEVEL 2	174
BUILDING 2	LEVEL 3	167
BUILDING 2	LEVEL 4	120
		627
BUILDING 3		
BUILDING 3	LEVEL 1 (4231')	50
BUILDING 3	LEVEL 2	75
BUILDING 3	LEVEL 3	83
		208
TOTAL		835

PROPOSED B1  
5-STORY OFFICE BUILDING  
SEE SHEET A1-0 THROUGH A1-4.1

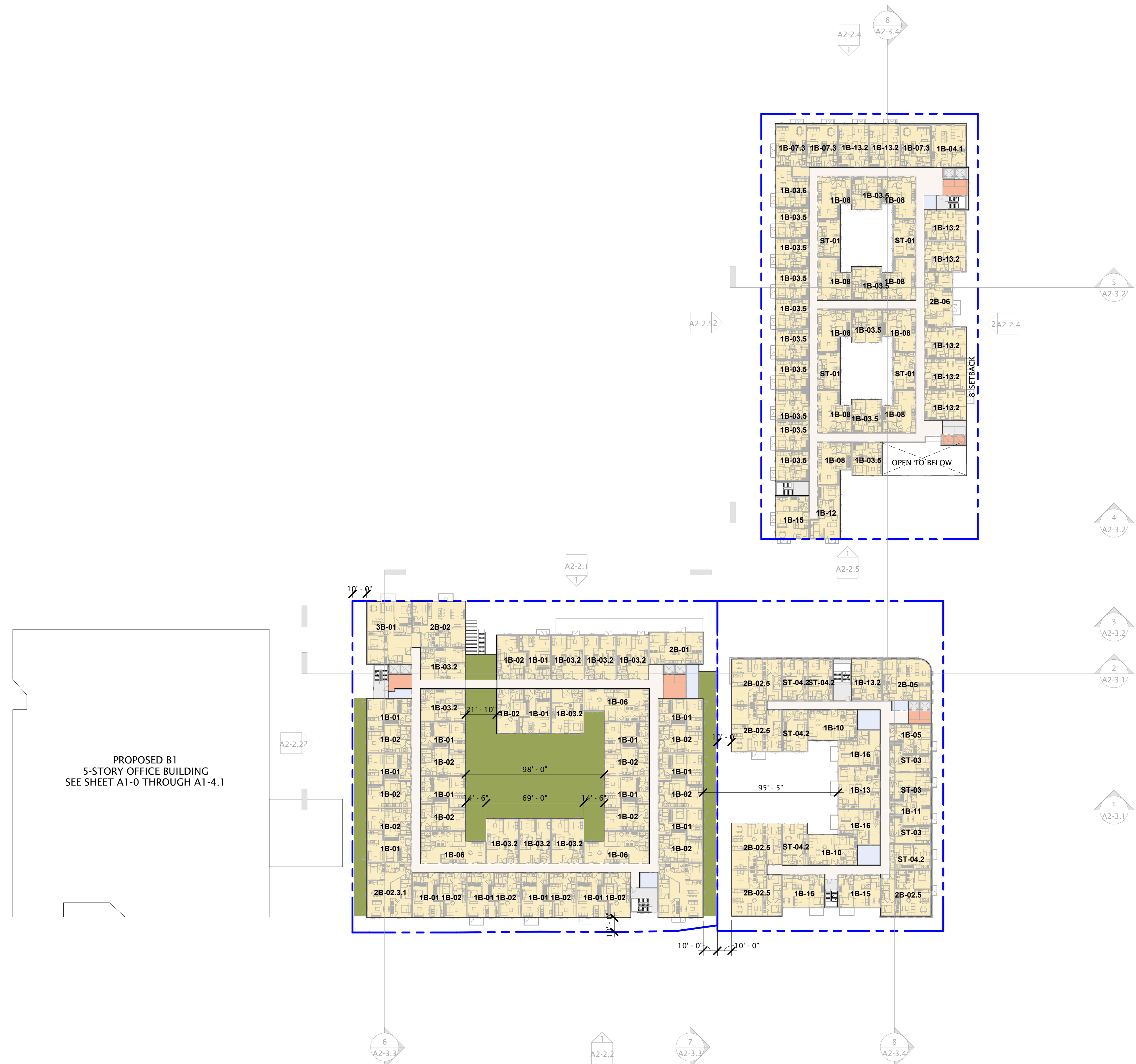


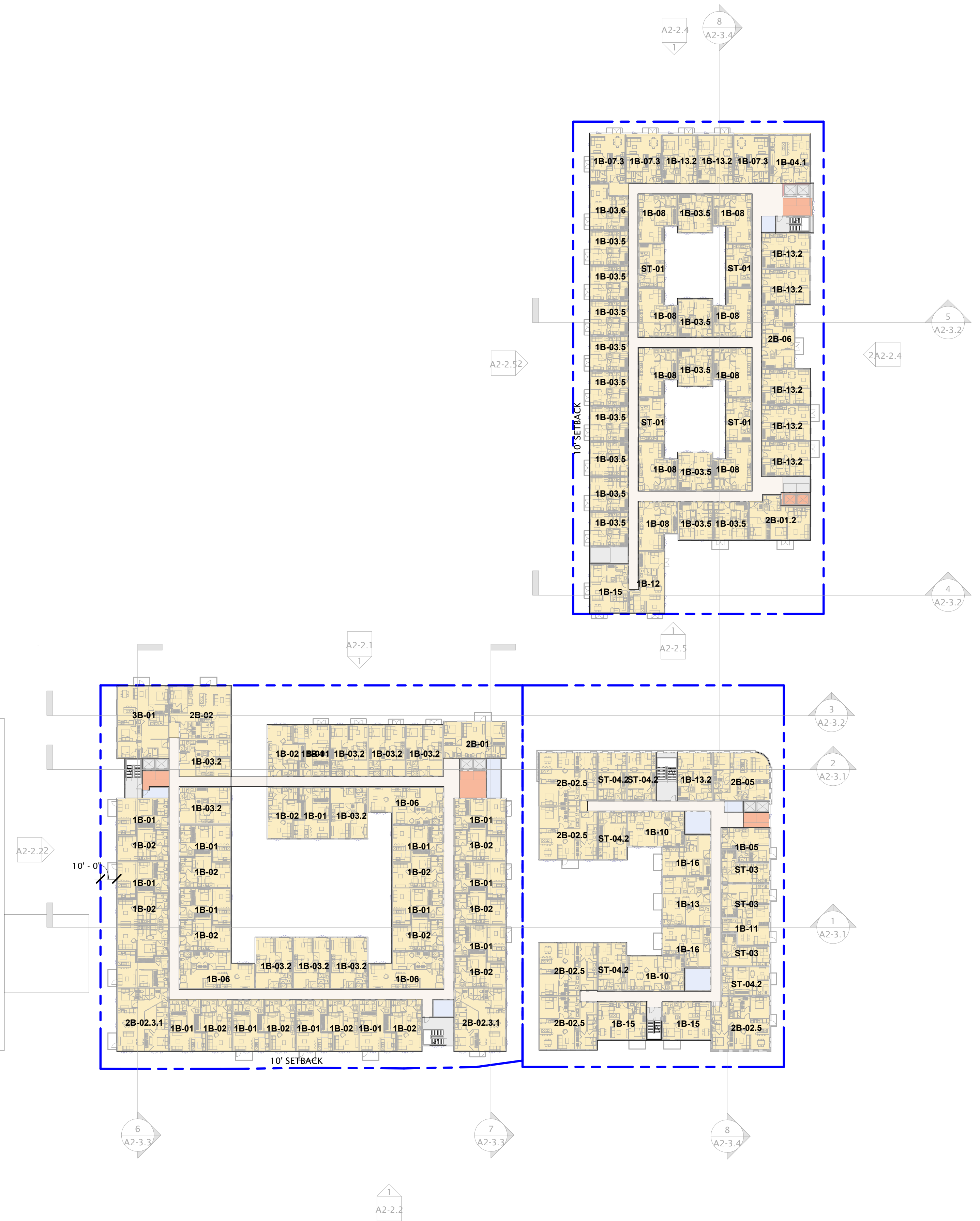
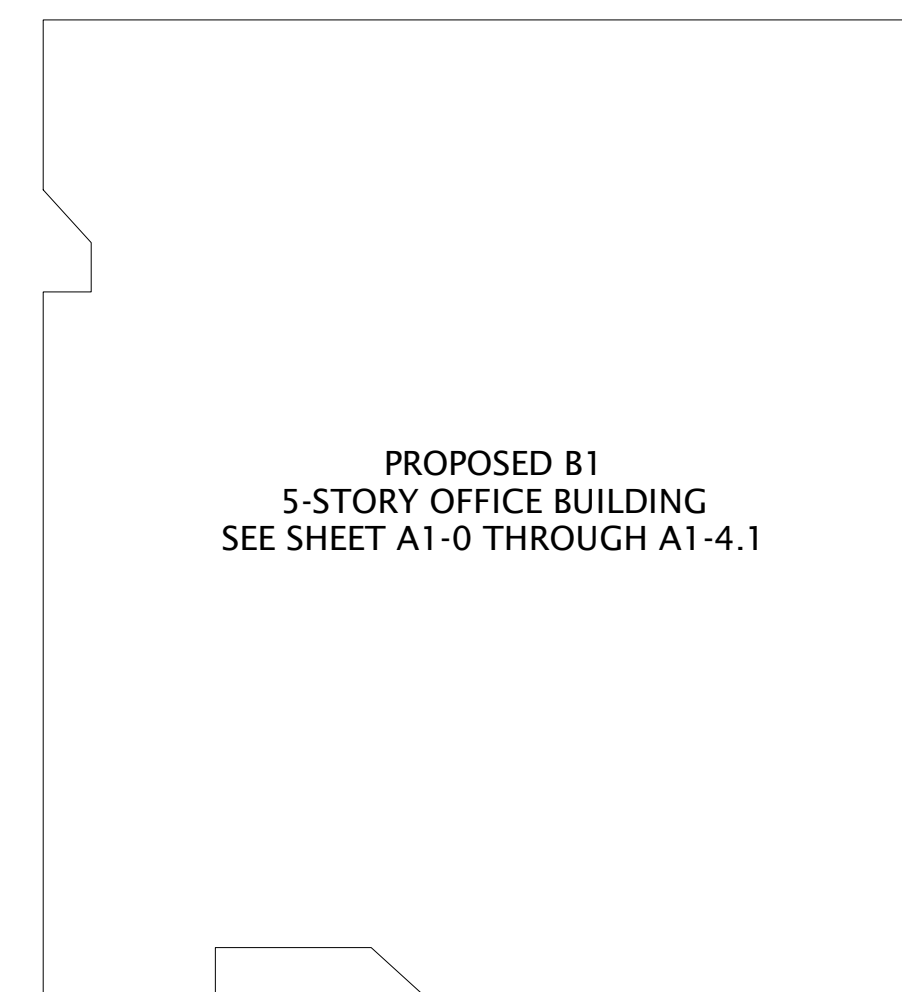


PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
BUILDING 2	LEVEL 2	174
BUILDING 2	LEVEL 3	167
BUILDING 2	LEVEL 4	120
		627
BUILDING 3		
BUILDING 3	LEVEL 1 (4231')	50
BUILDING 3	LEVEL 2	75
BUILDING 3	LEVEL 3	83
		208
TOTAL		835







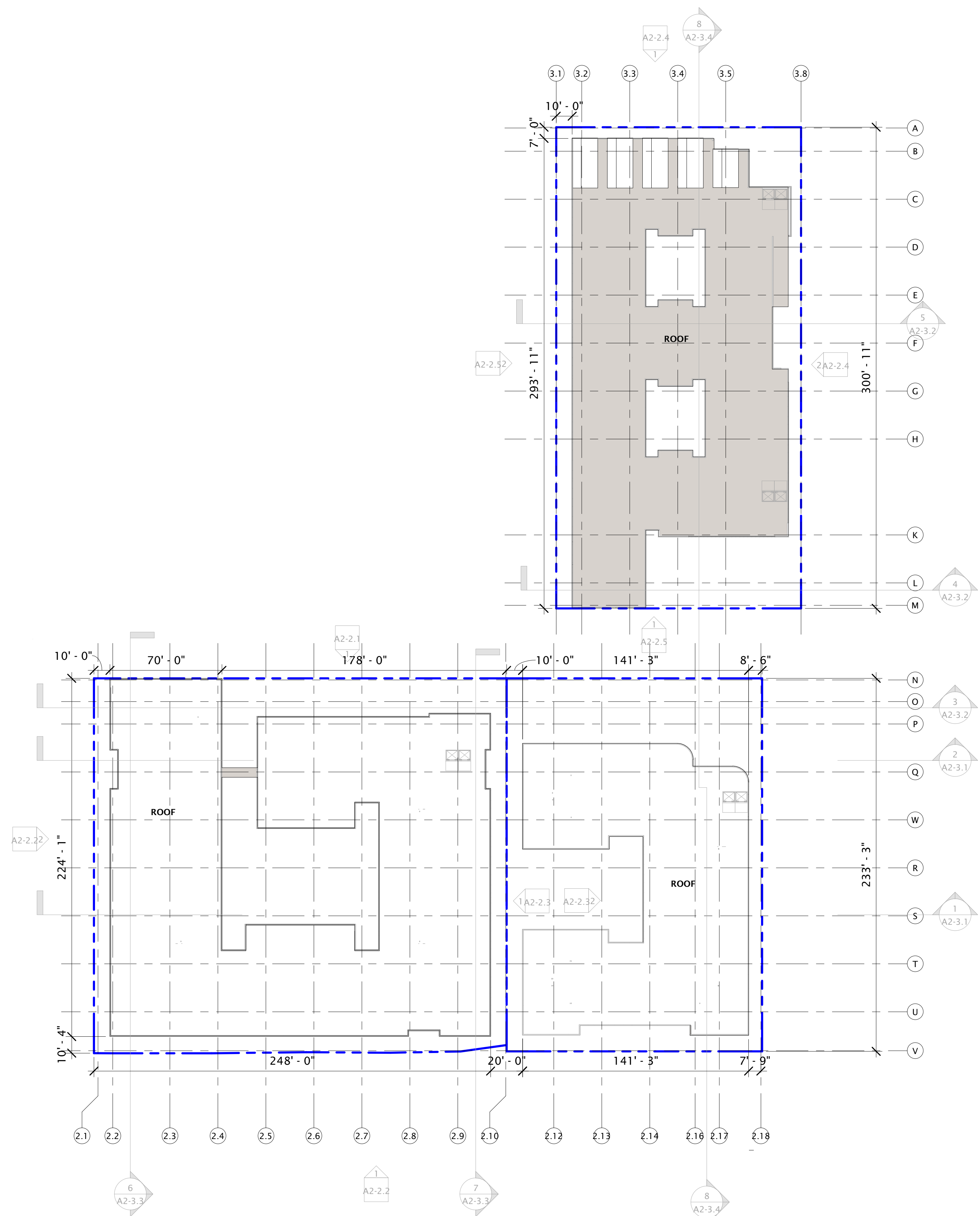












**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

Entitlement Package

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

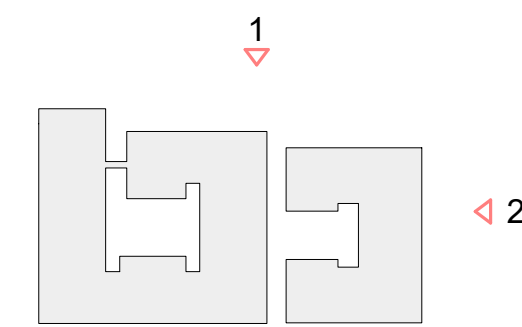
MVE + PARTNERS  
1900 MAIN STREET, SUITE 800  
IRVINE, CA 92614  
PHONE: 949.809.3388

**A2-1.9**  
**ROOF PLAN**  
1" = 40'-0"  
02/27/2023





- |                |                  |                     |           |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE    | 04 VINYL WINDOW  | 07 GLASS DOOR       | 10 STUCCO |
| 02 BRICK       | 05 METAL RAILING | 08 GLASS STOREFRONT |           |
| 03 METAL PANEL | 06 METAL LOUVER  | 09 CMU BLOCK        |           |







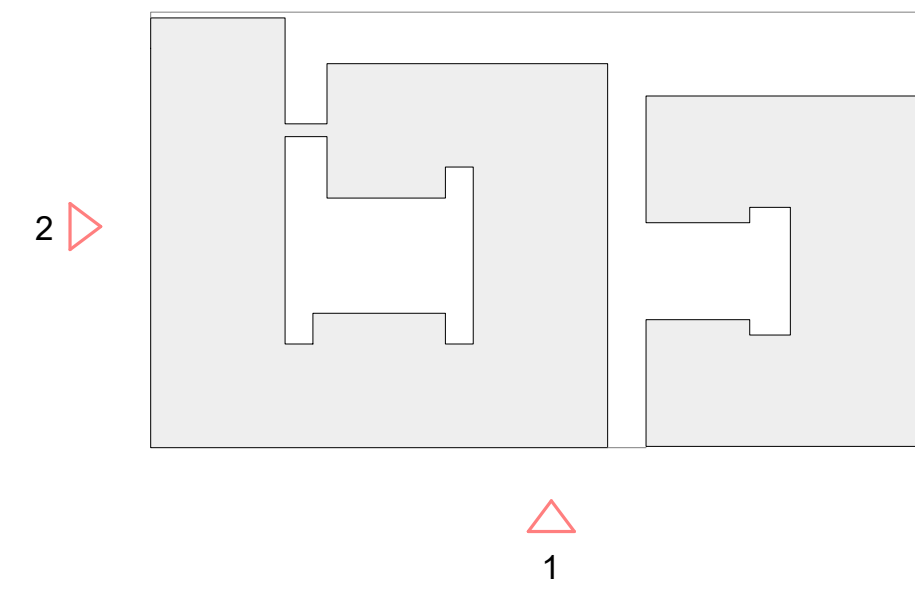
POTENTIAL ART MURAL/  
GRAPHIC LOCATION

**SOUTH ELEVATION BLDG 2** 1/16" = 1'-0" **1**



**WEST ELEVATION BLDG 2** 1/16" = 1'-0" **2**

- |                |                          |                     |           |
|----------------|--------------------------|---------------------|-----------|
| 01 CONCRETE    | 04 VINYL WINDOW          | 07 SLIDING DOOR     | 10 STUCCO |
| 02 BRICK       | 05 METAL BALCONY RAILING | 08 GLASS STOREFRONT | 11 CMU    |
| 03 METAL PANEL | 06 METAL LOUVER          | 09 CMU BLOCK        |           |





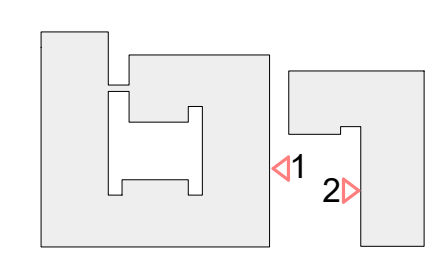


**BLDG 2 WEST COURTYARD** 1/16" = 1'-0" 2



**BLDG 2 EAST COURTYARD** 1/16" = 1'-0" 1

- 01 CONCRETE
- 02 BRICK
- 03 METAL PANEL
- 04 VINYL WINDOW
- 05 METAL RAILING
- 06 METAL LOUVER
- 07 GLASS DOOR
- 08 GLASS STOREFRONT
- 09 CMU BLOCK
- 10 STUCCO





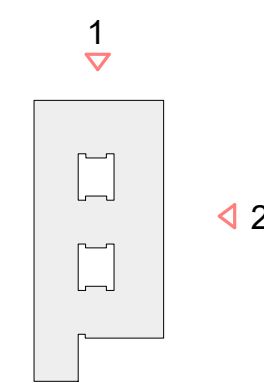


**NORTH ELEVATION BLDG 3** 1/16" = 1' -0" 1



**EAST ELEVATION BLDG 3** 1/16" = 1'-0" 2

- |                |                  |                     |           |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE    | 04 VINYL WINDOW  | 07 GLASS DOOR       | 10 STUCCO |
| 02 BRICK       | 05 METAL RAILING | 08 GLASS STOREFRONT |           |
| 03 METAL PANEL | 06 METAL LOUVER  | 09 CMU BLOCK        |           |





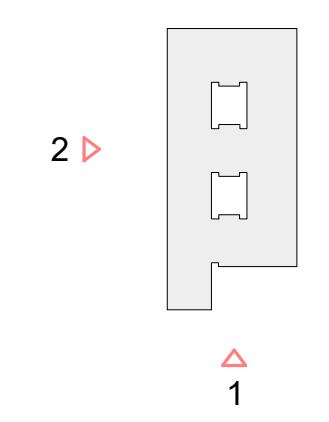


**SOUTH ELEVATION BLDG 3** 1/16" = 1'-0" 1

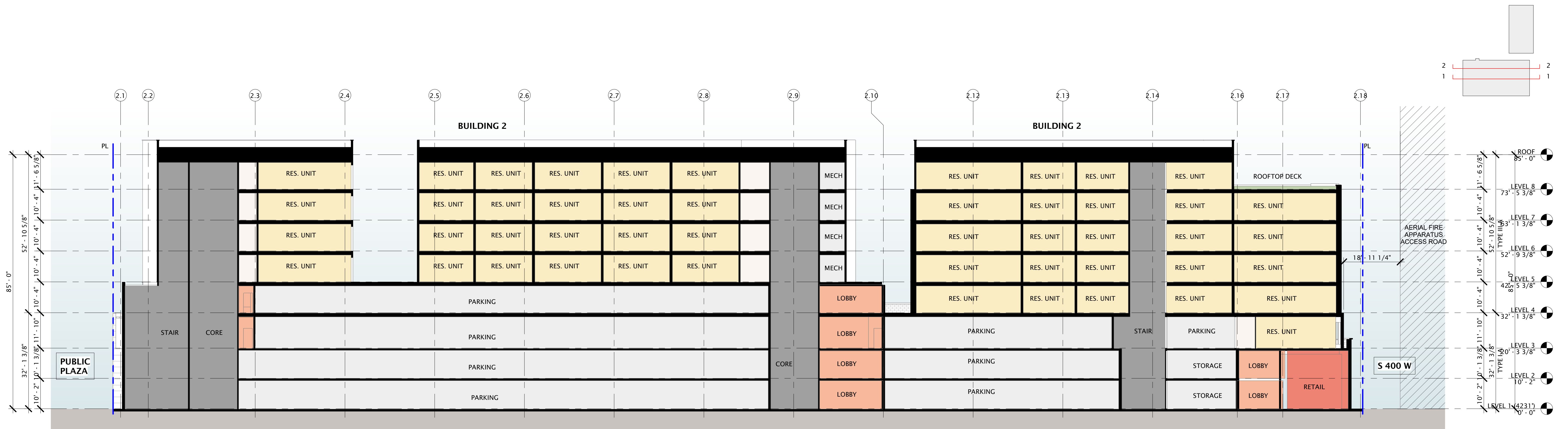


**WEST ELEVATION BLDG 3** 1/16" = 1'-0" 2

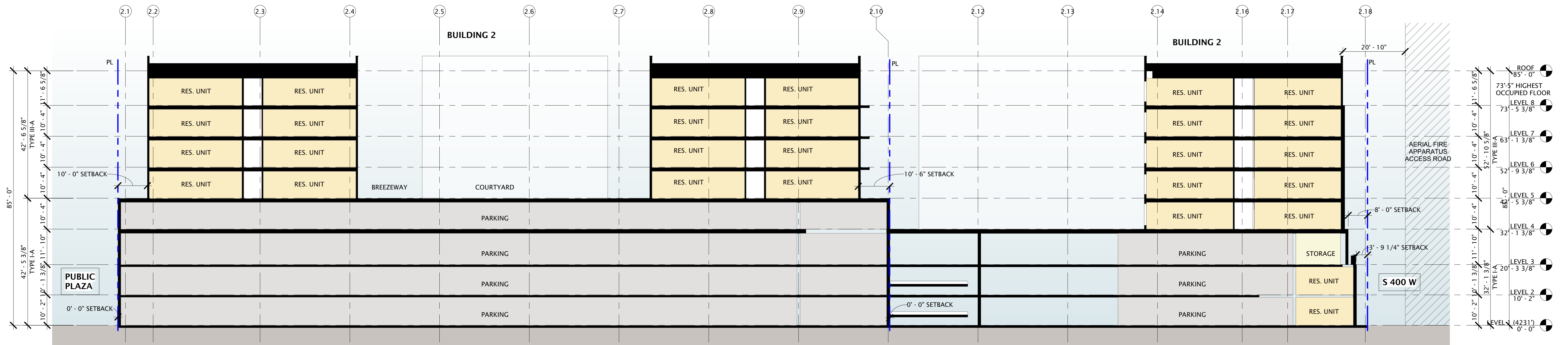
- |                |                  |                     |           |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE    | 04 VINYL WINDOW  | 07 GLASS DOOR       | 10 STUCCO |
| 02 BRICK       | 05 METAL RAILING | 08 GLASS STOREFRONT |           |
| 03 METAL PANEL | 06 METAL LOUVER  | 09 CMU BLOCK        |           |





