



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Brooke Olson, Principal Planner, brooke.olson@slcgov.com, 801-535-7118
Date: August 9, 2023
Re: PLNPCM2022-00975
Alliance House Planned Development – 1805 South Main Street

Planned Development

PROPERTY ADDRESS: 1805 S Main Street

PARCEL ID: [16-18-303-004-0000](#)

MASTER PLAN: [Central Community Master Plan](#)

ZONING DISTRICT: [CC Corridor Commercial](#) & [SSSC South State Street Corridor](#)

REQUEST:

Cowboy Partners, property owner representative, has requested Planned Development approval to construct two new 2-story, multifamily residential apartment buildings located at approximately 1805 S Main Street. The proposed development will consist of 16 deeply affordable, residential units for members of the Alliance House Organization at 30% of the individuals income, with incomes as low as 0% of the area median income (AMI). The proposed development also includes a community room which can be converted to a short term or long-term residential unit as needed, 10 surface parking stalls and two outdoor community patio areas.

Through the Planned Development process, the applicant is requesting the following modifications:

- 1. Minimum lot width reduction:** The Commercial Corridor Zoning District requires a minimum lot width of 75 feet for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 feet, therefore, a lot width reduction is necessary to redevelop the site.
- 2. Rear yard setback reduction:** The Commercial Corridor Zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.
- 3. Two principal buildings:** The General Zoning Provision, Use of land and building regulations, requires that not more than one principal building shall be located on any lot unless they each have frontage on a street. The applicant is requesting a modification to allow two principal buildings on the subject site, one of which will not have frontage on a street.

RECOMMENDATION:

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

- 1. Final approval of the details for site signage, development and site lighting, street lighting, and streetscape details be delegated to Planning Staff to ensure compliance with the standards for Planned Development.**

2. Structural encroachments projecting into the public right of way airspace will require review and approval from applicable city divisions and issuance of an encroachment permit.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Submitted Materials](#)
- C. [Property and Vicinity Photos](#)
- D. [Development Standards Review](#)
 - [Zoning Standards](#)
- E. [Overlay Zoning Standards](#)
- F. [Planned Development Standards](#)
- G. [Public Process & Comments](#)
- G. [Department Review Comments](#)

PROJECT DESCRIPTION



Quick Facts

Height: 26 FT (2 stories)

Number of Residential Units: 16 units Including one flex unit.

Exterior Materials: Glass, Hardie plank and paneling, masonry brick, and aluminum storefront systems.

Parking: 10 parking spaces

Review Process & Standards: Planned Development, Commercial Corridor and South State Street Corridor Overlay zoning standards, and general zoning standards

Building Rendering – West Main Street Facing Façade

This is a Planned Development request to construct a new 2-story, multifamily residential development located at approximately 1805 S Main Street. The proposed development will consist of 16 deeply affordable, residential units for individuals with incomes as low as 0% of the area median income (AMI). The proposed development consists of two principal buildings. The larger of the two building fronts Main Street, is situated at the southwest corner of the site and contains 12 one-bedroom units. The smaller building is located at the southeast corner of the site and contains 3 one-bedroom units in addition to a flex room which can be used as a common community space or converted to a short term or long term residential studio as needed. On site parking is accessed by a driveway at the northwest corner of the site and consists of ten surface parking stalls located behind the primary façade of the large building and screened from public view. Two community patio areas provide usable open space on site and outdoor amenities including shade trees, covered seating and dining areas.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and planned development consideration in [Attachment B](#).

Background

The existing site constitutes approximately .27 acres (11,800 SF) and contains an aging motel which has been repurposed into a 9 unit, deeply affordable multifamily residential dwelling, for members of the Alliance House organization, a nonprofit entity which provides a community and services for adults with chronic mental illness. The aging infrastructure on site requires high energy and maintenance costs and is in need of significant repair. The intent of this proposal is to redevelop the site to provide an additional 7 deeply affordable units for members of the Alliance House organization, replace the aging hotel with a new, energy efficient, aesthetically pleasing building, and create common outdoor spaces and amenities for the tenants of the building.

