



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
Date: May 10, 2023
Re: PLNPCM2022-01185 Design Review
PLNPCM2023-00160 Planned Development

Design Review // Planned Development

PROPERTY ADDRESS: 1365, 1349, and 1339 S Jefferson Street & 126 W Albermarle Avenue
PARCEL ID: 15-13-226-002, 15-13-226-001, 15-12-481-006, and 15-13-226-003
MASTER PLAN: Ballpark Station Area Plan
ZONING DISTRICT: CG – General Commercial

REQUEST:

Salt Lake City has received a request from Doug Thimm of Architectural Nexus, representing the property owner (Liberty Ballpark Owner, LLC), requesting Design Review and Planned Development approval to develop a proposed 115 unit residential project at approximately 1365 S Jefferson Street. The site consists of four parcels totaling approximately .75 acres. The subject properties are in the CG General Commercial District and within the new Ballpark Station Area.

The mixed-use residential building is 7 stories tall with a proposed height of 85'. The project will provide 2,500 square feet of ground floor retail space fronting Jefferson Street and 123 parking stalls. Design Review and Planned Development approval is required for the following zoning modifications:

Design Review:

1. 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' by-right and up to 90' with Design Review approval. The applicant is requesting approval for 85' of building height.

Planned Development:

1. Request to locate landscaping, required to obtain additional building height, on top of the structure instead of on the ground ([Section 21A.26.070.F.2](#)).
2. Reduction in the front yard and landscape yard area (along Jefferson Street) from 10' to 5' ([Section 21A.26.070.D](#) and [21A.26.070.E](#)).

3. Reduction in the required landscape buffer yard abutting a residential district from 15' to 10'. The property to the east is zoned RB Residential Business ([Section 21A.48.080.C.4](#)).

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. The four lots must be consolidated prior to the issuance of a building permit.
2. All signage, lighting, and site details may be finalized administratively.
3. A public access easement shall be recorded to ensure the public may use the sidewalk along Albermarle Avenue, which is on private property.

ATTACHMENTS

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

PROJECT DESCRIPTION

Project Location

The Ballpark Apartments is a mixed-use multi-family project at approximately 1365 S Jefferson Street. The subject property includes four lots on approximately .75 acres (32,500 SF). The property currently has a commercial building on it that produces sheet metal, and parking.

The project is located between West Temple and Jefferson Street (east to west) and 1300 South and Albermarle Avenue (north to south). The subject property has two street frontages, Albermarle Avenue, a narrow unimproved street only 12 ½ feet wide, and



Jefferson Street, which is the main building frontage. There is also a narrow alley at the rear of the property that abuts the RB Residential Business Zoning District to the east.

The proposed project is located within the Ballpark Neighborhood and the recently adopted small area plan. It is a half block west of the Smith's Ballpark site and south of the popular Lucky 13 bar and grill. The future of the Smith's Ballpark site is currently being reimagined after the Salt Lake Bee's minor league baseball team announced their relocation, but this area will still be known as the "Heart of the Neighborhood".

Proposed Development

The proposed multi-family development consists of 115 residential units, ground floor retail space, and a rooftop courtyard on the third level of the building. The building is proposed to be 85' in height, which requires Design Review approval. Additional landscaping is required to obtain the additional building height, which the applicant is providing, but is requesting to add some of it to the top of the podium within the courtyard area, instead of on the ground. In addition to reallocating the required 10% additional landscaping, the proposal is also being reviewed under the Planned Development standards to reduce the required front yard area (setbacks) and landscape area, as well as to reduce the rear yard landscape buffer area.

While most of the Planned Development requests are related to landscaping, it should be noted that the proposal provides approximately 5,000 square feet more landscaping than what would be required if the project were to be built by-right without increased building height or modified setbacks. The Planned Development requests permit some of the required landscaping to be provided in the form of private amenities rather than publicly accessible.



Northwest corner of the building

Quick Facts

Height: 85 feet

Number of Residential Units: 115

Uses: Residential (411,088 SF), Retail (2,500 SF)

Exterior Materials: Thin brick, concrete, corrugated architectural metal paneling

Parking: 123 stalls

Landscaped Area: 6,630 SF on the ground level & 5,500 SF in the form of a rooftop courtyard

Live Plant Material: 4,145 SF (34%)

Proposed Residential & Commercial Use

The request for additional building height results in two stories of units (as shown in yellow on the building elevation on page 4). The unit mix includes studios to two bedrooms, with an average unit size of 732 square feet. Half of the 115 units are one bedroom, a little more than 30% of the units are studios, and under 20% are two bedrooms.

The building has three levels of structured parking with five levels of units and amenity space above. The ground floor uses wrap the parking garage (one level is below ground), which is accessed from Jefferson Street. Private outdoor amenities include a courtyard on the third floor overlooking Jefferson Street and a rooftop patio on the seventh floor of the building (outlined in red on the building elevation). Building materials include thin brick, concrete, and architectural metal paneling.

The project includes 2,500 square feet of ground floor retail with frontage on Jefferson Street and 1,200 square feet of private amenity space abutting Albermarle Avenue (south elevation). The building has five pedestrian entrances off Jefferson Street, two serve the residents and three provide access to the retail space (outlined in blue). The entrance lobby for the residents is on the northwestern corner of the building, an entrance to the residential elevator is on the southwestern corner, and the ground floor retail space in between.



Front building elevation with frontage on Jefferson Street

Yellow: Additional floors resulting in 4,200 SF of floor area

Red: Provided amenity space, totaling 6,500 SF

Blue: Entrances off Jefferson Street

Summary of Zoning Modifications

The applicant is requesting an additional 25' of building height through the Design Review process. They are also requesting Planned Development approval to modify perimeter setbacks and reallocate landscaping from the ground to the top of the podium. The request for a reduced front yard area is based on the ground floor of the building being expanded to accommodate both parking and the retail space, which is approximately 30' in depth. The applicant is requesting to reduce the front yard area from 10' to 5'. A reduction in building setbacks results in a reduction of yard area available for landscaping, which is required in the setback area.

While the rear building setback meets the 10' yard area requirement, it is next to a residential zone, which has buffering requirements. Section 21A.48.080.C.4 requires all lots zoned CG General Commercial that abut residentially zoned property to have a 15' landscaping buffer yard.

The applicant is requesting a 5' reduction but is still providing a 10' yard area at the back of the property that will be used as a small dog run to serve the residents of the development.

If this project were to be built by-right with a 60' tall building and no setback modifications, the total landscaped area required would be 7,105 square feet. The requested modification for additional building height increased the required landscaped area to 11,305 square feet and the applicant is proposing 12,130 square feet, which is approximately 5,000 square feet more than what would've been built by-right.

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.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*

- *Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.*
- *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.*
- *Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking and transit.*
- *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, small-scale retail, and public infrastructure improvements in a neighborhood that is seeing an increase in development pressure. The multi-family housing replaces industrial, and parking uses on underutilized parcels. The higher density housing supports transit-oriented neighborhoods such as the Ballpark and will help activate the neighborhood daily rather than just during event times. Even though the Salt Lake Bees are relocating, the stadium will be reimagined, and the future development of the neighborhood will still adhere to the vision within the Ballpark Station Area Plan.

The proposal meets the initiatives within Plan Salt Lake and is an example of the development pattern the Ballpark neighborhood is expected to see as it redevelops.

[Ballpark Station Area Plan \(2022\)](#)

The subject property is located in what the Ballpark Station Area Plan deems, “the Heart of the Neighborhood”. The recently adopted plan provides an updated vision for the rapidly redeveloping Ballpark Neighborhood. The neighborhood is adjacent to downtown, and until recent years was characterized by older, single-family homes, light industrial uses, and big box stores. As the neighborhood transitions from a downtown “support” neighborhood to a more defined urban center, these uses are being replaced by mid- to high-density residential developments and retail spaces that need to provide pedestrian-level improvements in an area that is not currently walkable or bikeable. The basis of the plan is to encourage development or redevelopment that is pedestrian oriented.

The Central Community Plan (2005), which is the predecessor of the Ballpark Station Area Plan, identifies four goals for the community: livable communities and neighborhoods, vital and sustainable commerce, unique and active places, and pedestrian mobility and accessibility. The proposal meets all the fundamental goals of the Central Community Master Plan, as well as supports the goals and objectives of the newly adopted Ballpark Station Area Plan.

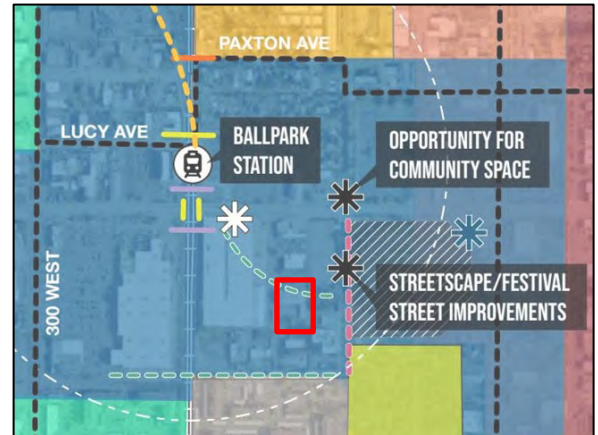
Staff Discussion: The Heart of the [Ballpark] Neighborhood is where the densest, most walkable development should be directed. The area is characterized through its “proximity to the Ballpark Station, the Ballpark (site) and several community organizations and businesses. This is the central hub of the neighborhood, which will continue to densify as mixed-use development occurs. This area is appropriate for the highest densities allowed in the Urban Station Areas”.

The City is currently working on a proposal to rezone the surrounding properties, including the subject property, to the Transit Station Area (TSA) zoning designation, which supports higher density development due to a property’s proximity to public transit and amenities. While the application has not been finalized, residents can expect to see the proposal and a request for public input in 2023.

The subject property is a half block away from the 1300 South TRAX Station and is called out in the Ballpark plan as an appropriate location to build an interior midblock connection to the West Temple “festival street”, located just west of the Ballpark. The plan also recommends streetscape improvements and shaded pedestrian ways, which this development will provide. The sidewalk network is very limited between 300 West and West Temple and south of 1300 South. The applicant worked with the Transportation Division on a street section that will be the first section of Jefferson Street that provides public, pedestrian-level infrastructure. Future developers will be expected to continue the streetscape for uniformity.

Considering the future rezoning of the property from CG General Commercial to a TSA zoning designation and the goals and visions of the newly adopted Ballpark Station Area Plan, the proposal is appropriate for the neighborhood. The existing surrounding land uses are commercial, industrial, and high density low-income residential. The proposal adds to the multi-family housing options and provides new small-scale retail space to serve the incoming residents. It also provides public infrastructure improvements on a street where there are none and furthers the connectivity of the neighborhood, as envisioned in the plan. The plan recommends a pedestrian connection along the northern property line of the subject property. It states, “This recommendation links the 1300 South station to the Ballpark and moves pedestrians through a private pedestrian-oriented development directly onto the proposed festival street on West temple.” This future connection has been considered by the developer who has proposed a 7’ building setback from the property line, where none is required because it is an interior side yard.

The property is in a prime location for redevelopment and the proposal meets the goals of the Ballpark Station Area Plan, which are to improve provide dense housing options around the Ballpark, increase connectivity, enhance the pedestrian experience, increase neighborhood safety, and provide additional greenspace.



Map showing the location of the West Temple Festival Street (pink) and a future pedestrian connection (light blue)

Consideration 2: Requested Zoning Modifications

The applicant is requesting five zoning modifications: additional building height ([Section 21A.26.070.F](#)), a reduction in the minimum yard requirements aka building setbacks ([Section 21A.26.070.D](#)), a reduction in the landscape yard area ([Section 21A.26.070.E](#)), which is the result of reduced building setbacks, and a reduction in the required buffer yard ([Section 21A.48.080.C.4](#)). Because the applicant is requesting reduced setbacks, it reduces the available area to put the landscaping that is required to obtain additional building height. The applicant's final request is to provide the required 10% additional landscaping ([Section 21A.26.070.F.2](#)) on top of the structure, in the form of a private courtyard, in lieu of having it all on the ground. 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 and their mitigation measures are described below.

Design Review Request for Additional Building Height ([Section 21A.59](#))

A Design Review is required to increase the building height from a by-right maximum of 60' to 85'. The CG General Commercial zone allows for an increase in building height, up to 90' with Design Review approval, if the increase in height will result in improved site layout and amenities, which staff believes this project has provided. The CG General Commercial standards states, "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."

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."

The additional building height does not substantially increase the overall density of the project more than what would be built if the building height was capped at 60'. The building has a 5,500 square foot interior courtyard located on top of the parking podium and a 1,000 square foot rooftop deck (outlined in red on page 4). The courtyard results in a loss of building floor area that could have been used for units on levels three through five. The additional 25' in building height creates two stories of units, or approximately 42,000 square feet of floor area, that encircle the courtyard. The project requires approximately 4,200 square feet of additional landscaping.

The ground level landscaping and amenity space, which is provided within the 7' wide northern mid-block connection, the dog run at the rear of the property, and the widened amenity space adjacent to Albermarle Avenue is approximately 6,630 square feet. As required in the code, the applicant is providing an enhanced site layout which will help offset the increase in building height.

The proposal includes street-fronting retail and a 15' wide sidewalk along Jefferson Street, amenity space covered by a trellis along Albermarle Avenue, and pedestrian focused amenities such as seating, street trees, and street-level lighting.

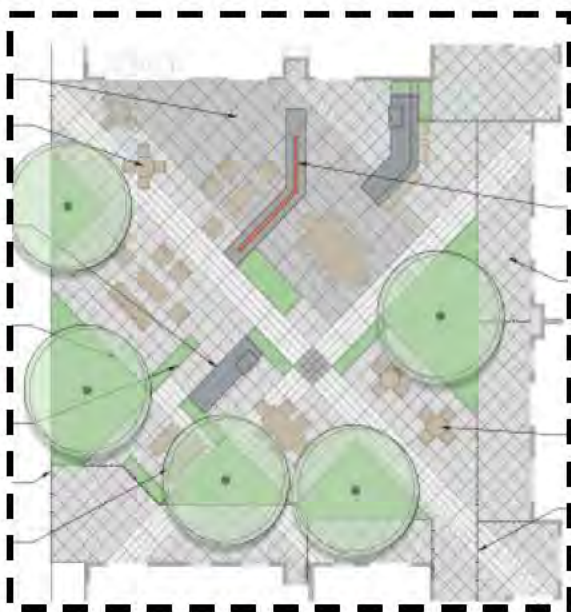
Planned Development Requests

The CG General Commercial zoning district has a minimum yard area (aka building setbacks) of 10' for the front, corner side, and rear yards. There is no interior side yard setback requirement. All setback areas must be maintained as landscape yards. The applicant is requesting a 5' setback modification for the front yard and landscaping area, which would reduce the setback from 10' to 5' along Jefferson Street. The applicant is also requesting a 5' reduction in the required landscaping buffer located at the rear of the property. The requests are called out on the site plan on page 11. The applicant has also requested to provide some of the required landscaping on top of the podium instead of on the ground.

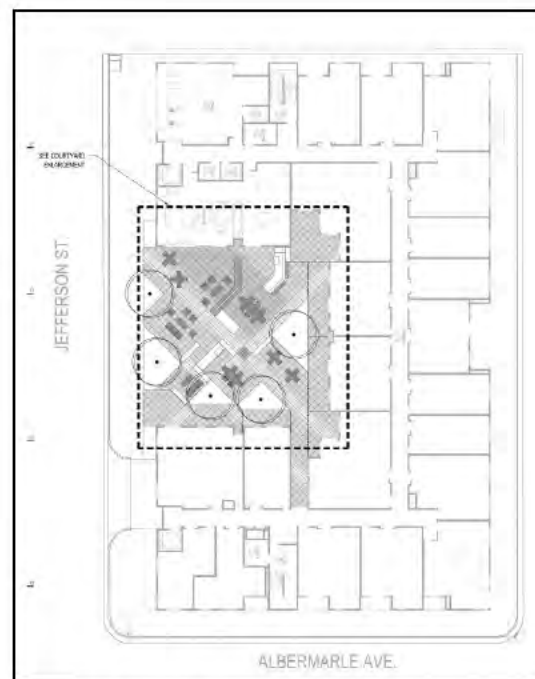
Request to Provide Additional Landscaping Above Ground Level (Section 21A.26.070.F.2)

The CG General Commercial zone requires increased landscaping that is equal to 10% of the area of the additional floors approved through the Design Review process. The additional 25' of building height being requested through the Design Review process results in two floors that equate to 42,000 square feet of floor area. To be approved for this height, the applicant must provide an additional 4,200 square feet of landscaping.

To meet the 10% requirement, the proposal includes a 5,500 square foot courtyard on level three of the structure, which is intended to offset the request for additional building height. The proposal needs Planned Development approval to move this landscaped area from the ground to on top of the structure. The terrace includes 953 square feet of live plant material. Overall, the project has 34% live material, which meets the 1/3 requirement in code. Staff believes this request is appropriate, and meets the intent of the code, which is to allow for additional building height if the result is an improved site layout and amenities.



Courtyard terrace plan



Level 3 floor plan

Yard Area (Setbacks) & Landscape Yard Area Requests

Reduction in the Front Yard Area (Setbacks) ([Section 21A.26.070.D](#))

The CG zone has a 10' 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 a front yard setback of approximately 5' along Jefferson Street (shown in red on the site plan on page 11). The corner side yard adjacent to Albermarle Avenue (south elevation) will be approximately 15' and the interior side yard (north elevation) is approximately 7'. While an interior side yard is not required, the applicant is proposing the 7' setback in response to the Ballpark Station Area Plan, which envisions a midblock connection at the location. The rear yard setback is approximately 10', which meets the minimum yard requirement but does not meet the minimum buffer yard, which is 15' when abutting a residentially zoned property.

The reduction in the front yard area allows the development to include the retail space that wraps the parking. The retail space was not a part of the original proposal and was added after staff worked with the applicant on a redesign that would better address the goals in the Ballpark Station Area Plan. It should be noted that under the current zoning regulations for the CG General Commercial district, there is no requirement to provide active ground floor uses.

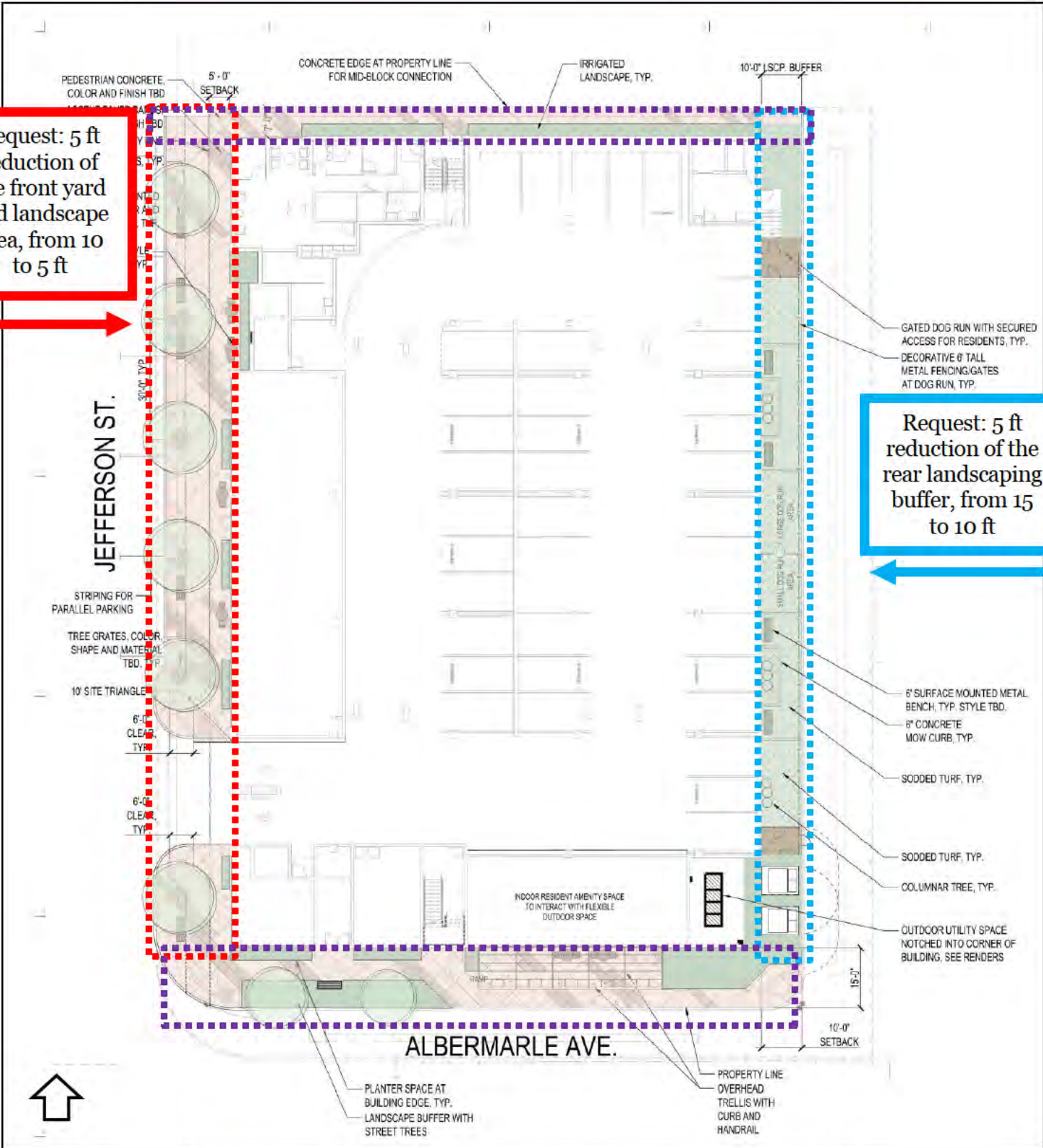
The applicants design provides approximately 2,500 square feet of retail space that is just over 25' in depth. At a recent Planning Commission meeting (March 22, 2023), a commissioner explained that buildings with more depth allow for flexibility when choosing a tenant to occupy the space. It also allows for the space to be fluid and adjust to market conditions. The proposed space, while not as wide as "best practices" deem appropriate, lays the groundwork for what street activation should look like in not only this neighborhood, but across the city. The site plan shows the requested 5' setback and landscape yard reduction along Jefferson Street. The proposal includes increased side yard setbacks, which help offset the request for a front yard setback and landscape area reduction.

Reduction in the Required Front Landscaped Yard Area ([Section 21A.26.070.E](#))

The CG General Commercial zone also requires a 10' 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. The request to reduce the front landscape yard by 5' results in a loss of approximately 1,125 square feet of landscaping along Jefferson Street.