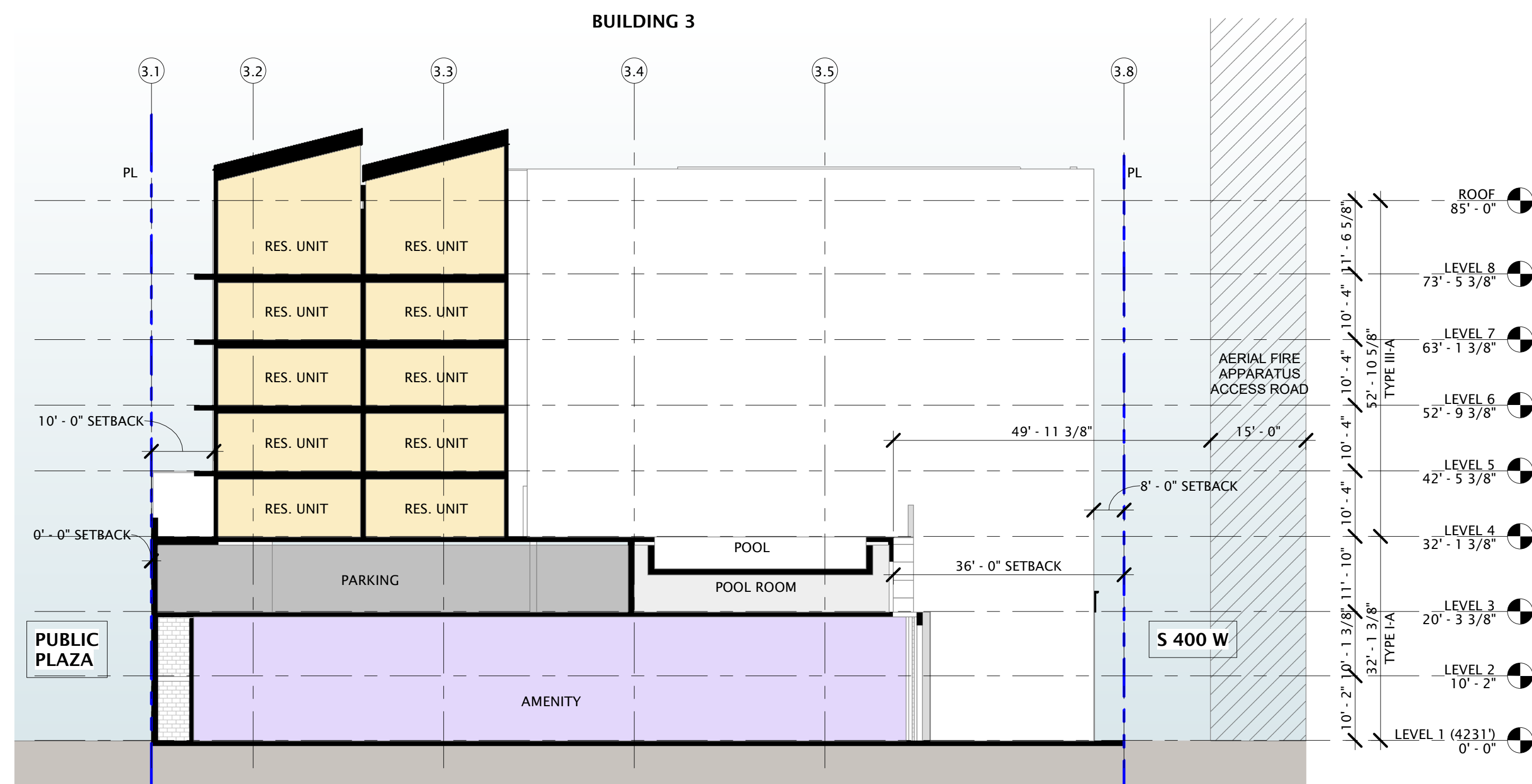


OVERALL BUILDING SECTION 2 1/16" = 1'-0"

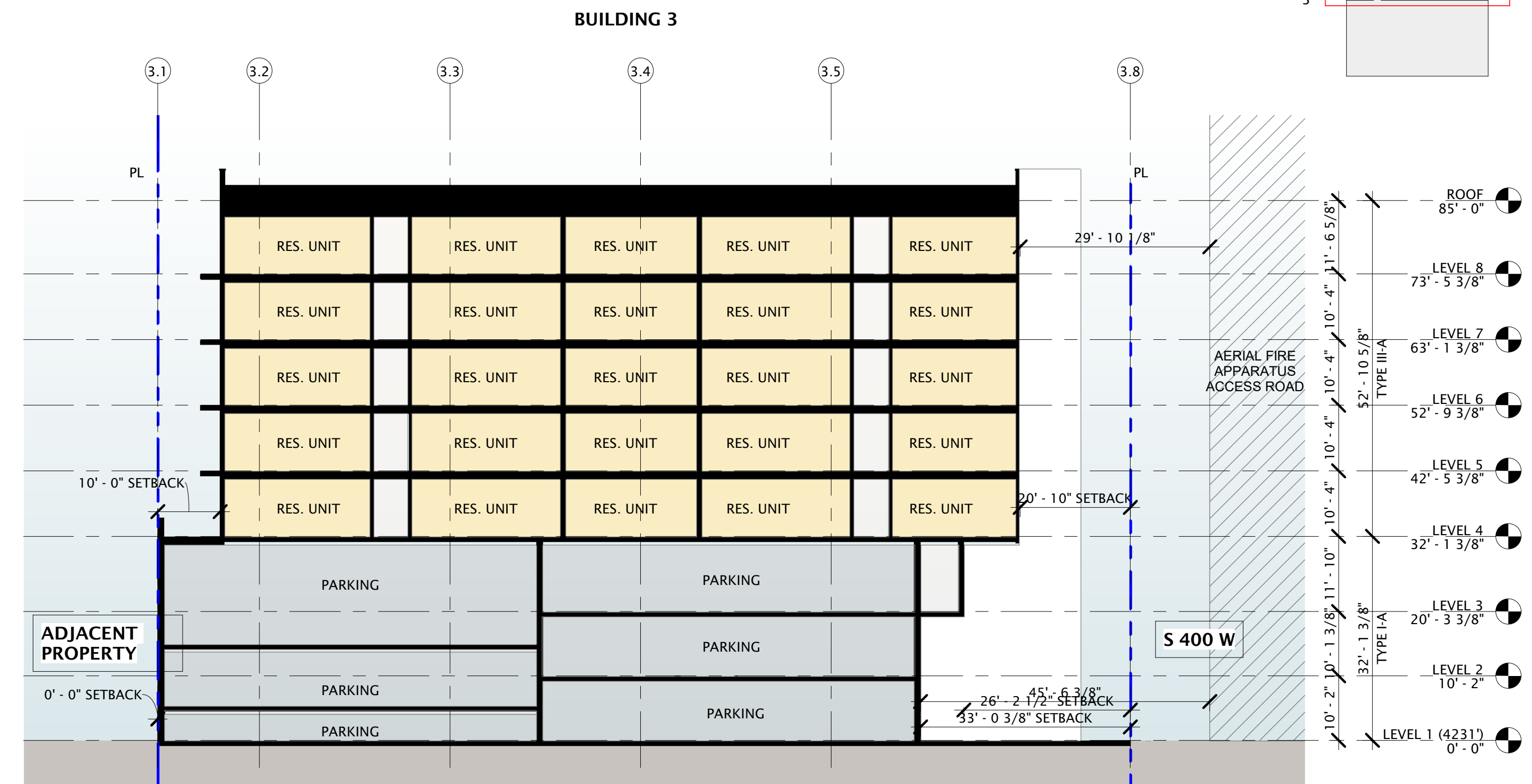


OVERALL BUILDING SECTION 1 1/16" = 1'-0"

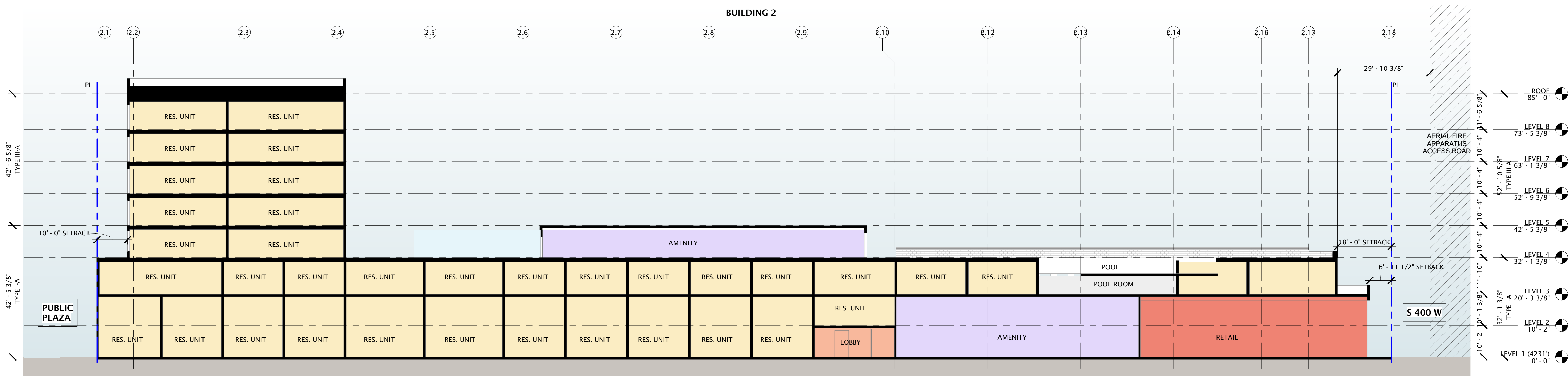




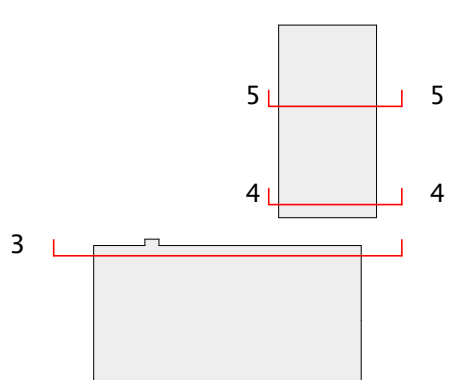
OVERALL BUILDING SECTION 4 1/16" = 1'-0"

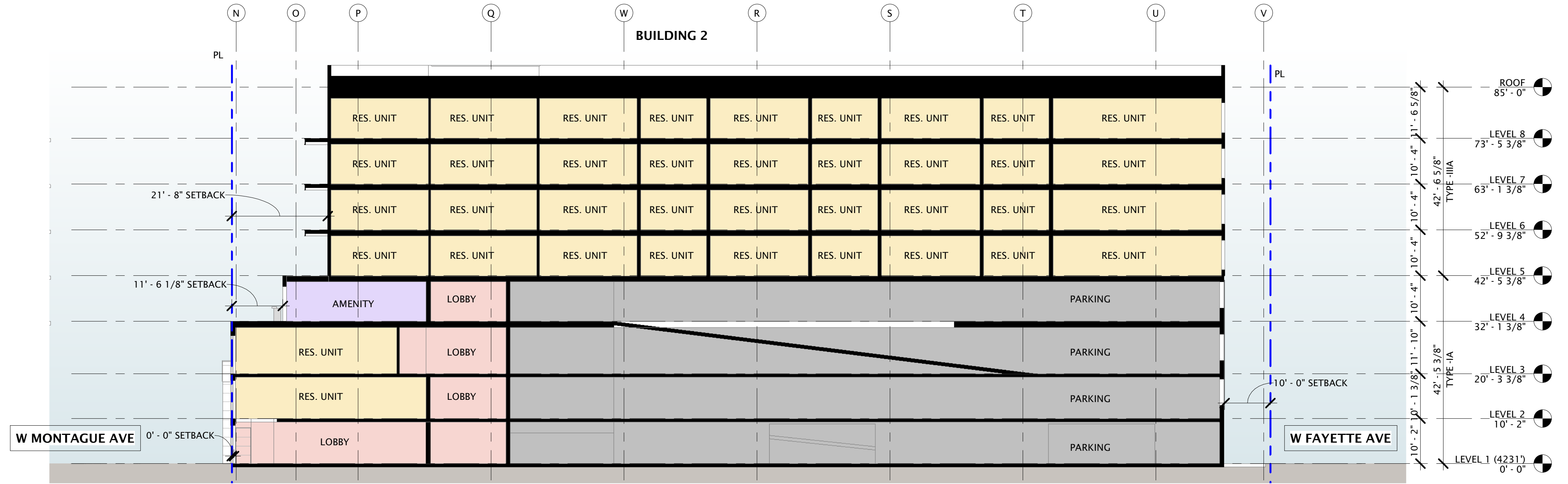
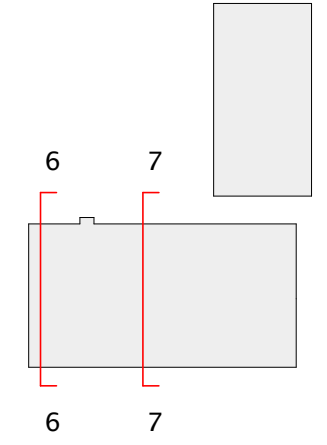


OVERALL BUILDING SECTION 5 1/16" = 1'-0"

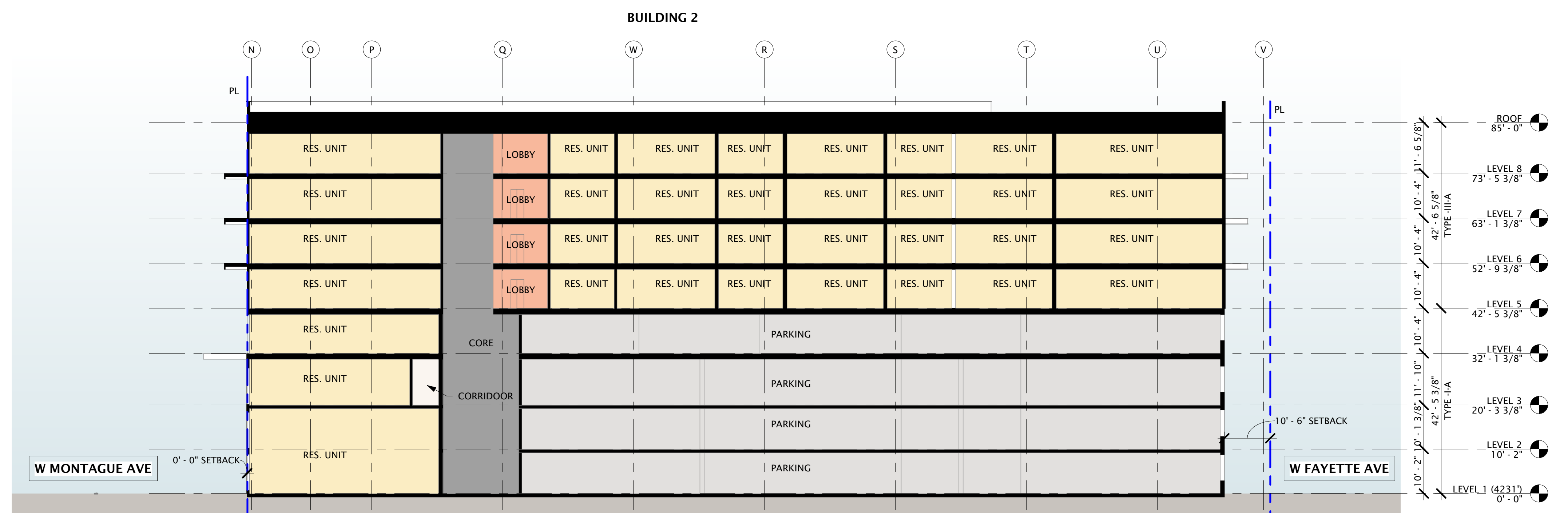


OVERALL BUILDING SECTION 3 1/16" = 1'-0"



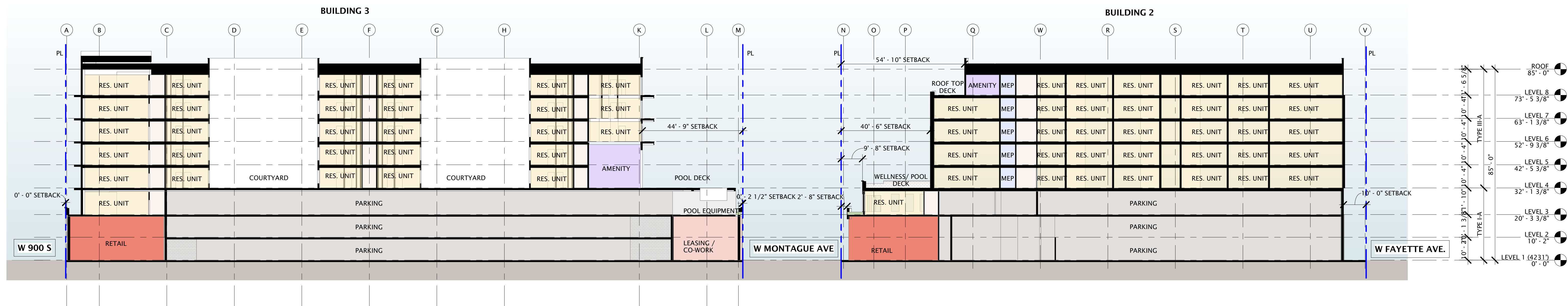
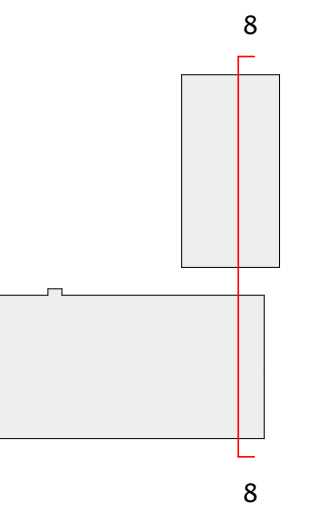


**OVERALL BUILDING SECTION 7** 1/16" = 1'-0"



**OVERALL BUILDING SECTION 6** 1/16" = 1'-0"





OVERALL BUILDING SECTION 8 3/64" = 1' -0"





**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

Entitlement Package

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

A3-5.1  
PERSPECTIVE

02/27/2023





**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

*Entitlement Package*

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

A3-5.2  
PERSPECTIVE

02/27/2023





**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

*Entitlement Package*

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

A3-5.3  
PERSPECTIVE

02/27/2023





**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

Entitlement Package

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

A3-5.4  
PERSPECTIVE

02/27/2023









**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

Entitlement Package

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

A3-5.6  
PERSPECTIVE

02/27/2023







TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1400464 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: AUGUST 20, 2021 AT 8:00 AM. AND TITLE COMMITMENT NO. 1400464 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: NOVEMBER 18, 2021 AT 8:00 AM.

DESCRIPTION PER TITLE REPORT

PARCEL 1: TAX ID NO. 15-12-182-004 LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON THE NORTH. PARCEL 2: TAX ID NO. 15-12-182-005 ALL OF LOT 1 AND THE EAST 10 FEET OF LOT 2, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH THE ONE-HALF (1/2) OF THE VACATED ALLEY ABUTTING AND LYING NORTH OF SAID PROPERTY. PARCEL 3: TAX ID NO. 15-12-182-006 ALL OF LOTS 7 THROUGH 51, INCLUSIVE, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH ALL OF THE 13-FOOT WIDE VACATED ALLEY ABUTTING AND LYING NORTH OF LOTS 7 THROUGH 21 AND SOUTH OF LOTS 31 THROUGH 45; AND ALL OF THE 13-FOOT WIDE VACATED ALLEY ABUTTING AND LYING EAST OF LOTS 22 THROUGH 30. OF SAID BLOCK 2, BROOKLYN SUBDIVISION, AND THE NORTH SIX AND ONE-HALF (6.5) FEET OF THE VACATED ALLEY ABUTTING AND LYING SOUTH OF LOTS 46 THROUGH 51 OF SAID BLOCK 2, BROOKLYN SUBDIVISION.

PARCEL 4: TAX NO. 15-12-179-009 ALL OF LOT 1 AND LOT 13 THROUGH 20, INCLUSIVE, BLOCK 1, GENEVA ADDITION, A SUBDIVISION OF BLOCK 24, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

ALSO LOT 12, BLOCK 1, GENEVA ADDITION, A SUBDIVISION OF LOT 11, BLOCK 24, FIVE ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 4 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

SCHEDULE B-2 EXCEPTIONS

AN ORDINANCE AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 28, 1964, AS ENTRY NO. 2050773, IN BOOK 2275, AT PAGE 372 OF COUNTY RECORDS.

ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED THROUGH, OVER OR UNDER THAT PORTION OF THE ABOVE DESCRIBED PREMISES SHOWN AS BEING A PORTION OF VACATED STREETS AND ALLEYS SURVEY FINDINGS: SHOWN HEREON

EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 29, 2013, AS ENTRY NO. 11750572, IN BOOK 10188, AT PAGE 6049 OF COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED) SURVEY FINDINGS: NOTHING TO PLOT

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1853112 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: SEPTEMBER 28, 2022 AT 8:00 AM.

DESCRIPTION PER TITLE REPORT

LOTS 4, 5 AND 6, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

SCHEDULE B-2 EXCEPTIONS

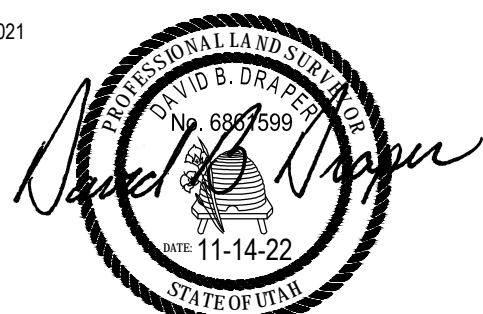
ORDINANCE AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 28, 1964, AS ENTRY NO. 2050773, IN BOOK 2275, AT PAGE 372 OF PUBLIC RECORDS.

SURVEYOR'S CERTIFICATE

TO WOODBURY CORPORATION, A UTAH CORPORATION AND VESTA REALTY PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANARY MONTAGUE, LLC, SCHRÖDER TAFT-HARTLEY INCOME REIT, LLC, AMERICAN LAND TITLE ASSOCIATION, STEWART TITLE GUARANTY COMPANY, GRANARY MONTAGUE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCHRÖDER TAFT-HARTLEY INCOME REIT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 12, 2019.