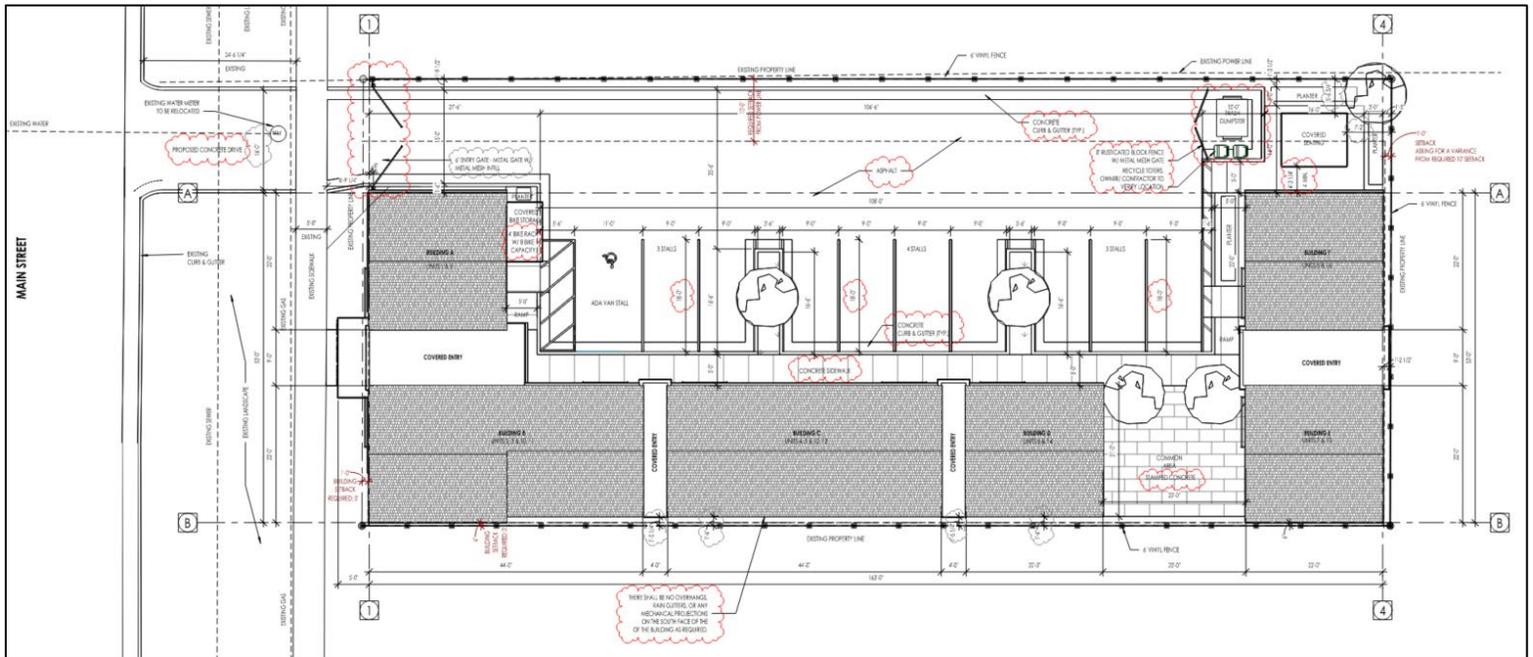
Site Context

The site is surrounded by a mix of zones, buildings and uses. Properties directly north of the subject site are zoned CC and contain small scale residential structures with residential and commercial uses. Property to the south and the east is zoned BP Business Park and contains a small scale office complex while properties further south contain larger scale warehouse and office buildings. Property to the west is zoned RMF-45 and contains a large 7 story multifamily residential development and properties to the northwest and southwest are zoned CC and contain smaller residential structures with a mix of residential and commercial uses.

Planned Development Requests

As proposed, the site configuration does not comply with several zoning regulations. The applicant is requesting the following modifications through the Planned Development process:

- 1. Minimum lot width reduction:** The Commercial Corridor Zoning District requires a minimum lot width of 75 feet for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 feet, therefore, a lot width reduction is necessary to redevelop the site.
- 2. Rear yard setback reduction:** The Commercial Corridor Zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.
- 3. Two principal buildings:** The General Zoning Provision, Use of land and building regulations, require that not more than one principal building shall be located on any lot unless they each have frontage on a street. (21A.36.010.B.1). The applicant is requesting a modification to allow two principal buildings on the subject site, one of which will not have frontage on a street.



Proposed Site Plan

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: *Planned Development*

The applicant has requested Planned Development approval for the proposed lot configuration (included in [Attachment B](#)). The proposal must meet the Planned Development standards found in section [21A.55.050](#) of the zoning ordinance (An analysis of these standards can be found in [Attachment E](#)).