The reduced landscape yard area is being mitigated through the addition of a 7' pedestrian walkway along the northern property line, where no setback is required because it is an interior side yard and an additional 5' of landscaped area along Albermarle Avenue, for a total width of 15'. The side yard landscape areas are shown in purple on the site plan on page 11. The increased side yard setbacks provide approximately 1,775 square feet of landscaped area on the ground level that would not be required if the project were built by-right. The increased setback area on the sides offsets the reduction of the front yard area (loss of 1,125 SF) and creates approximately 650 square feet more landscaped area than what would be required if the project was built by-right without setback modifications.

Proposed: 7 ft interior side yard setback, where none is required



Proposed: 15 ft corner side yard setback, where 10 ft is required

Reduction in the Rear Yard Landscaping Buffer (Section 21A.26.070.E)

The CG General Commercial zone requires a 15' landscape buffer when a lot abuts a residential district. The subject property abuts the RB Residential/Business district to the east. The four abutting properties have frontage on West Temple and are directly across the street from the Ballpark site. A 17' wide alleyway separates them from the subject property. The lots contain one single-family home, a second single-family home that was converted to a library, a small office building, and part of a parking lot that serves the baseball stadium.

On January 11, 2023, the Planning Commission recommended that the City Council approve a private petition to rezone 1370, 1358, and 1350 S West Temple from RB Residential/Business to TSA-UC-C (PLNPCM2022-00810).

Because the zoning has not yet been amended, a 15' landscape buffer is required. The applicant is requesting Planned Development approval to reduce the rear landscape buffer on the east side of the property to 10' (shown in blue on the site plan on page 11). A landscape buffer is defined as, "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."

The north-south alleyway along the rear of the property (eastern elevation) is approximately 17' wide. The rear yard buffer area is proposed to be 10' in depth and will be used as a small dog run to serve the residents of the development. The space will be enclosed with a 6' tall open metal fence and provide secured access into the dog run. Most of the yard will be sod but there are also seating areas that will be placed on top of decomposed granite. Columnar trees will be planted in front of the open metal screening that allows ventilation into the parking garage. The trees help soften the rear façade of the building and the dog run activates what would be an unused setback area against an alleyway. The Police Department has reviewed the proposal and commented that the lighting plan is sufficient.

DISCUSSION

Mitigation of Increased Building Height

Approving the Design Review request 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 Ballpark Station Area Plan. While not all the landscaping is provided at ground level, the proposal provides more than would be required if it were built by-right.

The CG General Commercial 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. The project requires approximately 4,200 square feet of landscaping to offset the 25' increase in building height, which results in two levels and approximately 42,000 square feet of floor area.

The proposed 7' setback along the northern property line provides approximately 1,036 square feet of additional landscaped area and the extended amenity space along Albermarle Avenue provides approximately 740 additional square feet of area. While the ground level of the project has increased side yard setbacks, they do not create enough space to meet the increased landscaping requirement for additional building height.

The applicant is requesting the Planned Development approval to allow them to put landscaping on top of the structure in lieu of on the ground to meet the 4,200 square feet of landscaping required. In addition to the ground level landscaping, the courtyard on the third floor of the building adds 5,500 square feet of usable outdoor space to the project (see page 9). Overall, the proposal includes 12,130 square feet of usable landscaped amenity space, not including private balconies or the widened sidewalk against Jefferson Street. If the project were built with the proposed setback modifications, but no additional building height, the total amount of required landscaping would be 6,630 square feet. The 10% additional landscaping increases the requirement to 11,305 square feet and the project provides 12,130 square feet.

Mitigation of Reduced Setbacks & Yard Area

While the applicant is asking for zoning modifications to reduce setbacks and buffer yards. 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 Ballpark Station Area Plan and Plan Salt Lake.

By-right development in CG General Commercial zone would require 10' front, corner side, and rear yard setbacks which are also required to be landscape yards, but that is nearly the extent of the zoning regulations. The applicant is requesting a 5' front yard area reduction to allow the setback to be 5' instead of 10. They are also requesting a 5' reduction in the 15' landscaping buffer that is required in the rear yard because it is adjacent to a residential zoning district (see page 11).

The project includes a 7' setback along the northern side yard, where no side yard setback is required, but the Ballpark Station Area Plan does show a pedestrian connection at this location. The 7' area includes concrete that forms the beginning of the midblock connection, and live plant material along the building's façade. The proposal also increases the required 10' corner side yard setback to 15' along Albermarle Avenue. The two increased side yard setbacks help offset the front yard reduction.

The other Planned Development request is to reduce the rear yard landscape buffer, from 15' to 10'. The space will be used as a dog run that is fenced in for safety, but also provides transparency against the 17' alleyway. The RB Residential Business district property that the buffer is intended for has been recommended for approval for a zoning map amendment by the Planning Commission. The rezone would change the zoning designation to TSA-UC-C, which does not require a landscape buffer. The 5' reduction is not expected to have adverse effects on the subject property or future development to the east since the alleyway will remain and the proposed zoning for the area would remove the landscape buffer yard requirement.

If the project were to be built by-right, with no setback or height modifications, the total amount of required landscaped area would be 7,105 square feet. The project as proposed is providing 6,630 square feet of area on the ground, with an additional 5,500 in the form of a rooftop courtyard. The proposal also meets the code requirement for at least 1/3 live plant material by providing 4,145 square feet.



Northwest corner of the building - A 7 foot interior side yard setback has been provided for a future midblock connection.



Southwest corner of the building - A 15 foot setback has been provided. The setback area provides outdoor seating and a sidewalk adjacent to Albermarle Ave.

STAFF RECOMMENDATION

Staff is recommending approval of the Design Review and Planned Development 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 Ballpark Station Area Plan and Plan Salt Lake.

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 residential mixed-use building unless it met the minimum 10' setback requirement on the front yard and the 15' buffer on the rear, which abuts a residential zone. The structure could also not exceed 60' in height.

ATTACHMENT A: Vicinity Map

Vicinity Map



Salt Lake City Planning Division 2/23/2023

ATTACHMENT B: Applicant's Narrative



ARCH | NEXUS

ARCHITECTURAL NEXUS, Inc
archnexus.com

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1365 Jefferson St | SALT LAKE CITY

Proposed Project and Narrative

Revised 02.09.2023



PRELIMINARY CONCEPT SKETCH

OVERVIEW

Salt Lake City is in the midst of a transformation with the continued development of the Ballpark Neighborhood. We look forward to partnering with the City to help create an iconic building within the area, a building that engages with the neighborhood at every level. Our proposed addition to the Neighborhood and the fabric of this area is our project, which will be located on a site just under an acre, anchored between 300W and West Temple on Jefferson Street.

The current project plan anticipates a seven-story structure developed into a mixed use residential and retail project with associated amenities and structured parking. The frontage along Jefferson Street is defined by the articulating massing and pattern of materials, with a double height podium structure with a lobby entrance on grade, a retail space, and a podium level elevated terrace all creating a pedestrian connection to the street edge. The building lobby is located on the prominent northwest corner to receive the most common pedestrian approach, and is open to the street and the mid block connection with increased transparency. Along Jefferson street, a retail space provides activation and transparency. Along the secondary frontage of Albermarle Avenue, a secondary lobby and a pedestrian friendly thoroughfare engages with the building's added amenity space to provide ground floor activation and visual interest.

The parking garage is mostly screened from the public right of ways by common areas and retail, in order to provide a pedestrian focused experience both outside and inside.

MASTER PLANNING

We have reviewed the original Central Community Master Plan adopted November 1, 2005, the more current Ballpark Station Area Plan recently adopted this fall, and the Plan Salt Lake overall vision plan and have used them to provide the basis for the planning aspects of our proposed design.

The Central Community Master Plan envisioned a “variety of residential land uses supporting all types of housing”, and more specifically to this area the use of medium and high density transit oriented developments where “pedestrians use transit and walk comfortably”. The project is a mixed use multi-family residential project, located in close walking distance from the 1300 South Transit Station, and provides easy pedestrian access and ample bike parking (in addition to shared facilities, almost every unit even contains an Urban Mud Room with a bike storage area).

The more recent Ballpark Station Area Plan highlights that “new residential development in the Station Area has increased significantly”, and the Plan recommends projects and improvements to “accommodate this growth and enhance livability throughout the neighborhood.” The Plan further identifies this site in an area described as the “Heart of the Neighborhood”, an area characterized through its “proximity to the Ballpark Station, the Ballpark (site) and several community organizations and businesses. This is the central hub of the neighborhood, which will continue to densify as mixed-use development occurs. This area is appropriate for the highest densities allowed in the Urban Station Areas”. The plan further advises that this development must be balanced with improvements to the public realm including street-fronting retail and building amenities, an expanded sidewalk and pedestrian focused amenities such as street lighting and street trees.

The 1365 Jefferson Street project provides pedestrian access on all four sides with Jefferson St anchoring the main access, the alleys along the East and South (Albermarle Ave). The Ballpark Station Area plan also suggests a mid-block connection to the north of the site. This is to link the 1300 South station to the Ballpark site and move pedestrians through a private pedestrian-oriented development directly onto the proposed festival Street on West Temple.

We embrace the vision that is behind these plans. Our planning and the viability of our project depends on the connectedness of this Neighborhood. To this end, we are working to create new opportunities and to design a project that includes residential offerings and finishes that is intended to attract community-oriented residents. Also, we are proposing to add a mid-block connection as suggested by the Station Area Plan. Support of this item from the adjacent properties will be key to its success – and our project fully embraces the concept by proposing a planted path, the location of our lobby on the north edge of the building and additional amenities in this area looking onto this space. Along Albermarle, additional pedestrian amenities are proposed including an enhanced sidewalk, seating and a trellis covering more outdoor seating, to name a few.

The project also balances the density with increased green space at the ground level, including outdoor seating, gathering spaces, a dog run and other outdoor amenities. Additionally, a shared courtyard is provided at the podium level which will be visible from and activate the streetscape.

ZONING

The site is zoned as General Commercial – CG zone. According to the city code:

The purpose of the CG General Commercial District is to provide an environment for a variety of uses [...] This district provides economic development opportunities through a mix of land uses, including [...] residential. 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.

This project is compatible with the purpose of the CG zone. The proposed residential and retail uses are listed in the purpose statement and permitted uses in this district. This project, as indicated as part of the Ballpark Station area plan, proposes a midblock pedestrian connection to the north. This pathway will provide safe, convenient and inviting access for the community in this area. The project also includes access from a North-South midblock alley. Useable outdoor space including seating and a dog run is being proposed along this connection path to enhance the experience. To the south, an enhanced pedestrian experience is proposed along Albermarle. This connection will be designed to be safe, convenient and inviting. The connectivity emphasizes pedestrian and bicycle modes while accommodating for vehicular needs in a screened manner. All onsite parking is contained behind a line of actively used retail and community spaces, as well as enhanced landscaping and screening.

The project is requesting an increase to the maximum allowable building height through this design review process to 85’.

Minimum Lot Size:

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

This project follows the requirements for Minimum Lot size, with a lot area of 33,320 SF.

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

This project follows the requirements for Minimum Lot size. The lot dimensions are 225’ x 148’-1”.

Minimum Yard Requirements:

1. Front Yard: Ten feet (10’), 5’ in the new proposed zoning ordinance.

The project provides a combination of 5’ and 10’ setbacks, and asks for the ability to use the proposed zoning requirements in some areas in order to provide additional space for the active retail use on the ground level.

2. Corner Side Yard: Ten feet (10’).

Provided: Ten feet 10’ (15’ at ground level for additional pedestrian facilities).

3. Interior Side Yard: None required.

Provided: approx. 7' for a future mid-block connection

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

Provided: Ten feet (10')

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

A 10' landscape buffer is provided on the East side of site. This buffer was reduced from 15' in order to provide additional space for the active retail use on the ground level along Jefferson Street. A 17.5' alley separates the proposed development from the residential zoned property to the East. That property is under consideration for a zone change to a TSA commercial zone, which has been recommended for approval by the Planning Commission and is now going to the City Council.

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

No accessory structures are proposed on this site.

Landscape Yard Requirements:

A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title. *The new proposed zoning requires 5' to align with the new proposed setback.*

This project is meeting and exceeding the requirement on the corner side yard (15' are provided) and some of the front yard (10' provided) with a mix of soft and hard scape. Amenities provided include: enhanced landscaping, seating on multiple sides of the building, a trellis, dog park/run and other outdoor amenities. Portions of the front yard landscape yard have been reduced to 5' in order to align with the more urban setback, and the requirements of the proposed zoning, in order to provide additional space to the active retail use on the ground level.

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.

This project is pursuing the additional 25' in building height to provide a critical mass of mixed-use environment. The site layout is improved because the parking can be completely accommodated in structured parking garage and screened at the lower levels of the project by active uses. Additionally, a retail space is provided along Jefferson Street and a building amenity along Albermarle, in order to

enhance the pedestrian experience.

The residences will have improved views and amenity opportunities at the podium level. This highly designed and landscaped terrace includes passive and active space. The generous fitness space appreciates the views out to the mid-block connection. The rooftop deck is an important "third place" for residences with spectacular views to the Wasatch mountains to the east.

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.

This project is providing significant increased landscaping over the 10% of the additional floor space on the two floors above 60' (added 41,023sf +/- of floor space). The drawings attached show the required and provided areas.

- Floor plate is 41,023sf +/- total additional floor square footage on top two levels.
- 10% increased landscaping required = 4,103 sf,
- 4,483sf landscaping is provided along the north mid-block connection, Jefferson St, and along the south alley (Albermarle).
- 1,594 sf of additional open space is provided along the east alley frontage and includes trees, seating and a dog run .
- 5,479sf of open space (3,800 sf of it public) is provided through the shared courtyard on the podium level. The design for this courtyard is included.
- An additional approximately 1,000 sf is provided as a shared courtyard on the seventh floor.

21A.44.020: GENERAL OFF STREET PARKING REGULATIONS:

The following calculation is showing how the project meets the parking requirements:

Multi-family Dwellings

19 units x 2 parking spaces for each dwelling unit containing 2 or more bedrooms = 38 spaces

59 units x 1 parking space for 1 bedroom and efficiency dwelling = 59 spaces

37 units x 1/2 parking space for studio dwellings (600 square foot maximum) = 18.5 spaces

Subtotal = 115.5, rounded up to 116

Retail space

2,500 square feet x 2 spaces / 1,000 square feet = **5 spaces**

TOTAL REQUIRED = 121

TOTAL PROVIDED = 123 (in garage)

The project is requiring the ability to use 5 spaces for parallel parking on Jefferson Street in order to avoid public access into the access-controlled garage, which would be a safety concern. Parallel parking is shown on the site plan in this area.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The project is meeting the code 21A.59.050 as follows (and as applicable):

- 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.

As described in the Master Planning section above, the project complies with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located, as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development. The residential use is specifically mentioned in the master plan and the Station Area Plan, the mid block connection suggested by the plan is being implemented and height and development density are in line with those recommended by the plan.

- 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).

Development is oriented towards an active Jefferson St, and the lobby and main entrance of the building open onto this public sidewalk, as does the secondary lobby and the retail space. The podium level outdoor space is also oriented to the sidewalk. The lobby also connects to the north mid block connection, with a secondary entrance in this direction. The retail space also faces Jefferson St and includes extensive storefront glazing.

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

The building is sited close to the sidewalk, at the minimum setback (the minimum proposed zoning setback in some areas). While the neighborhood is currently mostly comprised of parking lots and industrial buildings, it is anticipated the future mixed use and residential developments will follow this same pattern as they attempt to create a downtown urban feel, maximize density and achieve the highest and best use on their respective lots. The minimum setback in the proposed zoning is reduced to 5', which informed the location of the building at 5' for some areas, and 10' for others.

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

Parking is located within the building.

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

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

Lobby space is located at the ground level along Jefferson St and mid-block. The active retail space is also located along the public sidewalk, as is the secondary lobby to the south. A building amenity is located along Albermarle.

2. Maximize transparency of ground floor facades.

The Lobby is easily identified by the storefront systems that wrap around the façade, showing the two story space. The retail space also presents fully glazed storefront which maximizes transparency, as does the secondary lobby and the amenity space along Albermarle.

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

The lobby and retail space all use traditional storefront elements including a sign band and clerestory glazing, as does the secondary lobby. A band of these elements is defined along the entire public facing facades above the typical storefront height. Additionally, a fin detail is added throughout the primary elevations to provide visual interest.

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.

Several outdoor patios (for dining or seating depending on the ultimate use of the retail) are located along Jefferson Street, as well as Albermarle. The podium level courtyard opens out onto Jefferson street as well, as does the seventh floor terrace. In addition to the landscaped yard located along the entire façade of the building, outdoor dining patios are located to the south and directly visible and connected to Jefferson Street. Additional landscape seating and benches are provided adjacent to the retail space.

Crime Prevention Through Environmental Design (CPTED) Principles are being implemented through large operable windows into units, balconies, and large storefront extents and other items described above.

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.

While the neighborhood is currently mostly comprised of parking lots and industrial buildings which are likely to be redeveloped, it is anticipated the future mixed use and residential developments will follow this same pattern as they employ wood construction and podium styles which are typical for this building type. The upper levels above the podium step back 5' to create human scale and articulation at the pedestrian level.

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.

The building massing steps forward and backwards both in plan and elevation in order to modulate the scale and reduce visual width and height. These steps are approximately 5' in both directions. Material changes are provided between the podium and upper levels, as well as in multiple locations horizontally along the elevations in order to break down the scale. The building massing is also broken up into two masses with a large open courtyard between them to reduce the visual size along the public right of way.

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

Balconies and porches are provided for a majority of the units, providing further scale and

articulation. Belt courses are also provided in the brick, as is a fenestration surround metal panel detail to maximize the window size appearance and increase articulation.

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.

As described above, the character of the neighborhood is still developing. The modern and warm interpretation of an industrial aesthetic provides a nod to the history of the neighborhood, while establishing a forward looking design aesthetic for the area. Per the included elevations, the window to solid ratio provides great character to the building and neighborhood. A mix of materials is used to highlight and enhance the size of windows.

The Lobby space is designed to allow for maximum exposure of the tenants both inside and out, at the same time keeping the relationship of the space within two stories. The retail space is also two stories in height along the frontage, allowing the human scale relationship and responding to the mixed use development pattern suggested by the Ballpark Master plan.

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

While the proposed building barely exceeds the 200' length, there are multiple changes in vertical plane (breaks) and horizontal breaks – including at the transition between the lobby, adjacent seating area and the Retail space, and from the garage to the secondary lobby, and at the south of the building.

2. Material changes;

Materials vary from floor to floor, as well as along the span of the building, with balconies that help break up the vertical elements. Units are also offset to provide articulation to the façade.

3. Massing changes.

The massing of the building is such that it appears as two separate buildings from the street, together with other smaller massing moves described above.

- 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");

At the podium level plaza, sitting space has been provided exceeding the requirements of the ordinance as shown in the plan attached.

2. A mixture of areas that provide seasonal shade;

Trees have also been included on the courtyard to provide seasonal shade. A trellis is also proposed along Albemarle, which is a south facing exposure.

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;

Trees have been included in the podium courtyard, at a minimum of 1 tree per 800 square feet (the privately owned public space is about 3,800 square feet / 800 square feet = 4.75 trees required, 5 trees have been provided), along the rear yard setback (for 1,600 sf / 800 sq ft = 2 trees required, 9 provided), as well as along Jefferson St and Albermarle.

4. Water features or public art

Space is provided for public art or mural on both the north (mid block connection) and south sides of the building.

5. Outdoor dining areas; and

Several dining areas adjacent to two "outdoor kitchens" have been provided as shown on sheet AS103.

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

There are spaces along the east alley and along south Albermarle Avenue that will be used for shade/sitting/dog run areas, as well dining areas, (as well as along Jefferson Street depending on the ultimate use of the retail space).

G. Building height shall be modified to relate to human scale and minimize negative impacts.

1. Human Scale:

- a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.

While the neighborhood is currently mostly comprised of parking lots and industrial buildings which are likely to be redeveloped, it is anticipated the future mixed use and residential developments will follow the same pattern as the proposed building as they employ wood construction and podium styles which are typical for this building type. The scale is also in line with the development anticipated by the current masterplan and area plan as previously explained. Even given the above, the building contains material changes and stepbacks at the podium level and the top level in order to mitigate height, as previously discussed.

- 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.

*The building poses a distinct base (Lobby, Retail, and ground level amenity), middle (majority of the residential units) and top section (higher floor-to-floor height at the top level and stepping the building back at the seventh floor courtyard amenities)
The podium creates a terrace level at the third floor that is visible from the street.
The massing of the building is such that it appears as two separate buildings from the street to reduce the apparent mass of the building.*

2. Negative impacts (please provide list)

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

The building steps back in both plan and section as previously discussed in order to modulate apparent size.

- 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.

Given the separation provided by Jefferson Street, Albermarle Avenue, the alley and the mid-block connection, as well as the relatively low building heights, no negative impacts as far shading are expected. The five foot additional setback at the third level should help mitigate any possible impact. The public realm is located to the south and the west of the project, so plenty of sunshine and light should be available here.

- 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.

Given the separation provided by Jefferson Street, Albermarle Avenue, the alley and the mid-block connection, as well as the relatively low building heights, no negative impacts as far wind are expected.

3. Cornice and roofline

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

The flat roof with defined coping and high/low parapet levels is consistent across the building elevations and cohesive with the design.

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

As previously discussed, the context in the area is expected to change, but the proposed approach is in line with the anticipated future developments.

- 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.

A roof terrace is provided on level 7, which is visible from both Jefferson Street and Albermarle and will include some softscape as well as outdoor seating and dining spaces to appreciate the views and create visual interest.

H. Parking on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities or midblock walkway

- a. *Parking is all contained within the building. The vertical vehicular circulation is achieved with a 5% max slope of parking stalls adequately spaced*
- b. *There is only one vehicular egress/ingress access point, with just one lane in each direction, minimizing pedestrian and bike conflicts*
- c. *Generous sidewalks provide great pedestrian amenity*
- d. *Bike parking is provided both inside the garage and on the streetfront, as well as inside each unit*

as previously discussed.

- 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 and recycling units are within the garage footprint and not visible.*
 - b. *Service uses are set back inside the building and away from the public view.*
 - c. *Mechanical equipment is roof mounted and not seen from the public view.*

J. Signage shall emphasize the pedestrian/mass transit orientation

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

Signage is composed for pedestrian and transit orientations. A sign band is shown, and possible sign placement for the retail space.

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

Elevations show potential building signage location and a sign band. The roof projection above the sign band provides opportunities for soffit lighting, while avoiding dark sky light trespass.