DATE OF PLAT OR MAP: OCTOBER 20, 2021



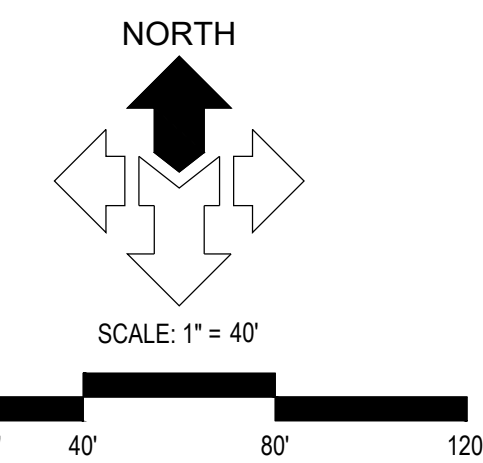
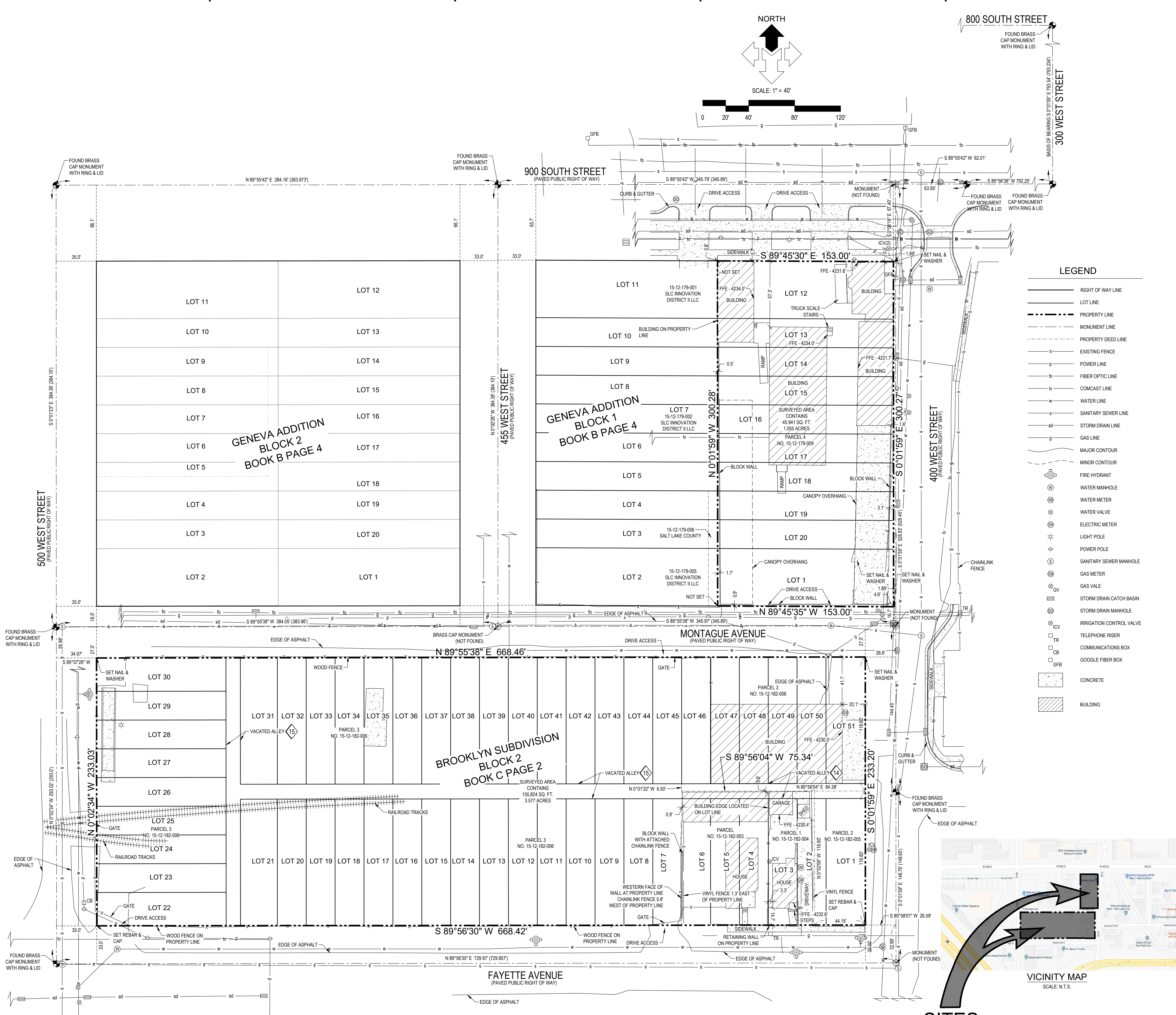
DAVID B. DRAPER LICENSE NO. 6881599

SURVEY NARRATIVE

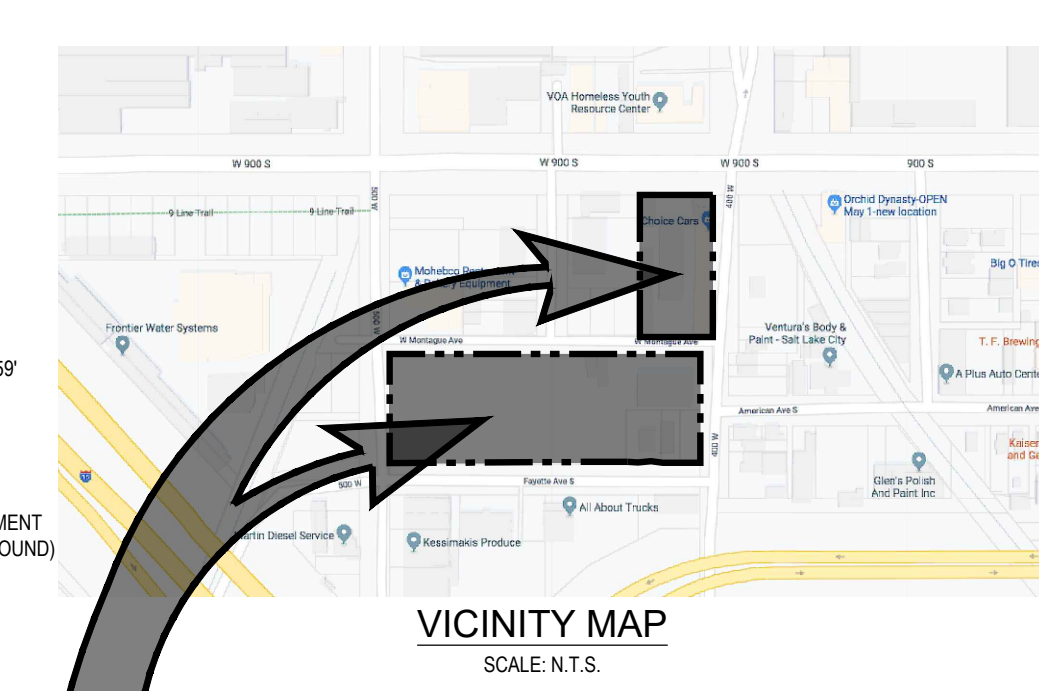
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH (0°10'00" WEST ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN TWO BRASS CAP MONUMENTS LOCATED AT THE INTERSECTIONS OF 900 & 800 SOUTH STREETS, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE BASED ON THE RECORDED SUBDIVISION PLAT.

GENERAL NOTES

- 1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B.2 AS SHOWN HEREON.
2. CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UPDATE.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. SURVEYED PARCELS HAVE DRIVEWAY ACCESS TO 900 SOUTH STREET, 400 WEST STREET, 500 WEST STREET, FAYETTE AVENUE AND MONTAGUE AVENUE, ALL PAVED PUBLIC RIGHTS OF WAY, PARCELS



LEGEND table with symbols for Right of Way Line, Lot Line, Property Line, Monument Line, Property Deed Line, Existing Fence, Power Line, Fiber Optic Line, Comcast Line, Water Line, Sanitary Sewer Line, Storm Drain Line, Gas Line, Major Contour, Minor Contour, Fire Hydrant, Water Manhole, Water Meter, Water Valve, Electric Meter, Light Pole, Power Pole, Sanitary Sewer Manhole, Gas Meter, Gas Valve, Storm Drain Catch Basin, Storm Drain Manhole, Irrigation Control Valve, Telephone Riser, Communications Box, Google Fiber Box, Concrete, Building.



SITES

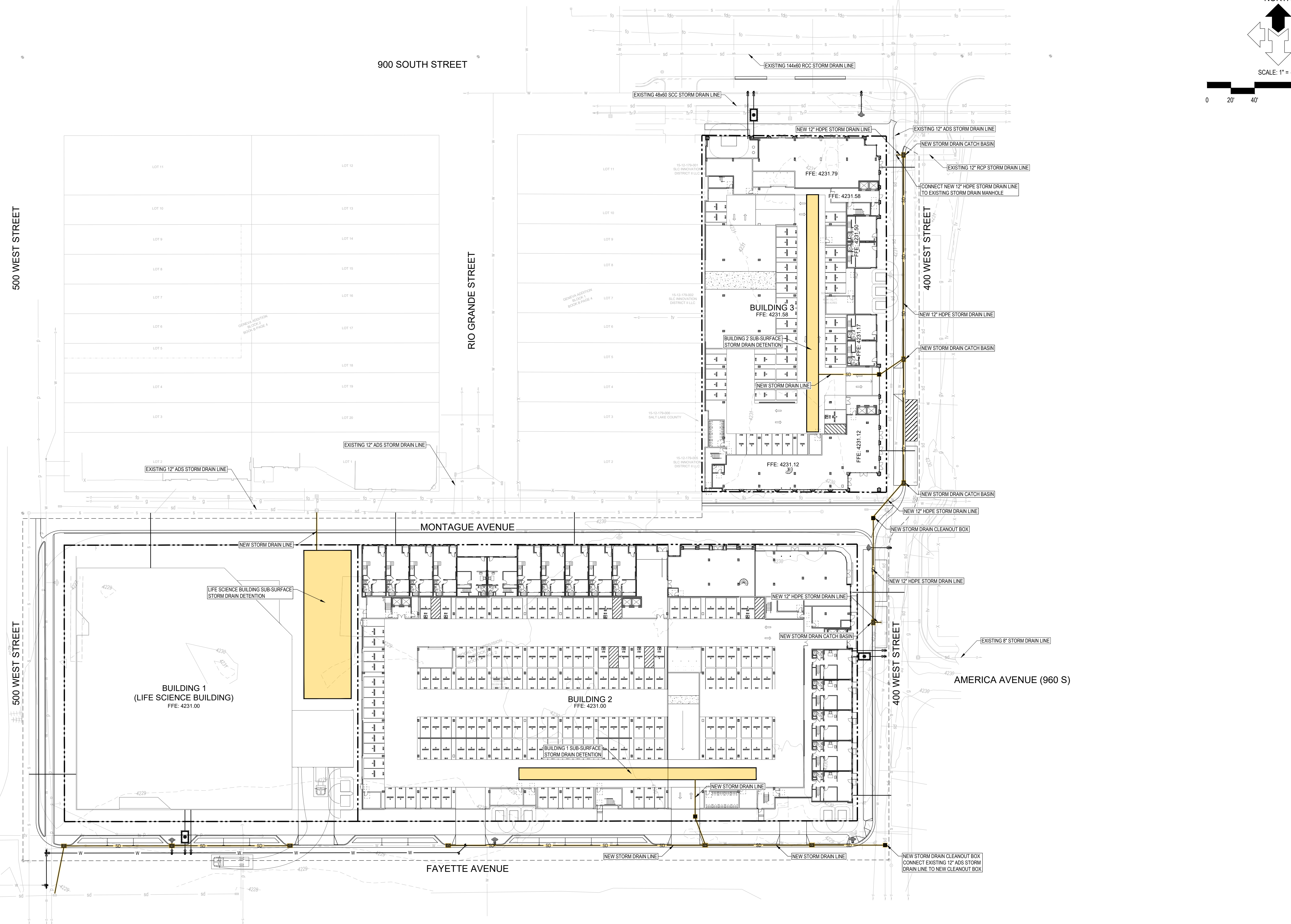
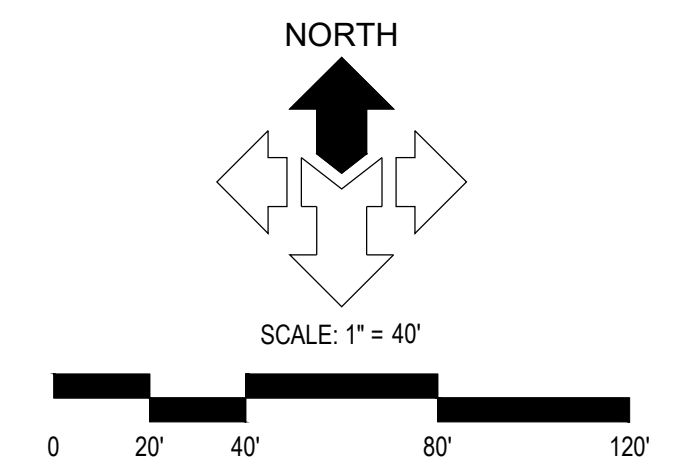
McNEIL ENGINEERING logo and contact information: Economic and Sustainable Designs. Professionals You Know and Trust. 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnailengineering.com

MOUNTAIN CREST PROPERTIES, LLC PARCEL 401 WEST 900 SOUTH & 400 WEST 954 SOUTH SALT LAKE CITY, UTAH LOCATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

Table with columns: REV#, DATE, DESCRIPTION. Includes project info: PROJECT NO: 19658, CAD FILE: 19658.B ALT DD, DRAWN BY: NAE, CALC BY: DBD, FIELD CREW: SS/HD, CHECKED BY: DBD, DATE: 10-20-21. Also includes ALTA/NSPS LAND TITLE SURVEY and 1 OF 1.

S:\2019files\19658.B\Survey\Prod\Map\19658.B Alt.dwg David Nov. 14, 2022 - 2:25pm





**WEST VILLAGE**  
SALT LAKE CITY, UT 84101

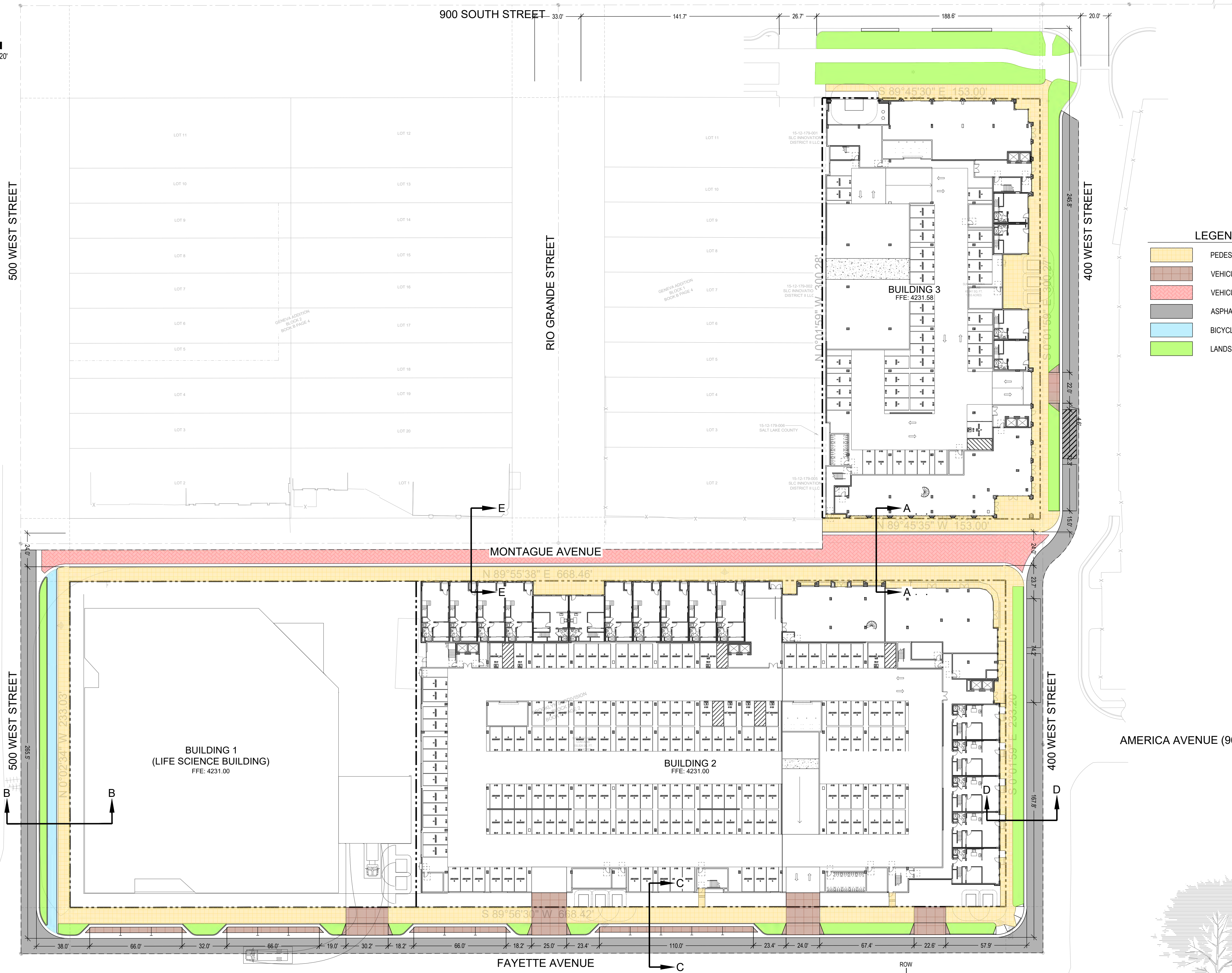
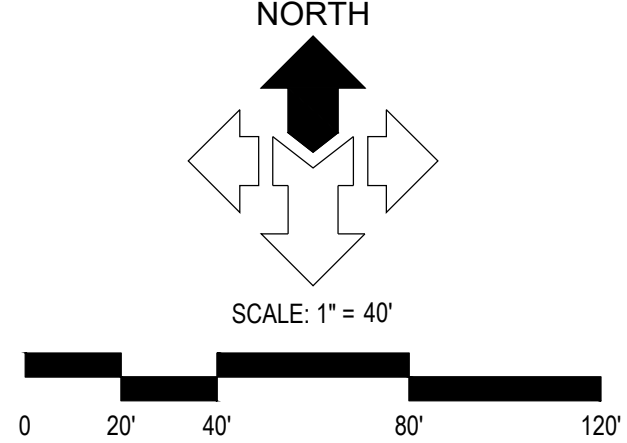
Entitlement Package

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

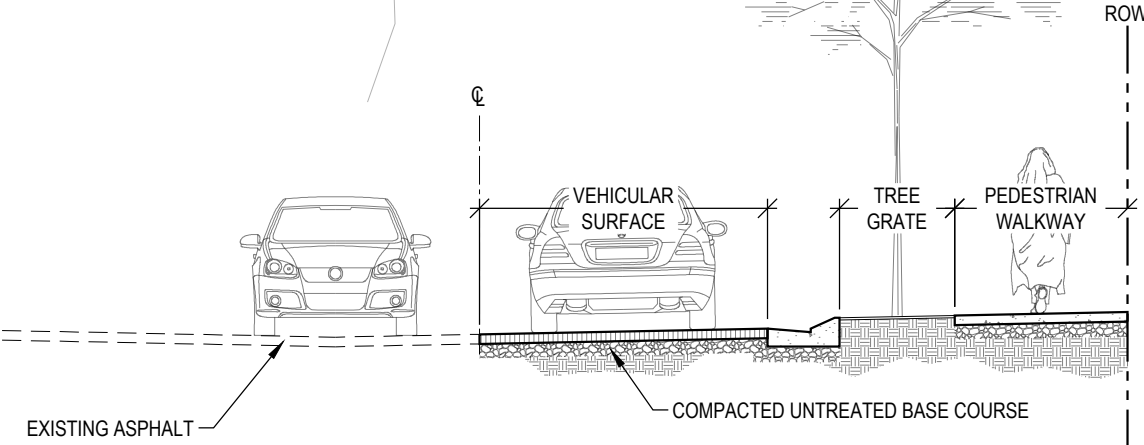
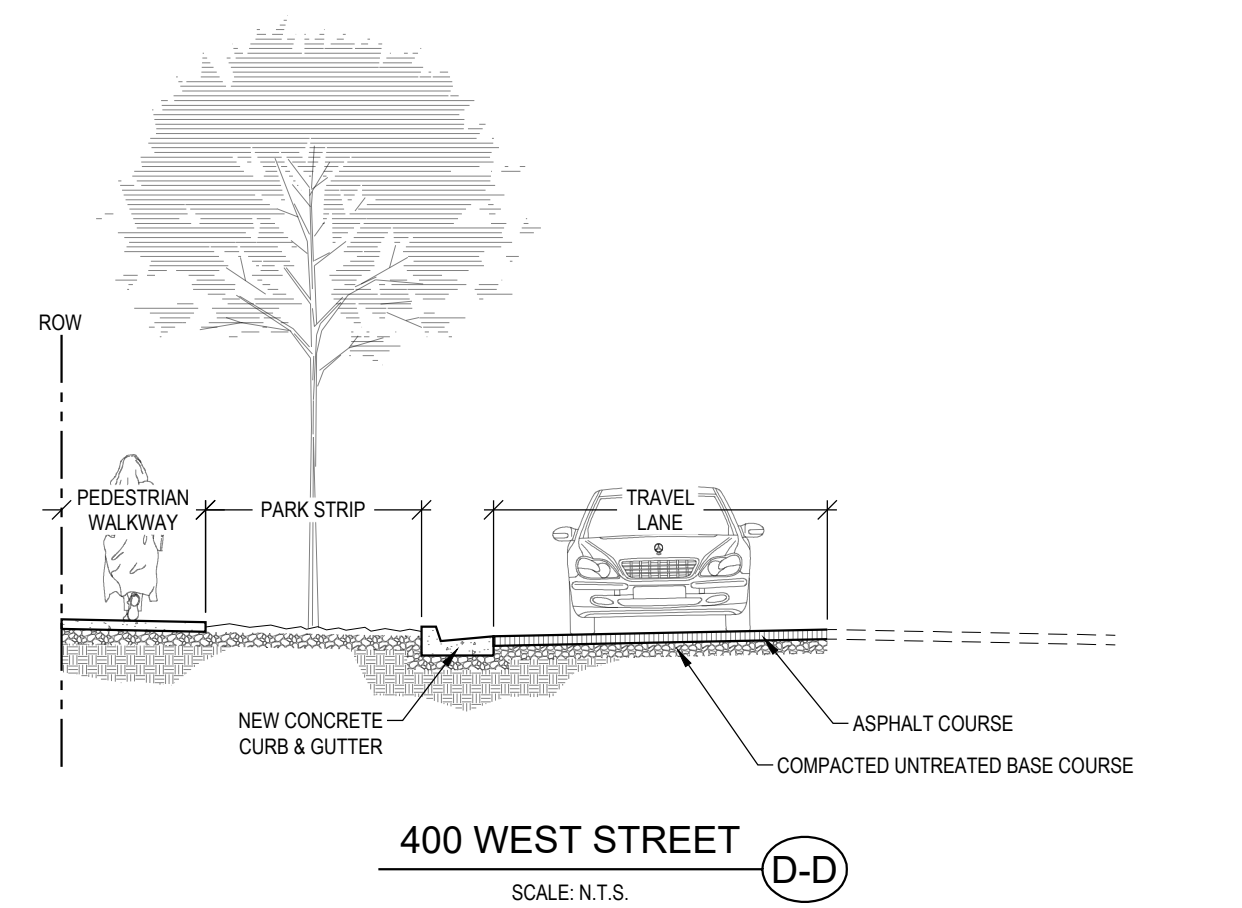
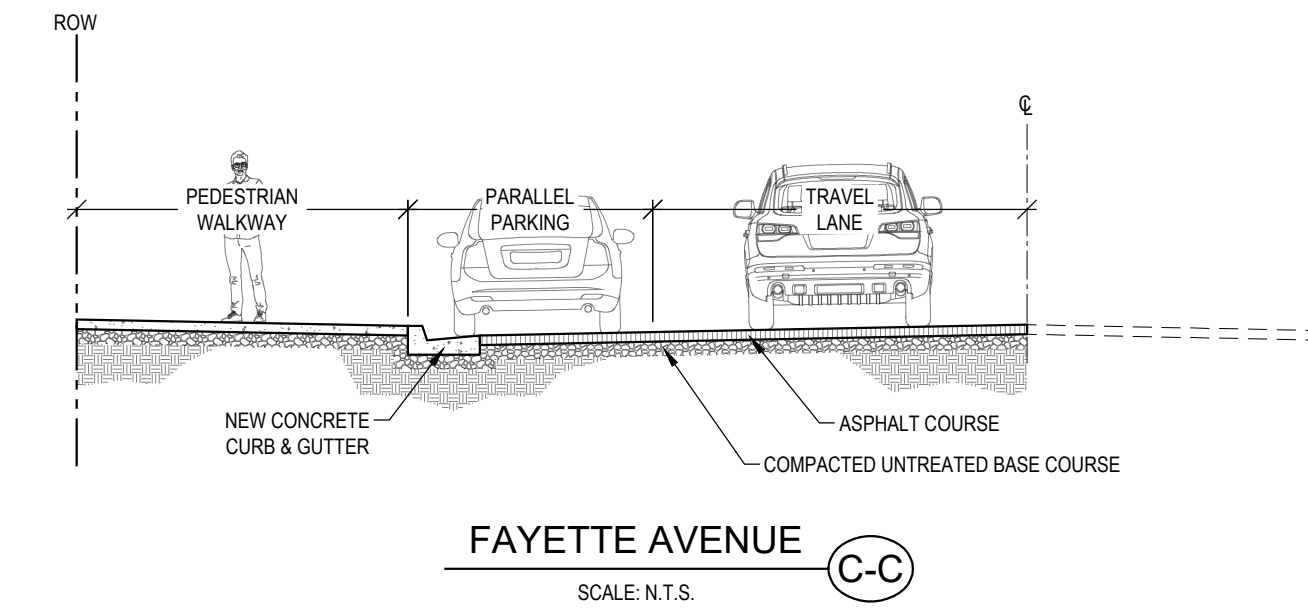
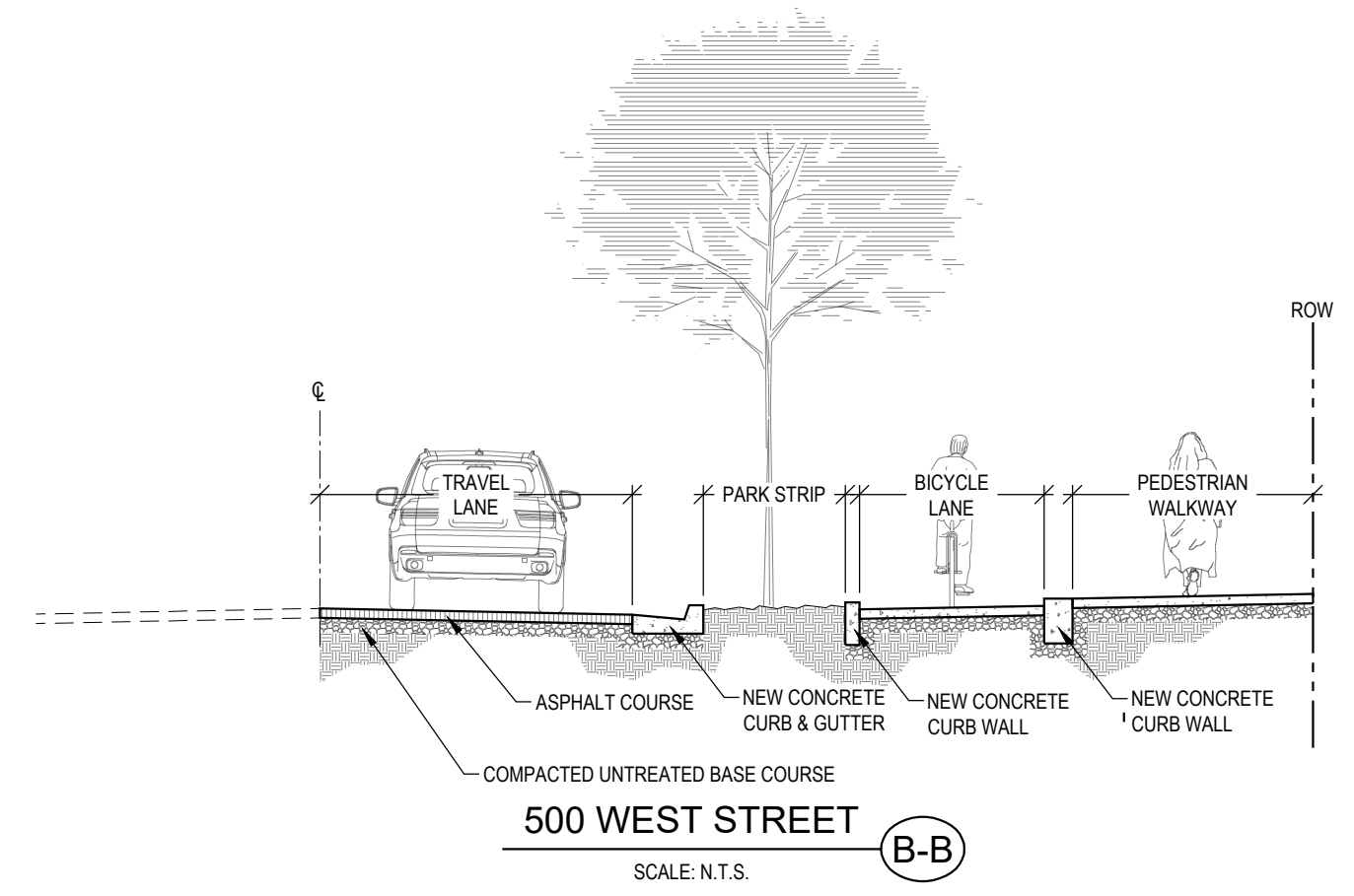
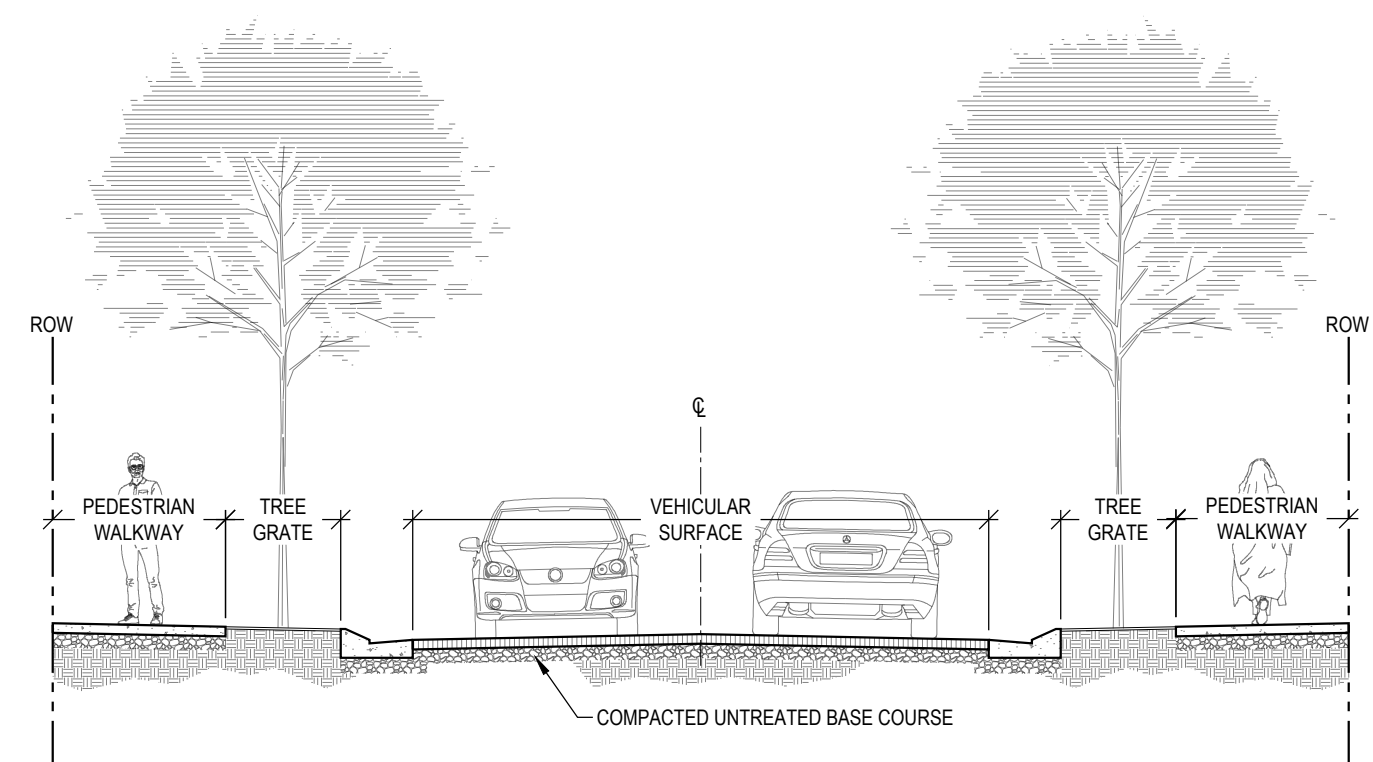
MVE + PARTNERS  
1900 MAIN STREET, SUITE 800  
IRVINE, CA 92614  
PHONE: 949.809.3388