KEY CONSIDERATIONS

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

1. Compliance with Citywide and Community Master Plans
2. Requested Modifications

Consideration 1 – Master Plan Compatibility

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

- [Growing SLC – Citywide Housing Plan \(2018-2022\)](#)
- [Plan Salt Lake \(2015\)](#)
- [Central Community Master Plan \(2005\)](#)

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

Growing SLC- Citywide Housing Plan (2018-2022)

Objective 1.1: *Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city*

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*
 - *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures while minimizing neighborhood impacts.*

The planned development process is a zoning tool that provides flexibility for projects that are typically not permitted through strict application of the zoning code. The proposed development is utilizing this process to redevelop the site and replace the aging hotel structure with a new energy efficient development that will provide an additional 7 deeply affordable residential dwelling units with common outdoor spaces and amenities. The applicant is seeking 3 zoning modifications to provide the additional affordable units, and create a safe and livable environment for the tenants of the building. The 7 additional deeply affordable housing units would not be possible without the proposed configuration. The proposal contributes to the affordability needs of Salt Lake City as data indicates the City significantly lacks deeply affordable housing supply for individuals with incomes at or below 30% AMI.



*Building Rendering – South Façade &
Community Open Space*

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

Neighborhoods:

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

The applicant is proposing to redevelop the site, for the purposes of creating additional affordable housing units and to improve the living conditions of the current occupants of the site by creating usable open spaces, and amenities. The proposal aims to create a multifamily dwelling that will provide the current and future occupants a safe and comfortable place to live.

Growth:

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

The proposed project is in a developed area with transit service and easy access to transportation corridors. It is located one block west of State Street and one block south of 1700 South. The redevelopment of the underutilized site will provide additional housing units that will increase the City's deeply affordable housing supply.

Housing:

- *Ensure access to affordable housing citywide (including rental and very low income).*
- *Promote energy efficient housing and rehabilitation of existing housing stock.*

As previously mentioned, the proposal increases access to deeply affordable housing as the proposed development consists of 16 deeply affordable residential dwelling units for individuals with incomes as low as 0% of the area median income (AMI). Additionally, the design of the building promotes energy efficient housing by implementing roof top solar panels for the generation of onsite renewable energy.

Central Community Master Plan (2005)

Relevant Policies:

- *Provide Opportunities for medium-density housing in areas between the Central Business District and lower density neighborhoods and in areas where small multi-family dwellings are compatible.*
- *Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.*
- *Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.*
- *Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.*
- *Encourage high performance, energy-efficient residential development.*



Building Rendering – Neighborhood Compatibility

The proposed development is consistent with the residential land use policies specified in the Central Community Master Plan. The relevant policies support the development of affordable, medium-density rental housing in areas where small multi-family dwellings are compatible. The policies also encourage utilization of the planned development process to allow design flexibility for residential housing that maintains compatibility with the neighborhood. The development is designed to integrate with the scale and architectural styles of the surrounding uses and building typologies. The development provides a transition in building scale and architectural style between the small scale residential directly south, and west, and the medium-large scale residential, business/office park buildings to the west, east, and the north. As previously mentioned, the proposal includes an energy efficient residential building, as encourage by the Central Community Master Plan. The planned development process enables the opportunity for this form and type of development in the neighborhood.

Consideration 2 – Requested Modifications

1. Minimum Lot Width Reduction

The Commercial Corridor Zoning District requires a minimum lot width of 75 FT for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 FT, therefore, a lot width reduction is necessary to redevelop the site.

Though the CC zone requires a minimum lot width of 75 FT, adjacent developments in the vicinity which are also zoned CC, have been constructed on lots that are less than 75 feet in width. Allowing a 4 foot lot width reduction to develop 16 deeply affordable housing units on the property is a reasonable request that is in character with the neighborhood and surrounding development.

As shown on the proposed site plan, the width of the subject lot provides sufficient property frontage for the proposed development to accommodate a 16 FT wide drive approach and 53 FT wide building façade. The width of the drive approach has been approved by the Transportation Division. The Fire Department has also reviewed the proposal and indicated the site lacks fire department access, therefore the applicant will need to apply for an alternate means and methods to meet Building Code and Fire Code requirements prior to the issuance of building permits.



Building Rendering – West Street Facing Building Façade

2. Rear Yard Setback Reduction

The Commercial Corridor Zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.