3. Coordinate sign location with landscaping to avoid conflicts.

As shown in the images shared, landscaping is a significant design element and the location if signage is considered in its location.

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

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

All street fixtures will meet the Salt Lake City Lighting Master Plan.

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

Building lighting will provide comfortable levels at residential tenant locations, without creating up-lighting. Lighting at street level will provide good lighting for visibility, also without creating up-lighting or glare for neighboring properties.

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

As previously discussed, building lighting is being coordinated with architectural elements and sign elements to provide comfortable levels at residential tenant locations. Lighting at street level will provide good lighting for visibility, also without creating up-lighting or glare for neighboring properties.

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.

Salt Lake approved trees will be used along all sides, including Jefferson Street and Albermarle.

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.

The hardscape will be a mix of materials from concrete (differing textures, light color with high SRI) and pavers as indicated on the site plan. Materials for other elements will be lighter colored metals (bike racks, benches, shade elements, etc.). Accessibility will be provided at all public outdoor areas. Where needed to create water infiltration, permeable materials will be utilized such as decomposed granite, or similar. Asphalt is not intended to be used on the site.

ARCHITECTURE

As we were developing the architecture for 1365 Jefferson Street site, we embraced the history of the Ballpark Neighborhood, with its unique industrial building forms that over time have eroded to provide a texture that other parts of the city have torn down or removed. Based on the construction type, we are able to create transparency at the ground level by using glass and metal, with intuitive entrances along the streets to create an urban pedestrian experience. The building is designed so that it creates a contemporary Industrial look and anchors an up-and-coming area of the Ballpark Neighborhood.

The architecture includes the creation of a base with a street presence composed of an apartment lobby, retail space and a secondary lobby, all well defined with storefronts and masonry veneer to create a 2-story podium base. This base forms an urban look with a human-scale relationship that extends along the edge of the building. Resting on the base are five-levels of residential apartments, with a top level being higher height and including outdoor amenity space to provide a top. The architecture of the apartments has been carefully crafted to create the modern form with an articulated façade forming a detailed and repeating façade to achieve building massing that is broken down into smaller elements. In addition to the materials alternating across the face of the building, the building is designed with a stepping of building elements at critical locations at all sides of the building. The massing forms a modern take on a classic bottom-middle-top character with the podium base as one views the building.

EXTERIOR MATERIALS

The design is not complete without an appropriate selection of materials, which typify the presence of the articulated massing. As shown by the 3 dimensional elevations, the two-level podium base is a composition of materials that makes a strong statement with a glassy face, and architectural concrete. The impression made by the ground floor of the building establishes the urban texture and the inclusion of these materials is intended to contrast the base to separate the building above. Above the podium base, we have integrated materials that provide an interest of discovery including brick, metal siding, glass, and a three coat Portland Cement plaster. Each of these are durable, natural materials (no EIFS) and they were carefully selected to be a modern adaptation of contemporary industrial-inspired design. The balance of all of these high-quality materials is key to the statement that the architecture makes, with the building base expressing strength and transparency and the upper levels providing a strong skin, when pulled back provide a layered, soft feel.





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PLANNED DEVELOPMENT

Proposed Project and Narrative

02.27.2023



PRELIMINARY CONCEPT SKETCH

OVERVIEW

This Planned Development application is being submitted in order to align the vision of the newly adopted Ballpark Station Area Plan with the new zoning which is under consideration for approval by the City Council. We have been working with the planning staff in meeting the current zoning conditions of the project, while creating a design that responds to the new master plan and the anticipated possible zoning changes. This will ensure a neighborhood context that is cohesive with

solid planning principles and the Ballpark Station Area Plan now in effect, regardless of any changes to the zoning ordinances. The planning staff's identification of this Planned Development process as the most appropriate tool for managing these changes is understood. We believe the modifications suggested will better implement the City's vision for future growth, align the project with the new master plan, result in more efficient use of land and resources and will create a better experience for the community. The Planned Development process will result in an enhanced offering than would not be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

MASTER PLANNING AND PURPOSE

The project incorporates special development characteristics that help achieve City goals identified in the adopted Master Plans and that provide an overall benefit to the community as determined by the Planned Development objectives. Specifically, the project achieves objective F of the Planned Development Section 21A.55.010: **F. Master Plan Implementation** by being consistent with the guidance of the Ballpark Station Area plan as related to building scale, building orientation, and site layout, as well as implementing a mid-block connection as suggested by the Master Plan. This latter effort also addresses Objective **D. Mobility: Enhanced Accessibility and Mobility** as explained further below.

The team has reviewed the original Central Community Master Plan adopted November 1, 2005, the more current Ballpark Station Area Plan recently adopted this fall, and the Plan Salt Lake overall vision plan. These resources provide the basis and backbone for the planning aspects of our proposed design.

The Central Community Master Plan envisioned a "variety of residential land uses supporting all types of housing", and more specifically to this area the use of medium and high density transit oriented developments where "pedestrians use transit and walk comfortably". The project is a mixed use multi-family residential project, located in close walking distance from the 1300 South Transit Station, and provides easy pedestrian access and ample bike parking (in addition to on and off street community bike parking, most units contain an Urban Mud Room with a bike storage area).

The more recent Ballpark Station Area Plan highlights that "new residential development in the Station Area has increased significantly", and the Plan recommends projects and improvements to "accommodate this growth and enhance livability throughout the neighborhood." The Plan further identifies this development site in an area described as the "Heart of the Neighborhood", an area characterized through its "*proximity to the Ballpark Station, the Ballpark (site) and several community organizations and businesses. This is the central hub of the neighborhood, which will continue to densify as mixed-use development occurs. This area is appropriate for the highest densities allowed in the Urban Station Areas*". The plan further advises that this development must be balanced with improvements to the public realm including street-fronting retail and building amenities, an expanded sidewalk and pedestrian focused amenities such as street lighting and street trees.

Aligning with the concepts of the Ballpark Station Area plan listed above, the 1365 Jefferson Street project provides this activation through the inclusion of retail on the main street fronting façade and pedestrian access on all four sides. The Ballpark Station Area plan also suggests a mid-block connection to the north of the site. This connection serves to link the 1300 South station to the Ballpark site and move pedestrians and bicycles through a private pedestrian-oriented development directly onto the proposed festival Street on West Temple.

In addition to Objective F regarding master plan implementation, this mid-block connection and additional setbacks provided to the North and the South also address Objective D. Mobility:

Enhanced Accessibility and Mobility. The strategies for this objective are to:

1. Create new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. The project clearly responds to this strategy by implementing the mid-block connection as suggested by the Master Plan and providing an additional pedestrian path to the South of the project. Although the latter is not currently accessible, or required by the Master Plan, the development team believes this would further the goals of the Ballpark Station Area Plan objective.
2. Improvements that encourage transportation options other than just the automobile. The project's location in proximity to the 1300 South Station enhances development density near public transit areas. Enhanced bike facilities described above and below encourage other alternative transportation means.

We embrace the vision that is behind these plans. Our planning and the viability of our project depends on the connectedness of this Neighborhood. To this end, we are working to create new opportunities and to design a project that includes residential offerings and finishes that are intended to attract a range of community-oriented residents. Also, we are proposing to add the mid-block connection as suggested by the Station Area Plan. We look forward to the additional connectivity as further development in the district reinforces this linkage. Our project fully embraces the concept by proposing a planted path, the location of our lobby on the north edge of the building and additional amenities in this area looking onto this space. Along Albermarle, additional pedestrian amenities are proposed including an enhanced sidewalk, seating and a trellis covering more outdoor programmed space.

The project also balances the density with increased green space at the ground level, including outdoor seating, gathering spaces, a dog run and other outdoor amenities. Additionally, a shared courtyard is provided at the podium level which will be visible from and activate the streetscape.

ZONING

The site is zoned as General Commercial – CG zone. According to the city code:

The purpose of the CG General Commercial District is to provide an environment for a variety of uses [...] This district provides economic development opportunities through a mix of land uses, including [...] residential. 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.

This project is not only aligned with the purpose of the current CG zone, but strives to look forward and implements many of the future goals of the new zoning, therefore better aligning with the urban development feel of the possible new zoning. The proposed residential and retail uses are listed in the purpose statement and are permitted uses in this district. This project, as indicated as part of the Ballpark Station Area Plan, proposes a midblock pedestrian connection to the north. This pathway will provide safe, convenient and inviting access for the community in this area. The project also includes access from a North-South midblock alley. Useable outdoor space including seating and a dog run is being proposed along this connection path to activate and enhance the experience. To the south, an enhanced pedestrian experience is proposed along Albermarle. This connection will be designed to be safe, convenient and inviting. The connectivity emphasizes pedestrian and bicycle modes while accommodating for vehicular needs in a screened and traffic calmed manner. All onsite parking is contained behind a line of actively used retail and community spaces, as well as enhanced landscaping and screening.

The project is requesting an increase of the allowable building height through the Design Review process to 85'.

Modifications requested:

In approving a Planned Development, the Planning Commission may change, alter, modify or waive the following provisions of this title:

- A. Zoning And Subdivision Regulations: Any provisions of this title or of the City's subdivision regulations as they apply to the proposed planned development [...].

The project is requesting the following modifications at the advice of the planning staff:

1. Front Yard: Ten feet (10') required, 5' in the new proposed zoning ordinance.

The project provides a combination of 5' and 10' setbacks, and asks for the ability to use the proposed zoning requirements in some areas. This is in order to provide additional space for the active retail use on the ground level.

5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title. (15' required buffer yard.)

A 10' landscape buffer is provided on the East side of the site. This buffer was reduced from the 15' required by the current zone in order to provide additional space for the active retail use on the ground level along Jefferson Street. A 17.5' alley separates the proposed development from the residential zoned property to the East. Of special note, the adjacent property is under consideration for a zone change to a TSA commercial zone, which has been recommended for approval by the Planning Commission and is now under City Council review.

Landscape Yard Requirements:

A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title. *The new proposed zoning requires 5' to align with the new proposed setback.*

This project is meeting and exceeding the requirement on the corner side yard (15' are provided) and some of the front yard (10' provided) with a mix of soft and hard scape. Amenities provided include: enhanced landscaping, seating on multiple sides of the building, a trellis, dog park/run and other outdoor amenities. Portions of the front yard landscape yard have been reduced to 5' in order to align with the more urban setback, and the requirements of the proposed zoning, in order to provide additional space to the active retail use on the ground level.

REVIEW STANDARDS

The project meets all the following review standards as stated above and below:

- A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section.

As indicated above, the project meets Objective F, Master Plan Implementation and objective D, Mobility.

Slight modifications to the zoning regulations are necessary in order to allow for a viable retail space with parking screened behind. This approach provides an enhanced and further activated pedestrian experience along Jefferson Street. The project is attempting to meet the current zoning requirements, while anticipating the forthcoming zoning changes which reduce the front yard setbacks and the rear yard landscape buffer respectively, as well as change the zoning to the east of the property to a commercial zone. The proposed modifications are completely aligned with the Master Plan and proposed zoning, and allow for an enhanced active space along Jefferson Street. The purpose of the plan is to enhance density in this area, as well as enhance mid-block connections and accessibility. Reducing the setbacks/landscape buffers on the east and west of the property achieves the higher density and the enhanced experience along the main pedestrian route. As a tradeoff, the project provides increased setbacks on the north and south in order to facilitate mid-block and pedestrian connectivity.

- 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.

As outlined in the Master Planning section above, the Ballpark Station Area plan proposes this higher density, reduced setbacks and buffers that the project implements. The project is therefore directly responding to the Master Plan. Similarly, the plan suggests the mid-block connection implemented by the project.

- 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;

While the neighborhood is currently mostly comprised of parking lots and industrial buildings which are likely to be redeveloped, it is anticipated that future mixed use and residential developments will follow the same pattern proposed by the project as they employ wood construction and podium styles which are typical for this building type. The upper levels above the podium step back 5' along Jefferson Street in order to create human scale and articulation at the pedestrian level. This additional articulation and step back, while not required by the current zoning, is possible because of the modification of the current standards to meet the future ones.

The building massing steps forward and backwards both in plan and elevation in order to modulate the scale and reduce visual width and height. These steps are approximately 5' in both directions. Material changes are provided between the podium and upper levels, as well as in multiple locations horizontally along the elevations in order to break down the scale. The building massing is also broken up into two separate masses with a large open courtyard between them. This reduces the visual size along the public right of way, essentially appearing as two separate buildings from the street.

Balconies and porches are provided for a majority of the units, providing further scale and articulation. This is also made possible by the adjusted setbacks. Belt courses are also provided in the brick, as is a fenestration surround metal panel detail to maximize the window size appearance and increase articulation. Materials vary from floor to floor, as well as along the span of the building, with balconies that help break up the vertical elements. Units are also offset to provide articulation to the façade.

A roof terrace is provided on level 7, which is visible from both Jefferson Street and Albermarle and will include some softscape as well as outdoor seating and dining spaces to appreciate the views and create further visual interest.

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;

While developing the architecture for the 1365 Jefferson Street site, the team embraced the history of the Ballpark Neighborhood, with its unique industrial building forms that over time have eroded to provide a texture that other parts of the city have torn down or removed. Based on the construction type, we are able to create transparency at the ground level by using glass and metal, with intuitive entrances along the streets to create an urban pedestrian experience. The building is designed so that it creates a contemporary Industrial look and anchors an up-and-coming area of the Ballpark Neighborhood.

Development is oriented towards an active Jefferson St, and the lobby and main entrance of the building open onto this public sidewalk, as does the secondary lobby and the retail space. The podium level outdoor space is also oriented to the sidewalk. The lobby also connects to the north mid-block connection, with a secondary entrance in this direction. The retail space also faces Jefferson St and includes extensive storefront glazing.

The design is not complete without an appropriate selection of materials, which typify the presence of the articulated massing. As shown by the 3 dimensional elevations, the two-level podium base is a composition of materials that makes a strong statement with a glassy face, and architectural concrete. The impression made by the ground floor of the building establishes the urban texture and the inclusion of these materials is intended to contrast the base to separate the building above. Above the podium base, we have integrated materials that provide an interest of discovery including brick, metal siding, glass, and a three coat Portland Cement plaster. Each of these are durable, natural materials (no EIFS) and they were carefully selected to be a modern adaptation of contemporary industrial-inspired design. The balance of all of these high-quality materials is key to the statement that the architecture makes, with the building base expressing strength and transparency and the upper levels providing a strong skin, when pulled back provide a layered, soft feel.

As described above, the character of the neighborhood is still developing. The modern and warm interpretation of an industrial aesthetic provides a nod to the history of the neighborhood, while establishing a forward looking design aesthetic for the area. Per the included elevations, the window to solid ratio provides great character to the building and neighborhood. A mix of materials is used to highlight and enhance the size of windows.

The Lobby space is designed to allow for maximum exposure of the tenants both inside and out, at

the same time keeping the relationship of the space within two stories. The retail space is also two stories in height along the frontage, allowing the human scale relationship and responding to the mixed use development pattern suggested by the Ballpark Master plan.

The architecture establishes a distinct base with a street presence composed of an apartment lobby, retail space and a secondary lobby, all well-defined with storefronts and masonry veneer to create a rich 2-story podium base. This base forms an urban look with a human-scale relationship that extends along the edge of the building. Resting on the base are five-levels of residential apartments, with a top level being higher height and including outdoor amenity space to provide a top. The architecture of the apartments has been carefully crafted to create the modern form with an articulated façade forming a detailed and repeating façade to achieve building massing that is broken down into smaller elements. In addition to the materials alternating across the face of the building, the building is designed with a stepping of building elements at critical locations at all sides of the building. The massing forms a modern take on a classic bottom-middle-top character with the podium base as one views the building.

There are multiple changes in vertical plane and horizontal breaks – including at the transition between the lobby, adjacent seating area and the retail space, from the garage to the secondary lobby, and at the south of the building.

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.

The building is sited close to the sidewalk along the primary Jefferson Street facade, at the zoning setback line (the minimum proposed zoning setback in some areas). While the neighborhood is currently mostly comprised of parking lots and industrial buildings, it is anticipated the future mixed use and residential developments will follow this same pattern as they attempt to create a downtown urban feel, maximize density and achieve the highest and best use on their respective lots. The minimum setback in the proposed zoning is reduced to 5', which informed the location of the building at 5' for the lobbies and retail area, and a larger 10' setback for the less prominent vertical circulation and garage entrance.

- b. Provide sufficient space for private amenities.

Balconies and porches are provided for a majority of the units. Several outdoor patios can accommodate outdoor dining or seating depending on the ultimate use of the retail space. These features are located along Jefferson Street, as well as Albermarle. The podium level courtyard opens out onto Jefferson Street, as does the seventh floor terrace. In addition to the landscaped yard located along the entire façade of the building, outdoor dining patios are located to the south and directly visible and connected to Jefferson Street. Additional landscape seating and benches are provided adjacent to the retail space, and a dog run is provided in the rear yard setback.

As previously discussed, additional setback space is being provided on the north and south in order to implement the mid-block connection suggested by the Master Plan to the north and an enhanced pedestrian experience to the south, respectively.

- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

Given the separation provided by Jefferson Street to the west, Albermarle Avenue (approx. 12' alley) to the south, the approximately 17.5' alley to the west and the mid-block connection to the north, privacy and noise impacts are not expected. The project is essentially surrounded by public rights of way on three sides, and provides additional buffers and screening all the way around the perimeter. All trash collection and storage activities are limited to inside the building, and the semi-public courtyard at the podium level is oriented towards the larger public Jefferson Street.

- d. Provide adequate sight lines to streets, driveways and sidewalks.

Only one vehicular egress/ingress access point is provided, with just one lane in each direction, minimizing pedestrian and bike conflicts. It is located away from the intersection, and the overhead door is set back to provide additional space for better sight lines.

- e. Provide sufficient space for maintenance.

Given the separation provided by Jefferson Street, Albermarle Avenue, the alley and the mid-block connection, there is plenty of space for both building maintenance and utility maintenance.

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

The Lobby is easily identified by the storefront system that wraps around the façade on both sides, showing the two story space. The retail space also presents fully glazed storefront which maximizes transparency, as does the secondary lobby and the amenity space along Albermarle.

The lobby and retail space all use transparent storefront elements including a sign band and clerestory glazing, as does the secondary lobby. A band of these elements is defined along the entire public facing facades above the typical storefront height. Additionally, a fin detail is added throughout the primary elevations to provide visual interest.

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

All street fixtures will meet the Salt Lake City Lighting Master Plan. Building lighting will provide comfortable levels at residential tenant locations, without creating up-lighting. At street level, safe lighting will be provided for visibility, without creating up-lighting or glare for neighboring properties.

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

Waste and recycling units are within the garage footprint and not visible from the exterior. Service uses are set back inside the building and away from the public view. Mechanical equipment is roof mounted and not seen from the public view.

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

Parking is all contained within the building and screened from Jefferson Street by the lobby and retail space and from Albermarle by the building community space. The vertical vehicular circulation ramps are achieved with a 5% max slope. This accommodates screened parking stalls spaced to meet city requirements. There is only one vehicular egress/ingress access point, with just one lane in each direction, minimizing pedestrian and bike conflicts

- 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;

Given the current industrial and parking use for the site and surrounding areas, no mature native trees are present. However, the trees proposed will meet the Salt Lake City plant specification requirements and provide shade and scale at the street.

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

Given the current industrial and parking use for the site and surrounding areas, the existing landscape has not been purposeful and is mostly comprised of invasive species. That said, the landscape design has been inspired by the overgrown current condition and a "maintained natural" landscape is proposed as shown in the images.

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

Trees have been included along Jefferson St and Albermarle, as well along the east side alley in order to provide scale, shade and softening or screening of these edges. Additionally, trees and lush landscaping are proposed in the podium courtyard in order to continue those benefits throughout the building.

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

Landscaping has been included along Jefferson St and Albermarle, as well along the east side alley in order to provide scale, shade and softening or screening of these edges. Additionally, trees and lush landscaping are proposed in the podium courtyard in order to continue those benefits throughout the building and provide seasonal shade. A trellis is also proposed along Albermarle, which is a south facing exposure.

- 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;

Only one vehicular egress/ingress access point is provided, with just one lane in each direction, minimizing pedestrian and bike conflicts. There is plenty of connectivity along the larger Jefferson Street to the north to 1300 South and the south to 1400 South. Albermarle Ave provides an additional outlet towards West Temple, providing plenty of options for traffic flow. These streets are all currently designed with a vehicular focus, and the project will enhance this by adding pedestrian friendly connections. Additionally, the current lack of alignment in Jefferson Street is mediated with an increased curb radius at Jefferson and Albermarle, which should improve the condition and ability of vehicles to navigate this turn.

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;

The project provides pedestrian access on all sides, with a pedestrian mid-block connection to the north, an enhanced pedestrian environment with street trees, seating and shading areas along Jefferson and Albermarle and a mostly pedestrian alley to the west. There are spaces along the east alley and along south Albermarle Avenue that will be used for shade/sitting/dog run areas, as well dining areas, (as well as along Jefferson Street depending on the ultimate use of the retail space).

Crime Prevention Through Environmental Design (CPTED) Principles are being implemented through large operable windows into units, balconies, and large storefront extents and other items described above.

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

In addition to shared facilities on the street and in the parking area, almost every unit even contains an Urban Mud Room with a bike storage/hook area. A bike wash provided for the residents enhances this experience, as does the bike work area included with the building amenity provided along Albermarle.

Additionally, the project is located within walking distance from the 1300 South Ballpark light rail Station and promotes walkability and neighborhood connectivity thru the implementation of a mid-block connection as recommended by the Ballpark Station Area Plan.

c. Minimizing conflicts between different transportation modes;

As previously stated, only one vehicular egress/ingress access point is provided, with just one lane in each direction, minimizing pedestrian and bike conflicts. The mid-block connection and the pedestrian focus Albermarle Avenue development will further provide a safe alternative for pedestrian traffic.

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

The site design proposed certainly promotes access to adjacent uses and amenities by implementing the mid-block connection suggested by the master plan, by providing enhanced pedestrian features along Jefferson and Albermarle and connectivity on all sides of the project. Furthermore, the project provides its own amenities to the community thru the retail space and the building amenity space.

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

With access on all sides of the project, and right of ways to the west and south, emergency vehicle access will be adequate. The address side of the project and the most direct access is available along Jefferson Street. The Fire Department Connection is located along this street frontage.

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

With access on all sides of the project, loading and service access will be adequate. The address side of the project and the most direct access is available along Jefferson Street.

- 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.

While there are not many natural or site features to preserve given the current condition of the neighborhood as a mostly industrial center and parking, the project references the industrial past of the neighborhood through its design features and style. The building is designed so that it creates a contemporary Industrial look and anchors an up-and-coming area of the Ballpark Neighborhood.

- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

Capacity is available in the area to provide for the development. No significant concerns were presented at the DRT meeting held. Infrastructure is available in the public right of way along Jefferson and Albermarle, and the project will connect as indicated on the preliminary civil site drawings attached, meeting all Salt Lake City Engineering and Public Utilities requirements.

21A.55.060: MINIMUM AREA:

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table [21A.55.060](#) of this section.

CG General Commercial District	No minimum required
--------------------------------	---------------------

No minimum required in this zoning district.

CONCLUSION

In summary, the proposed development meets the Planned Development purpose statement and City Objective F regarding Master Plan implementation, as well as city Objective D regarding Mobility. The project is not only consistent with the Ballpark Station Area plan, but actually takes significant steps in implementing this plan. It will enhance the neighborhood which is currently defined by many abandoned industrial spaces and open parking lots and promote the development of the Ballpark neighborhood in a way that is perfectly aligned with the new master plan goals. While there are not many natural or site features to preserve, the project references the industrial past of the neighborhood through its design features and style, while significantly improving the experience of the community moving forward. The project will provide an enhanced pedestrian edge and landscaping and promotes city mobility goals by increasing density in an area that is highly connected to public transit, encouraging pedestrian and bike circulation through the mid-block connection and other pedestrian-focused improvements.



ATTACHMENT C: Plan Set



Abstract Development 1365 Jefferson

1365 South Jefferson Street
Salt Lake City, UT 84115
VICINITY MAP



PROJECT LOCATION

Nexus Project #: 22050

Owner Project #:

12.02.2022 REVISED 02.06.2023

DESIGN REVIEW

INFILL SITE WITH RESIDENTIAL UNITS OVER PODIUM
CONSTRUCTED PARKING GARAGE

BALLPARK SITE UNIT MIX										
DEC 15TH 2022										
UNITS	Rentable Sq.Ft.	L03	L04	L05	L06	L07	TOTAL	Square Footage	COFT BASED MIX %	COUNT BASED MIX %
B2	591	1	1	1	1	0	4	2,004		STUDIOS & BUNDRS
B3	547	1	1	1	1	0	4	2,088		
J1	539	1	2	2	2	2	9	4,851		
A1	485	7	8	8	8	4	31	10,028	23%	32%
A2	703	4	4	4	4	4	20	14,060		1 BEDS
A3	746	2	2	2	2	2	10	7,600		
A4	813	2	2	2	2	2	10	8,360		
A5	944	0	1	1	1	1	4	3,864		
		11	13	13	13	13	51	40,929	52%	51%
B1	1,051	1	1	1	1	1	5	2,253		
B11	1,043	0	1	1	1	1	4	4,200		2 BEDS
B2	1,070	1	0	0	0	0	1	1,870		
B3	1,188	1	2	2	2	2	9	10,692		
		3	4	4	4	4	19	21,277	25%	17%
AVERAGE UNIT SIZE	733	21	24	24	24	22	113	84,520		

BALLPARK - FLOOR TOTAL RENTABLE SQ.FTS				
L03	L04	L05	L06	L07
14,060	17,200	17,593	17,593	14,540

ELECTRICAL ENGINEER
ENVISION ENGINEERING
240 E. MORRIS AVE, STE 200
Salt Lake City, UT 84115
CONTACT: JEFF OWE E-MAIL: jowe@envisioneng.com
PHONE: 801.534.1130 INTERNET: http://www.envision.com

MECHANICAL/ PLUMBING ENGINEER
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Denver, CO 80202
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PHONE: 999.999.9999 INTERNET: http://www.sample.com

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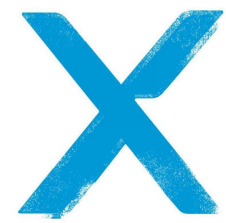
APPROVALS

Signer 1 _____	Date _____	Signer 3 _____	Date _____
Signer 2 _____	Date _____	Signer 4 _____	Date _____

DESIGN CRITERIA

APPLICABLE CODES	
ACCESSIBILITY CODE	ICC/ANSI A117.1-2009
INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2018 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2021 EDITION
ZONING ORDINANCE: SALT LAKE CITY	Zoning Ordinance
OTHER CRITERIA	

DEFERRED SUBMITTALS	

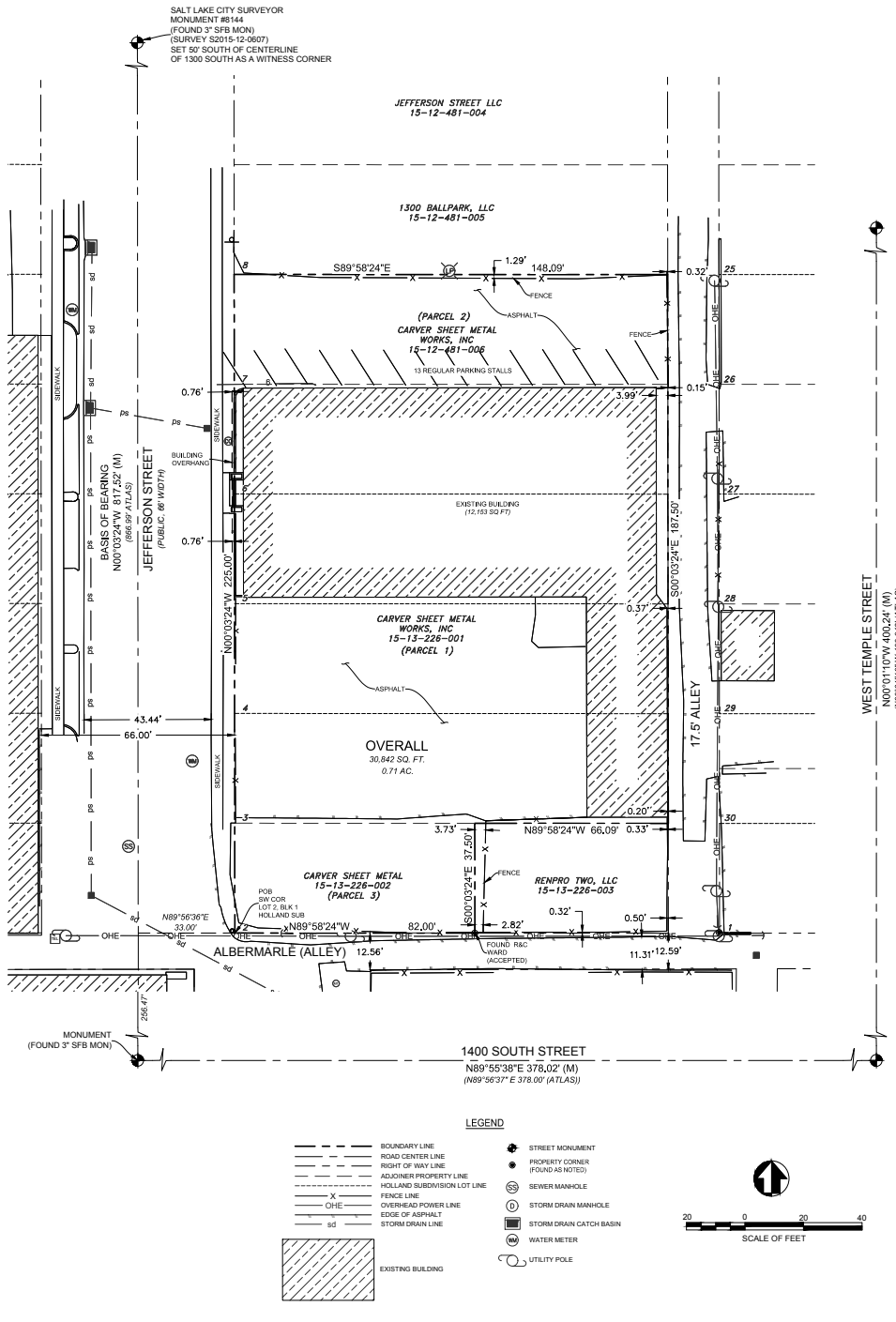


ARCH | NEXUS

ALTANSPS LAND TITLE SURVEY

BRONSTEIN DEVELOPMENT BALL PARK

LOCATED IN BLOCK 10, 5-ACRE PLAT "A", SALT LAKE CITY SURVEY,
SITUATE IN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN



LEGAL DESCRIPTION (RECORD)

PARCEL 1:
(15-13-226-001)
ALL OF LOTS 3, 4, 5 AND 6, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

PARCEL 2:
(15-12-481-006)
ALL OF LOT 7, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

PARCEL 3:
(15-13-226-002)
COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, AND RUNNING THENCE EAST 82 FEET; THENCE SOUTH 37 1/2 FEET; THENCE WEST 82 FEET; THENCE NORTH 37 1/2 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION (SURVEYED)

A PARCEL OF LAND LOCATED IN BLOCK 10, 5-ACRE PLAT "A", SALT LAKE CITY SURVEY, SITUATE IN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION AS RECORDED ON APRIL 27, 1900 IN BOOK D OF PLATS AT PAGE 49, SAID POINT BEING 256.47 FEET NORTH 006°32' WEST AND 33.00 FEET NORTH 89°56'36" EAST FROM THE FOUND SALT LAKE CITY MONUMENT AT THE INTERSECTION OF JEFFERSON STREET AND 1400 SOUTH STREET AND RUNNING THENCE, ALONG THE EAST LINE OF JEFFERSON STREET, NORTH 006°32' WEST 225.00 FEET TO THE NORTH LINE OF LOT 7, BLOCK 1 OF SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID NORTH LINE OF LOT 7, BLOCK 1, SOUTH 89°58'24" EAST 148.09 FEET TO THE WEST LINE OF A 17.50 FOOT ALLEY AS SHOWN ON SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID WEST LINE OF THE 17.50 FOOT ALLEY, SOUTH 006°32' EAST 187.50 FEET TO THE NORTH LINE OF LOT 2, BLOCK 1 OF SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID NORTH LINE OF LOT 2, BLOCK 1, NORTH 89°58'24" WEST 66.09 FEET; THENCE SOUTH 006°32' EAST 37.50 FEET TO THE NORTH LINE OF ALBERMARLE AVENUE; THENCE, ALONG SAID NORTH LINE OF ALBERMARLE AVENUE, NORTH 89°58'24" WEST 82.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - SECTION 2 - EXCEPTIONS

EXCEPTIONS 1 - 17 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.

TABLE A

ITEM 2	PARCEL 1 (TAX ID 15-13-226-001) 1349 S JEFFERSON STREET, SLC, UT 84115 PARCEL 2 (TAX ID 15-12-481-006) 1339 S JEFFERSON STREET, SLC, UT 84115 PARCEL 3 (TAX ID 15-13-226-002) 1365 S JEFFERSON STREET, SLC, UT 84115
ITEM 3	THE SUBJECT PROPERTY LIES WITHIN : FLOOD ZONE ZONE "X" PER FEMA FIRM MAP 49035C0282H, EFFECTIVE AUGUST 2, 2012
ITEM 4	THE GROSS LAND AREA IS: 30,842 SQ. FT. (0.71 AC)
ITEM 6	NO ZONING REPORT OR LETTER WAS PROVIDED.
ITEM 7(B)	THE EXISTING BUILDING CONTAINS 12,153 SQUARE FEET.
ITEM 8	SHOWN HEREON.
ITEM 9	THERE ARE 13 REGULAR PARKING STALLS ON THE NORTH SIDE OF THE BUILDING. SHOWN HEREON.
ITEM 13	SHOWN HEREON.
ITEM 16	THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK GOING ON.
ITEM 17	NO INFORMATION WAS PROVIDED TO SURVEYOR ABOUT PROPOSED CHANGES IN RIGHT OF WAY LINES.

COMMENTS

- TITLE REPORT FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 158801-8HB
COMMITMENT DATE: FEBRUARY 4, 2022 AT 7:30 AM.
- - INDICATES TITLE REPORT EXCEPTION NUMBER SHOWN ON PLAT.
- BOUNDARY LINES WERE ESTABLISHED FROM SECTION MONUMENTS, VARIOUS DEEDS AND RECORD OF SURVEYS.
- EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 006°10' WEST BETWEEN FOUND MONUMENTS IN WEST TEMPLE STREET. THE SOUTH MONUMENT IS IN THE INTERSECTION OF 1400 SOUTH AND THE NORTH MONUMENT IS LOCATED 400.24 FEET NORTH OF THE INTERSECTION OF 1400 SOUTH AND WEST TEMPLE STREET.
- OWNER CARVER SHEET METAL WORKS, INC., A UTAH CORPORATION
- NOTES 1) THE ALTANSPS LAND TITLE SURVEY WAS PERFORMED AT THE REQUEST OF BRONSTEIN DEVELOPMENT
2) NO CORNERS WERE SET WITH THIS SURVEY. A WARD ENGINEERING REBAR AND CAP WAS FOUND (SHOWN HEREON AND ACCEPTED.)

SURVEYORS CERTIFICATE

TO NORTHLIGHT REAL ESTATE OPPORTUNITY FUND III L.P., A DELAWARE LIMITED PARTNERSHIP; BRONSTEIN DEVELOPMENT; FIRST AMERICAN TITLE INSURANCE COMPANY; COTTONWOOD TITLE INSURANCE AGENCY, INC.

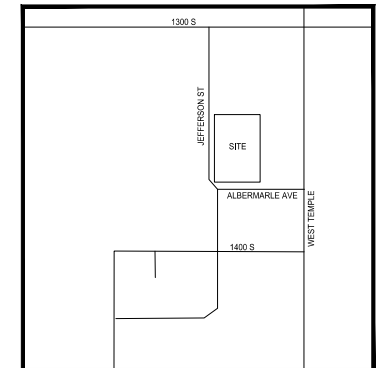
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2022.

DATE OF PLAT OR MAP: AUGUST 15, 20 22

Shawn
SHAWN R. VERNON, P.L.S.
UTAH NO. 8744084



VICINITY MAP



DATE	8/15/2022
PLAT DATE	
SCALE	1"=20'
PROJECT NUMBER	8AN/011900

PSOMAS
11456 South Temple Drive, Suite 200
South Jordan, Utah 84095
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	SRV	SHEET
DRAWN	SRV	
CHECKED	CEA	1
		OF 1

ALTA/NSPS LAND TITLE SURVEY
BRONSTEIN DEVELOPMENT
BALL PARK 2
 LOCATED IN BLOCK 10, 5-ACRE PLAT "A", SALT LAKE CITY SURVEY,
 SITUATE IN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN

LEGAL DESCRIPTION

BEGINNING ON THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION OF BLOCK 10, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 37.5 FEET, THENCE WEST 66 FEET, THENCE SOUTH 37.5 FEET, THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B - SECTION 2 - EXCEPTIONS

EXCEPTIONS 1 - 15 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.

TABLE A

ITEM 2	126 WEST ALBERMARLE AVE. S.L.C. UT 84115
ITEM 3	THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE "X" PER FEMA FIRM MAP 49035C0262H, EFFECTIVE AUGUST 2, 2012
ITEM 4	THE GROSS LAND AREA IS: 2,478 SQ. FT. (0.057 AC)
ITEM 6	NO ZONING REPORT OR LETTER WAS PROVIDED.
ITEM 7(B)	THERE ARE NO BUILDINGS ON SITE
ITEM 8	SHOWN HEREON.
ITEM 9	THERE IS NO PARKING ON SITE.
ITEM 13	SHOWN HEREON.
ITEM 16	THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK GOING ON.
ITEM 17	NO INFORMATION WAS PROVIDED TO SURVEYOR ABOUT PROPOSED CHANGES IN RIGHT OF WAY LINES.

COMMENTS

- TITLE REPORT WESTCOOR LAND TITLE INSURANCE COMPANY
 COMMITMENT NO.: 94736
 COMMITMENT DATE: OCTOBER 28, 2022 AT 7:45 AM.
- - INDICATES TITLE REPORT EXCEPTION NUMBER SHOWN ON PLAT.
- BOUNDARY LINES WERE ESTABLISHED FROM SECTION MONUMENTS, VARIOUS DEEDS AND RECORD OF SURVEYS.
- EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°01'10" WEST BETWEEN FOUND MONUMENTS IN WEST TEMPLE STREET. THE SOUTH MONUMENT IS IN THE INTERSECTION OF 1400 SOUTH AND THE NORTH MONUMENT IS LOCATED 400.24 FEET NORTH OF THE INTERSECTION OF 1400 SOUTH AND WEST TEMPLE STREET.
- OWNER RENPRO TWO, LLC
- NOTES 1) THE ALTA/NSPS LAND TITLE SURVEY WAS PERFORMED AT THE REQUEST OF BRONSTEIN DEVELOPMENT
 2) NO CORNERS WERE SET WITH THIS SURVEY. A WARD ENGINEERING REBAR AND CAP WAS FOUND (SHOWN HEREON AND ACCEPTED.)

SURVEYORS CERTIFICATE

TO BRONSTEIN DEVELOPMENT; WESTCOOR LAND TITLE INSURANCE COMPANY AND METRO NATIONAL TITLE.

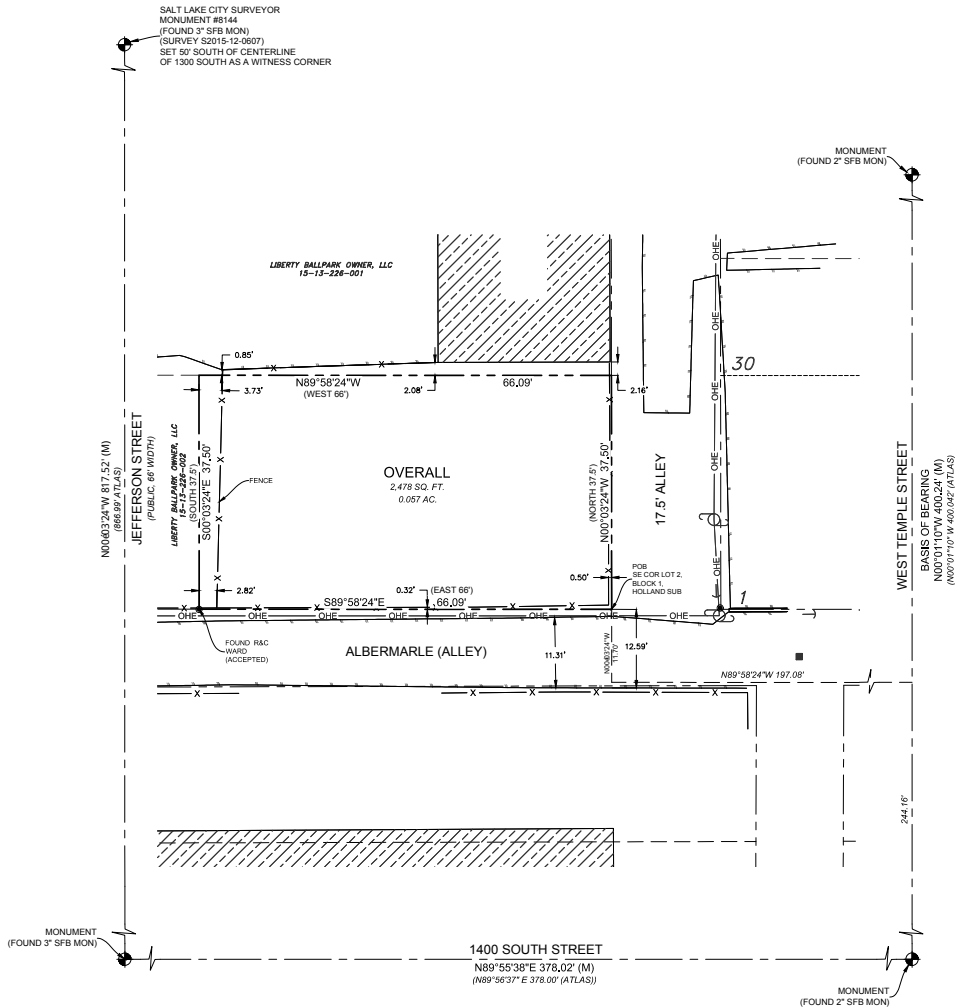
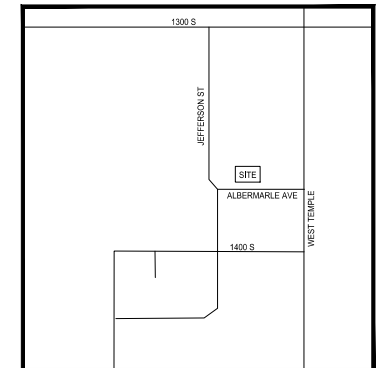
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2022.

DATE OF PLAT OR MAP: NOVEMBER 16, 20 22



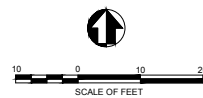
Shawn R. VERNON, P.L.S.
 UTAH NO. 8744084

VICINITY MAP



LEGEND

- | | |
|------------------------------------|------------------------------------|
| --- BOUNDARY LINE | ● STREET MONUMENT |
| - - - ROAD CENTER LINE | ● PROPERTY CORNER (FOUND AS NOTED) |
| - - - RIGHT OF WAY LINE | ⊙ SEWER MANHOLE |
| - - - ADJONER PROPERTY LINE | ⊙ STORM DRAIN MANHOLE |
| - - - HOLLAND SUBDIVISION LOT LINE | ⊙ STORM DRAIN CATCH BASIN |
| - - - FENCE LINE | ⊙ WATER METER |
| - - - OHE OVERHEAD POWER LINE | ⊙ UTILITY POLE |
| - - - EDGE OF ASPHALT | |
| - - - STORM DRAIN LINE | |
| ▨ EXISTING BUILDING | |



DATE	11/16/2022	DESIGNED	SRV	SHEET
PLOT DATE		DRAWN	SRV	
SCALE	1"=10'	CHECKED	CEA	1
PROJECT NUMBER	8ANI011900			OF 1

PSOMAS
 11456 South Temple Drive, Suite 200
 South Jordan, Utah 84095
 (801) 270-5777 (801) 270-5782 (FAX)

SITE PLAN

BALL PARK

SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8740084 DO HEREBY CERTIFY THAT THIS SITE PLAN WAS CREATED UNDER MY DIRECTION.



LEGAL DESCRIPTION (CURRENT):

TAX ID NO. 15-12-481-006
ALL OF LOT 7, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

TAX ID NO. 15-13-226-001
ALL OF LOTS 3, 4, 5 AND 6, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

TAX ID NO. 15-13-226-002
COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, AND RUNNING THENCE EAST 82 FEET; THENCE SOUTH 37 1/2 FEET; THENCE WEST 92 FEET; THENCE NORTH 37 1/2 FEET TO THE PLACE OF BEGINNING.