CGP-1  
CONCEPTUAL GRADING PLAN  
1" = 40'-0"  
02/27/2023





- LEGEND**
- PEDESTRIAN SURFACE
  - VEHICULAR CONCRETE
  - VEHICULAR SURFACE
  - ASPHALT SURFACE
  - BICYCLE LANE
  - LANDSCAPE AREA



**WEST VILLAGE**  
SALT LAKE CITY, UT 84101  
*Entitlement Package*

WCVRP GRANARY GP, LLC  
650 S 500 W, SUITE #188  
SALT LAKE CITY, UT 84101  
PHONE:

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

**CSP-1**  
**CONCEPTUAL SITE PLAN**  
1" = 40'-0"  
02/27/2023







**WEST VILLAGE LANDSCAPING  
DESIGN REVIEW**

**SETBACK RELIEF REQUEST - SUMMARY**

CG BY RIGHT REQUIREMENTS & MITIGATION SUMMARY (REQUESTING RELIEF):

		AREA(S.F.)	LIVE VEGETATION COVERAGE (S.F.)
<a href="#">SHEET L1-1</a>	A	STREET LEVEL 10' SETBACKS: (BY CODE)	30,580 10,194
<a href="#">SHEET L1-2</a>	B	STREET LEVEL ENCROACHMENT: (RELIEF REQUEST - BUILDING FOOTPRINT)	11,150 NA
<a href="#">SHEET L1-2</a>	C	STREET LEVEL LANDSCAPE MITIGATION:	
		PLANTING WITHIN SETBACK:	10,085 NA
		ADDITIONAL LANDSCAPE AREAS: (NON-REQUIRED LANDSCAPING)	12,150 NA
<a href="#">SHEET L1-3 TO L1-5</a>	D	LIVE VEGETATION COVERAGE:	
		REQUIRED LIVE VEGETATION COVERAGE: (BY CODE)	NA 13,994
		STREET LEVEL PLANTING: (PROVIDED)	22,235 14,671

SUMMARY:

\*THIS DEVELOPMENT IS PROVIDING **1,000 S.F.** MORE LANDSCAPING AT THE STREET LEVEL THAN A PROJECT BUILT BY-RIGHT  
 \*THIS DEVELOPMENT IS PROVIDING **677 S.F.** MORE LIVE VEGETATION COVERAGE AT THE STREET LEVEL THAN A PROJECT BUILT BY-RIGHT

PUBLIC BENEFIT TREE REVIEW:

ROW TREES REMOVED: (3) \*LOW QUALITY / INVASIVE SPECIES  
 ROW TREES PROPOSED: (75) \*PER URBAN FORESTRY STANDARDS

**ADDITIONAL HEIGHT RELIEF REQUEST - SUMMARY**

ADDITIONAL HEIGHT LANDSCAPE MITIGATION (REQUESTING RELIEF):

		AREA(S.F.)	LANDSCAPE AREA REQUIRED (S.F.)
<a href="#">SHEET L1-6-L-9</a>	A	ADDITIONAL HEIGHT REQUEST: (3 LEVELS ABOVE BY-RIGHT)	284,190 28,419 (10%)
<a href="#">SHEET L1-6-L-9</a>	B	LANDSCAPE/AMENITY AREA PROVIDED: (OUTDOOR SPACE ON STRUCTURE)	36,477 NA
<a href="#">SHEET L1-6-L-9</a>	C	LIVE VEGETATION ON STRUCTURE: (ADDITIONAL PROVIDED)	11,037 NA

SUMMARY:

\*THIS DEVELOPMENT IS PROVIDING **11,037 S.F.** OF LIVE VEGETATION COVERAGE WITHIN **36,477** OF ON-STRUCTURE OUTDOOR AMENITY SPACE TO MITIGATE THE REQUEST FOR ADDITIONAL HEIGHT. AS PART OF THE MITIGATION FOR THE ADDITIONAL HEIGHT REQUEST, ON-STRUCTURE LANDSCAPING HAS BEEN MADE VISIBLE TO THE PUBLIC STREETS FROM VARIOUS VIEWS.

**\*CHANGE LOG FROM 1ST LANDSCAPE SUBMITTAL:**

\*TRANSFORMERS NOW SCREENED BY EVERGREEN HEDGES

\*400 WEST HAS ADDED A VEGETATED PARKTRIP(S)

\*400 WEST PLAZAS SHOW BIKE RACKS & BENCHES AT NON-PLANTED PLAZA AREAS

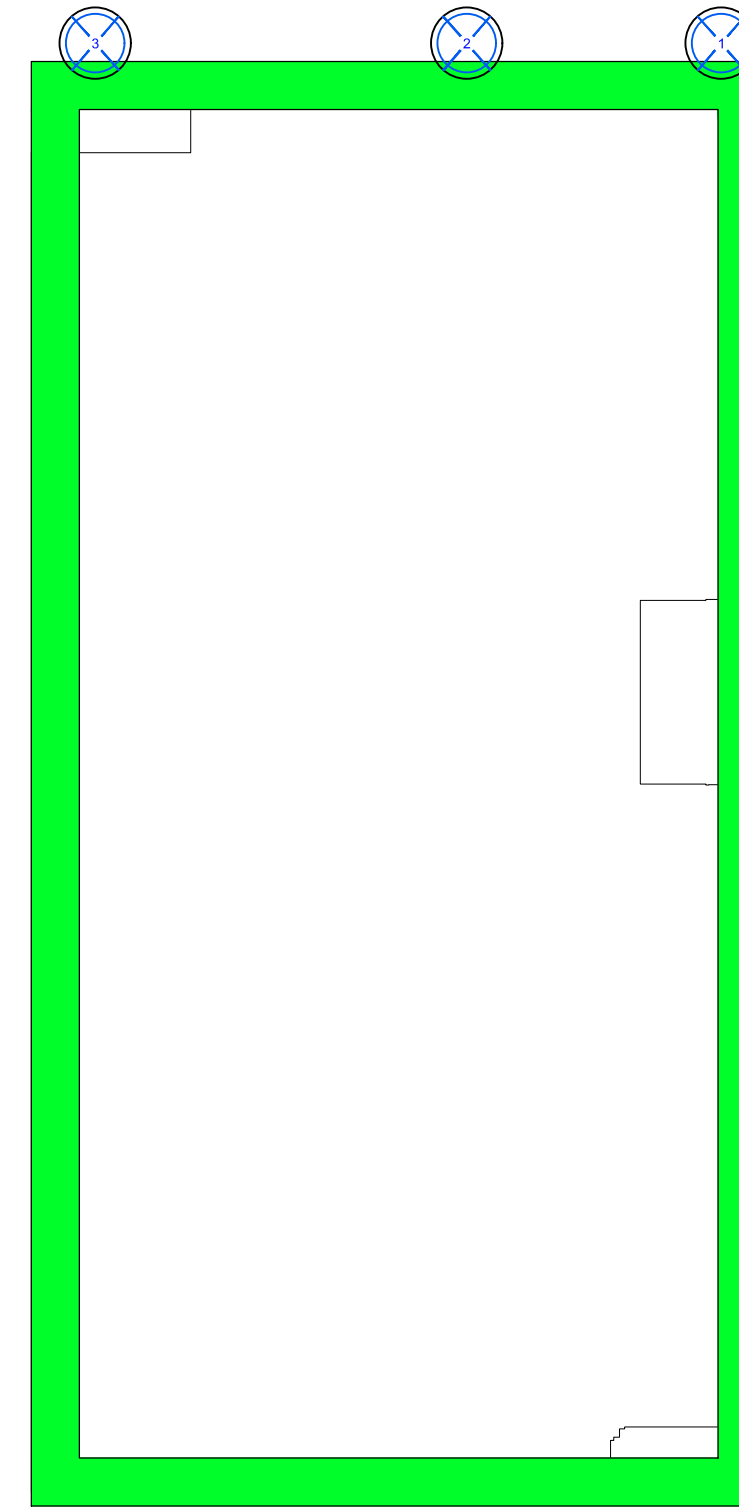
\*900 SOUTH INFORMATION HAS BEEN UPDATED TO REFLECT CURRENT BIKE PATH

ADDITIONAL PLANTING / TREES ADDED IN FRONT OF PROJECT TO SUPPLEMENT SLC ENGINEERING IMPROVEMENTS

\*SUMMARY SHEET ADDED / CALCULATIONS UPDATED



EXHIBIT  
 LANDSCAPE REQUIREMENTS BY-RIGHT FOR CG ZONING  
 SEE SHEET L1-2 FOR ENCROACHMENT REQUESTS



**EXISTING TREE SCHEDULE**

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED "PROTECTED URBAN FOREST" "POOR HEALTH" / "LOW QUALITY" TREES TO BE REPLACED WITH STREET TREES

**NOTES:**  
 1. CONTRACTOR IS RESPONSIBLE TO REEVALUATE AND NOTIFY LANDSCAPE ARCHITECT IF ANY UNMARKED TREES ARE FOUND.  
 2. ALL NEIGHBORING VEGETATION IS CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE.  
 3. ALL PRIVATE LANDSCAPE AREAS TO BE CLEARED AND GRUBBED.

EXISTING VEGETATION SCHEDULE				
VEGETATION NUMBER	ACTION	TREE DESCRIPTION	DBH	LOCATION
1	REMOVE	"UNMAINTAINED" PYRUS CALIFORNIANA	4"	R.O.W.
2	REMOVE	"UNMAINTAINED" AMANTHUS ALBESSINA	2"	R.O.W.
3	REMOVE	"UNMAINTAINED" PYRUS CALIFORNIANA	7"	R.O.W.

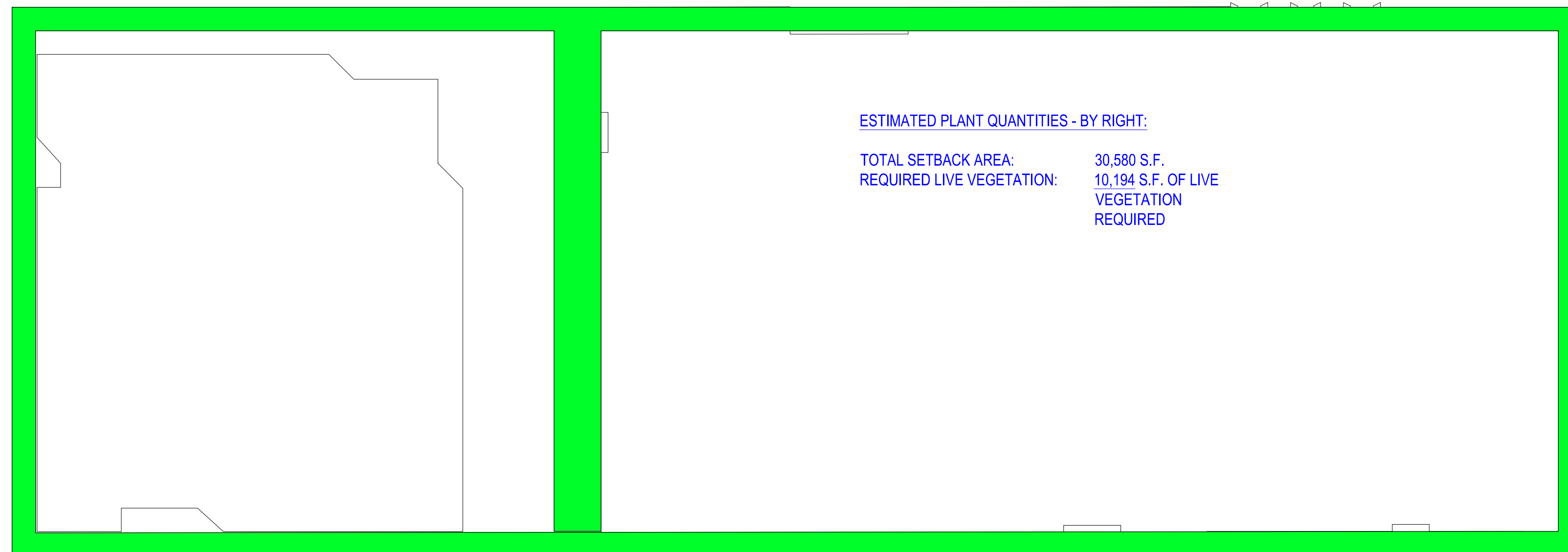
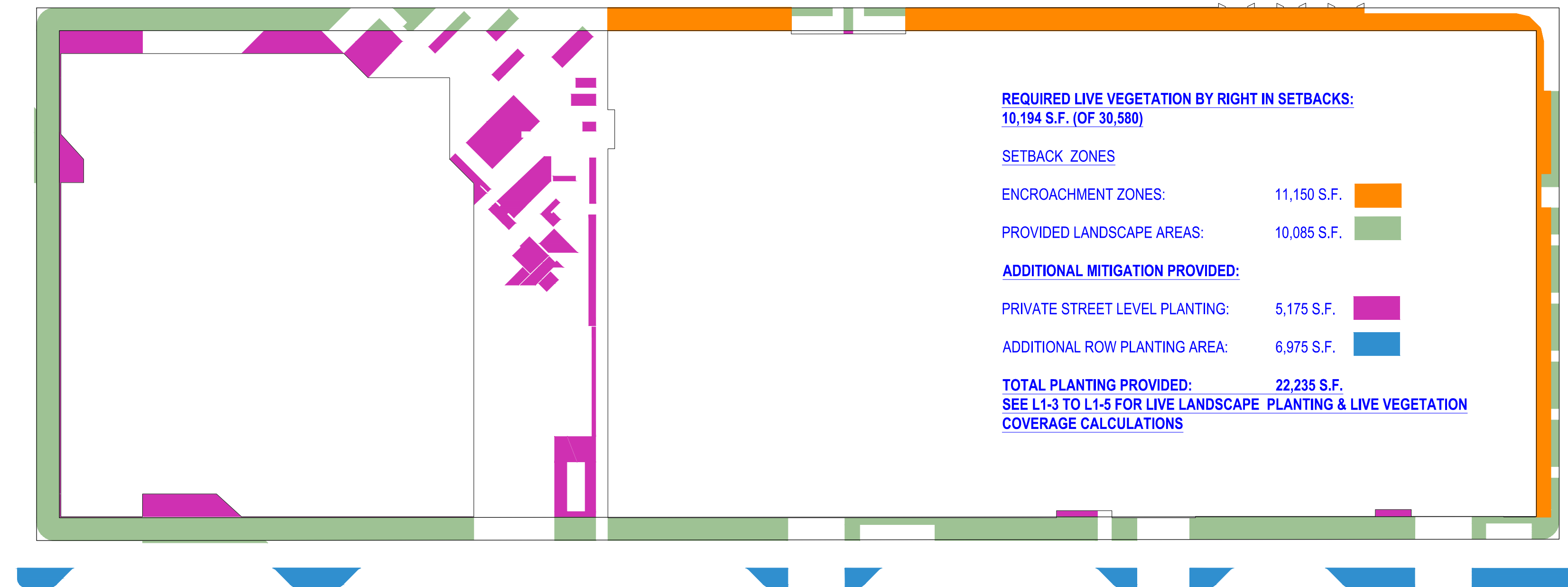
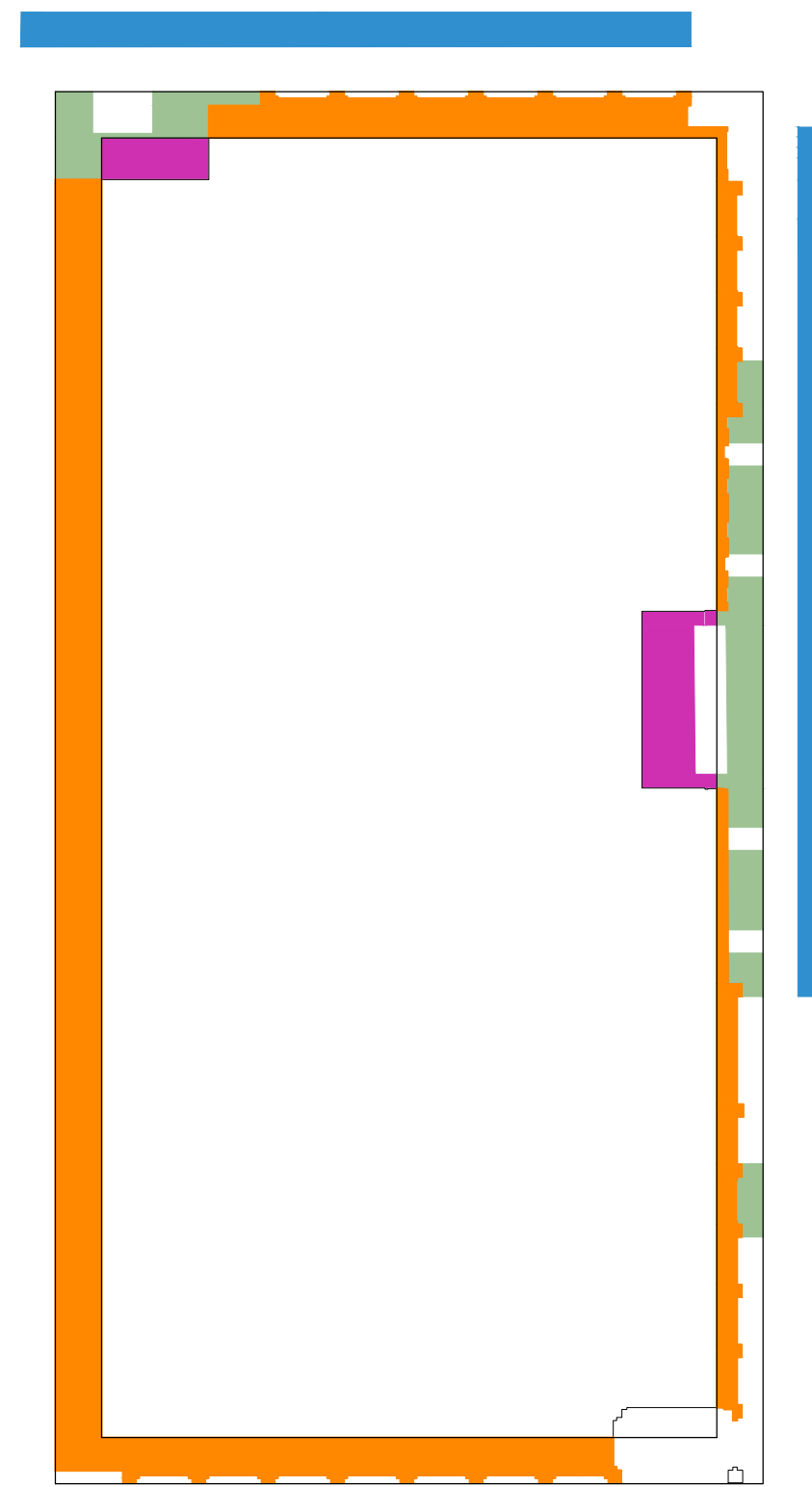


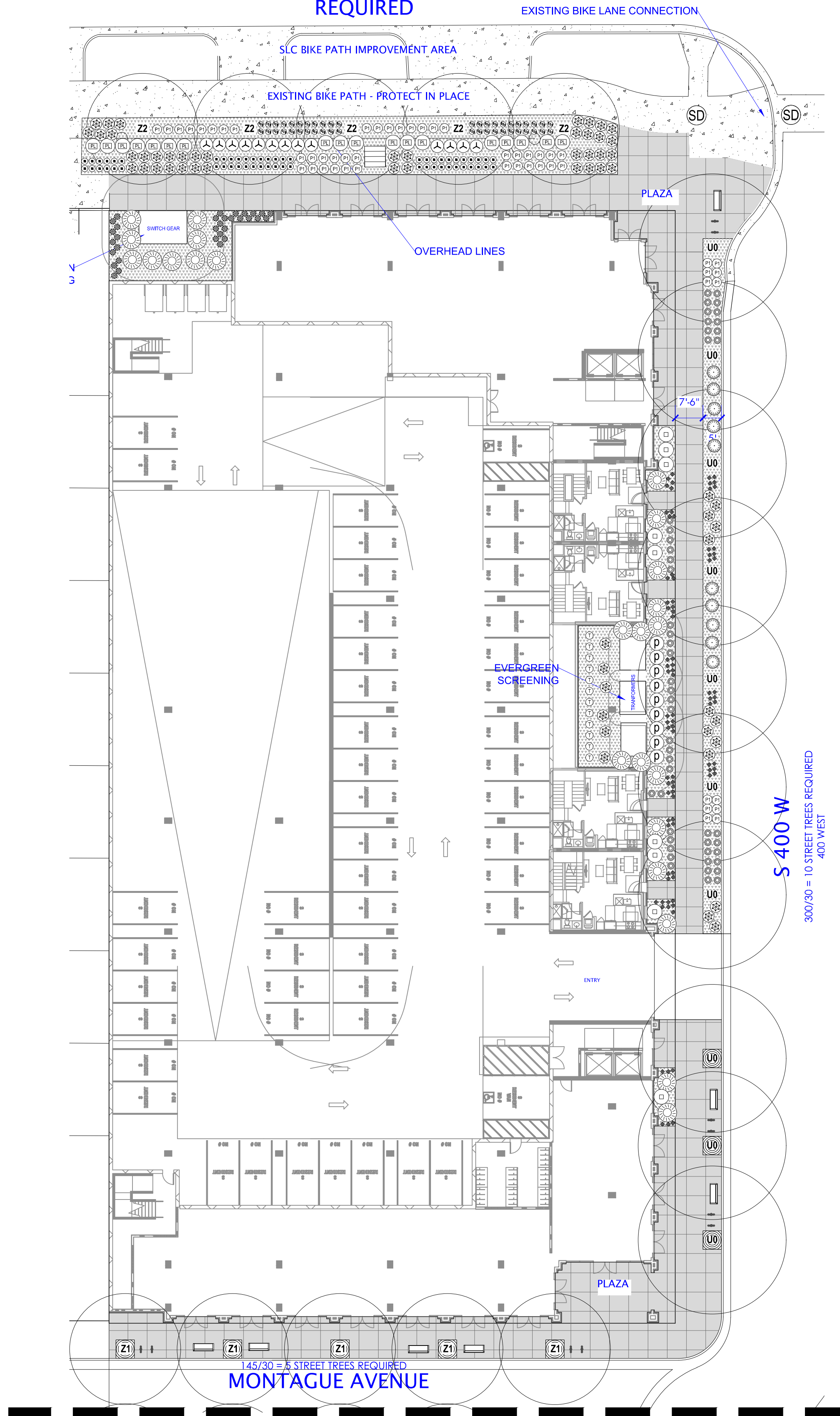


EXHIBIT  
STREET LEVEL LANDSCAPE AREAS





W 900 S  
145/30 = 5 TREES  
REQUIRED



STREET LEVEL LIVE VEGETATION CALCULATIONS

SETBACKS (BY RIGHT) - 30,580x(1/3) 10,194 S.F.  
ROW PLANTING - 6,978x(1/3) 2,326 S.F.  
PRIVATE PLANTING - 4,420x(1/3) 1,474 S.F.