Several properties in the area, within the CC zone have been developed with reduced rear yard setbacks, including the existing motel building on site, which is located approximately 3 feet 6 inches from the rear property line. Staff is of the opinion; the additional 2 foot, 4 inch reduction, is consistent with the existing character of the site, and the area and will have minimal impacts.



As previously discussed, a small-scale office complex is located directly east and south of the subject site, adjacent to the rear and southern side property line. **The east (rear) and south (side) elevations of the building have no windows or openings which will help mitigate impacts associated with privacy and noise.** Additionally, a 324 SF common open space area is located along the eastern rear property line which will provide additional open space buffering between the proposed development and the neighboring structures to the east and north. The applicant is also proposing to install a 6 foot tall vinyl privacy fence which will provide additional privacy and buffering between the proposed development and adjacent properties.

Building Rendering – Community Open Space



East Rear Building Elevation

3. Two Principal Buildings

The General Zoning Provision, Use of land and building regulations, require that not more than one principal building shall be located on any lot unless they each have frontage on a street. (21A.36.010.B.1). The applicant is requesting a modification to allow two principal buildings on the subject site, one of which will not have frontage on a street.

One of the buildings contains 12 residential units and the other contains 3 units in addition to a flex room which can be used as a common community space or converted to a short term or long-term residential studio as needed. The two buildings are separated by a 483 SF outdoor community space which provides a paved patio area, a shade tree, landscaping, and seating. A secondary 324 SF common open space area is located along the eastern rear property line which provides additional covered seating and dining amenities.



Building Rendering – Two Buildings - North & West Facades

The applicant has indicated the requested modification is necessary to break up the lengthy building façade and position the primary community open space, in between the two proposed buildings. The second primary building without street frontage is appropriate given the relatively narrow width of the property at 71 feet and depth of 165 feet. The proposed site configuration allows the common open spaces to be placed in a central and more accessible and visible locations on the site, rather than at the rear of the property, behind the building façade where visibility would be limited, and raise security concerns.

The proposed principal buildings are designed with the same architectural style, color scheme, and exterior materials to create a visually cohesive appearance and site design. The separation between the buildings provides a form that is more compatible with the scale of the neighborhood. The separation also provides open space buffering between the building facades and the neighboring structures to the east, and south.

Staff Discussion

Overall, the proposal attempts to increase the density on site, and provide a safe, livable, and energy efficient development for the future tenants of the building. By allowing the requested modifications, approval would create a more enhanced product than what could be accomplished through strict application of the zoning regulations. The 7

additional deeply affordable housing units would not be possible without the proposed configuration. The proposal allows for the creation of a new, aesthetically pleasing, and energy efficient development that increases the City's deeply affordable housing supply which will benefit the surrounding neighborhood and potential occupants.

STAFF RECOMMENDATION

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

1. Final approval of the details for site signage, development and site lighting, street lighting, streetscape details and sidewalk paving be delegated to Planning Staff to ensure compliances with the standards for Planned Development.
2. Structural encroachments projecting into the public right of way airspace will require review and approval from applicable city divisions and issuance of an encroachment permit.

NEXT STEPS

Planned Development Approval

If the Planned Development application is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit the necessary building permit applications for the proposal. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Planned Development Tabled/Continued