TAX ID NO. 15-13-226-003
BEGINNING ON THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION OF BLOCK 10, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 37.5 FEET; THENCE WEST 66 FEET; THENCE SOUTH 37.5 FEET; THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION (PROPOSED):

ALL OF LOTS 2, 3, 4, 5, 6 AND 7 OF BLOCK 1, HOLLAND SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

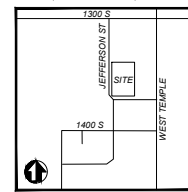
BEGINNING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, HOLLAND SUBDIVISION AS RECORDED ON APRIL 27, 1900 IN BOOK D OF PLATS AT PAGE 49, SAID POINT BEING 256.4 FEET NORTH 0°03'24" WEST AND 33.00 FEET NORTH 89°56'36" EAST FROM THE FOUND SALT LAKE CITY MONUMENT AT THE INTERSECTION OF JEFFERSON STREET AND 1400 SOUTH STREET AND RUNNING THENCE, ALONG THE EAST LINE OF JEFFERSON STREET, NORTH 0°03'24" WEST 225.00 FEET TO THE NORTH LINE OF LOT 7, BLOCK 1 OF SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID NORTH LINE OF LOT 7, BLOCK 1, SOUTH 89°58'24" EAST 148.09 FEET TO THE WEST LINE OF A 17.50 FOOT ALLEY AS SHOWN ON SAID HOLLAND SUBDIVISION; THENCE, ALONG SAID WEST LINE OF THE 17.50 FOOT ALLEY, SOUTH 0°03'24" EAST 225.00 FEET TO THE NORTH LINE OF ALBERMARLE AVENUE; THENCE, ALONG SAID NORTH LINE OF ALBERMARLE AVENUE, NORTH 89°58'24" WEST 148.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.321 SQUARE FEET / 0.765 ACRES.

NOTES

- THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE BOUNDARY OF PARCELS 15-12-481-006, 15-13-226-001, 15-13-226-002 AND 15-13-226-003 COMBINED TO GET APPROVAL FOR LOT CONSOLIDATION FROM SALT LAKE CITY.

VICINITY MAP
(NOT TO SCALE)



LEGEND

- BOUNDARY
- MONUMENT LINE OF ROAD
- PARCEL LINE
- HOLLAND LOT LINE
- EXISTING BUILDING
- EXISTING MONUMENT
- BOUNDARY CORNER (24" X 5/8" REBAR MARKED "PSOMAS" OR RIVET)

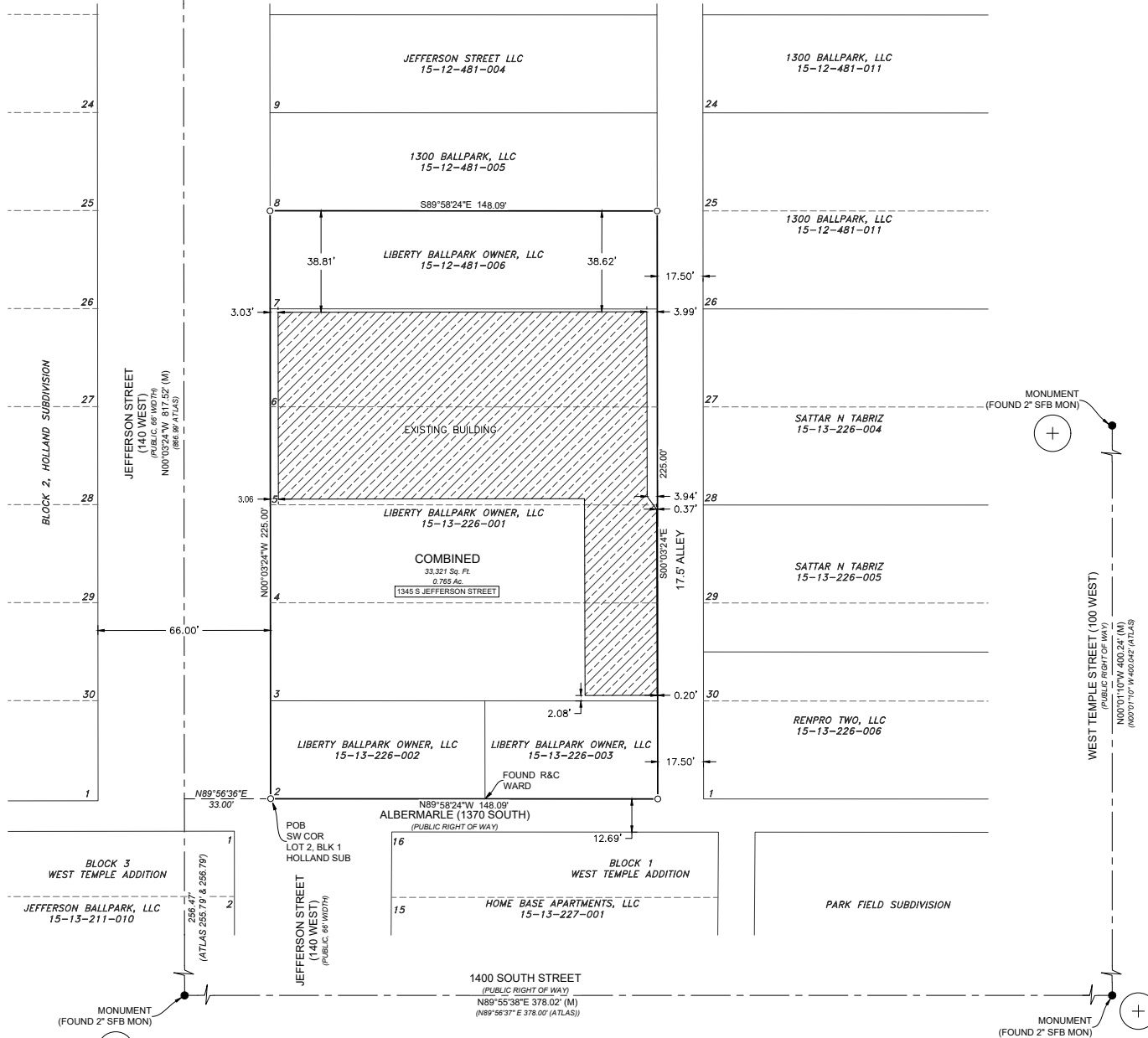
OWNER
LIBERTY BALLPARK OWNER, LLC

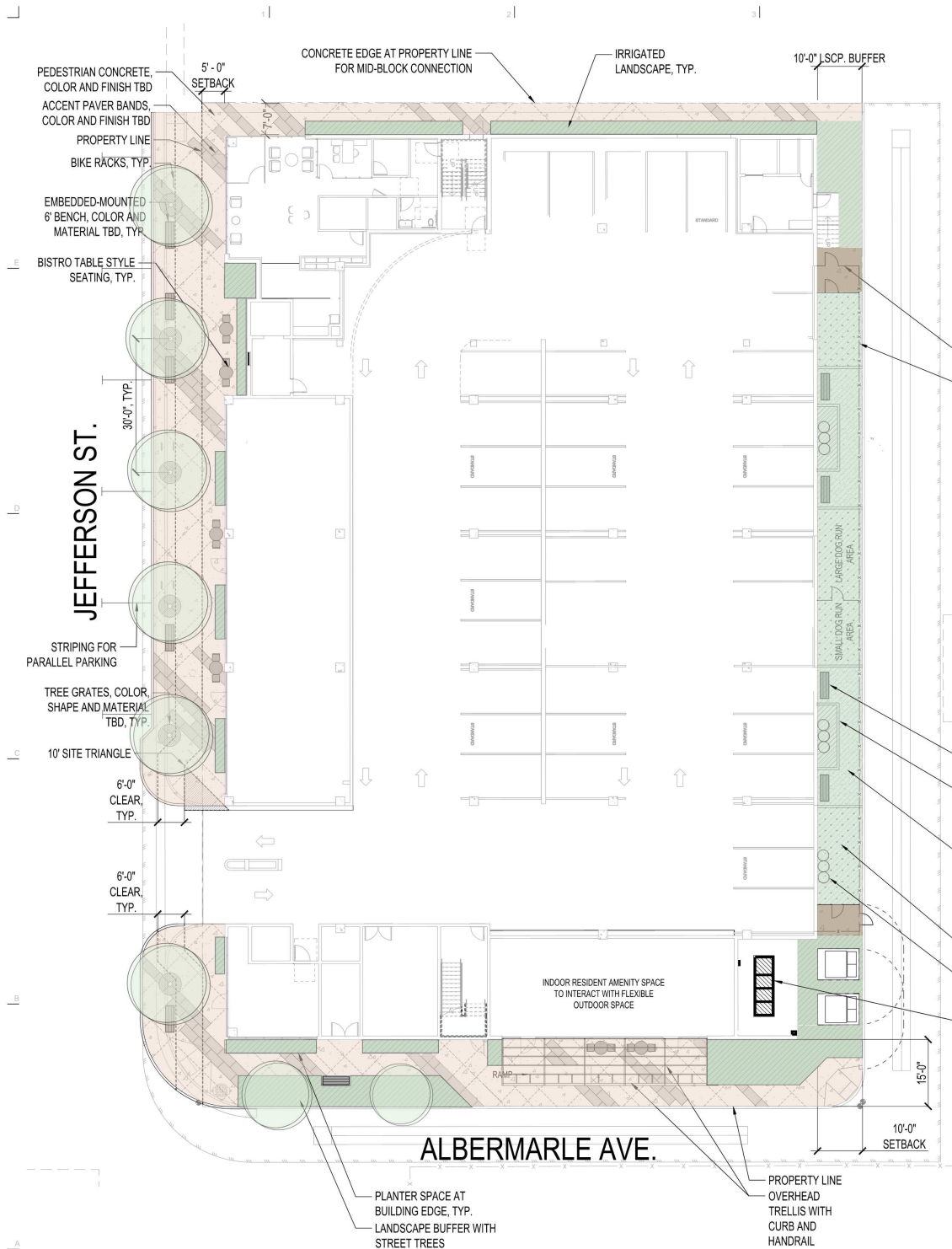


PSOMAS		DATE: 4-13-2023	DESIGNED: SRV
11456 South Temple Drive, Suite 200 South Jordan, Utah 84095 (801) 270-5777 (801) 270-5782 (FAX)		SCALE: 1" = 20'	DRAFTED: SRV
		PROJECT No.:	CHECKED: CEA
		8AND11900	



SALT LAKE CITY SURVEYOR
MONUMENT #8144
(FOUND 3" SFB MON)
(SURVEY S2015-12-0607)
SET 50' SOUTH OF CENTERLINE
OF 1300 SOUTH AS A WITNESS CORNER





PEDESTRIAN CONCRETE, COLOR AND FINISH TBD
ACCENT PAVER BANDS, COLOR AND FINISH TBD
PROPERTY LINE
BIKE RACKS, TYP.

EMBEDDED-MOUNTED 6' BENCH, COLOR AND MATERIAL TBD, TYP.

BISTRO TABLE STYLE SEATING, TYP.

JEFFERSON ST.

STRIPING FOR PARALLEL PARKING

TREE GRATES, COLOR, SHAPE AND MATERIAL TBD, TYP.

10' SITE TRIANGLE

6'-0" CLEAR, TYP.

6'-0" CLEAR, TYP.

ALBERMARLE AVE.

PLANTER SPACE AT BUILDING EDGE, TYP.
LANDSCAPE BUFFER WITH STREET TREES

PROPERTY LINE OVERHEAD TRELLIS WITH CURB AND HANDRAIL

CONCRETE EDGE AT PROPERTY LINE FOR MID-BLOCK CONNECTION

IRRIGATED LANDSCAPE, TYP.

10'-0" L.S.C.P. BUFFER

GATED DOG RUN WITH SECURED ACCESS FOR RESIDENTS, TYP.
DECORATIVE 6' TALL METAL FENCING/GATES AT DOG RUN, TYP.

6' SURFACE MOUNTED METAL BENCH, TYP. STYLE TBD.

6" CONCRETE MOW CURB, TYP.

SODDED TURF, TYP.

SODDED TURF, TYP.

COLUMNAR TREE, TYP.

OUTDOOR UTILITY SPACE NOTCHED INTO CORNER OF BUILDING, SEE RENDERS

INDOOR RESIDENT AMENITY SPACE TO INTERACT WITH FLEXIBLE OUTDOOR SPACE

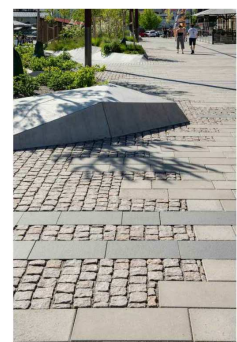
RAMP

CONSTRUCTION NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE SITE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE SITE PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE SITE PLAN, INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
- DO NOT SCALE DRAWINGS.
- COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS INCLUDING, BUT NOT LIMITED TO, STORM DRAIN LINES, WATER LINES AND POWER/ELECTRICAL LINES. COORDINATE DEMOLITION OF EXISTING AND INSTALLATION OF NEW UTILITY LINES WITH CIVIL AND MECHANICAL. CALL BLUE STAKES OF UTAH (811) 48 HOURS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS, BOTH ON SITE AND ADJACENT TO THE PROJECT SITE, AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

SITE DATA:

ZONING	CG
AREA TYPES	
• PROPERTY	33,320 sf (100%)
• BUILDING	26,424 sf (79%)
HARDSCAPE / LANDSCAPE	
- STREETScape: 6,630 SF	
- LANDSCAPE: 3,192 SF	
- LEVEL 3 COURTYARD: 5,479 SF	
- LANDSCAPE: 193 SF	
GRAND TOTAL: 12,130 SF / LANDSCAPE: 4,145 SF	



INTERMIXING OF PAVING MATERIALS



CIRCULAR / ELLIPTICAL TREE GRATES



VINES INTEGRATED WITH BUILDING ARCHITECTURE
SITE MATERIAL INSPIRATION



6' HIGH OPEN METAL FENCE



Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, UT 84109
T: 801.924.5000
http://www.archnexus.com

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**ABSTRACT DEVELOPMENT
THE 1365 JEFFERSON**
1365 SOUTH JEFFERSON STREET
SALT LAKE CITY, UT 84115



Know what's below.
Call before you dig.
Date Revision

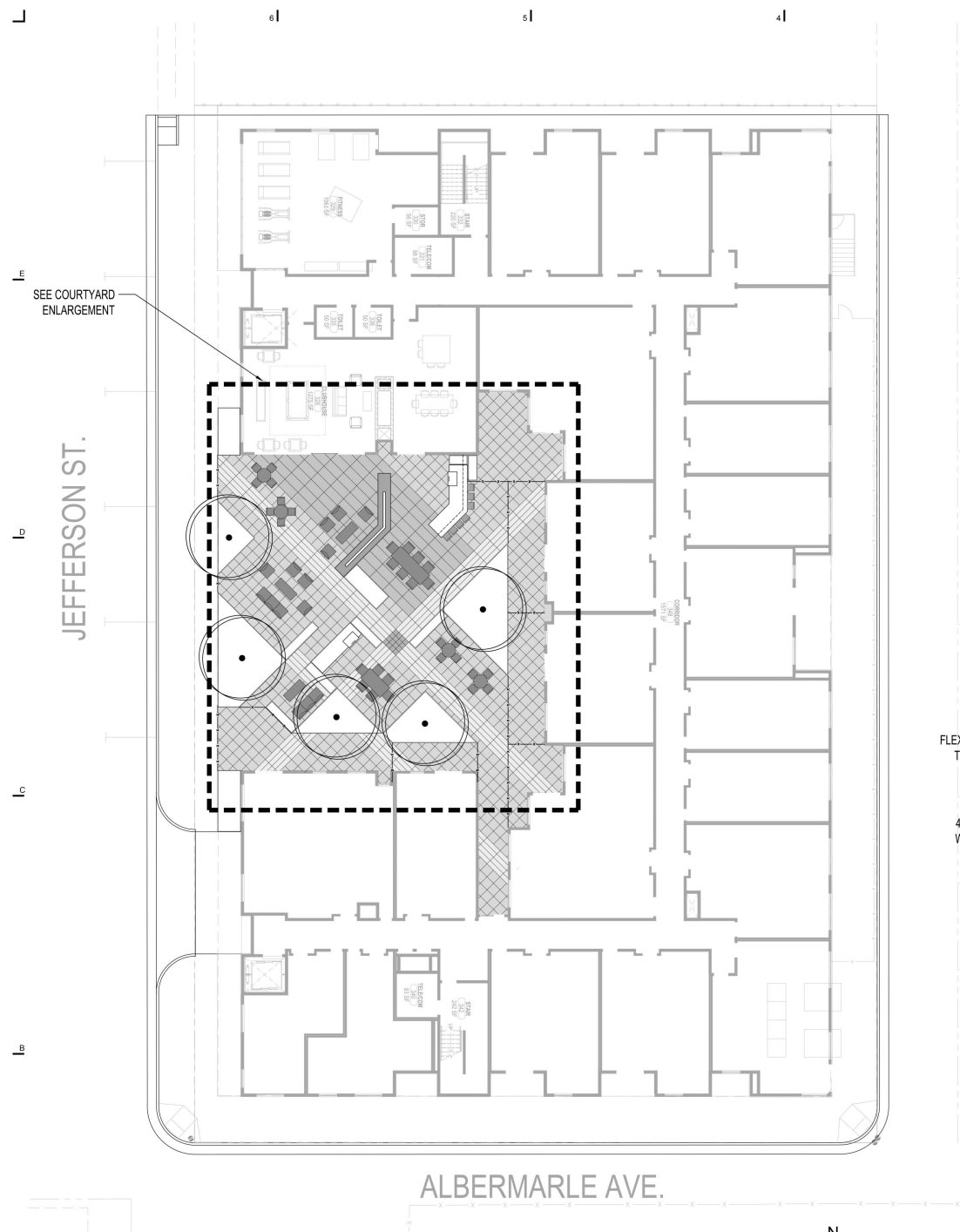
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

NEXUS PROJ. #: 22050
CHECKED BY: DA
DRAWN BY: BS
DATE: 03/08/2022

ARCHITECTURAL SITE PLAN GROUND LEVEL

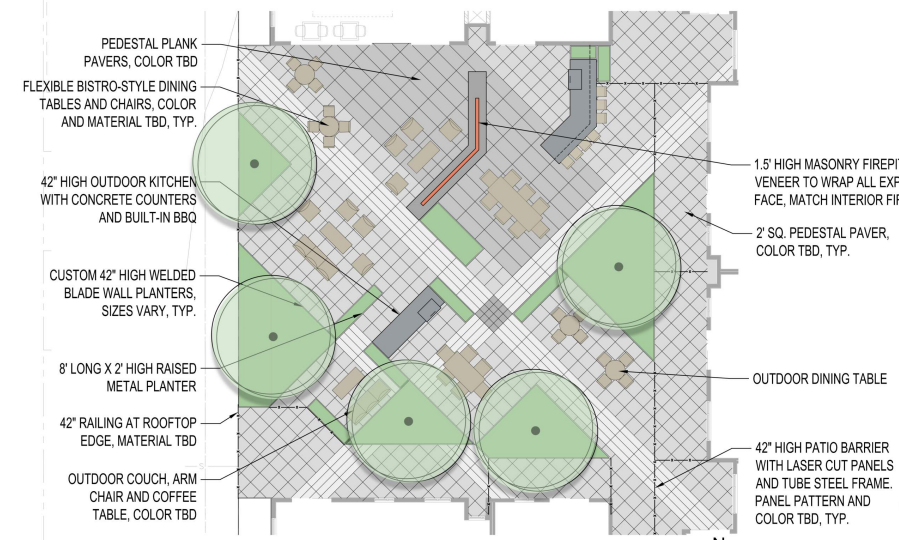
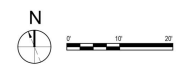
AS101



SEE COURTYARD ENLARGEMENT

JEFFERSON ST.

ALBERMARLE AVE.



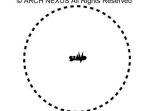
COURTYARD ENLARGEMENT



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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115



Date Revision

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

NEXUS PROJ. #: 22050
CHECKED BY: MD
DRAWN BY: BB
DATE: 01.13.2022

SITE PLAN: LEVEL 3

AS103

GENERAL NOTES - FLOOR PLANS

- A. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION. COORDINATE DISCREPANCIES WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- B. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
- C. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- D. WHERE THE FINISH SCHEDULE OR INTERIOR ELEVATIONS CALL FOR TILE, RESIN OR GYPSUM BOARD SHOWN IN THE WALLS ASSEMBLY WITH TILE BACKER BOARD WHERE TILE OCCURS, REPLACE OTHER GYPSUM BOARD SHOWN IN THAT WALLS ASSEMBLY WITH MOISTURE RESISTANT GYPSUM BOARD WHERE NO TILE OCCURS.
- E. PROVIDE BACKING / SUPPORT FOR ALL MOUNTED FIXTURES, EQUIPMENT, CASWORK AND/OR SYSTEMS FURNITURE. COORDINATE WITH FLOOR PLANS AND INTERIOR ELEVATIONS PRIOR TO THE COVERING OF STUD FRAMING. REFER TO MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE. OTHERWISE REFER TO DETAILS ON A100 SHEET SERIES.
- F. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- G. SEE B SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS, REGULATORY PLAN INFORMATION, INCLUDING RATED ASSEMBLY SYSTEMS, OCCUPANCY AND EGRESS SYSTEMS.
- H. SEE A100 SERIES DIMENSIONAL CONTROL PLANS FOR ALIGNMENT / POSITION OF STRUCTURAL ELEMENTS AND OTHER KEY DIMENSIONS.
- I. WHERE NEW CONSTRUCTION INTERFACES WITH EXISTING, PATCH AND REPAIR AS NECESSARY TO MATCH ORIGINAL CONDITION.
- J. WHERE PROVIDED, DOOR AND WINDOW DIMENSIONS ARE TO EDGE OF OPENING. OPENING DIMENSIONS ARE NOMINAL. CONTRACTOR SHALL COORDINATE DIMENSIONS OF ALL ROUGH OPENINGS AND ACTUAL FRAME SIZES.
- K. WHERE DOOR LOCATIONS ARE NOT DIMENSIONED, SEE DETAILS REFERENCED IN DOOR SCHEDULE BY SPECIFIC CONDITION. OTHERWISE, THE INSET SIDE OF DOOR ROUGH OPENINGS SHALL BE LOCATED IF FROM THE ADJACENT PERPENDICULAR WALL, SUBJECT TO MAINTENANCE OF REQUIRED ADA CLEARANCES REFERRED IN THE 0700 SHEET SERIES.
- L. DO NOT SCALE DRAWINGS.