TOTAL LIVE VEGETATION REQUIRED BY RIGHT: 13,994 S.F.

PROVIDED LIVE COVERAGE BY PLANT TYPE: 14,671 S.F.

STREET PLANTING SCHEDULE - DESIGN REVIEW

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
C0	13	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD4	PRIVATE VERTICAL SCREEN
C2	7	2" CAL.	CERCIS CANADENSIS 'MORTON'S JOY'	EASTERN REDBUD	25'x20'	TD4	STREET TREE / ACCENT
G0	9	2" CAL.	GLEDITSIA T. 'INERMIS' 'SUBURST'	SUNBURST HONEYLOCUST	30'x25'	TD2	STREET TREE / TREE GRATES
S0	8	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC TREE	20x20'	TD4	PRIVATE ACCENT TREE
U0	25	2" CAL.	ULMUS X TRIUMPH	TRIUMPH ELM	45'x40'	TD3	STREET TREE / TREE GRATE
Z0	10	2" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	SMALL SPACE ZELKOVA	25'x18'	TD4	STREET TREE / PARKSTRIP
Z1	24	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	35'x25'	TD4	STREET TREE / TREE GRATE
Z2	5	2" CAL.	ZELKOVA SERRATA 'SCHMIDTLOW'	WIRELESS ZELKOVA	35'x25'	TD4	UNDER POWER LINES

100% OF TREE SELECTIONS PER URBAN FORESTRY APPROVED STREET TREE LIST  
88/101 (87%) OF TREE SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
92	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30"	GV3	HARDY G.C.	7x99 = 693
345	1 GAL.	DELOSPERMA COOPERI	PINK ICE PLANT	6'x24"	P1	SUCCULENT SPREADER	3x345 = 1,035
164	1 GAL.	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2'x24"	P1	SUCCULENT SPREADER	3x164 = 492
140	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24'x60"	GV4	EVERGREEN G.C. / VINE	12x140 = 1,680
33	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	CLIMBING WINTERCREEPER	24'x72"	GV1	EVERGREEN G.C.	28x33 = 924
							4,824

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
349	1 GAL.	BOUTELLOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18'x18"	TW0	WINTER INTEREST	1.5x349= 523
52	1 GAL.	FESTUCA OVINA 'EILER'S BEAUTY'	EILERS FESCUE	10'x10"	TW1	SHADE TOLERANT	.75x52= 39
50	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42'x42"	TW2	LIGHT SHADE	10x50= 500
63	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16'x20"	NA	SHADE TOLERANT	2x63 = 126
65	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	30'x30"	TW1	CLUMPING GRASS	7x65 = 455
							1,643

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36'x30"	P1	FULL SUN	4.5x116= 522
61	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18'x18"	P2	SUSTAINED BLOOMS	2x61 = 122
109	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48'x42"	P1	FULL SUN	3x109= 327
56	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24'x24"	P2	FULL SUN	3x56= 168
							1,139

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
57	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x36"	SD3	FULL SUN // PART SHADE	10x57=570
17	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30'x48"	SD3	FULL SUN // PART SHADE	17x14=238
20	2 GAL.	BERBERIS THUNBERGII 'MARIA' 'SUNJOY GOLD PILLAR'	SUNJOY BARBERRY	36'x24"	SD3	FULL SUN // PART SHADE	5x20=120
9	2 GAL.	CORNUS ALBA 'JEFREBS LITTLE REBEL'	RED TWIG DOGWOOD	3.5'x3.5'	NA	SHADE TOLERANT	10x9=90
12	2 GAL.	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	6'x6'	NA	SHADE TOLERANT	45x12=540
32	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24'x42"	SD4	SUN / SHADE	9x32=288
32	2 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE BUCKTHORN	10'x4'	SD3	COLUMNAR ACCENT	12.5x32=400
							2,246

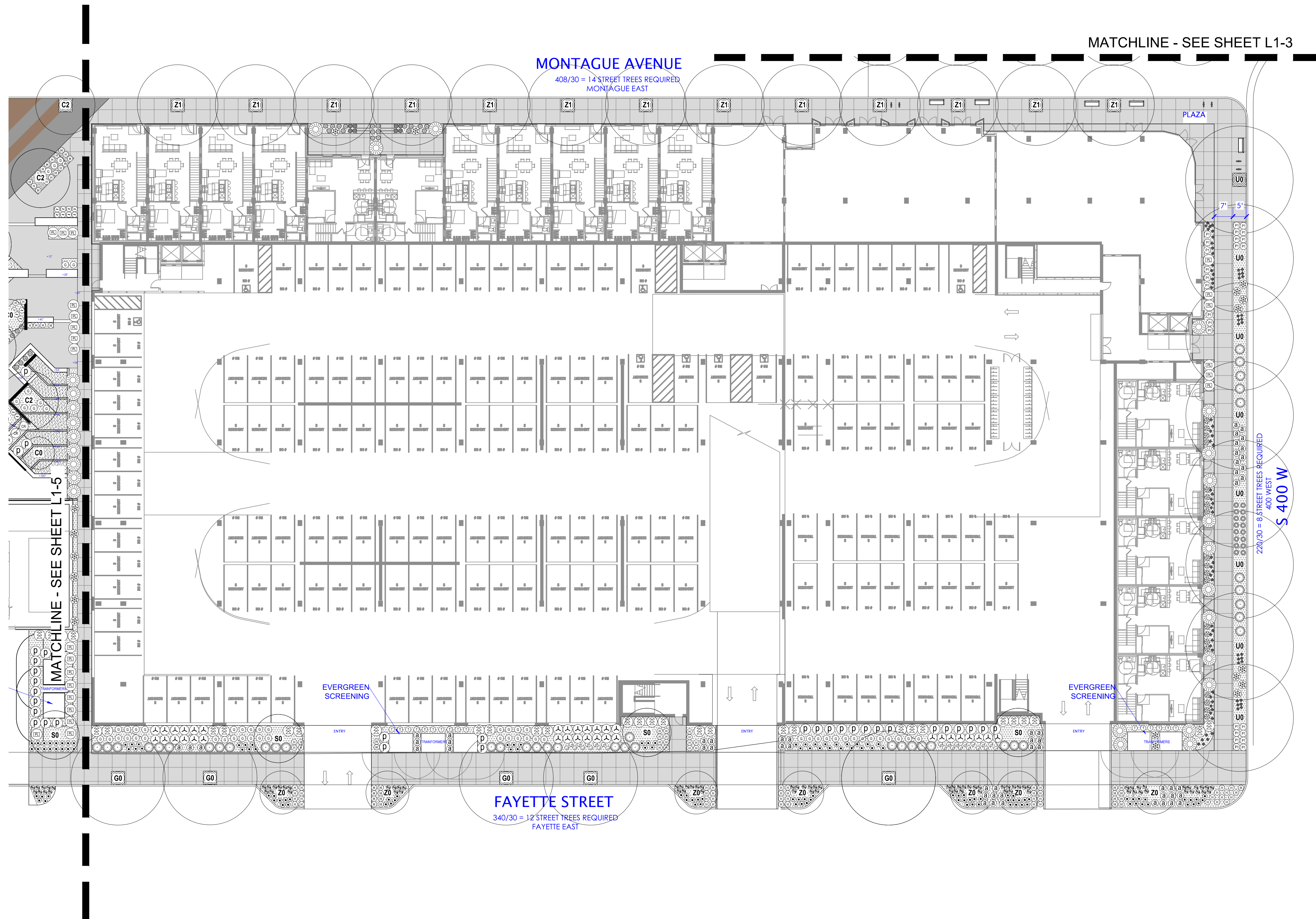
EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
64	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA	SHADE TOLERANT	3x64=192
123	2 GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKE LIGHT RED YUCCA	2'x2'	P1	LOW MAINTENANCE	3x123=369
92	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER	12.5x92=1,150
47	5 GAL.	PRUNUS LAUROCERASUS 'VOLCANO'	RED ENGLISH LAUREL	4'x4'	SE4	LOW MAINTENANCE	20x47=940
60	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE	28x60=1,680
28	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	8'x2.5'	SE3	-	5x28=140
24	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT	7x24=168
68	3 GAL.	YUCCA ROSTRATA 'SAPPHIRE'	BEAKED YUCCA	3.5'x4'	SE0	FULL SUN ACCENT	10x68=680
							4,819

80% OF PLANT SELECTIONS TO BE FROM SLC BMP SELECTIONS  
2,196/2,344 (93%) OF SHRUB SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

TOTAL: 14,671





**STREET LEVEL LIVE VEGETATION CALCULATIONS**

SETBACKS (BY RIGHT) - 30,580x(1/3) 10,194 S.F.  
 ROW PLANTING - 8,976x(1/3) 2,326 S.F.  
 PRIVATE PLANTING - 4,420x(1/3) 1,474 S.F.

TOTAL LIVE VEGETATION REQUIRED BY RIGHT: 13,994 S.F.

PROVIDED LIVE COVERAGE BY PLANT TYPE: 14,671 S.F.

**STREET PLANTING SCHEDULE - DESIGN REVIEW**

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
C0	13	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD4
C2	7	2" CAL.	CERCIS CANADENSIS 'MORTON'S JOY'	EASTERN REDBUD	25'x20'	TD4
G0	9	2" CAL.	GLEDITSIA T. INERMIS 'SUBURST'	SUNBURST HONEYLOCUST	30'x25'	TD2
S0	8	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC TREE	20'x20'	TD4
U0	25	2" CAL.	ULMUS X TRIUMPH	TRIUMPH ELM	45'x40'	TD3
Z0	10	2" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	SMALL SPACE ZELKOVA	25'x18'	TD4
Z1	24	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	35'x25'	TD4
Z2	5	2" CAL.	ZELKOVA SERRATA 'SCHMIDFLOW'	WIRELESS ZELKOVA	35'x25'	TD4

100% OF TREE SELECTIONS PER URBAN FORESTRY APPROVED STREET TREE LIST 88/101 (87%) OF TREE SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

**GROUNDCOVERS**

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
99	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30'	GV3
345	1 GAL.	DELOSPERMA COOPERI	PINK ICE PLANT	6'x24"	P1
164	1 GAL.	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2'x24"	P1
140	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24'x60"	GV4
33	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	CLIMBING WINTERCREEPER	24'x72"	GV1

**ORNAMENTAL GRASSES**

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
349	1 GAL.	BOUTELLOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18'x18"	TW0
52	1 GAL.	FESTUCA OVINA 'EILER'S BEAUTY'	EILERS FESCUE	10'x10"	TW1
50	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42'x42"	TW2
63	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16'x20"	NA
65	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	30'x30"	TW1

**PERENNIALS**

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36'x30"	P1
61	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18'x18"	P2
109	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48'x42"	P1
56	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24'x24"	P2

**DECIDUOUS SHRUBS**

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
57	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x36"	SD3
17	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30'x48"	SD3
20	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR	SUNJOY BARBERRY	36'x24"	SD3
9	2 GAL.	CORNUS ALBA 'JEFREBS LITTLE REBEL'	RED TWIG DOGWOOD	3.5'x3.5'	NA
12	2 GAL.	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	6'x6'	NA
32	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24'x42"	SD4
32	2 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE BUCKTHORN	10'x4'	SD3

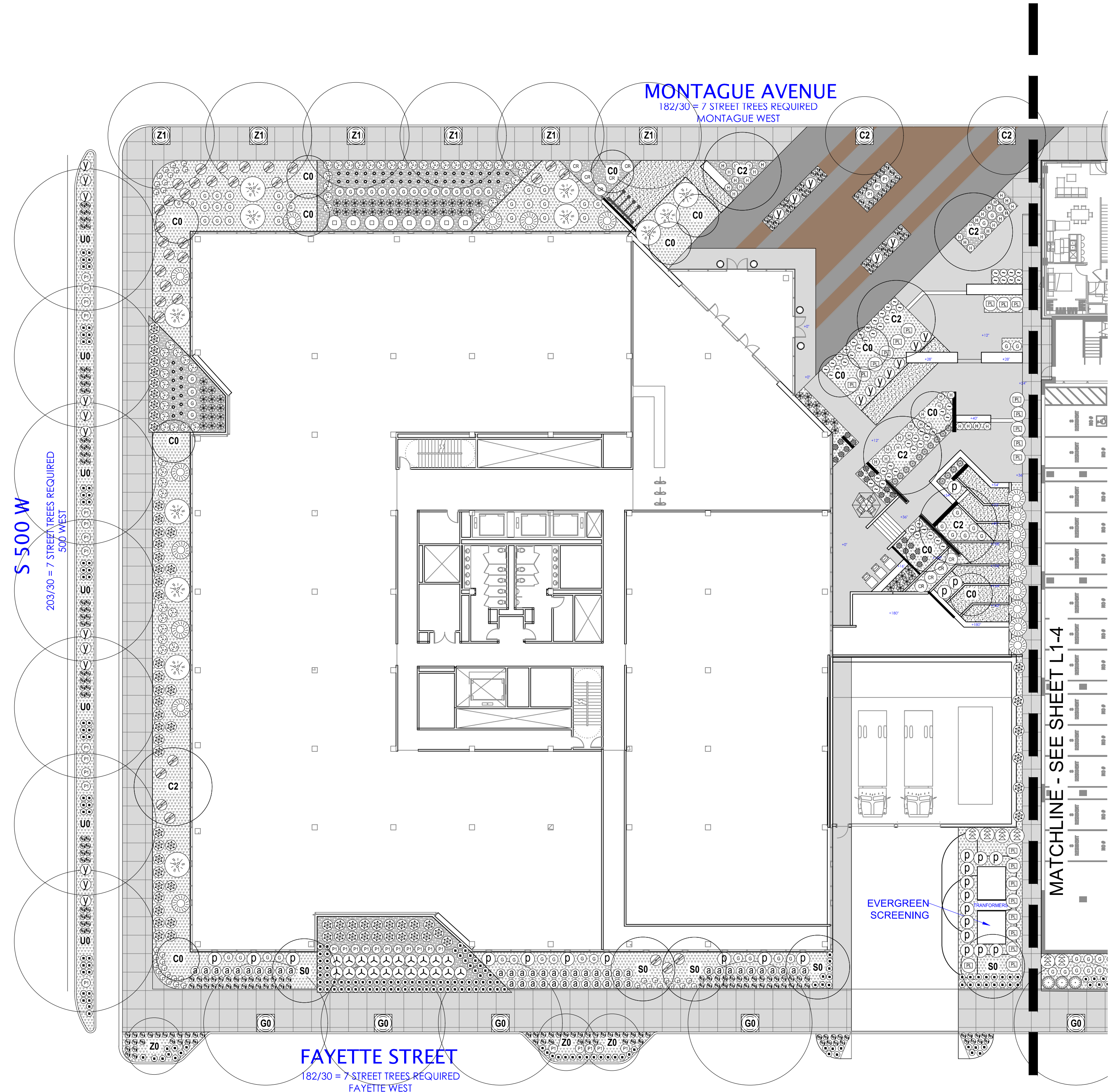
**EVERGREEN SHRUBS**

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
64	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA
123	2GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKE LIGHT RED YUCCA	2'x2'	P1
52	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2
47	5 GAL.	PRUNUS LAUROCERASUS 'VOLCANO'	RED ENGLISH LAUREL	4'x4'	SE4
60	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3
28	5 GAL.	TAXUS X MEDIA 'MAUREN'	COLUMNAR YEW	8'x2.5'	SE3
24	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0
68	3 GAL.	YUCCA ROSTRATA 'SAPPHIRE'	BEAKED YUCCA	3.5'x4'	SE0

80% OF PLANT SELECTIONS TO BE FROM SLC BMP SELECTIONS  
 2,196/2,344 (93%) OF SHRUB SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

\*SEE SHEET L1-3 FOR EXPANDED LEGEND WITH CALCULATIONS





**STREET LEVEL LIVE VEGETATION CALCULATIONS**

SETBACKS (BY RIGHT) - 30,580x(1/3) 10,194 S.F.  
 ROW PLANTING - 6,978x(1/3) 2,326 S.F.  
 PRIVATE PLANTING - 4,420x(1/3) 1,474 S.F.

TOTAL LIVE VEGETATION REQUIRED BY RIGHT: 13,994 S.F.  
 PROVIDED LIVE COVERAGE BY PLANT TYPE: 14,671 S.F.

**STREET PLANTING SCHEDULE - DESIGN REVIEW**

**TREES**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
C0	13	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD4	PRIVATE VERTICAL SCREEN
C2	7	2" CAL.	CERCIS CANADENSIS 'MORTON'S JOY'	EASTERN REDBUD	25'x20'	TD4	STREET TREE / ACCENT
G0	2	2" CAL.	GLEDITSIA T. INERMIS 'SUBURST'	SUNBURST HONEYLOCUST	30'x25'	TD2	STREET TREE / TREE GRATES
S0	8	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC TREE	20x20'	TD4	PRIVATE ACCENT TREE
U0	25	2" CAL.	ULMUNUS X TRIUMPH	TRIUMPH ELM	45'x40'	TD3	STREET TREE / TREE GRATE
Z0	10	2" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	SMALL SPACE ZELKOVA	25'x18'	TD4	STREET TREE / PARKSTRIP
Z1	24	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	35'x25'	TD4	STREET TREE / TREE GRATE
Z2	5	2" CAL.	ZELKOVA SERRATA 'SCHMIDTLOW'	WIRELESS ZELKOVA	35'x25'	TD4	UNDER POWER LINES

100% OF TREE SELECTIONS PER URBAN FORESTRY APPROVED STREET TREE LIST  
 88/101 (87%) OF TREE SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

**GROUNDCOVERS**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
⊗	99	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10"X30"	GV3	HARDY G.C.	7x99 = 693
⊙	345	1 GAL.	DELOSPERMA COOPERI	PINK ICE PLANT	6"X24"	P1	SUCCULENT SPREADER	3x345 = 1,035
•	164	1 GAL.	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2"X24"	P1	SUCCULENT SPREADER	3x164 = 492
⊗	140	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24"X60"	GV4	EVERGREEN G.C. / VINE	12x140 = 1,680
⊗	33	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	CLIMBING WINTERCREEPER	24"X72"	GV1	EVERGREEN G.C.	28x33 = 924

**ORNAMENTAL GRASSES**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
⊙	349	1 GAL.	BOUVELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18"X18"	TW0	WINTER INTEREST	1.5X349= 523
•	52	1 GAL.	FESTUCA OVINA 'EILERS BEAUTY'	EILERS FESCUE	10"X10"	TW1	SHADE TOLERANT	.75X52= 39
⊙	50	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"X42"	TW2	LIGHT SHADE	10X50= 500
⊙	63	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16"X20"	NA	SHADE TOLERANT	2X63 = 126
⊙	65	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	30"X30"	TW1	CLUMPING GRASS	7X65 = 455

**PERENNIALS**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
⊙	116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36"X30"	P1	FULL SUN	4.5X116= 522
⊙	61	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18"X18"	P2	SUSTAINED BLOOMS	2X61= 122
⊙	109	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48"X42"	P1	FULL SUN	3X109= 327
⊙	56	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24"X24"	P2	FULL SUN	3X56= 168

**DECIDUOUS SHRUBS**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
⊙	57	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48"X36"	SD3	FULL SUN // PART SHADE	10x57=570
⊙	17	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30"X48"	SD3	FULL SUN // PART SHADE	17x14=238
⊙	20	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR	SUNJOY BARBERRY	36"X24"	SD3	FULL SUN // PART SHADE	5x20=120
⊙	9	2 GAL.	CORNUS ALBA 'JEFREBS LITTLE REBEL'	RED TWIG DOGWOOD	3.5'X3.5'	NA	SHADE TOLERANT	10x9=90
⊙	12	2 GAL.	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	6'x6'	NA	SHADE TOLERANT	45x12=540
⊙	32	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24"X42'	SD4	SUN / SHADE	9x32=288
⊙	32	2 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE BUCKTHORN	10'x4'	SD3	COLUMNAR ACCENT	12.5x32=400

**EVERGREEN SHRUBS**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
⊙	64	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA	SHADE TOLERANT	3x64=192
⊙	123	2GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKE LIGHT RED YUCCA	2'x2'	P1	LOW MAINTENANCE	3x123=369
⊙	52	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER	12.5x52=650
⊙	47	5 GAL.	PRUNUS LAUROCERASUS 'VOLCANO'	RED ENGLISH LAUREL	4'x4'	SE4	LOW MAINTENANCE	20x47=940
⊙	60	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE	28x60=1,680
⊙	28	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	8"X2.5'	SE3	-	5x28=140
⊙	24	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT	7x24=168
⊙	68	3 GAL.	YUCCA ROSTRATA 'SAPPHIRE'	BEAKED YUCCA	3.5'x4'	SE0	FULL SUN ACCENT	10x68=680

80% OF PLANT SELECTIONS TO BE FROM SLC BMP SELECTIONS  
 2,196/2,344 (93%) OF SHRUB SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