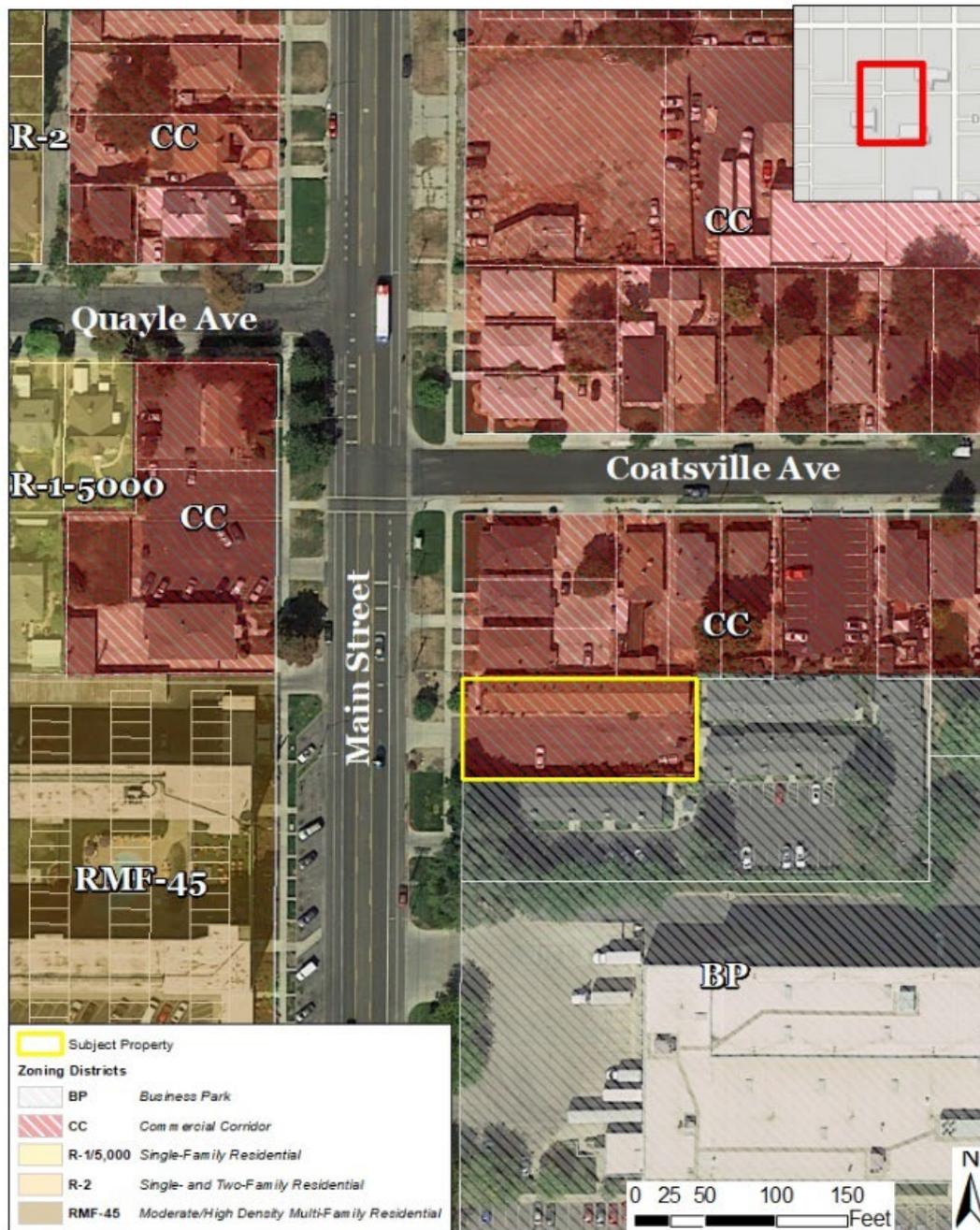
If the Planning Commission tables the Planned Development application, the applicant will have the opportunity to make changes to the design and/or further articulate details before returning to the Planning Commission for further review and a decision on the application.

Planned Development Denial

If the Planning Commission denies the Planned Development application, the applicant will not be able to proceed with the proposed development.