ARCH | NEXUS
 Architectural NEXUS, Inc.
 2505 East Pkeways Way
 Salt Lake City, Utah 84109
 T 801 524 5000
 http://www.archnexus.com

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Abstract Development
1365 Jefferson
 1365 South Jefferson Street
 Salt Lake City, UT 84115

KEYNOTE LEGEND	
TAG	KEYNOTE TEXT

FLOOR PLAN - AREA CALCULATIONS

- LEVEL 00:
 - GARAGE: 13,950 SQFT
 - OTHER: 748 SQFT
 - TOTAL: 14,698 SQFT
- LEVEL 01:
 - GARAGE: 16,270 SQFT
 - RETAIL: 2,392 SQFT
 - OTHER: 4,900 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 02:
 - GARAGE: 21,090 SQFT
 - OTHER: 4,640 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 03:
 - INDOOR: 21,057 SQFT
 - OUTDOOR: 7,493 SQFT
 - TOTAL: 28,550 SQFT
- LEVEL 04:
 - TOTAL: 21,057 SQFT
- LEVEL 05:
 - TOTAL: 21,057 SQFT
- LEVEL 06:
 - TOTAL: 21,057 SQFT
- LEVEL 07:
 - INDOOR: 19,966 SQFT
 - OUTDOOR: 1,091 SQFT
 - TOTAL: 21,057 SQFT
- BUILDING TOTALS:
 - GARAGE: 53,310 SQFT
 - OTHER: 10,288 SQFT
 - INDOOR: 104,194 SQFT
 - OUTDOOR: 8,884 SQFT
 - TOTAL: 176,216 SQFT

Date Revision

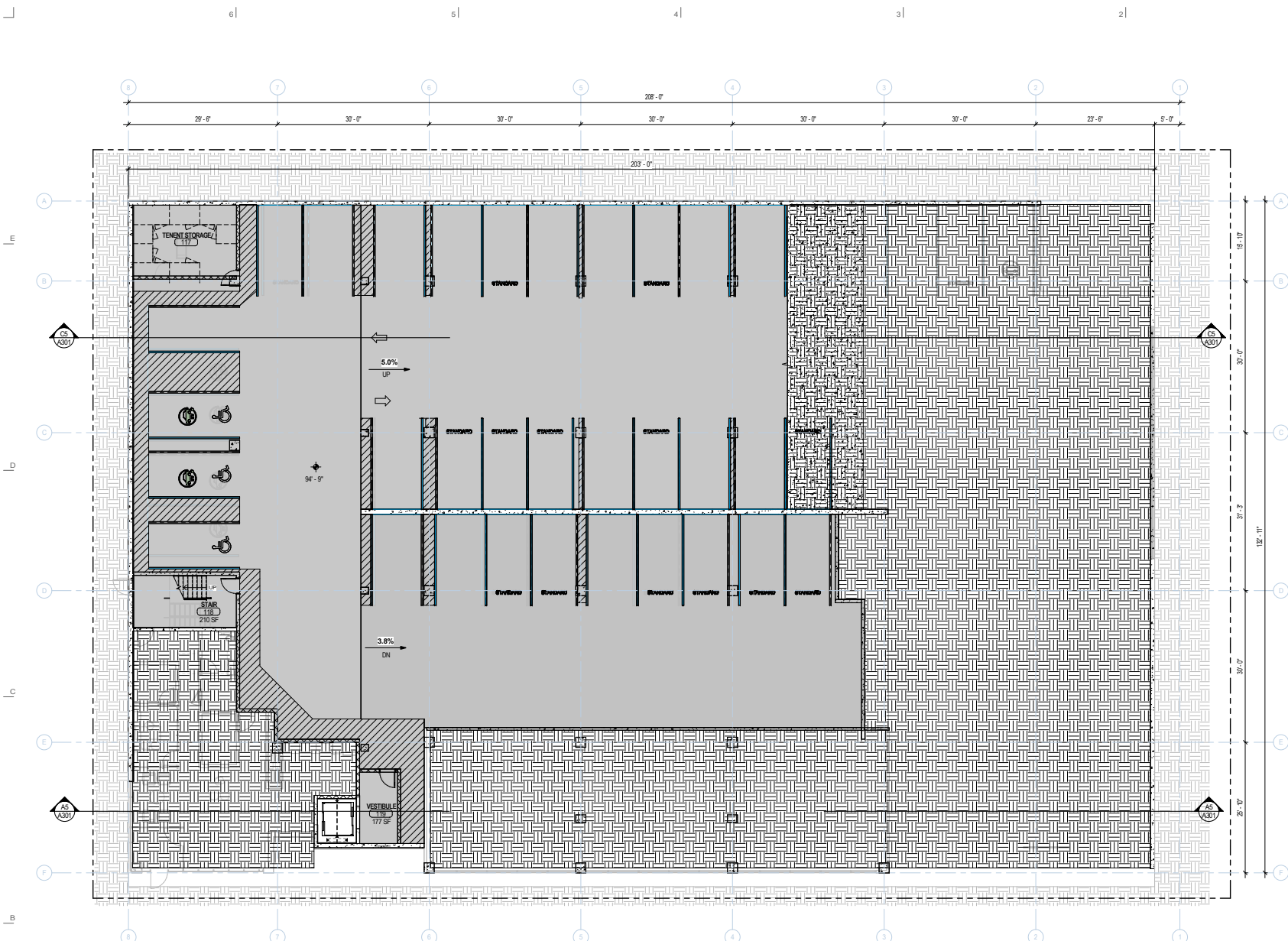
NOT FOR CONSTRUCTION

DESIGN REVIEW

NEXUS PROJ. #: 22050
 CHECKED BY: Checker
 DRAWN BY: Author
 DATE: 02.06.2023

FLOOR PLAN LV00

A100



A6 LEVEL 00 - OVERALL LOWER LEVEL PARKING
 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

- A. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION. COORDINATE DISCREPANCIES WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- B. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
- C. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- D. WHERE THE FINISH SCHEDULE OR INTERIOR ELEVATIONS CALL FOR TILE, REPLACE GYPSUM BOARD SHOWN IN THE WALLS ASSEMBLY WITH TILE BACKER BOARD WHERE TILE OCCURS. REPLACE OTHER GYPSUM BOARD SHOWN IN THAT WALL ASSEMBLY WITH MOISTURE RESISTANT GYPSUM BOARD WHERE NO TILE OCCURS.
- E. PROVIDE BACKING / SUPPORT FOR ALL MOUNTED FIXTURES, EQUIPMENT, CASEWORK, AND/OR SYSTEMS FURNITURE. COORDINATE WITH FLOOR PLANS, AND INTERIOR ELEVATIONS PRIOR TO THE COVERING OF STUD FRAMING. REFER TO MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE. OTHERWISE REFER TO DETAILS ON A700 SHEET SERIES.
- F. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- G. SEE B SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS, REGULATORY PLAN INFORMATION, INCLUDING RATED ASSEMBLY SYSTEMS, OCCUPANCY AND EGRESS SYSTEMS.
- H. SEE A100 SERIES DIMENSIONAL CONTROL PLANS FOR ALIGNMENT / POSITION OF STRUCTURAL ELEMENTS AND OTHER KEY DIMENSIONS.
- I. WHERE NEW CONSTRUCTION INTERFACES WITH EXISTING, PATCH AND REPAIR AS NECESSARY TO MATCH ORIGINAL CONDITION.
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- L. DO NOT SCALE DRAWINGS.



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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

KEYNOTE LEGEND	
TAG	KEYNOTE TEXT

FLOOR PLAN - AREA CALCULATIONS

- LEVEL 00:
 - GARAGE: 13,950 SQFT
 - OTHER: 748 SQFT
 - TOTAL: 14,698 SQFT
- LEVEL 01:
 - GARAGE: 18,270 SQFT
 - RETAIL: 2,360 SQFT
 - OTHER: 4,900 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 02:
 - GARAGE: 21,090 SQFT
 - OTHER: 4,640 SQFT
 - TOTAL: 25,730 SQFT
- LEVEL 03:
 - INDOOR: 21,057 SQFT
 - OUTDOOR: 7,493 SQFT
 - TOTAL: 28,550 SQFT
- LEVEL 04:
 - TOTAL: 21,057 SQFT
- LEVEL 05:
 - TOTAL: 21,057 SQFT
- LEVEL 06:
 - TOTAL: 21,057 SQFT
- LEVEL 07:
 - INDOOR: 19,966 SQFT
 - OUTDOOR: 1,091 SQFT
 - TOTAL: 21,057 SQFT
- BUILDING TOTALS:
 - GARAGE: 53,310 SQFT
 - OTHER: 10,288 SQFT
 - INDOOR: 104,194 SQFT
 - OUTDOOR: 8,384 SQFT
 - TOTAL: 176,316 SQFT

Date Revision

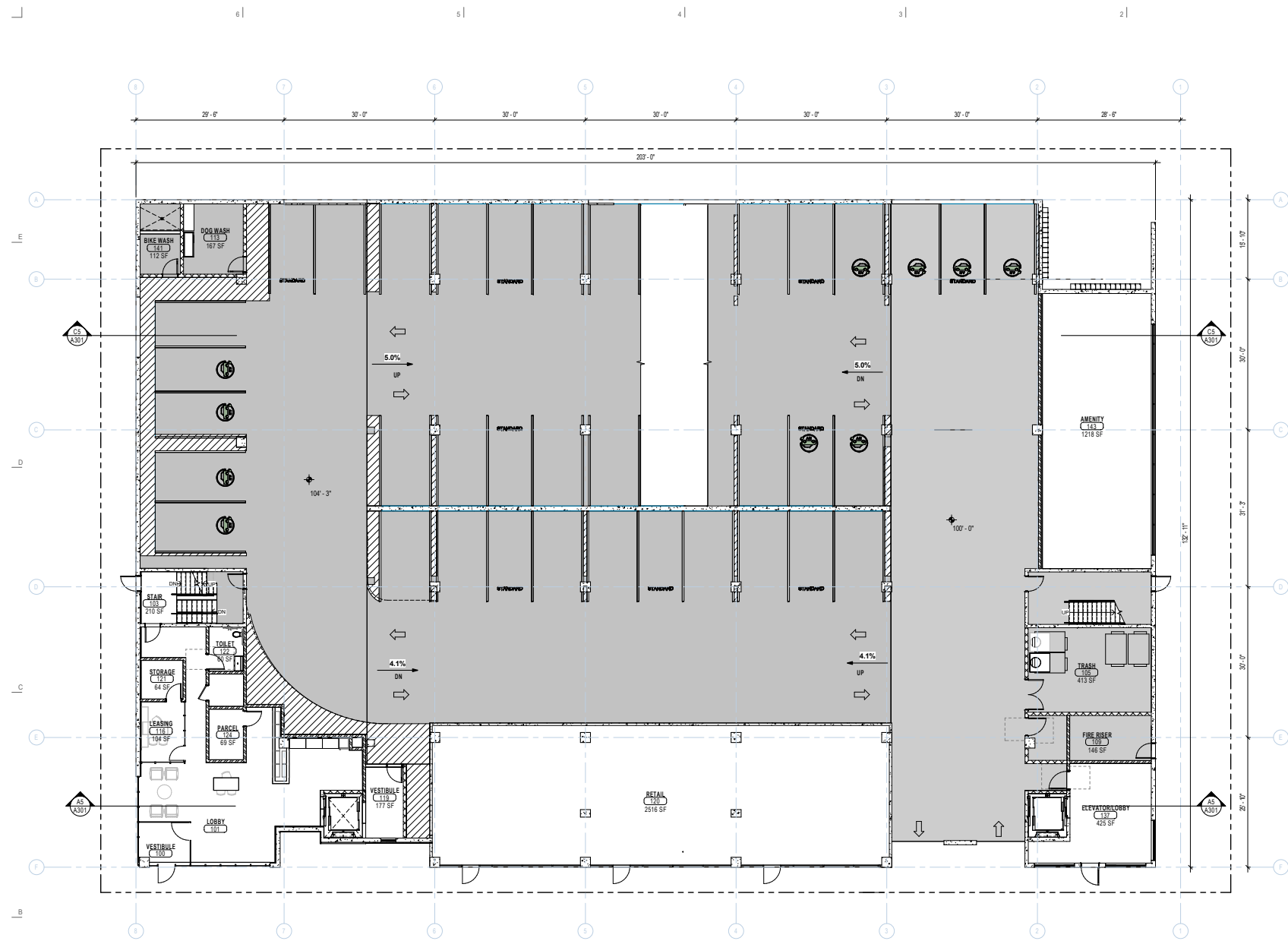
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DESIGN REVIEW

NEXUS PROJ. #: 22050
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DATE: 02.06.2023

FLOOR PLAN LV 01

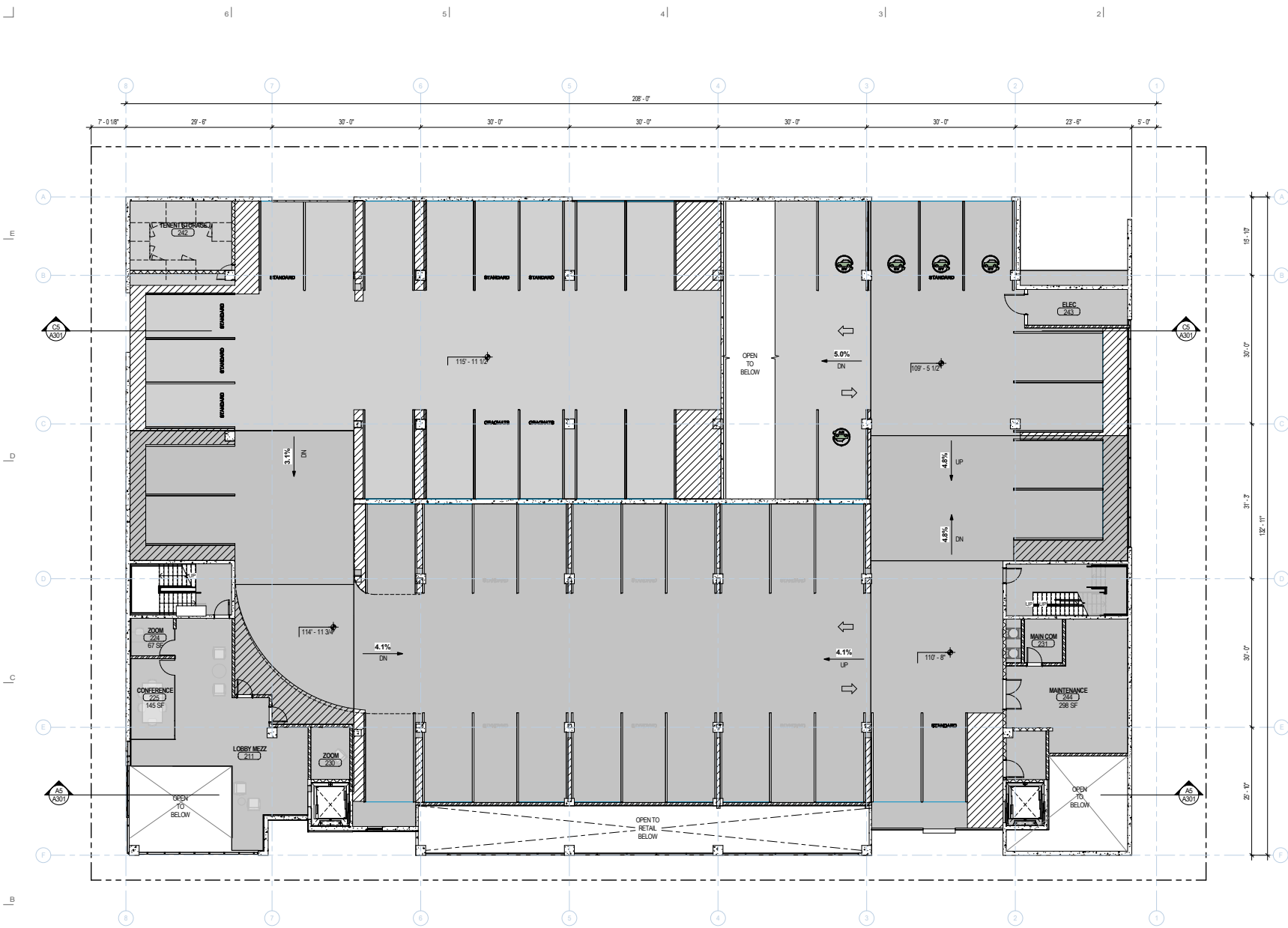
A101



A6 LEVEL 01 - OVERALL FLOOR PLAN
118' - 1 1/2"



7/10/2023 11:44:56 AM



GENERAL NOTES - FLOOR PLANS

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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

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TAG	KEYNOTE TEXT

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 - o TOTAL: 14,698 SQFT
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 - o RETAIL: 2,360 SQFT
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- LEVEL 02:
 - o GARAGE: 21,090 SQFT
 - o OTHER: 4,640 SQFT
 - o TOTAL: 25,730 SQFT
- LEVEL 03:
 - o INDOOR: 21,057 SQFT
 - o OUTDOOR: 7,493 SQFT
 - o TOTAL: 28,550 SQFT
- LEVEL 04:
 - o TOTAL: 21,057 SQFT
- LEVEL 05:
 - o TOTAL: 21,057 SQFT
- LEVEL 06:
 - o TOTAL: 21,057 SQFT
- LEVEL 07:
 - o INDOOR: 19,966 SQFT
 - o OUTDOOR: 1,091 SQFT
 - o TOTAL: 21,057 SQFT
- BUILDING TOTALS:
 - o GARAGE: 53,310 SQFT
 - o OTHER: 10,288 SQFT
 - o INDOOR: 104,194 SQFT
 - o OUTDOOR: 8,884 SQFT
 - o TOTAL: 176,576 SQFT

Date Revision

NOT FOR CONSTRUCTION

DESIGN REVIEW

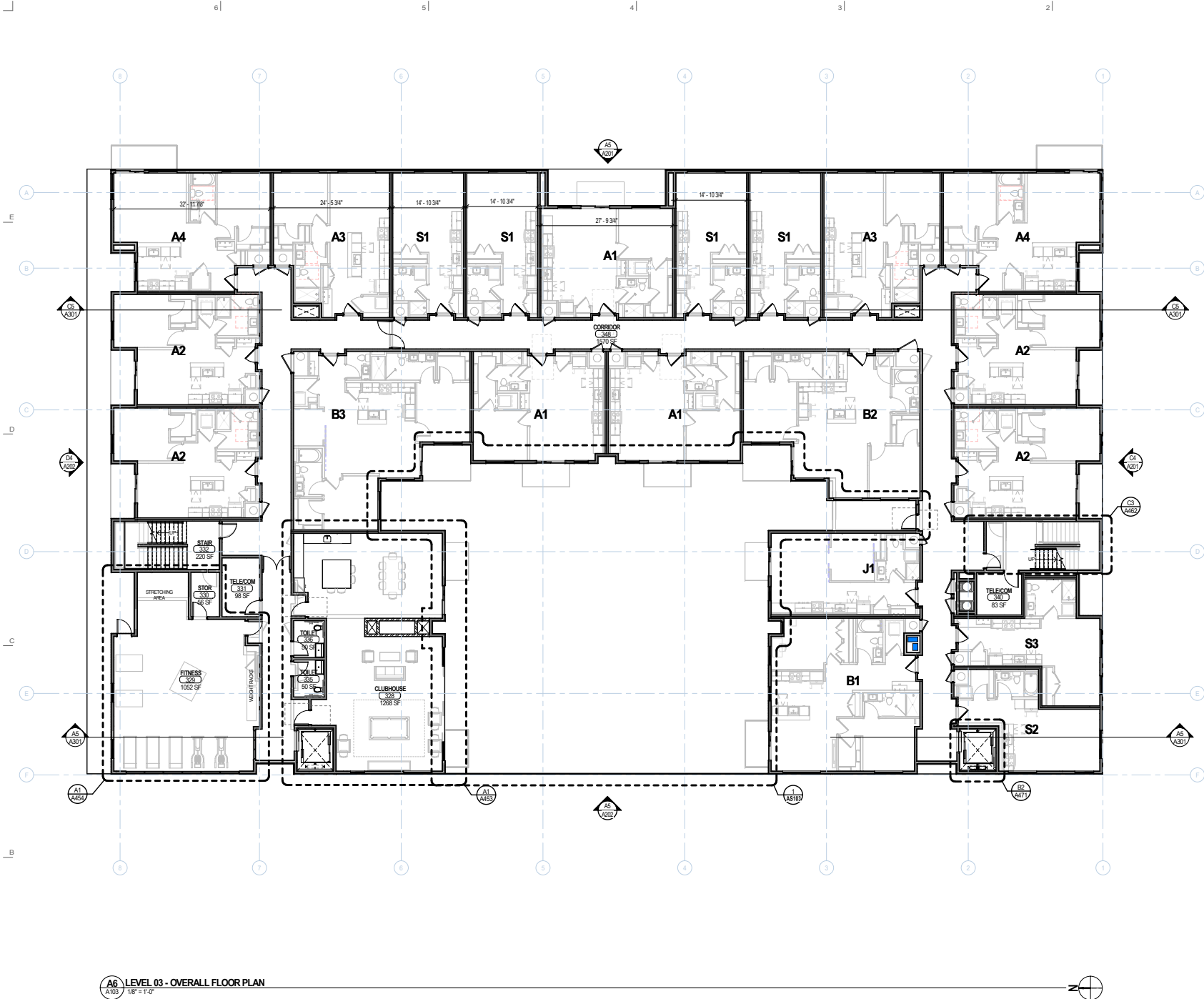
NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 02.06.2023

FLOOR PLAN LV 02

A102

A6 LEVEL 02 - OVERALL FLOOR PLAN
A102 1/8" = 1'-0"

7/7/2023 3:57:18 PM



A6 LEVEL 03 - OVERALL FLOOR PLAN
1/8" = 1'-0"

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KEYNOTE LEGEND	
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 - GARAGE: 21,090 SQFT
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Abstract Development
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Date Revision

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DESIGN REVIEW

NEXUS PROJ. #: 22050
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DATE: 01.13.2023

FLOOR PLAN LV 03

A103



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KEYNOTE LEGEND	
TAG	KEYNOTE TEXT

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 - o OTHER: 4,640 SQFT
 - o TOTAL: 25,730 SQFT
- LEVEL 03:
 - o INDOOR: 21,057 SQFT
 - o OUTDOOR: 7,493 SQFT
 - o TOTAL: 28,550 SQFT
- LEVEL 04:
 - o TOTAL: 21,057 SQFT
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Abstract Development
1365 Jefferson
 1365 South Jefferson Street
 Salt Lake City, UT 84115