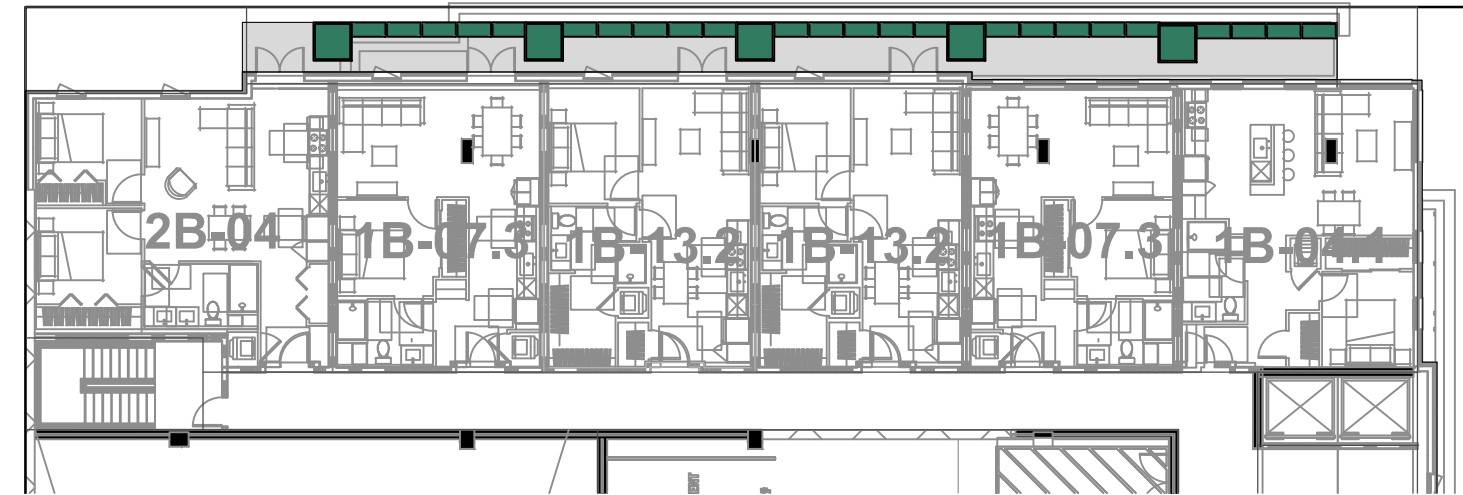
TOTAL: 14,671



TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION			
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	HT: 90'-00"	FLOOR LEVELS: 8
	ADDITIONAL HEIGHT REQUEST:	60'	*5 TYPICAL
		30'-00"	3
	INTERIOR SQUARE FOOTAGE:		10% ADDITIONAL LANDSCAPE REQUIRED:
LEVEL 6 (BUILDINGS 2,3,4)	93,330		9,333
LEVEL 7 (BUILDINGS 2,3,4)	95,430		9,543
LEVEL 8 (BUILDINGS 2,3,4)	95,430		9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
<b>HORIZONTAL LANDSCAPE COVERAGE:</b>		
LEVEL 3 BUILDING 2 & 3 PATIOS	2,115	1,250
LEVEL 4 BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS	22,667	3,600
LEVEL 5 BUILDING 3 PATIOS & AMENITY AREAS	10,435	1,387
LEVEL 8 BUILDING 2 PATIOS	1,260	91
<b>HORIZONTAL TOTALS:</b>	<b>36,477</b>	<b>6,328</b>
<b>VERTICAL LANDSCAPE COVERAGE:</b>		
LEVEL 4 GREEN WALLS @ EXPOSED AREAS	0	2,849
LEVEL 5 GREEN WALLS @ EXPOSED AREAS	0	1,508
LEVEL 8 GREEN WALLS @ EXPOSED AREAS	0	352
<b>VERTICAL TOTALS:</b>	<b>0</b>	<b>4,709</b>
PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

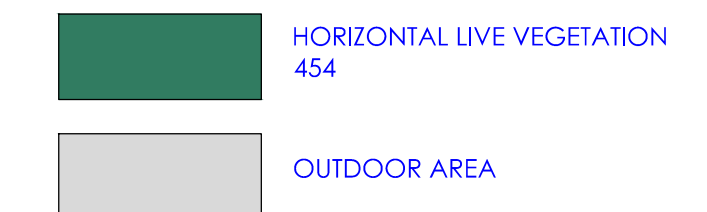
### BUILDING 2



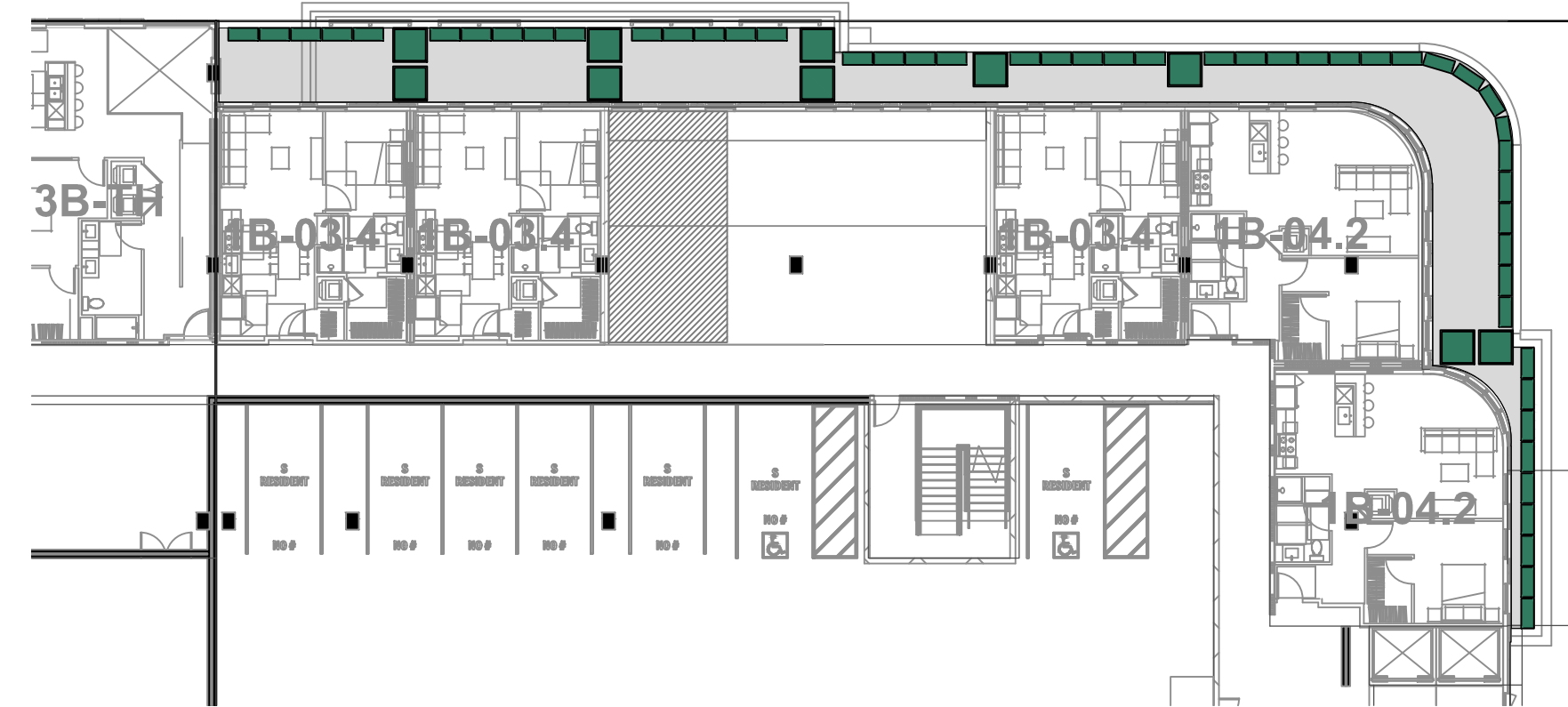
#### LEVEL 3

PLANTERS:  
SOUTH - 1,500 S.F. PATIO  
10 LARGE @ 13 = 130  
50 RECT @ 3.5 = 175  
NORTH - 615 S.F. PATIO  
5 LARGE @ 13 = 65  
24 RECT @ 3.5 = 84

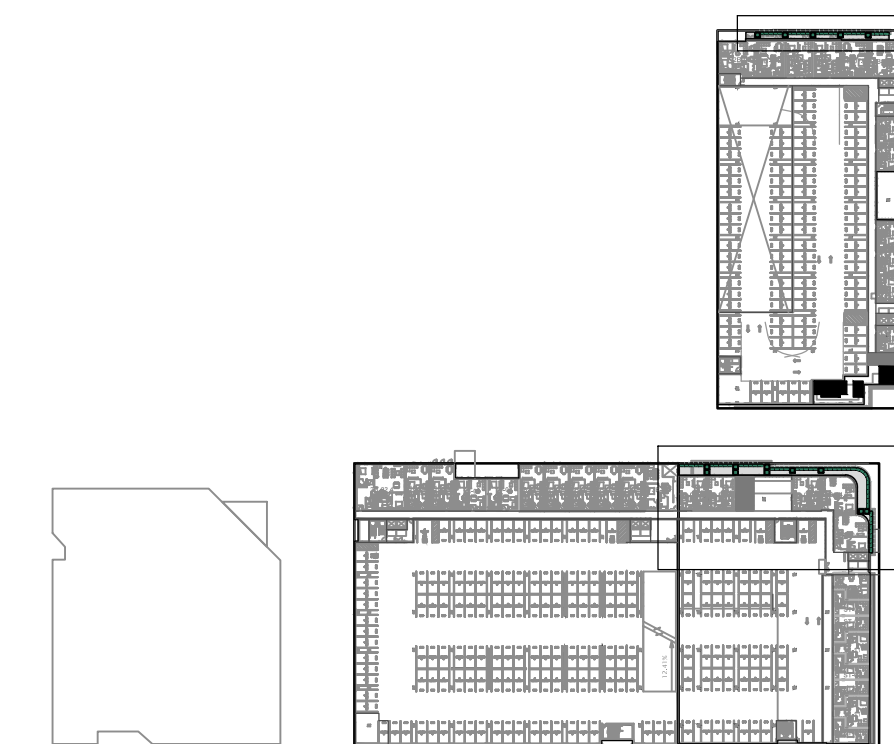
2,115 OUTDOOR AREA  
454 S.F. LIVE VEGETATION COVERAGE



### BUILDING 3

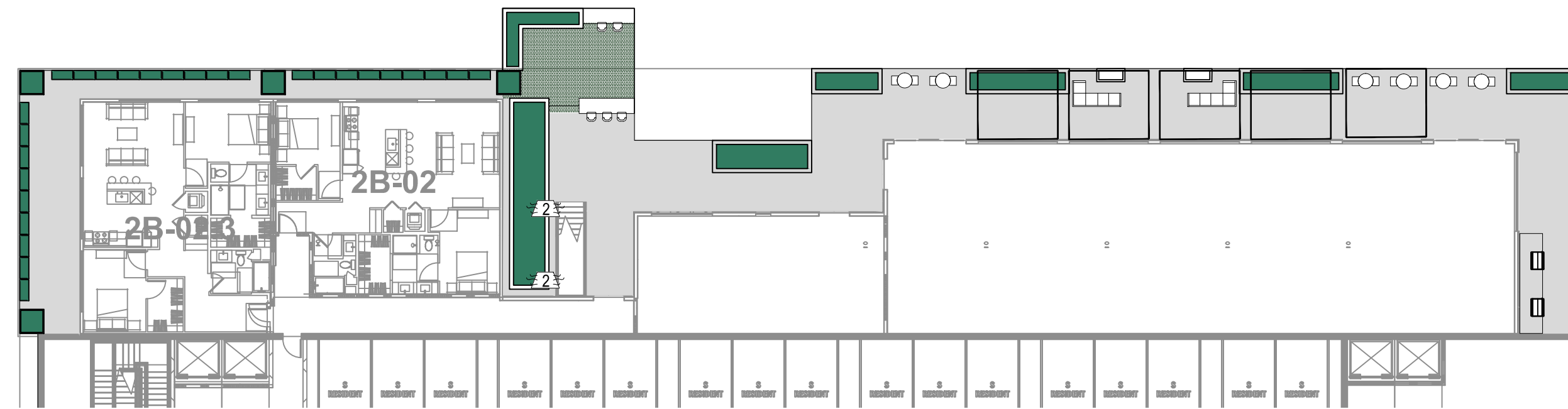


### KEY MAP - LEVEL 3 LANDSCAPE AREAS

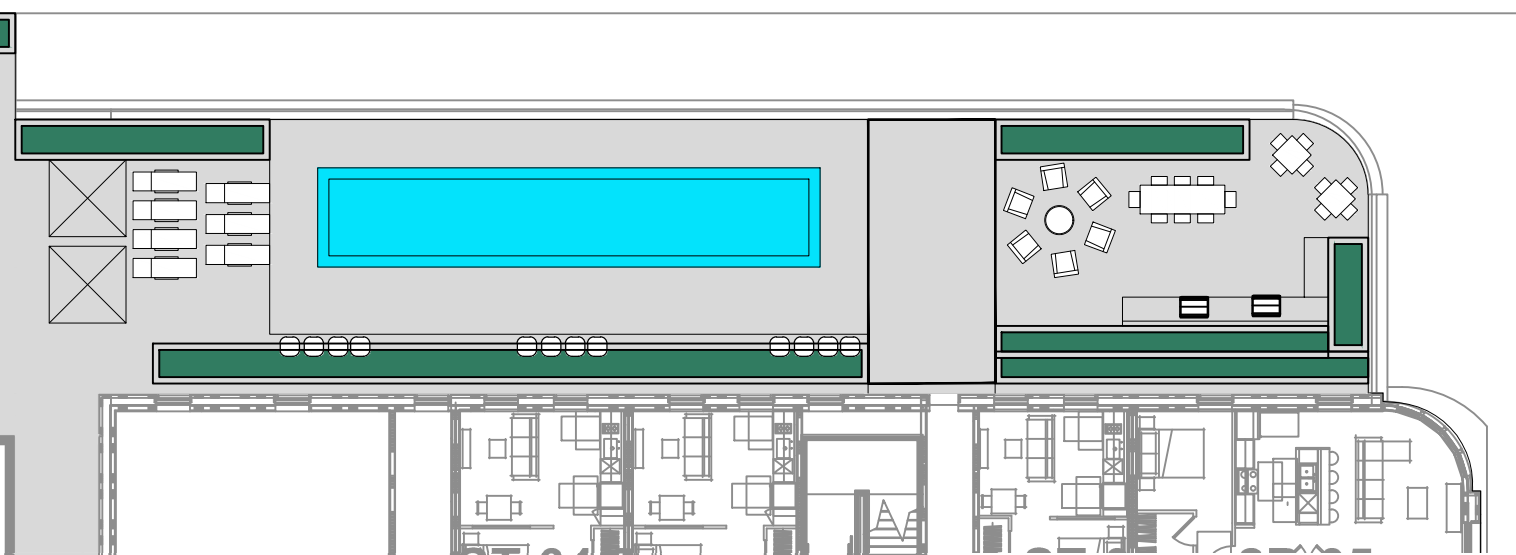




BUILDING 4 - AMENITY DECK



BUILDING 3 - AMENITY DECK



BUILDING 3 - AMENITY COURTYARD

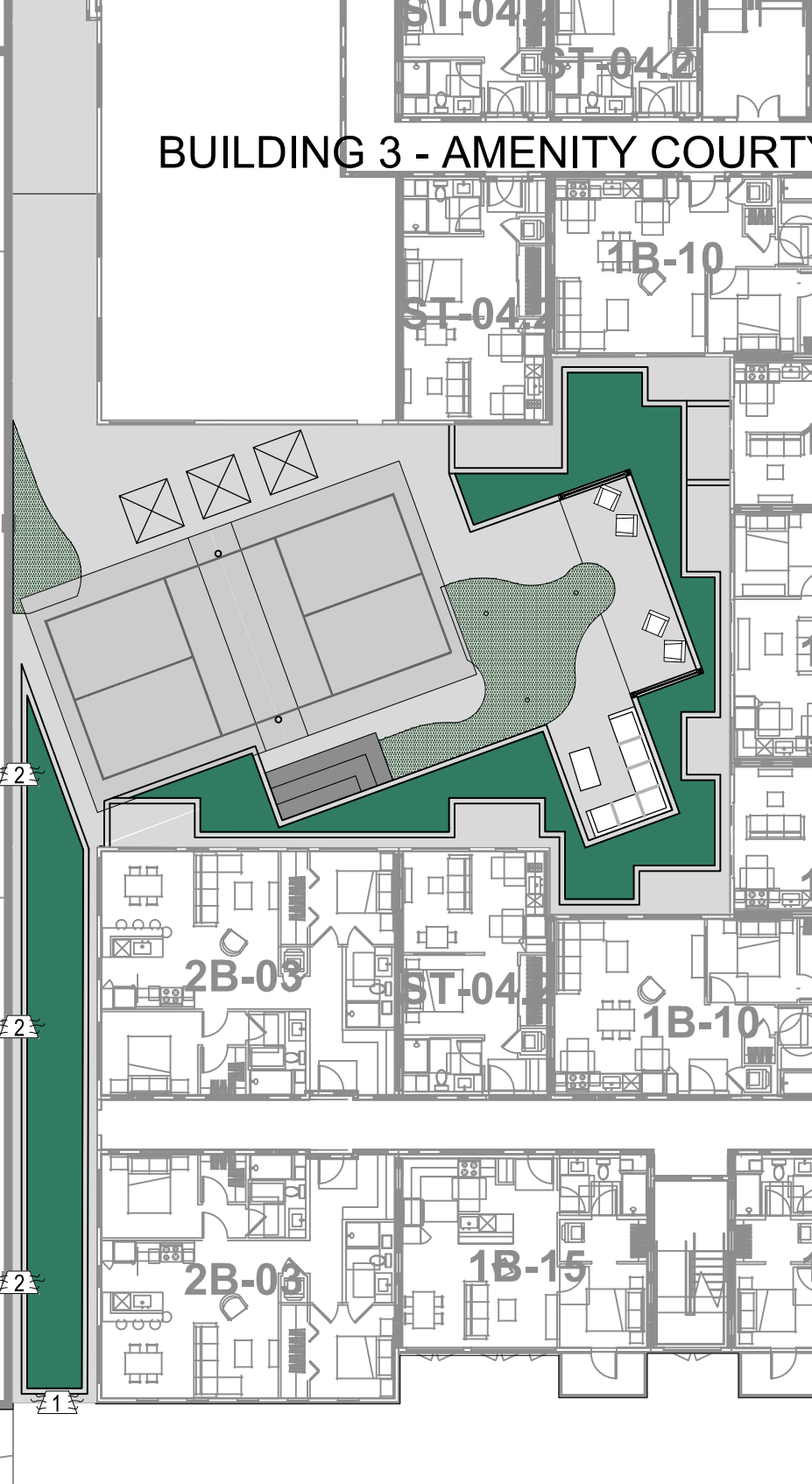
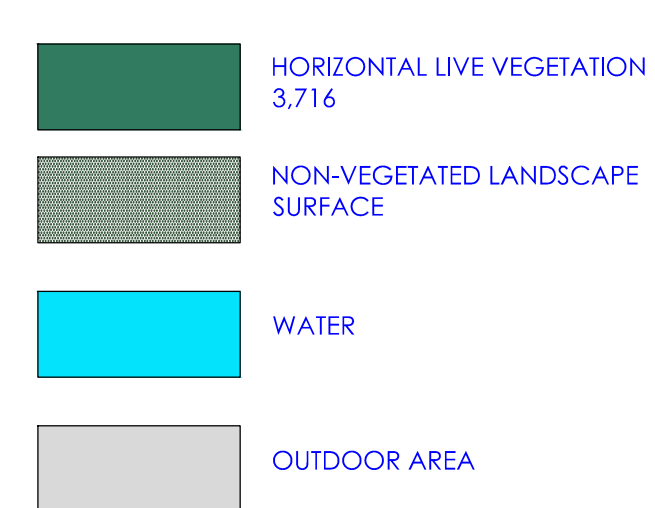


TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION			
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	HT: 90'-00"	FLOOR LEVELS: 8
	ADDITIONAL HEIGHT REQUEST:	60'	*5 TYPICAL
		30'-00"	3
	INTERIOR SQUARE FOOTAGE:		10% ADDITIONAL LANDSCAPE REQUIRED:
LEVEL 6 (BUILDINGS 2,3,4)	93,330		9,333
LEVEL 7 (BUILDINGS 2,3,4)	95,430		9,543
LEVEL 8 (BUILDINGS 2,3,4)	95,430		9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

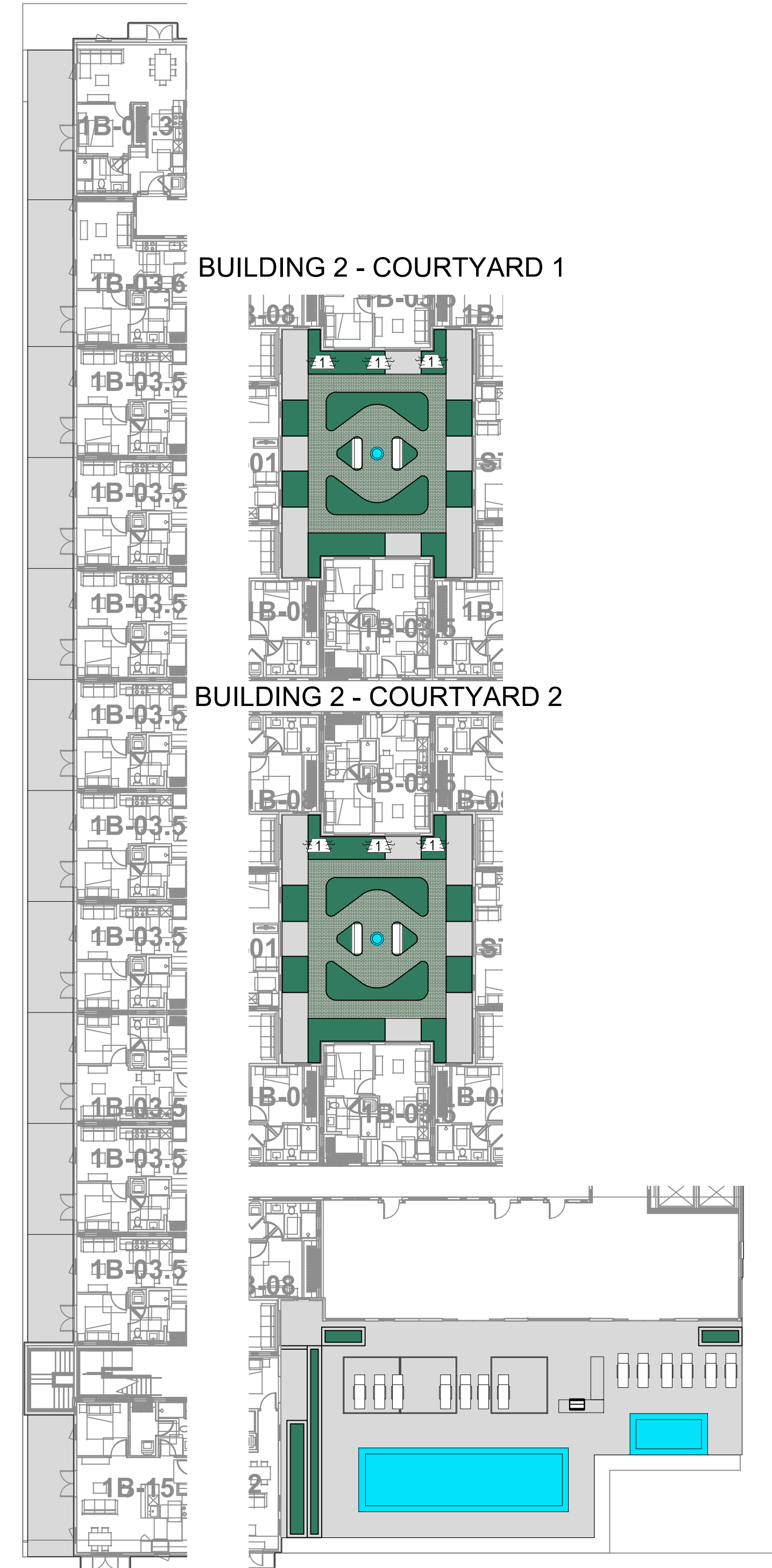
LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
<b>HORIZONTAL LANDSCAPE COVERAGE:</b>		
LEVEL 3	2,115	1,250
BUILDING 2 & 3 PATIOS		
LEVEL 4	22,667	3,600
BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS		
LEVEL 5	10,435	1,387
BUILDING 3 PATIOS & AMENITY AREAS		
LEVEL 8	1,260	91
BUILDING 2 PATIOS		
HORIZONTAL TOTALS:	36,477	6,328
<b>VERTICAL LANDSCAPE COVERAGE:</b>		
LEVEL 4	0	2,849
GREEN WALLS @ EXPOSED AREAS		
LEVEL 5	0	1,508
GREEN WALLS @ EXPOSED AREAS		
LEVEL 8	0	352
GREEN WALLS @ EXPOSED AREAS		
VERTICAL TOTALS:	0	4,709

PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473



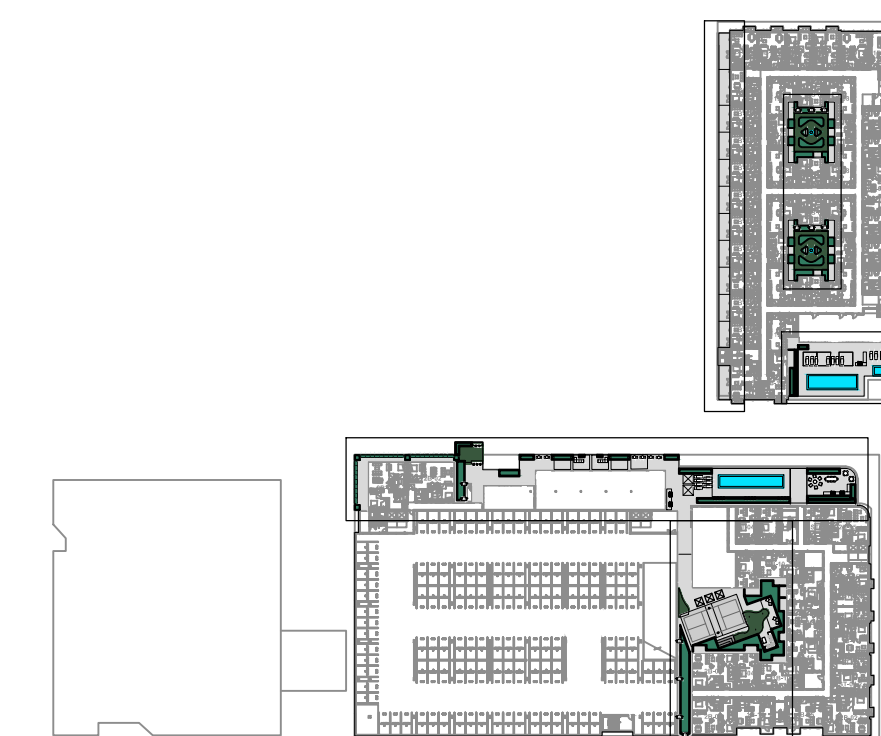
LEVEL 4  
 PLANTERS:  
 4 LARGE @ 13 = 52  
 27 RECT @ 3.5 = 94  
 BUILT IN = 3,454  
 22,667 S.F. OUTDOOR AREA  
 3,600 S.F. LANDSCAPE COVERAGE