Date Revision

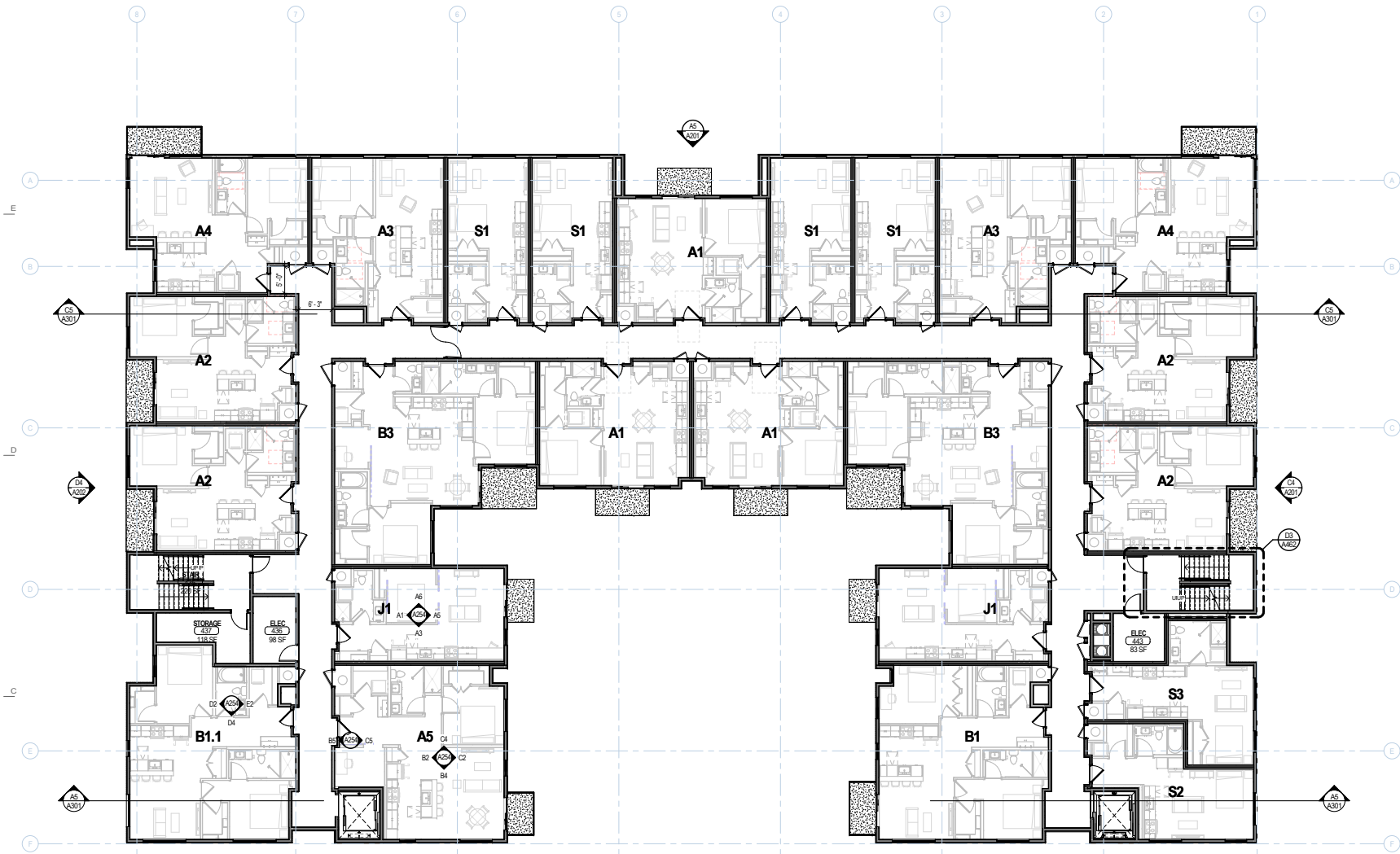
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DESIGN REVIEW

NEXUS PROJ. #: 22050
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 DATE: 01.13.2023

FLOOR PLAN LV 04

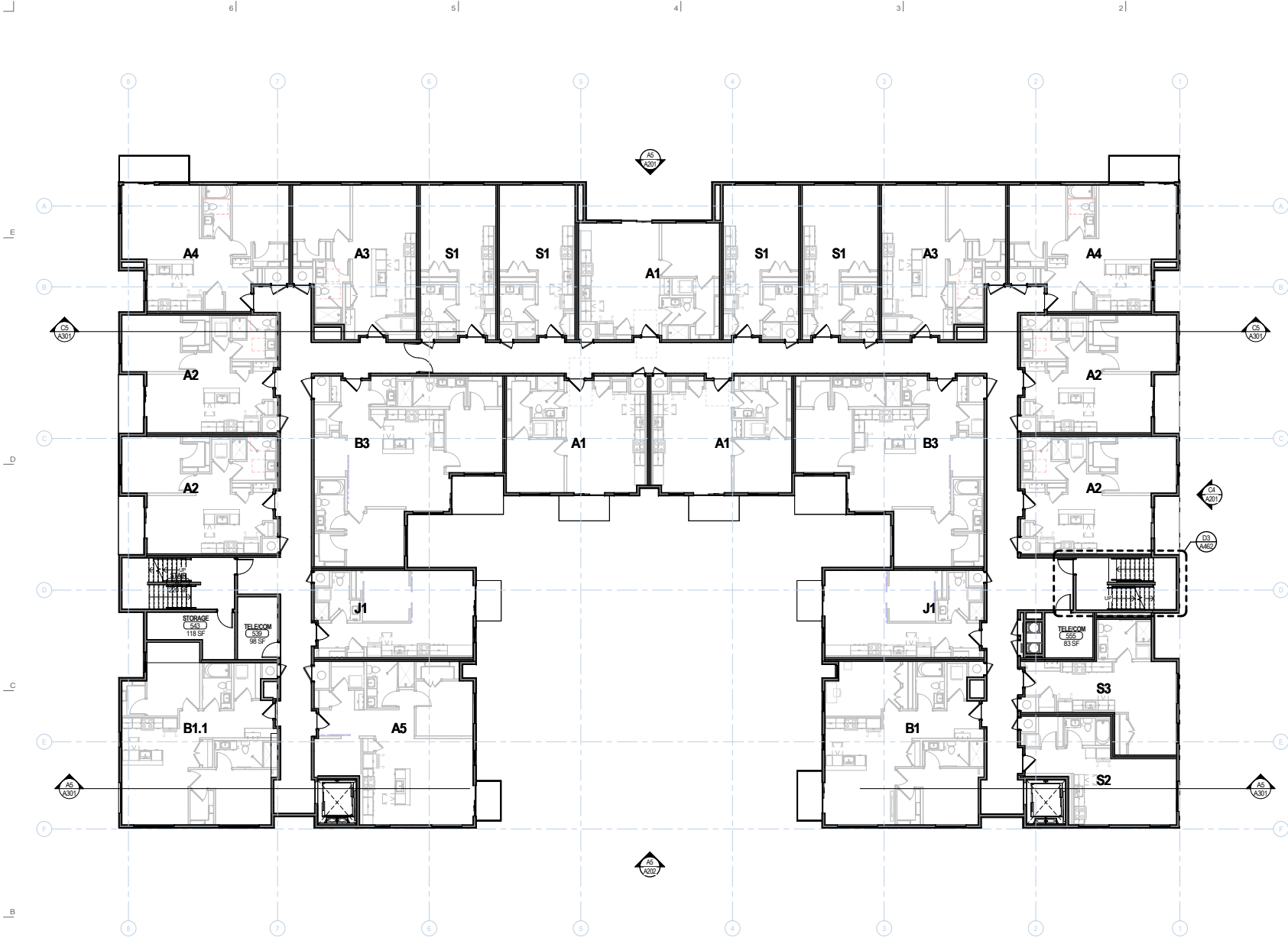
A104



A6 LEVEL 04 - OVERALL FLOOR PLAN
1/8" = 1'-0"



1/6/2023 8:37:25 AM



A6 LEVEL 05 - OVERALL FLOOR PLAN
 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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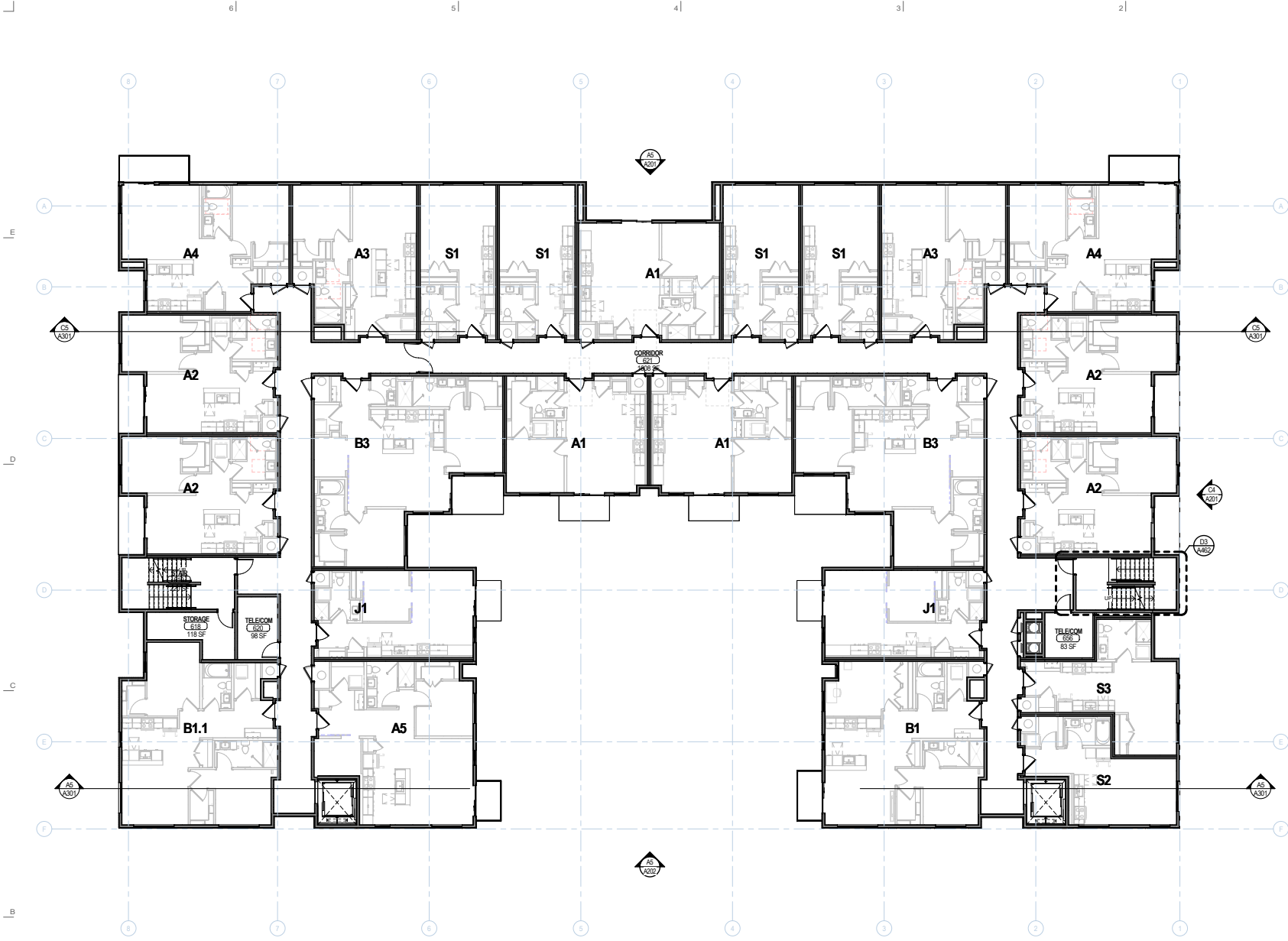
DESIGN REVIEW

NEXUS PROJ. #: 22050
 CHECKED BY: Checker
 DRAWN BY: Author
 DATE: 01.13.2023

FLOOR PLAN LV 05

A105

7/6/2023 8:38:31 AM



GENERAL NOTES - FLOOR PLANS

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- L. DO NOT SCALE DRAWINGS.



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Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

KEYNOTE LEGEND	
TAG	KEYNOTE TEXT

FLOOR PLAN - AREA CALCULATIONS

- LEVEL 00:
 - o GARAGE: 13,950 SQFT
 - o OTHER: 748 SQFT
 - o TOTAL: 14,698 SQFT
- LEVEL 01:
 - o GARAGE: 18,270 SQFT
 - o RETAIL: 2,350 SQFT
 - o OTHER: 4,900 SQFT
 - o TOTAL: 25,730 SQFT
- LEVEL 02:
 - o GARAGE: 21,090 SQFT
 - o OTHER: 4,640 SQFT
 - o TOTAL: 25,730 SQFT
- LEVEL 03:
 - o INDOOR: 21,057 SQFT
 - o OUTDOOR: 7,493 SQFT
 - o TOTAL: 28,550 SQFT
- LEVEL 04:
 - o TOTAL: 21,057 SQFT
- LEVEL 05:
 - o TOTAL: 21,057 SQFT
- LEVEL 06:
 - o TOTAL: 21,057 SQFT
- LEVEL 07:
 - o INDOOR: 19,966 SQFT
 - o OUTDOOR: 1,091 SQFT
 - o TOTAL: 21,057 SQFT
- BUILDING TOTALS:
 - o GARAGE: 53,310 SQFT
 - o OTHER: 10,288 SQFT
 - o INDOOR: 104,194 SQFT
 - o OUTDOOR: 8,584 SQFT
 - o TOTAL: 176,376 SQFT

Date Revision

NOT FOR CONSTRUCTION

DESIGN REVIEW

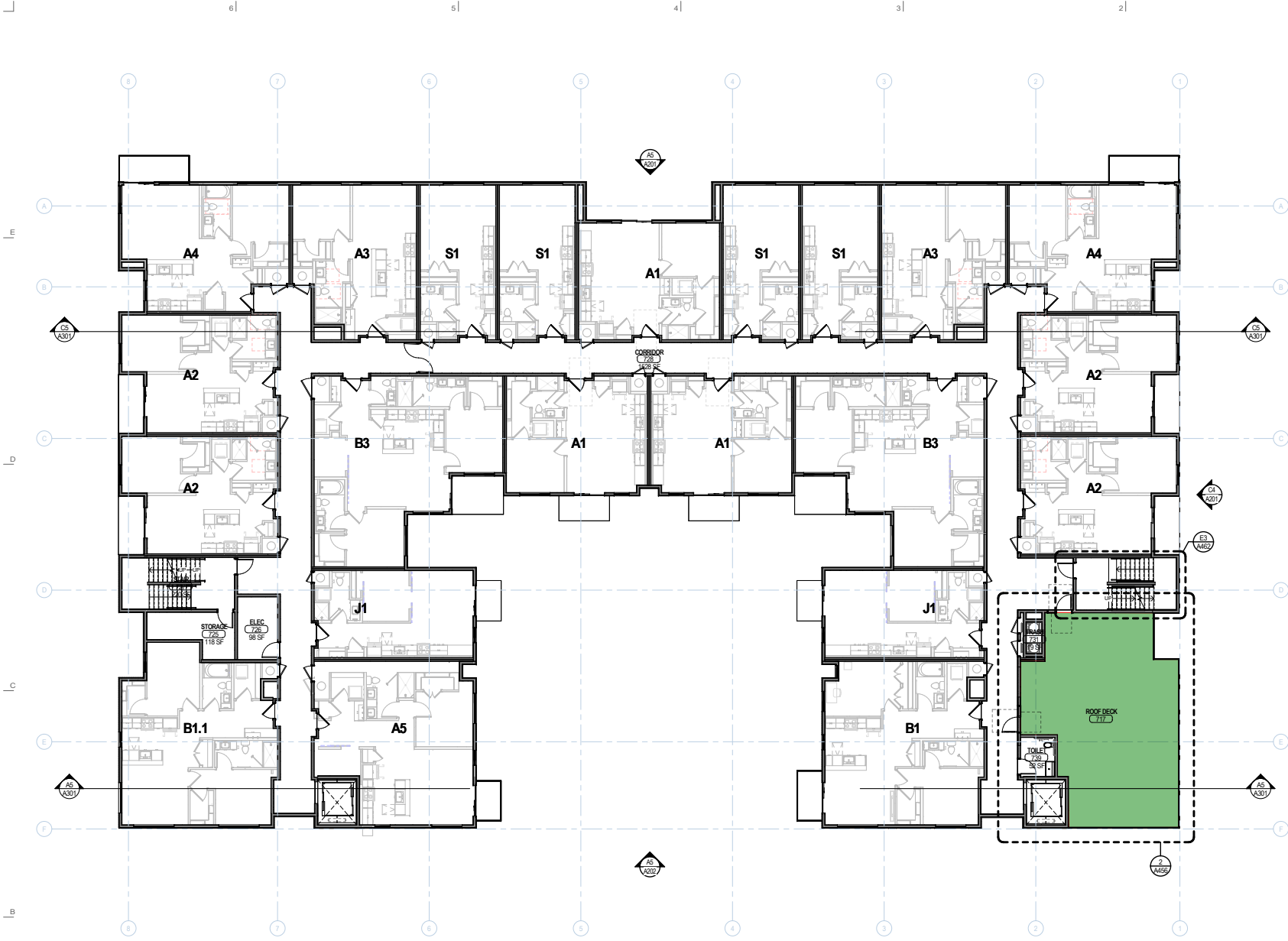
NEXUS PROJ. #: 22050
CHECKED BY: Checker
DRAWN BY: Author
DATE: 01.13.2023

FLOOR PLAN LV 06

A106

A6 LEVEL 06- OVERALL FLOOR PLAN
A106 1/8" = 1'-0"





A. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION. COORDINATE DISCREPANCIES WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

B. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.

C. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FACE OF WALL FINISH.

D. WHERE THE FINISH SCHEDULE OR INTERIOR ELEVATIONS CALL FOR TILE REPLACE ON GYM BOARD SHOWN IN THE WALL'S ASSEMBLY WITH TILE BACKER BOARD WHERE TILE OCCURS. REPLACE OTHER GYPSUM BOARD SHOWN IN THAT WALL'S ASSEMBLY WITH MOISTURE RESISTANT GYPSUM BOARD WHERE TILE OCCURS.

E. PROVIDE BACKING / SUPPORT FOR ALL MOUNTED FIXTURES, EQUIPMENT, CASEWORK AND/OR SYSTEMS FURNITURE. COORDINATE WITH FLOOR PLANS AND INTERIOR ELEVATIONS PRIOR TO THE COVERING OF STUD FRAMING. REFER TO MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE. OTHERWISE REFER TO DETAILS ON A100 SHEET SERIES.

F. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

G. SEE B SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS, REGULATORY PLAN INFORMATION, INCLUDING RATED ASSEMBLIES, EGRESS, OCCUPANCY AND EGRESS SYSTEMS.

H. SEE A100 SERIES DIMENSIONAL CONTROL PLANS FOR ALIGNMENT / POSITION OF STRUCTURAL ELEMENTS AND OTHER KEY DIMENSIONS.

I. WHERE NEW CONSTRUCTION INTERFACES WITH EXISTING, PATCH AND REPAIR AS NECESSARY TO MATCH ORIGINAL CONDITION.

J. WHERE PROVIDED, DOOR AND WINDOW DIMENSIONS ARE TO EDGE OF OPENING. DIMENSIONS ARE NOMINAL. CONTRACTOR SHALL COORDINATE DIMENSIONS OF ALL ROUGH OPENINGS AND ACTUAL FRAME SIZES.

K. WHERE DOOR LOCATIONS ARE NOT DIMENSIONED, SEE DETAILS REFERENCED IN DOOR SCHEDULE BY SPECIFIC CONDITION. OTHERWISE, THE INCH SIDE OF DOOR ROUGH OPENINGS SHALL BE LOCATED IF FROM THE ADJACENT PERPENDICULAR WALL, SUBJECT TO MAINTENANCE OF REQUIRED ADA CLEARANCES REFERRED IN THE 0700 SHEET SERIES.

L. DO NOT SCALE DRAWINGS.

Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

KEYNOTE LEGEND	
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FLOOR PLAN - AREA CALCULATIONS

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- BUILDING TOTALS:
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 - OTHER: 10,288 SQFT
 - INDOOR: 104,194 SQFT
 - OUTDOOR: 8,584 SQFT
 - TOTAL: 176,216 SQFT

A6 LEVEL 07- OVERALL FLOOR PLAN
1/8" = 1'-0"

Date Revision

NOT FOR CONSTRUCTION

DESIGN REVIEW

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FLOOR PLAN LV 07



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DESIGN REVIEW

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DATE: 02.08.2023

PERSPECTIVE IMAGES

A901



NORTHWEST

1

e

s

4

3

2

1



WEST

1

6

3

1



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PERSPECTIVE IMAGES

A902

1

a

s

4

3

2

1



SOUTHWEST

1m

1c

1c

1b

7/7/2023 11:48:11AM



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DESIGN REVIEW

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PERSPECTIVE IMAGES

A903



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SCHEMATIC DESIGN

NEXUS PROJ. #: [22050]
CHECKED BY: Checker
DRAWN BY: SS
DATE: 12.02.2022

BUILDING ELEVATIONS

A201

MATERIAL LEGEND

- ① THIN BRICK
- ② ARCHITECTURAL CONCRETE
- ③ CORRUGATED ARCHITECTURAL METAL PANEL
- ④ ARCHITECTURAL METAL PANEL
- ⑤ INTERLOCKING METAL PANEL
- ⑥ METAL MESH SCREENING
- ⑦ CEMENTITIOUS PLASTER
- ⑧ PAINTED BRICK



WEST ELEVATION
1/16" = 1'



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MATERIAL LEGEND

- ① THIN BRICK
- ② ARCHITECTURAL CONCRETE
- ③ CORRUGATED ARCHITECTURAL METAL PANEL
- ④ ARCHITECTURAL METAL PANEL
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- ⑥ METAL MESH SCREENING
- ⑦ CEMENTITIOUS PLASTER
- ⑧ PAINTED BRICK



Date Revision

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

NEXUS PROJ. #: [22050]
CHECKED BY: Checker
DRAWN BY: SS
DATE: 12.02.2022

BUILDING ELEVATIONS

A202

GENERAL NOTES - BUILDING SECTIONS

- A. WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. CLEAR DIMENSIONS ARE TO FACE OF WALL FINISH.
- B. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- C. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
- D. DO NOT SCALE DRAWINGS.

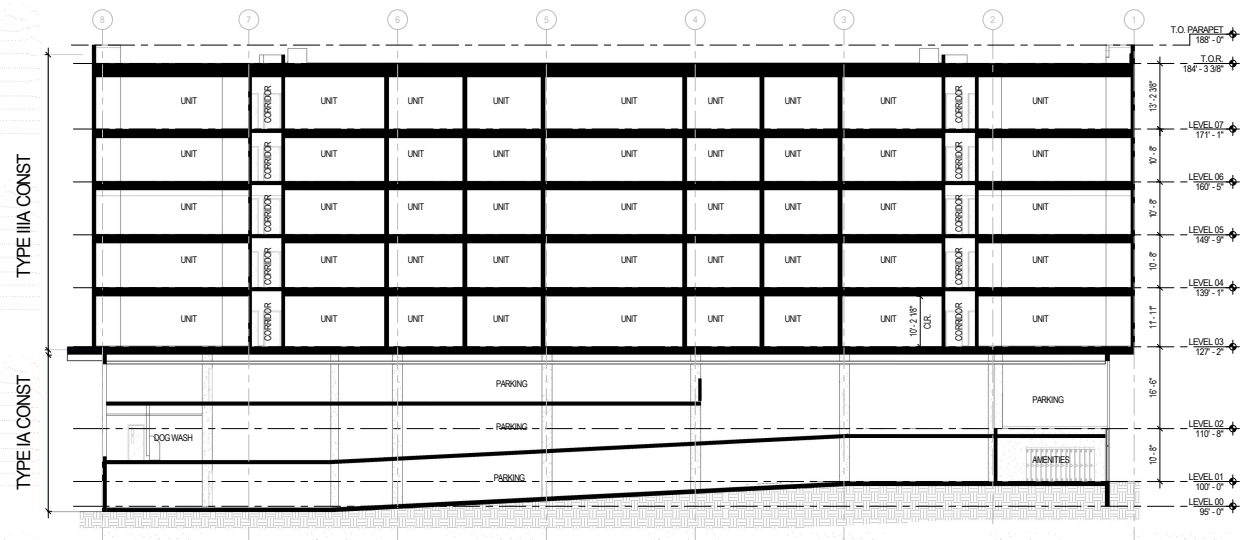


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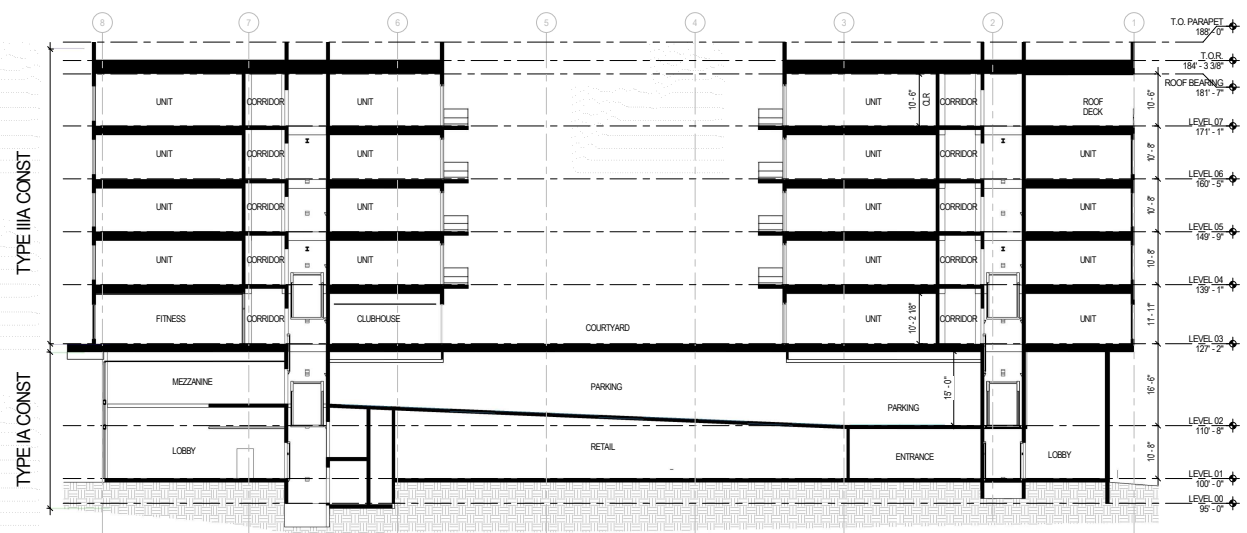
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KEYNOTE LEGEND	
TAG	KEYNOTE TEXT



C5 BUILDING SECTION NS @ GRID B
A301 3/22 = 1'-0"



A5 BUILDING SECTION NS @ GRID E
A301 3/22 = 1'-0"

Abstract Development
1365 Jefferson
1365 South Jefferson Street
Salt Lake City, UT 84115

Date Revision

NOT FOR CONSTRUCTION

DESIGN REVIEW

NEXUS PROJ. #: 22050
CHECKED BY: Checker
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DATE: 02.06.2023

BUILDING SECTIONS

A301

ATTACHMENT D: Property & Vicinity Photos



Front of the existing sheet metal building



Northern side of the subject property



Southern side of the subject property



Southern side of the subject property



Jefferson Street – Looking north



Jefferson Street – Looking south



Property across Jefferson Street to the west



Properties to the south of the subject property



17-foot alleyway along the rear (eastern) property line



17-foot alleyway along the rear (eastern) property line



Rear of the property



Rear of the property



Albermarle Avenue – Looking east



Ball Park Apartments – Corner of West Temple & Albermarle Avenue



Properties to the east of the subject property on West Temple



Smith's Ballpark

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 reduction in setbacks allows the parking structure to be wrapped with active ground floor uses, that otherwise would not fit on the site. The retail space is directly against the sidewalk, activating the newly installed sidewalk and providing amenity space for the residents, and ideally, the surrounding neighborhood.

The additional 25' in building height is appropriate and is mitigated by providing amenities for the residents of the apartment building. The developer could lower the height, but the courtyard space in the middle of development would either be reduced in size or eliminated.

The 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 housing, located above retail space, and near public transit options.

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.

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 Ballpark neighborhood demographics show that approximately 79% of households rent and 15% own. The existing housing stock is older single-family and high density multi-family. The subject property is surrounded by primarily commercial uses with high density low-income housing to the south of the site.

The Ballpark Station Area Plan describes this location as the “Heart of the Neighborhood” where the highest density housing should be located. Mixed-use developments are newer housing types for the area and are supported in the plan.

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 proposal is located less than 1/4 of a mile from the 1300 South TRAX station. The project provides a midblock connection along the northern property line, which is called out in the Ballpark plan as an important connection through private development to the West Temple “Festival Street”. The project will also provide pedestrian infrastructure along both Jefferson Street and Albermarle Avenue, where there are currently no sidewalks. The Jefferson Street sidewalk area will be approximately 15' wide and is the precedent for future development. Albermarle Avenue will also have a 15' pedestrian connection, located on private property. A public access easement will be recorded on the property.

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 newly adopted Ballpark Station Area Plan. The Ballpark plan has specific strategies for the planning area including the following:

- Identify opportunities to provide community amenities, shops, and services within the heart for year-round activation.
- Provide enhanced street and pedestrian lighting to improve safety and visibility.
- Create a dense urban environmental and entertainment zone around the Ballpark.
- Improve safety by requiring ground level uses in new buildings to incorporate pedestrian-level strategies.
- Improve overall connectivity and walkability in the area.

The proposed project is an underutilized site that has been deemed appropriate for redevelopment. 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 Ballpark plan proposes higher density, reduced setbacks, and buffers that the project has implemented. The project also includes a midblock connection, as recommended in the plan, in a location where no setback is required by zoning.

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 surrounding neighborhood currently consists of warehouse type buildings, industrial uses, and parking lots. The Ballpark plan clearly describes the location as one where redevelopment is encouraged, based on its proximity to transit and its designation as the “Heart of the Neighborhood”.

The scale, massing, and intensity of the proposed development reflects the newly adopted vision for the area. Setbacks are used to create midblock connections as recommended in the plan, and the building provides amenity spaces that offset the intensity of the use. High density development is appropriate at this location.

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 Ballpark neighborhood has a lot of industrial building forms whose substance has been reflected in the architecture of the proposed building. The ground floor of the building is glass and metal, creating a transparent street wall against Jefferson Street. The building is oriented towards Jefferson, with secondary access along the narrow Albermarle Avenue.

While the neighborhood has just started to redevelop, the applicant believes this building establishes a design aesthetic for the area. It has a strong connection to the public realm and provides retail space on a street where there is currently none. While the rear of the building is adjacent to an alleyway, the dog run and metal fencing provides transparency and safety for the residents of the building.

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 anticipated development pattern of the neighborhood. The applicant is requesting Planned Development approval for a reduction in the front yard building setback from 10' to 5'. The reduced setbacks allow the ground floor to be expanded for retail space, and in lieu of reduced setbacks, the proposal provides new pedestrian infrastructure such as sidewalks and a midblock connection.
- b. The front yard setback, while reduced, still provides enough space for a 15' sidewalk. There is a 15' wide seating area that spills out from an indoor amenity space adjacent to Albermarle Avenue (southern elevation), and a dog run with seating against the rear of the building, which abuts an alleyway to the east. Additionally, the northern building elevation is setback 7' from the property line, which is not required in the CG zoning district.
- 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 not considered "active", especially at night. The properties to the east are both residential and commercial and were recently recommended for a zoning map amendment that would change the zoning from RB Residential Business to TSA. The rezone will support high density development and reflect the vision in the Ballpark plan. The two higher intensity uses will also be separated by a 17' alleyway.
- d. Transportation has reviewed the proposal and did not have concerns over vehicular and pedestrian conflicts. The applicant and staff met with the Transportation Division to review comments, and subsequently revised their plans to include a wider sidewalk along Jefferson Street that accommodates five on-street parking stalls.
- e. While the building has reduced setbacks, there is sufficient space for maintenance and utilities that has been carved out within the building façade. The transformers will be located on the southeastern corner of the building, facing the rear of the property and accessible from Albermarle Avenue.

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:

The development has a transparent ground floor building façade that includes a residential lobby, retail space, and amenity space. There are five pedestrian entrances off Jefferson Street and one adjacent to Albermarle. Traditional storefront elements are used including a sign band and clerestory glazing.

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, "Looks like their plan covers signage and lighting sufficiently. Their master plan is very robust and well written."

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:

Waste and recycling units are within the garage footprint and are not visible from the exterior. Service uses are inside the building and mechanical equipment is roof mounted and not seen from the public view.

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 123 parking stalls.

Parking is contained within the building, which is the reason the applicant has requested modified setbacks. The setbacks allow for both parking and retail space, instead of having the parking use dominate the buildings design. There is only one vehicular egress/ingress access point, minimizing pedestrian conflicts.

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 no mature or native trees on the site. The current use is industrial in nature. The proposed trees will meet the Salt Lake City plant specification requirements and provide shade at the street and courtyard levels.

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. All ground level setback areas will include live vegetation. Additional landscaping is in the courtyard area on the third level of the building and a trellis will provide ground level shade along Albermarle Avenue.

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:

Landscaping has been included along Jefferson Street and Albermarle Avenue, as well as the east side of the building against the alleyway. Staff believes the amount of space is appropriate for the

development and will provide more landscaping than what currently exists on surrounding properties.

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: Only one vehicular access point is provided into the parking garage. The main access point to the local street network will be north onto 1300 South. While Albermarle Avenue is a public street, it is very narrow and isn't the most ideal street to use as a connector. Jefferson Street is also not aligned as it moves south. This cannot be mitigated unless future landowners redevelop their property, but the public infrastructure has been reviewed and approved by Transportation and the proposed improvements will set the precedent for future development of the street.

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 project provides pedestrian access on all sides, with a pedestrian midblock connection along the northern property line, which was recommended in the Ballpark plan. There is seating along three building facades, including dining areas.
- b. Nearly every unit within the development contains a mud room with bicycle storage. The building has a bicycle washing station and work area on the ground level adjacent to Albermarle Avenue.

Condition(s):
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Discussion: The site design promotes access to adjacent uses and amenities by implementing the midblock connection, as called out in the Ballpark plan and by providing new, wide sidewalks. There is pedestrian connectivity on every side of the building, including the alleyway. The project also provides its own amenity space, which is important, as the surrounding neighborhood does not currently have a lot of amenities. Lucky 13 Bar & Grill is directly north of the property, but the other uses are mostly industrial in nature. The Ballpark stadium, the amenity the neighborhood is named after, is being reimaged after the baseball team announced they will be moving locations. The project, as designed, will be a connection point for future development in the area.
Condition(s):
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> 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: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> 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: Waste and recycling are within the garage footprint and not visible from the exterior of the building. Mechanical equipment is roof mounted and not visible from the street.
Condition(s):
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> 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 project provides the uses discussed in the CG General Commercial purpose statement and meets both the Plan Salt Lake and Ballpark Station Area Plan policies and initiatives. The project is an example of what future development in the "Heart of the Neighborhood" should look like moving forward under the Ballpark plan.

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:

1. All primary building entrances face the public sidewalk. There are five entrances off Jefferson Street, three accessing the retail space, and two on the corners of the building for residents. There is also a residential entrance to ground floor amenity space off Albermarle Avenue. The lobby also connects to the midblock pathway on the north side of the property.
2. Through the Planned Development process, the applicant is requesting a reduction in setbacks, which follows the proposed development pattern in the Ballpark neighborhood as the neighborhood seeks to increase density and create more of an urban environment.
3. All the parking is within the building and is wrapped with ground floor residential and retail uses. There are also 5 parallel on-street stalls located on Jefferson Street.

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:

1. The ground floor space is highly transparent and includes a residential lobby, retail space, and amenity space. While Albermarle Avenue sidewalk is on private property, a public access agreement will be recorded against the property allowing the public to use the sidewalk.
2. The ground floor of the building is fully glazed, as is the amenity space next to Albermarle Avenue.
3. The lobby and retail space use traditional storefront elements including a sign band and clerestory glazing. The retail space is approximately 25 feet in height, which is typical for a storefront.
4. All above-mentioned spaces have a direct visual connection to the public streets. The dog run at the back of the property, while private, has a visual connection to the alleyway as well.

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:

1. The proposal is representative of anticipated development patterns in the Ballpark. The neighborhood is expected to redevelop from industrial, warehouse uses to high density mixed-use residential. The City is proposing to rezone the surrounding properties, including the subject property, to the TSA zone.
2. The building has 5' step backs and a large interior courtyard that breaks apart the massing of the middle and top of the structure. Material changes differentiate the ground floor massing from the upper levels, which breaks up the scale.
3. The project includes private balconies and roof top decks. Belt courses are within the brick and the windows are detailed with a metal panel to increase the perceived size of the window and increase articulation.
4. The applicant's narrative describes the building as a modern and warm interpretation of industrial aesthetic. The character of the neighborhood is still developing, but the design of the structure reflects the scale of development that is desired in the Ballpark area.

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:

1. The Jefferson Street façade is just over 200'. The building facade is broken up through step backs and breaks in both the vertical and horizontal planes. The transparent two story lobby and amenity spaces also help to break up the façade.
2. The building materials vary between the base of the building and the middle and top portions.
3. The massing is broken up both vertically and horizontally, with a significant break in massing above the third floor.

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 some of the described elements, but they are not technically public space. The setback area along Albermarle Avenue will be publicly accessible and provide seating, shade, and depending on the retail uses, could also provide outdoor dining options.

The courtyard includes two outdoor kitchens for residents and will have trees and landscaping to make the space more comfortable and inviting.

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. The first two levels are transparent and create a human-scaled pedestrian experience when on the street.

1. The building has a distinct base to accommodate the retail uses. The ground floor is approximately 25' in height and then steps back to create the courtyard in the middle of the structure.
2. The scale of the structure is reduced through step backs, street level landscaping, and building modulation. The structure has a flat roof which is compatible with existing warehouse type buildings in the area. The proposed step backs minimize negative impacts by modulating the building and minimizing the shadows on the public and private realm.
3. The roofline is flat, which is cohesive with the overall form and composition of existing and proposed development patterns. The rooftop deck breaks up the façade at a height that reflects the height of anticipated development.

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 is contained within the building and there is only one vehicular access point off Jefferson Street. The project includes a 15' wide sidewalk and a midblock connection, which was a recommendation within the Ballpark plan. The project is less than 1/4 mile from the 1300 South TRAX station, and while public infrastructure is lacking along Jefferson Street and Albermarle Avenue, the project will provide the first sidewalks in the surrounding area. Future development will follow their sidewalk precedent, which was approved by Transportation. Bicycle parking is also provided within the secured parking garage, on Jefferson Street, and inside each of the units.

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: Waste and recycling are within the garage footprint and all the above-mentioned equipment is screened from public view.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

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

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts.

Discussion: 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 on the provided sign band. The sign package will be reviewed separately from this request during the building permit process.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

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

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

Discussion: 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 but will not create up-lighting or glare for neighboring properties. Building lighting will be coordinated with architectural and sign elements to provide street level visibility.

Condition(s):

Finding: Complies Complies with conditions Does not comply 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 will comply with the City's guidelines.
2. The proposed hardscape will be a mix of materials, including textured concrete and pavers as indicated in the plan set. Permeable materials, such as decomposed granite, will be used in the dog run area. The applicant is not proposing to use asphalt on the site.

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:

- March 2, 2023 – The Ballpark Community Council was sent the 45 day required notice for recognized community organizations. The comment period ended on April 17, 2023.
- March 7, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April 6, 2023 – The applicant presented the project to the Ballpark Community Council. Formal written comments were not submitted.
- March 6, 2023 – May 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- April 28, 2023
 - Public hearing notice signage posted on the property.
- April 28, 2023
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

There were three comments submitted regarding the project. An owner representative for the Ball Park Apartments, located at 1380 S West Temple, is concerned over the proposed name of the project. The city does not regulate the names of projects. Two other residents submitted comments in opposition to the proposal. The emailed comments are attached for reference.

From: [Randy Cassidy](#)
To: [Roman, Amanda](#)
Cc: [Paul Capps](#)
Subject: (EXTERNAL) Design Review & Planned Development Review of Ballpark Apartments located at 1365 S Jefferson Street
Date: Tuesday, April 4, 2023 2:41:23 PM

Amanda,

Paul and I represent the ownership of Ball Park Apartments located at 1380 S. West Temple. We're interested in and concerned with the naming of the proposed project located at 1365 S. Jefferson Street. Less than a ½ block apart from each other, you may have two apartment communities; Ball Park Apartments and Ballpark Apartments? Worse yet, in two years time, there will be NO MORE Smith's Ballpark!

When our ownership choose Ball Park Apartments as the name of this new (at the time) apartment community located at 1380 S. West Temples we were aware of the fact that "Ball Park" is acceptable as both "Ball Park" and "Ballpark". We obviously choose Ball Park and didn't think of protecting ourselves by reserving Ballpark Apartments as well.

We also realize in a project's infancy that "things" change. It may be that ownership of this proposed project already realize the name "Ballpark Apartments" is no longer viable however, a place holder for now?

Would you please keep us posted as this project progresses through SLC's design review process. We are not objecting to the project as this time; only attempting to eliminate any future confusion as to which is and which isn't Ball Park Apartments. We object to naming this project, if approved, Ballpark Apartments.

Thanks,
Randy

RANDY CASSIDY
P.O. Box 982223
Park City, UT 84098

From: [Caitlin Arnwine](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Ballpark Apartments at 1365 S Jefferson Street – Design Review & Planned Development
Date: Monday, April 17, 2023 9:11:27 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Petition Number: PLNPCM2022-01185 & PLNPCM2023-00160

Hi Amanda,

I live in the area adjacent to the park and wanted to express my serious concerns regarding what this will do to the neighborhood from a crowding, parking, and just overall impact of this monstrous of a building being deposited directly by the only green space in the area. When this was discussed at the recent community meeting, there didn't appear to be any redeeming qualities around the additional ask to add stories, lessen grass / sidewalk area, and reduce distance to the already existing homes. I would beg the city to prevent these additional asks from passing, as our little area already has increased crime, overcrowding, and lack of support from the city.

Thanks,
Caitlin Campbell Arnwine



From: [Suzanne Stensaas](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Case Numbers: PLNPCM2022-01185 and PLNPCM2023-00160
Date: Friday, April 28, 2023 4:06:17 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

B. Reduction in the required landscape buffer yard abutting a residential district from 15 feet to 10 feet. The rear of the property abuts the RB Residential/Business District to the east. The property is within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Numbers: PLNPCM2022-01185 and PLNPCM2023-00160**

I am so tired of developers wanting no setback, no yard, no trees. The ballpark area has some nice areas with trees and we should insist on setback, trees, green, carbon sink just as a rule. No variances should be given, just so they can have a few more feet of building. What kind of city do we want?

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA

[REDACTED]
[REDACTED]
[REDACTED]

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.

Building: Comments provided by Bryan Romney on 3/9/23

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 3/24/23

No objections to the decreased setbacks or increased building height.

Police: Comments provided by Lt. Cluff on 3/16/23

Comments from Lt. Cluff state, "I have no issues with this. Looks like their plan covers signage and lighting sufficiently. Their master plan is very robust and well written."

Fire: Comments provided by Douglas Bateman on 3/13/23

*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. Alternate means and methods may be necessary

*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 of road travel.

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

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

*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around

the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

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

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

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

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

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

*High rise requirements applicable where the highest occupied floor (including roof top assembly spaces) exceed 75 feet from the lowest level of fire department access

Public Utilities: Comments provided by Kristeen Beitel on 3/21/23

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 special exception for the increase in building height. Regarding reduced setbacks and reduced landscape buffers, 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.

- 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.
- 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 for utility design requirements. 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.

- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water 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. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. 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.
- 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).

Transportation: Comments provided by Jena Carver on 3/24/23

Exit to garage must meet minimum 10 foot sight distance triangle requirement (measured to back of sidewalk). Please contact me to discuss Jefferson Street roadway improvements and cross section. The cross section proposed does not match the SLC plans for Jefferson Street.

Parking calculations were completed with the "old" ordinance. Please redo calculations with new ordinance to see if you can reach the required parking without using on street parking. I do not recommend approval of the planned development until issues with the sight distance and street improvements can be worked out. These comments are identical to comments on your Design Review application.

Note from Planning: The applicant met with Planning and Transportation staff to revise their street cross sections. The design has been approved by Jena Carver and will be reviewed again during permits. A public access easement will be required for the sidewalk abutting Albermarle Avenue.

Zoning: Comments provided by Amanda Roman

1. Transformer Location & Screening: I would like to have more details on the transformer locations and what screening will be in place.
2. 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.