VERTICAL COVERAGE - VINE PLANTING / GREEN WALL ZONES							
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VERTICAL COVERAGE
7	10 GAL.	CAMPISIS RADICANS	TRUMPET VINE	30'x20'	GV1	VERTICAL CLIMBING VINE	1x314 = 2,198
5	10 GAL.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE VINE	2x15'	GV1	TO BE STAKED FOR VERTICAL COVERAGE	5x176 = 651
							TOTAL: 2,849



BUILDING 2 - WEST PATIO BUILDING 2 - AMENITY DECK

KEY MAP - LEVEL 4 LANDSCAPE AREAS





LEVEL 5

PLANTERS:  
14 LARGE @ 13 = 182  
BUILT-IN PLANTERS = 1,205

2,720 S.F. PATIO AREA  
7,715 S.F. AMENITY AREA

10,435 S.F. OUTDOOR AREA  
1,387 S.F. LANDSCAPE COVERAGE

VERTICAL COVERAGE - VINE PLANTING / GREEN WALL ZONES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VERTICAL COVERAGE
2	10 GAL.	CAMPISIS RADICANS	TRUMPET VINE	30x20'	GV1	VERTICAL CLIMBING VINE	2x314 = 628
5	10 GAL.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE VINE	2x15'	GV1	TO BE STAKED FOR VERTICAL COVERAGE	5x176 = 880
							TOTAL: 1,508


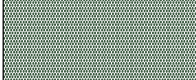


-  HORIZONTAL LIVE VEGETATION  
1,387
-  NON-VEGETATED LANDSCAPE SURFACE
-  WATER
-  OUTDOOR AREA

TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION

		HT:	FLOOR LEVELS:
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	90'-00"	8
	ADDITIONAL HEIGHT REQUEST:	60'	*5 TYPICAL
		30'-00"	3
		10% ADDITIONAL LANDSCAPE REQUIRED:	
LEVEL 6 (BUILDINGS 2,3,4)		INTERIOR SQUARE FOOTAGE:	9,333
LEVEL 7 (BUILDINGS 2,3,4)		95,430	9,543
LEVEL 8 (BUILDINGS 2,3,4)		95,430	9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
<b>HORIZONTAL LANDSCAPE COVERAGE:</b>		
LEVEL 3	2,115	1,250
BUILDING 2 & 3 PATIOS		
LEVEL 4	22,667	3,600
BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS		
LEVEL 5	10,435	1,387
BUILDING 3 PATIOS & AMENITY AREAS		
LEVEL 8	1,260	91
BUILDING 2 PATIOS		
HORIZONTAL TOTALS:	36,477	6,328
<b>VERTICAL LANDSCAPE COVERAGE:</b>		
LEVEL 4	0	2,849
GREEN WALLS @ EXPOSED AREAS		
LEVEL 5	0	1,508
GREEN WALLS @ EXPOSED AREAS		
LEVEL 8	0	352
GREEN WALLS @ EXPOSED AREAS		
VERTICAL TOTALS:	0	4,709

PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

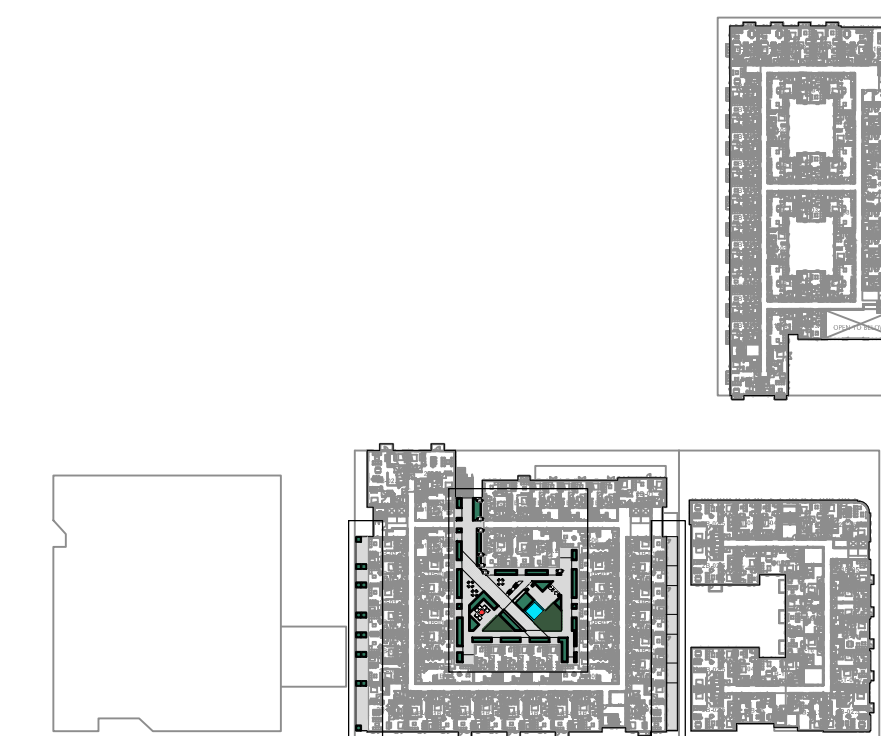
BUILDING 4 - AMENITY COURTYARD



BUILDING 4 - WEST PATIOS

BUILDING 4 - EAST PATIOS

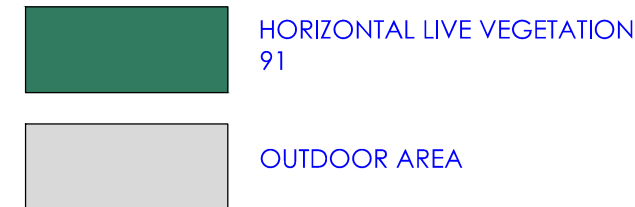
KEY MAP - LEVEL 5 LANDSCAPE AREAS





VERTICAL COVERAGE - VINE PLANTING / GREEN WALL ZONES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VERTICAL COVERAGE
2	10 GAL.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE VINE	2x15'	GV1	TO BE STAKED FOR VERTICAL COVERAGE	2x176 = 352
							<b>TOTAL: 352</b>



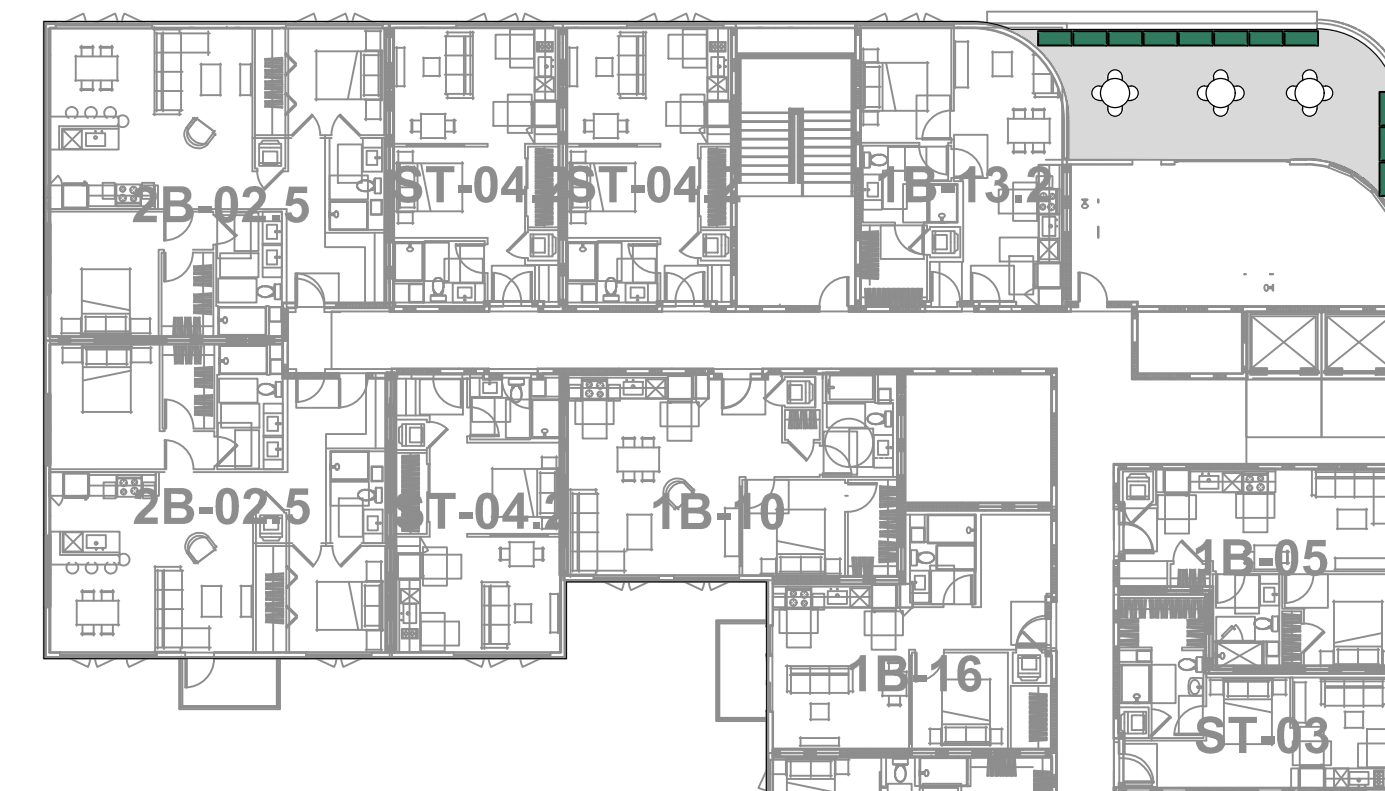
**BUILDING 2 - ROOFDECK**



**TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION**

		HT:	FLOOR LEVELS:
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	90'-00"	8
	ADDITIONAL HEIGHT REQUEST:	30'-00"	*5 TYPICAL
		INTERIOR SQUARE FOOTAGE:	10% ADDITIONAL LANDSCAPE REQUIRED:
LEVEL 6 (BUILDINGS 2,3,4)		93,330	9,333
LEVEL 7 (BUILDINGS 2,3,4)		95,430	9,543
LEVEL 8 (BUILDINGS 2,3,4)		95,430	9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

**BUILDING 3 - ROOFDECK**

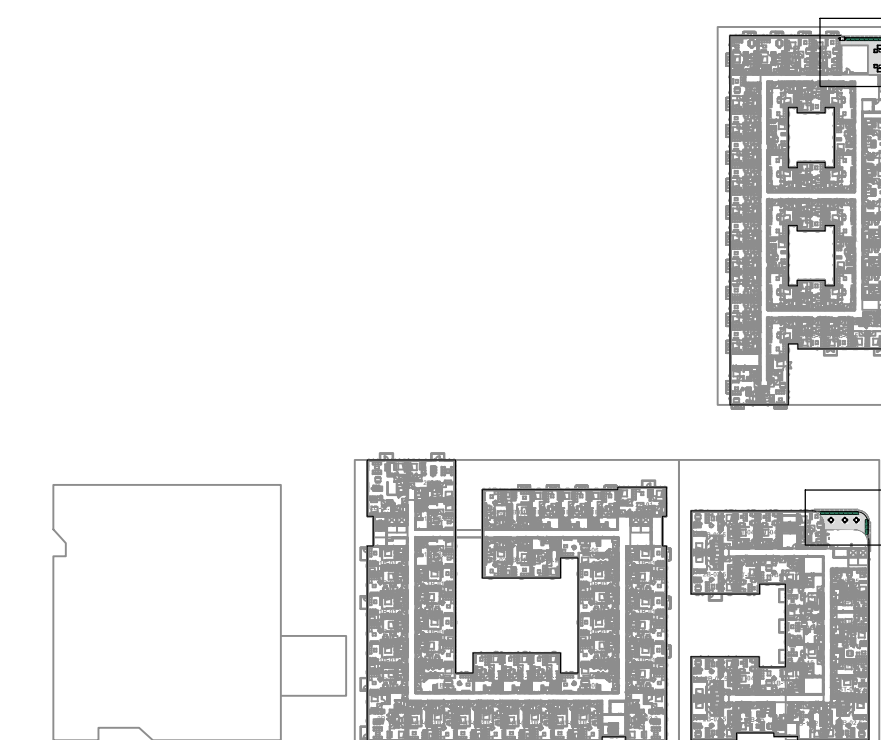


**LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:**

	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
<b>HORIZONTAL LANDSCAPE COVERAGE:</b>		
LEVEL 3	2,115	1,250
BUILDING 2 & 3 PATIOS		
LEVEL 4	22,667	3,600
BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS		
LEVEL 5	10,435	1,387
BUILDING 3 PATIOS & AMENITY AREAS		
LEVEL 8	1,260	91
BUILDING 2 PATIOS		
HORIZONTAL TOTALS:	36,477	6,328
<b>VERTICAL LANDSCAPE COVERAGE:</b>		
LEVEL 4	0	2,849
GREEN WALLS @ EXPOSED AREAS		
LEVEL 5	0	1,508
GREEN WALLS @ EXPOSED AREAS		
LEVEL 8	0	352
GREEN WALLS @ EXPOSED AREAS		
VERTICAL TOTALS:	0	4,709

PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

**KEY MAP - LEVEL 8 LANDSCAPE AREAS**





# **ATTACHMENT D: Property & Vicinity Photos**





***Corner of 400 W and 900 S (looking east)***



***Newly completed segment of the 9-Line trail***



***Looking north (the Fleet Block is the property on the right)***



***900 South (looking west)***





***400 West (west side)***



***400 West (east side)***



***Warehouse on the corner of 400 West and Montague Avenue***



***Montague Avenue (looking west)***





***Two dwellings to be demolished on Fayette Avenue (looking north)***



***Fayette Avenue (looking east)***



***500 West (looking north)***



***500 West (looking east)***





**Montague Avenue – Corner of 500 West**



**Montague Avenue (looking east)**



**Rio Grande Street (looking north)**



**Rio Grande Street (looking northeast)**



# ATTACHMENT E: 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.

**Planned Development Purpose Statement:** A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development 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.

**Discussion:**

The project meets the objective of Planned Developments by providing a more enhanced product than what would be required if the property was developed under the base CG General Commercial zoning district. The CG zone has minimal development requirements and ultimately, by-right buildings in the zone may be built with little to no regard to best practices in planning or urban design.

The proposal for reduced setbacks and additional building height allows Building's 2 and 3 of the development to be placed directly against the sidewalk, creating a transparent and active ground floor experience. The reduction in building setbacks results in a reduction in landscape yard area, which is being mitigated by providing widened park strips, rooftop landscaping and amenities, and a public plaza in the middle of the development.



The additional 5 feet in building height being requested for the Life-Sciences building is required to screen the rooftop mechanical equipment. From the street, the building will be perceived as 75 feet because the mechanical equipment and screening is setback from the edge of the building by approximately 55 feet and will not be highly visible.

The West Village development proposal meets the Housing, Mobility, and Master Plan Implementation objectives. The proposal supports the Planned Development purpose, which is to encourage efficient use of land and innovative development. The proposal provides an overall benefit to the community by providing much needed housing, located above retail space, and near public transit options such as the 9-Line. The architectural design of the project speaks to the historic development patterns of the Granary District, where warehouses were built to the property line and buildings were constructed with brick and masonry. The project surpasses the design requirements of the CG zone and is compatible with recently approved developments within the surrounding neighborhood.

**Finding:**  Meets Purpose Statement  Does Not Meet Purpose Statement

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

**Discussion:** The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

**Finding:**  Objective Satisfied  Objective Not Satisfied

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

**Discussion:** The project is not located in a historic district or listed as a landmark site. The existing single-family dwelling does not have any protection in place and may be redeveloped as proposed.



**Finding:**  Objective Satisfied       Objective Not Satisfied

**C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:**

- 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**
- 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.**

**Discussion:** The proposed Planned Development achieves the Housing objective by providing different housing choices than what is currently available. The Granary District does not have a large housing stock, which this project will help provide with unit types ranging from studios to rowhomes.

The current development pattern of the neighborhood includes large-scale warehouse buildings with minimal pedestrian amenities. The Granary District development pattern is large in scale and lacks infrastructure that supports pedestrian activity. The proposed development reflects the architectural warehouse style of the neighborhood but is scaled down through breaks in the building façade, building step backs, and ground floor activation. The first level of the mixed-use residential buildings is approximately 20 feet tall, which is comparable to many of the existing buildings in the area. The increase in building height accommodates more residential units whose occupants will support the ground floor retail uses.

**Finding:**  Objective Satisfied       Objective Not Satisfied

**D. Mobility: Enhances accessibility and mobility:**

- 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.**
- 2. Improvements that encourage transportation options other than just the automobile.**

**Discussion:** The applicant is not intending to meet this objective, but the proposal does include a new bicycle lane on 500 West, and new sidewalks and park strips surrounding the perimeter of the block and along Montague Avenue. The applicant is also planning on installing a Green Bike station within the development as a part of their Planned Development request. Montague Avenue is currently lacking sidewalks, which will be provided with this proposal.

**Finding:**  Objective Satisfied       Objective Not Satisfied

**E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:**

- 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.**



2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

**Discussion:** The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

**Finding:**  Objective Satisfied       Objective Not Satisfied

**F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:**

**1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.**

**Discussion:** The project helps implement the housing goals within Plan Salt Lake and the Downtown Plan. The Downtown Plan has specific initiatives for the Granary District including the following:

- Utilize interior streets and walkways for smaller scale buildings, like townhouse development, to activate interior of blocks while keeping main streets commercial.
- Rebuild 400 West into a multi-modal street with adequate curb, gutter, park strip and sidewalk.
- Encourage development of small neighborhood service nodes.
- Create active public spaces in the Granary, such as parks, plazas, etc. in key locations.

Master Plan Implementation was discussed in Consideration 1 of the staff report.

**Finding:**  Objective Satisfied       Objective Not Satisfied

**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.**

**Discussion:**

Master Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed development is of a scale appropriate to the CG zone and none of the requested zoning modifications are contrary to the applicable plans for the area.

The project provides “mid-rise housing and small local-serving retail” that contribute to making the Granary a complete neighborhood that provides a range of housing and retail options. The redevelopment of 400 West and 500 West will link the development to the greater Downtown area as envisioned in the plan.

**Condition(s):**



**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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;

**Discussion:**

The Granary District is defined by large over-sized warehouse buildings, built on large parcels that are divided by the typical 132 foot Salt Lake City right of way. The district is transitioning from less intense warehouse uses to residential and “creative industries” that support office, retail, and restaurants. The redevelopment of the site will bring more density to the area, which is encouraged in the Downtown Plan. The plan envisions mid-scale development with townhouses lining midblock streets, as reflected in this proposal. Main streets, such as 400 West and 900 South, are to be maintained as commercial corridors.

**Building 2:** Building 2 provides step backs from Montague Avenue at levels 3, 4, and 8, reducing the scale of the structure and providing a hierarchy of the uses.

The building has 3-story townhomes (north elevation) with frontage on Montague Avenue that are designed with private stoops and rooftop balconies overlooking the street. Building 2 has three major step backs along Montague Avenue that help to reduce the overall scale of the structure and provide enough light for street trees and rooftop landscaping. The first building step back is on the corner of Montague and 400 West. The fourth floor of the building is stepped back over 40 feet, which provides room for a pool that wraps around the corner of the building and is above the ground floor retail space.

**Building 3:** Building 3 has most of its frontage along 400 West but reflects Building 2 in design and compatibility. The southern corner of the building, on Montague Avenue and 400 West, mirrors the large step backs of Building 2. The fourth floor is stepped back by nearly 45 feet and includes a pool deck overlooking the street. The ground floor has a leasing office and coworking space.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable



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;

**Discussion:**

The applicant is requesting reduced setbacks so the development can be built adjacent to the public right-of-way, rather than setback from the street. Building materials of both residential mixed-use buildings consist of brick, concrete, metal paneling, and stucco. The materials, particularly brick, are reflected in both existing buildings and newer developments.

**Building 2:** The buildings longest frontage (northern elevation) is along Montague Avenue where a one foot setback is requested. Montague Avenue includes 3-story townhomes with retail space anchoring the corner of 400 West (eastern elevation). The building has approximately a 4 foot setback from 400 West. The “back” of the development is along Fayette Avenue where no setback reductions are being proposed.

**Building 3:** The building has its primary retail space adjacent to 900 South (northern elevation) where there is no proposed building setback. The retail space wraps around the northern portion of Building 3 to 400 West. The longest building façade (eastern elevation) runs along 400 West and concludes at Montague Avenue.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

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.

**Discussion:**

- a. The perimeter setbacks reflect the development pattern of the neighborhood. The applicant provided a vicinity map showing multiple instances where warehouse buildings were built up to the property line. The applicant is requesting Planned Development approval for a reduction or elimination of building setbacks for both Buildings 2 and 3. The absence of setbacks reflects the historic fabric of the neighborhood, but in lieu of reduced setbacks, the proposal provides new pedestrian infrastructure such as sidewalks and park strips. The Life-Sciences building meets all the required setbacks in the CG General Commercial zoning district.
- b. While the ground floor is near or against the property line on most building facades, the two residential mixed-use structures have multiple building step backs that create space for private amenities. The corner of Montague Avenue and 400 West has two rooftop pools mirroring each other and overlooking the retail corner and public space. The 3-story



townhomes along Montague Avenue (Building 2) have rooftop patios, and the apartment units in both buildings include private balconies.

- c. Staff does not anticipate negative impacts on neighboring properties due to the increase in population. Neighboring properties include warehouse buildings or industrial uses that are loud in nature or not actively used.
- d. Transportation has reviewed the proposal and did not have concerns over vehicular and pedestrian conflicts. There are three parking garage entrances. Building 3 has one entrance on 400 West and Building 2, which shares parking with the Life Science building, has two entrances off Fayette Avenue. There is no parking garage access from 900 South or Montague Avenue.
- e. While the two residential mixed-use buildings (Buildings 2 and 3) have reduced setbacks, there is sufficient space for maintenance and utilities that has been carved out within the building façade. Building 2 has two transformers on the Fayette frontage, as well as a loading dock for the Life-Sciences building. Building 3 has a large Rocky Mountain Power switch gear located on the northwestern corner of the building on 900 South and one transformer located on 400 West. All of the transformers are screened with additional landscaping and do not protrude past the edge of the buildings.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

**Discussion:**

Both residential mixed-use buildings have highly transparent ground floor building facades with multiple active uses including residential units, retail, and coworking space. The buildings have breaks in their massing which delineate public and private areas and interior access. The ground floor is constructed with brick or copper colored metal paneling. The changes in massing, uses, and building materials provide visual interest and facilitates pedestrian interaction.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

**Discussion:**

The lighting plan will be reviewed during the building permit phase of the development. Review comments from the Police Department stated, "We would request robust lighting in



the area. With this being a dense population area (602 units), it will be a draw for police resources. Robust lighting will help reduce crime and the need for police services.”

Street lighting will be required to meet the SLC Street Light Master Plan and building lighting will be required to be robust, but not create light spillover.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

**Discussion:**

There is a loading dock off Fayette Avenue that will service the Life-Sciences building. The structure is setback 33 feet from the property line and located between the Life-Sciences building and Building 2. The rear of the structure abuts the public plaza to the north but is screened through the creation of a seating area that steps up the back of the structure. The other services areas are located within the underground parking area.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

7. Whether parking areas are appropriately buffered from adjacent uses.

**Discussion:**

The proposal includes 835 parking stalls.

**Building 2:** The parking structure within Building 2 is between three and four levels, with four levels of residential units above the parking. There are two parking garage entrances off Fayette Avenue. The structure provides shared parking between Building 2 and the Life-Sciences building. Both buildings are setback from Fayette Avenue by at least 10 feet. The landscaped area within the setback includes trees adjacent to the buildings and within the new park strip. The trees and landscaping help buffer the parking use from adjacent businesses. There are also 14 on-street parallel stalls proposed on Fayette Avenue. The rear of the building faces autobody businesses, as well as the freeway.

**Building 3:** The parking structure for Building 3 is three levels and is wrapped with retail or residential uses on all street facing facades. There is one parking garage entrance off 400 West.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable



**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;

**Discussion:**

There are four existing trees adjacent to 900 South that will be removed and replaced. There is no additional landscaping that will be preserved on the property, but the project will incorporate water-wise plants throughout the site.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

**Discussion:**

There is no existing landscape buffer.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

**Discussion:**

The proposed landscaping has been reviewed and approved by Urban Forestry. There will be new trees along all street frontages and within the public plaza area. The applicant has requested reduced building setbacks and a reduced landscaping buffer for the two residential mixed-use buildings. The applicant justifies the reduction in landscaping by providing a development with active ground floor uses, transparency, building step backs that create room for rooftop landscaping, and a public plaza.

All park strips and ground level setback areas will include live vegetation. Street trees will be placed in grates for protection. There are 101 trees proposed, 88 of which require low water use. Additional landscaping is located throughout the development along terraces, courtyards, and rooftops.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable



4. Whether proposed landscaping is appropriate for the scale of the development.

**Discussion:**

**400 West:** Larger scaled Elm trees will be planted within the sidewalk area along 400 West. The trees grow to approximately 60 feet in height and are recommended as shade and street trees as they are quick to establish and can grow in restricted sites, such as a park strip.

**Montague Avenue:** The pedestrian oriented street will be lined with Zelkova's which reach a height of approximately 70 feet with a spread of 50 feet. The Green Vase Zelkova is recommended as a fast growing shade tree, which is appropriate along Montague Ave. At maturity, the Zelkova will reach level 7 of the development, providing shade to the street and shading most of the rooftop balconies and patios.

**Fayette Avenue:** Fayette Avenue, which is the main vehicular access point for the project, will have larger scaled Honeylocust trees (40 feet tall) that help block the parking structure. The park strip and setback areas adjacent to the parking garage entrances will be planted with smaller Zelkova's and Japanese Lilacs (25 feet tall).

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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;

**Discussion:**

There are two parking garage entrances off Fayette Avenue (access to Building 2), and one on 400 West (access to Building 3). There is no vehicular access from 900 South or Montague Avenue. The Life-Science building will share parking with Building 2. The surrounding neighborhood lacks pedestrian and cyclist infrastructure. The development will provide new sidewalks and park strips where there are currently none. A new bike lane is proposed on 500 West and the surrounding streets will be upgraded.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

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;

**Discussion:**

- a. The perimeter of the development will have a 7 ½ foot wide sidewalk with a 5 foot wide park strip. There are currently no sidewalks or park strips in this area and all improvements are a necessary part of redevelopment.
- b. The applicant is proposing to build a new bike lane on 500 West. They are also proposing to use two minor Transportation Demand Management strategies to reduce the parking in Building 3 and to share parking between Building 2 and the Life-Science building. One of the strategies being implemented is participation in a bike sharing program. The applicant plans to work with Green Bike to provide a new bike station. This is an appropriate location for a bike sharing station since the new 9-Line trail has recently been completed along 900 South. When built, it will be the most western Green Bike station in the area. The closest stations to West Village are on 800 S and 400 W and at Proper Burger (approximately 850 S Main St.).
- c. The parking garage serving Building 2 and the Life-Sciences building will be accessed from 400 West, where there are no retail or ground floor residential units. One entrance will be off 400 West (entrance to Building 3), but no conflicts are expected. Montague Avenue will allow for vehicular travel but is designed for pedestrians with approximately 10 foot wide sidewalks that include street trees within grates.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

**Discussion:**

The surrounding uses include storage units, autobody shops, or other industrial uses. While most of the neighborhood lacks pedestrian infrastructure, this project will include new sidewalks and abuts 900 South, which was recently redesigned as a part of the 9-Line project. Amenities such as bars, coffee shops, and restaurants begin at 300 West and continue as you move east. The new development provides retail options on-site and will be one of the catalysts for redevelopment in the area.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

4. Whether the proposed design provides adequate emergency vehicle access;



**Discussion:** Emergency vehicular access has been reviewed by Fire. Building permits will be reviewed for full compliance.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

**Discussion:**

There is a large off-street loading area off Fayette Avenue, between the Life-Sciences building and Building 2. It is setback from the property line 33 feet. While visible from Fayette, the loading dock is obscured from the view along Montague Avenue. The public plaza uses the building as its southern boundary, with stairs and seating areas blocking the structure. Negative impacts are not expected.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.**

**Discussion:**

The site does not have any significant existing landscaping.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.**

**Discussion:**

Public Utilities has reviewed and approved the plans. A full review of the utility plans will be conducted when the applicant applies for a building permit.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable



# ATTACHMENT F: 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:

**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.**

**Discussion:**

The purpose of the CG General Commercial zoning district is to provide an environment for a variety of commercial uses, provide economic development opportunities through a mix of land uses, and provide connections that are safe, convenient, and inviting. Access should follow a hierarchy that places the pedestrian first, bicycle second, and automobile third.

The West Village proposal meets the above purpose statement as well as the adopted "Urban Design Element" and the applicable master plans for the area. The applicant's narrative states that the project follows the recommendation of the "Urban Design Element" by creating a strong street wall that helps facilitate pedestrian circulation as well as provide a sense of space and scale unique to the Granary District's large over-scaled feel, which can be accomplished by buildings abutting front and side property lines.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.



**Discussion:**

***Residential Mixed-Use Buildings***

All primary building entrances face the public sidewalk. Through the Planned Development process, the applicant is requesting a reduction in setbacks, which will follow the existing development pattern in the Granary District and responds to the desires of the Downtown Master Plan, which calls for improved pedestrian infrastructure. All the parking is within Building's 2 and 3. There are also 14 parallel on-street stalls located on Fayette Avenue, but the street is considered the rear of the development where vehicular access is being directed.

***Life-Science Building***

The Life-Science building will provide pedestrian entrances on each building façade with access from the public sidewalks. The main entrance will be located at the northeast corner, on Montague Avenue with the doors facing the public plaza.

The building has a 10-foot setback on two of its three street frontages (south and west facades). The parking associated with the building is within Building 2. Parking has been reviewed and approved by the Transportation Division.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.

**Discussion:**

***Residential Mixed-Use Buildings***

The public sidewalk is lined with active ground floor uses including retail, coworking space, and residential units. The ground floor space is highly transparent and uses traditional storefront elements such as canopies, large windows, and pedestrian scaled fenestrations. There are two rooftop decks and two ground floor patios located on the corners of Montague Avenue and 400 West.

***Life-Science Building***

The building's entry, lobby, and amenity spaces are all on the ground floor. The ground floor of the building has floor to ceiling glass, which is transparent at the entrances but tinted in the office and laboratory areas. The applicant explains the architectural design as drawing



inspiration from the surrounding district to inform its materiality. The building utilizes steel, which reflects the industrial uses within the area. The window pattern provides recesses at 11 foot vertical intervals. Weathering steel panels are located at the buildings entrance and other key walls, such as the public plaza. It is compatible with the established character of the neighborhood and reflective of newer approved development.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.

**Discussion:**

***Residential Mixed-Use Buildings***

1. The proposal incorporates large step backs at the first, second, and third level of both residential mixed-use buildings. Building 2 has a step back above the townhome units that front Montague Avenue and step backs incorporated into 400 West facade. Building 3 mirrors Building 2 and has significant step backs on the corner of Montague Avenue and 400 West.
2. The applicant's narrative explains that West Village design "breaks up longer facades to create a better pedestrian scale, public realm and more interesting street wall. Balconies are added and different color materials to create a strong divide of facades to reduce the visual width" of the buildings.

**Building 2:** The step backs and massing along Montague Avenue help the building appear like multiple structures, which enhances the pedestrian experience. The parking garage, which is on the first 3-4 levels, is wrapped with retail or residential units. The fourth floor of the building is separated by an interior rooftop plaza that is stepped back from the street, which breaks up the massing and scale.

**Building 3:** The structure uses materials to create a pedestrian scaled base, with the upper levels stepped back from the front line of the building. The 900 West façade contains ground floor retail that wraps around the northeastern corner to 400 West.



The massing is broken up along 400 West depending on the interior use. Retail spaces are near the sidewalk while units are setback.

3. The project includes private balconies, roof top decks and pools, and large windows.
4. The solid-to-void ratio reflects the established character of the neighborhood, which consists of mostly warehouse buildings with large windows, and fenestration patterns that mimic the existing architecture.

***Life-Science Building***

The overall height and massing and solid-to-void ratio is similar to other buildings in the district. The applicant explains the design of the building as being “modulated by a series of functional notches, indentations which serve to create the impression of the building as a composition of multiple interlocking volumes of modest and elegant proportions.”

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.

**Discussion:**

***Residential Mixed-Use Buildings***

1. The building facades are broken up through step backs and breaks in both the vertical and horizontal planes. The different uses, such as townhomes and retail spaces, also help to break up the façade.
2. The buildings are mostly brick with architectural metal, concrete banding, and large windows.
3. The massing is broken up both vertically and horizontally, with significant step backs along Montague Avenue and 400 West.

***Life-Science Building***

None of the building facades exceed 200 feet.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable



**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.

**Discussion:**

The project includes numbers 1, 2, and 5.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

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

1. Human scale:
  - a. Utilize setbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or 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.

**Discussion:**

The development utilizes step backs, building modulation, and compatible rooflines that reduce the overall perceived height of the project.

***Residential Mixed-Use Buildings***

Both of the buildings have distinct bases, middle, and tops. Rather than be unconventional in architectural style, the design complements existing warehouse buildings and aims to blend in with the industrial uses of the neighborhood.

1. The buildings have a distinct base for their retail and residential uses. The ground floor is approximately 20 feet and then the two buildings have different step backs as the buildings increase in height.

**Building 2:** The 20 foot base of the building is of similar height to existing buildings in the area which are typically one to two stories. The brick townhomes and roof top amenity spaces define the middle of the structure, while the top of the building is defined by a large step back from the townhomes and a slight step back from the upper stories of apartments.

**Building 3:** The base of Building 3 is of the same height as Building 2. The 20 foot base reflects existing warehouse development patterns and is of human-scale. The height of the structure is reduced through step backs, street level landscaping, and building modulation based on use. The structure has a flat roof along Montague Avenue and 400 West. The north elevation, adjacent to 900 South, has a slight pitch to the roofline.

2. The proposed step backs minimize negative impacts by modulating the building and minimizing the shadows on the public and private realm. The applicant provided a shadow study demonstrating that the proposal has little impact on surrounding properties, some of which are also being redeveloped.
3. The roofline is mostly flat, which is cohesive with the overall form and composition of existing and proposed development patterns. The rooftop decks break up façade at a height that reflects the height of surrounding development. While a full green roof is not provided, the two residential mixed-use buildings have landscaping that will help mitigate solar gain.

***Life-Science Building:*** Additional building height is being requested through both the Planned Development and Design Review processes.

1. The building's main entrance grounds the structure and reduces the overall feeling of height. While the structure is 95 feet tall, 20 of those feet are for the mechanical equipment screening that is setback from the roof by 55 feet.



2. The building does not have traditional cornice lines, but the top of the building relates to the other two buildings and is of similar height to newer and anticipated development in the area.
3. The Life-Science building does not provide a green roof due to the uses in the building.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.**

**Discussion:**

Parking for the development is in two large parking structures that are wrapped with commercial, retail, and residential uses. Sidewalks encircle the property and provide safe pedestrian connections to each ground floor retail space and dwelling units. Pedestrian and vehicular conflicts should be reduced by having only one vehicular access point to the garage along 400 West and none on 900 South or Montague Avenue.

Most of the vehicular traffic is being directed to Fayette Avenue where there are two entrances to the off-street parking structure within Building 2, and access to the loading dock that serves the Life-Science building. Fayette Avenue faces the freeway and acts as the rear of the development.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable

**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.)**

**Discussion:** All the above-mentioned equipment is screened from public view. The request for additional building height for the Life-Science building is to ensure the laboratory exhausts are screened from view, but still have enough space for air flow.

The loading dock is off Fayette Avenue, which acts like the back of the development. It is setback from the street 33 feet and surrounded by landscaping. The back of the loading area is screened from view by the plaza to the north and a gate setback from the public way. The loading dock is clad in a similar material as the Life-Science building.



<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

<b>J. Signage shall emphasize the pedestrian/mass transit orientation.</b>
<ol style="list-style-type: none"> <li>1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.</li> <li>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</li> <li>3. Coordinate sign location with landscaping to avoid conflicts.</li> </ol>
<b>Discussion:</b> The applicant stated that the signage design will comply with this standard by incorporating pedestrian-focused signage for the ground floor commercial and lobby space. The sign package will be reviewed separately from this request during the building permit process.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

<b>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</b>
<ol style="list-style-type: none"> <li>1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.</li> <li>2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.</li> <li>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</li> </ol>
<b>Discussion:</b> The applicant stated that streetlights for the development will be provided according to the Salt Lake City Street Lighting Master Plan. Lighting will be emphasized at the building entrances and be designed by an electrical engineer. The Police Department has requested robust lighting to discourage crime in the area.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable



**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.

**Discussion:**

1. There are no existing street trees or vegetation on the property. The proposed street trees comply with the City's guidelines and were approved by the Urban Forester.
2. The proposed hardscape is consistent throughout the development and will follow the applicable design standards. The privately maintained public plaza contains hardscape that will differ in color from the pavement or sidewalk, which creates an identifiable space. Final site design details will be reviewed during the building permit process to ensure compliance.

**Condition(s):**

**Finding:**  Complies  Complies with conditions  Does not comply  Not Applicable



# ATTACHMENT G: 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:

- November 28, 2022 – The Ballpark and Glendale Community Councils were sent the 45 day required notice for recognized community organizations. The comment period ended on January 12, 2023.
- November 29, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 8, 2022 – At a joint meeting, the applicant presented the project to the Ballpark and Central 9th Community Councils. Formal written comments were not submitted.
- November 2022 – April 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- April 14, 2023
  - Public hearing notice signage posted on the property.
- April 14, 2023
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.

## Public Input:

There were two comments submitted that voiced opposition to the proposed reduction in setbacks and landscaping. The comments did not oppose the increase in building height



**From:** [Fraser Nelson](#)  
**To:** [Roman, Amanda](#)  
**Subject:** (EXTERNAL) Urban Alfandre "West Village"  
**Date:** Tuesday, December 6, 2022 3:49:59 PM

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Hi Amanda

Just want to voice my opposition to the 'no trees' and zero set back request. We are a tree desert over here in Ballpark and I truly believe any new development should help with our urban canopy.

Thanks

Fraser

--

Fraser Nelson  
Managing Director  
[The National Trust for Local News](#)





**From:** [Suzanne Stensaas](#)  
**To:** [Roman, Amanda](#)  
**Cc:** [Judi Short](#)  
**Subject:** (EXTERNAL) West Village – Design Review & Planned Development  
**Date:** Tuesday, December 27, 2022 2:04:35 PM

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Design Review and Planned Development approval is required for the following zoning modifications:

- An increase in maximum building height from 60 feet to 90 feet. The maximum height permitted, with Design Review approval, is 90 feet.
- **The developers are requesting no front yard setbacks for the two multi-family buildings, along 900 South and Montague Streets, and a reduced corner yard setback on 400 West.**
- **Request to reduce the landscape yard requirements from 10 feet to zero.**
- Request for a reduction in required parking spaces for one of the residential buildings from 237 to 178 by utilizing the Transportation Demand Strategies. The overall parking count is 835.

Our city will be hot and ugly. My comments for this proposal is we need more not less set-back, more landscaping, room for trees that will grow tall and make shade and a space for a bench or table. Stop cramming so many units into the space, we need green for sanity and air quality. What about global warming? The mayor wants trees, the parking is too narrow or not present. The city should require land for trees and shade be included in the design. This does the exact opposite. Do I have to write about every proposal or will planning be sensible and just mandate a decent quality of life with green space, shade, trees, and perhaps a bit of clean air?

Suzanne S. Stensaas  
2460 Lynwood Drive  
Salt Lake City, Utah 84109, USA  
Home, land line 801 466 9050;  
Skype: suzannestensaas  
email: [Suzanne.Stensaas@hsc.utah.edu](mailto:Suzanne.Stensaas@hsc.utah.edu)



**From:** [Suzanne Stensaas](#)  
**To:** [Roman, Amanda](#)  
**Cc:** [Judi Short](#)  
**Subject:** (EXTERNAL) West Village – Design Review & Planned Development  
**Date:** Wednesday, January 11, 2023 1:53:21 PM

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**Petition Number:** PLNPCM2022-00866 & PLNPCM2022-00867

**Council District:** #5 – Darin Mano

**Staff Planner:** Amanda Roman

**Email:** [amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com)

**Phone Number:** 801.535.7660

Our central area, with high density housing, needs set-backs, landscaping, trees, and small niches along the street where residents and passerby can sit. Shade, cooler air, air purification and CO2 capture. For this reason more space around the building needs to exist rather than cramming in a few more apartments.

For these reasons I STRONGLY oppose:

- The developers are requesting **no front yard setbacks** for the two multi-family buildings, along 900 South and Montague Streets, and **a reduced corner yard setback on 400 West.**
- Request to **reduce the landscape yard requirements from 10 feet to zero.**

I don't want to live in a concrete city.

Please present my comments to the planning commission.

Suzanne S. Stensaas  
2460 Lynwood Drive  
Salt Lake City, Utah 84109, USA  
Home, land line 801 466 9050;  
Skype: suzannestensaas  
email: [Suzanne.Stensaas@hsc.utah.edu](mailto:Suzanne.Stensaas@hsc.utah.edu)



# ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with. Comments regarding the original shared street concept on Montague Avenue can be discarded unless the proposal is pursued at a later date.

## **Building:** Comments provided by Bryan Romney on 12/02/22

Comments are attached to the information sheet and will be reviewed during the building permit process.

## **Sustainability:**

No comments provided.

## **Engineering:** Comments provided by Scott Weiler on 4/5/23

Thanks for the opportunity to review the updated design concepts for these public streets for the West Village Development. Your message mentioned that Montague Avenue is to remain a public R/W between 400 West and 500 West.

My review comments on these updated plans are focused on Montague Avenue because of the developer's specific goals for its use.

Montague Avenue is proposed to serve vehicular traffic and yet it's clear from one of the renderings that the developer wants it to be "pedestrian friendly" in allowing pedestrians to walk freely across the street width anywhere they choose. For this concept to succeed, I recommend you consider the following:

- SLC Transportation has adopted street typologies that might include one that is applicable to this location.
- Vehicular speeds must be low. Speed limit signs might assist with this goal.
- The width must be wide enough for emergency access. Do you know if the width of Montague Ave. (face of curb to face of curb) has been vetted by Doug Bateman for his fire design review?
- A pavement structure must be suitable to carry repeated heavy loads. Concrete pavers will not be allowed where vehicles will drive. The pavement must be either asphalt or concrete.
- The use of curb & gutter is favorable for warning sight impaired pedestrians that they are leaving the safety of a sidewalk. The curb & gutter is also valuable in conveying storm runoff to a disposal point such as an inlet box. I have a concern with the cross section E-E (see below) if it is accurate in what it portrays (sloping the new pavement towards the center of the roadway). A better design will have the new pavement slope towards the new curb & gutter.
- Street trees in tree wells will trigger the need for Structural Soil to be installed to encourage root growth under the surrounding concrete sidewalk. A standard plan is attached as a pdf showing this concept.

If a subdivision plat will be associated with this development, the subdivider will need to execute a Subdivision Improvement Construction Agreement for the public improvements on these public streets.

**Note from Planning:** If a plat is not required, the developer will be required to obtain a Permit to Work in the Public Way to install the proposed street improvements.



**Fire:** Comments provided by Douglas Bateman on 11/30/22

\*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

\*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

\*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

\*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

\*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds. Closing Montague Ave may create a dead end fire land for the existing buildings and would not be allowed without proper turn a rounds.

\*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

\*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

\*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

\*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

\*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

\*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

\*Two approved fire access roads required for buildings with more than 200 units

\*All high rise requirements of IBC would be applicable for occupied floor above 75-feet.

**Transportation:** Comments provided by Jon Larsen on 1/5/23

I'm not opposed to it [shared street] if it's done right. To be a true shared street, they would need to make some adjustments to the design. The Street and Intersection Typology Guide lists Montague Ave as an "Urban Village Main Street," so I'd start with asking them to use that as the default design.

<https://www.slc.gov/transportation/typ8-urban-village-street/>

Here are the typologies for the commercial and residential shared streets as a reference:



<https://www.slc.gov/transportation/typ5-commercial-shared-street/>

<https://www.slc.gov/transportation/typ15-neighborhood-shared-street/>

**Transportation:** Comments provided by Jena Carver on 2/14/23

1. Parking calculations, with shared parking, are accepted. Fully dimensioned site plan showing all parking will be required with building permit. All parking must meet minimum SLC standards per chapter 21A.44
2. Add parking calculation for loading dock to parking table. All maneuvering for loading dock must be accommodated on site unless otherwise approved. Clearly label and dimension loading for each building.
3. Proposed street improvements need further review. Please contact me prior to building permit application to discuss street cross sections.

**Police:** Comments provided by Scott Mourtgos, Deputy Chief 11/29/22

I only have two comments on this particular proposal:

1. We would request robust lighting in the area. With this being a dense population area (602 units), it will be a draw for police resources. Robust lighting will help reduce crime and the need for police services.
2. I'm not sure what the mechanism for this suggestion is. I also realize you don't have a direct say in this request. However, with the rate of apartments/condos going up in this city, we need to start having a mechanism for some sort of development fee to fund new police officer positions. A (very) rough standard for policing is 2 officers per 1,000 population. With the very conservative assumption that only one person will live in each unit, this development requires an additional ½ officer. Our agency is already taxed beyond its personnel limit. We must start building police personnel funding into these new developments increasing SLC's population.

**Public Utilities:** Comments provided by Kristeen Beitel on 12/12/22

The following comments do not provide official project review or approval. Planned Development approval does not provide building or utility permit approval. Comments are provided to assist in design and development by providing guidance for project requirements.

**Public Utilities has no issues with the proposed increase in building height or the reduction in parking spaces. In regards to reduced setbacks and landscape yard requirements, applicant should be aware that reducing setbacks and landscape areas may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.**

*Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.*



- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- 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.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide (<http://www.slcdocs.com/utilities/PDF%20Files/SLC%20Design%20Process%20Manual.pdf>) for utility design requirements. SLCDPU Standard Practice No. 5 specifically addresses required standard materials and appurtenances. 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.
- There are public utilities (water, sewer, and storm) in Montague Avenue that will need protected in place. Public Utilities will provide specific comments on a street closure request, if this is pursued. Comments provided for Design Review and Planned Development are made with the understanding that Montague Avenue remains open and a public roadway.
- Applicant must provide fire flow & culinary water and sewer demands to SLCDPU for review. The public water and sewer system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for the properties. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- An exterior, below-grade grease interceptor is required for any food service and food preparation applications. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for



Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deg.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deg.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.

- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

#### **Urban Forestry:** Comments provided by Rick Nelson 12/2/22

On 900 S there are four existing street trees that are not addressed on the plans. We will need to know if they intend to remove and mitigate those trees, or preserve and protect them. It appears from preliminary drawings that they intend to plant street trees, but just as a reminder it is required by city code that a street tree be planted in the public ROW for every 30' of street frontage associated with the property. Other than those comments, I have no concerns with this proposal.

**Note from Planning:** The four trees will be replaced along 900 South and are shown on the landscaping plans. The above comment has been resolved.

#### **Zoning:** Comments provided by Amanda Roman

##### **1. Downtown Master Plan:**

- The Downtown Master Plan intends to rebuild 400 West into a multi-modal street with adequate curb, gutter, park strip and sidewalk. How is this being accomplished with the proposed development?
- The plan also calls for a robust urban forest in the Granary. The proposed plans need to include the 4 existing street trees and provide at least one tree per 30 feet of street frontage.

**2. Transformer Location & Screening:** I would like to have more details on the transformer locations and what screening will be in place. Can you move the 900 South transformer around the corner to the west side of the building so it isn't against a main street but can still be accessed? Screening details should be helpful – specifically on 900 S since there are no plants proposed.

**3. Public Plaza:** I would also like to see how the public plaza fits into the space since it is against the “back” of the residential building. How does it work with the loading area? Additional renderings would help portray the experience of the plaza.



4. **Landscaping:** The CG zones additional 10% landscaping requirement as a part of additional building height is required to be in a *landscape area or buffer*. I've provided the definitions below. The "vertical landscaping"/green walls that have been proposed isn't explicitly included in these definitions, although I think it will be interesting and I encourage you to keep them. I looked up precedent for using vertical walls in lieu of landscaped area and don't see anything. Planning is looking for on the ground landscaped areas to offset the impact of additional building height. Vertical landscaping is more likely to die, and the intent of additional landscaping is to provide more shade/environmental benefits/amenity space.

I think you can argue to the Planning Commission that it counts but based on their feedback on Pacific Yard I don't think they'll go for it either. This is an important thing to discuss since you're asking for a reduction in setbacks and landscape area as a part of your PC proposal.

What if you looked at the 400 West design and increased the park strip size? Right now, 400 West is a bit of a missed opportunity, especially since it, along with Montague, are your main streets. I think that would be a good mitigation measure and would meet our [Downtown Master Plan](#) goals. Page 121 calls for rebuilding 400 W within the Granary District into a multi-modal street with adequate curb, gutter, park strip and sidewalk.

5. **Plan Salt Lake:** Also – I am currently a part of a city selection committee that is hiring a consultant to design a plan for the "[Green Loop](#)" linear park system that was proposed in our Plan Salt Lake. The loop is intended to go along 500 W to 900 S. I think you could also do some green design on 500 W and use that as a connection point to the loop. Check out pages 86 and 87 of the linked plan.

- a. LANDSCAPE AREA: That portion of a lot devoted exclusively to landscaping, except that streets, drives and sidewalks may be located within such area to provide reasonable access.
- b. LANDSCAPE BUFFER: An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use.

Could you use park strips as your stormwater management/green infrastructure that will be required by Public Utilities? Please consider the landscaping and what we can do to increase it in a meaningful way.