ATTACHMENT A: Vicinity Map

1805 S Main Street Vicinity Map



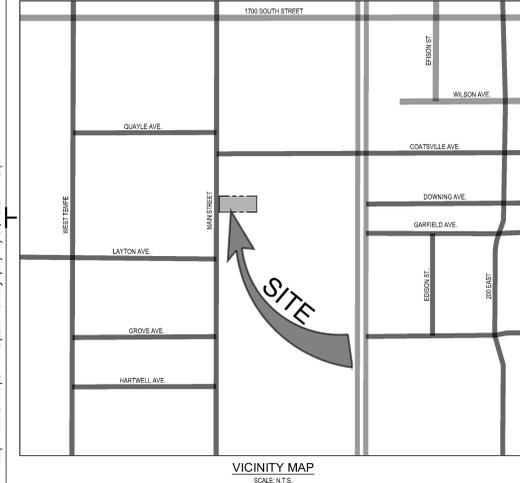
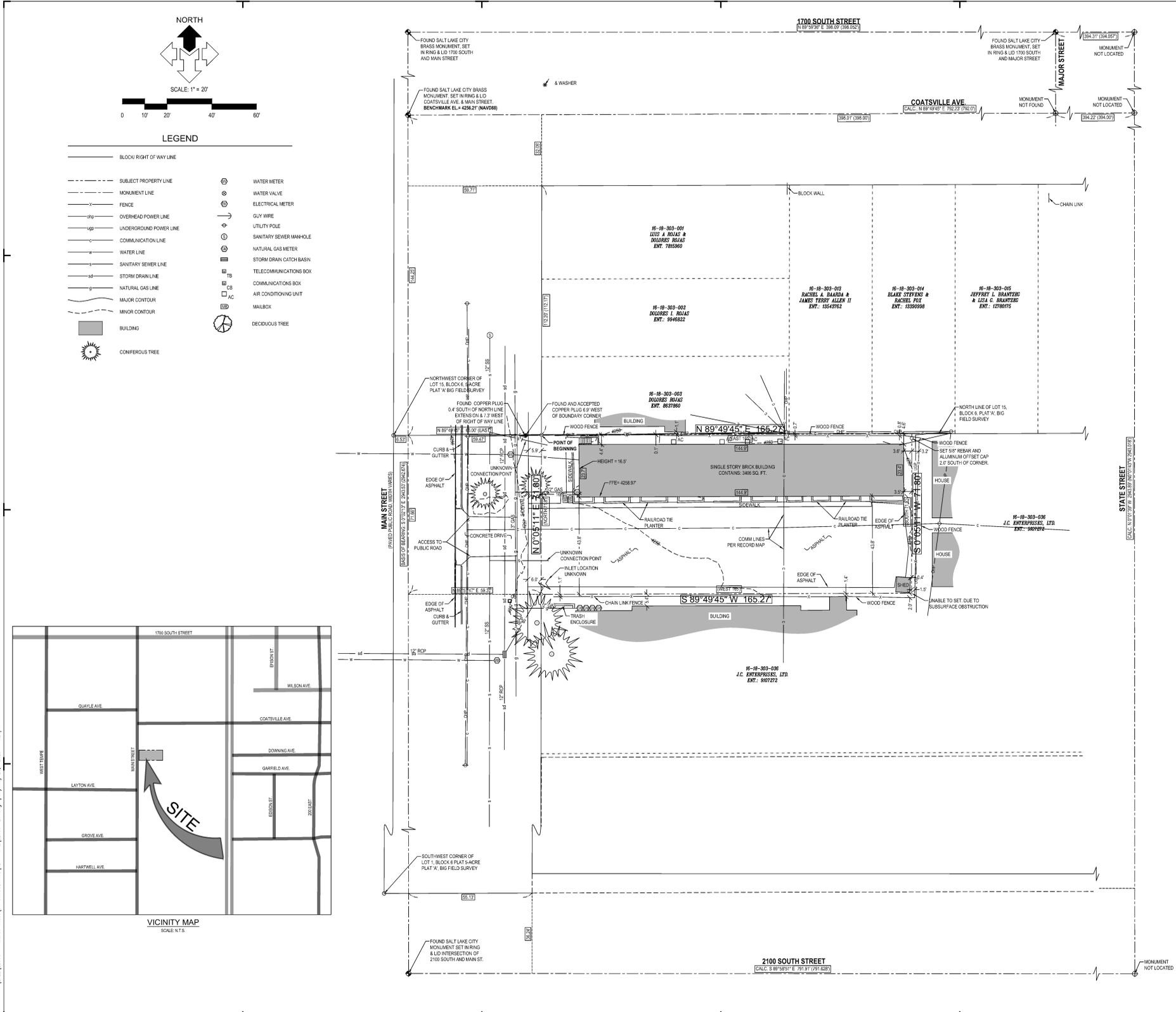
ATTACHMENT B: Submitted Materials



ALLIANCE HOUSE

1805 S. MAIN STREET
SALT LAKE CITY, UTAH

02 JUNE, 2023



NORTH

SCALE: 1" = 20'

LEGEND

—	BLOCK RIGHT OF WAY LINE	⊙	WATER METER
- - -	SUBJECT PROPERTY LINE	⊕	WATER VALVE
—	MONUMENT LINE	⊖	ELECTRICAL METER
- - -	FENCE	⊕	GUY WIRE
—	OVERHEAD POWER LINE	⊖	UTILITY POLE
—	UNDERGROUND POWER LINE	⊕	SANITARY SEWER MANHOLE
—	COMMUNICATION LINE	⊖	NATURAL GAS METER
—	WATER LINE	⊕	STORM DRAIN CATCH BASIN
—	SANITARY SEWER LINE	⊖	TELECOMMUNICATIONS BOX
—	STORM DRAIN LINE	⊕	COMMUNICATIONS BOX
—	NATURAL GAS LINE	⊖	AIR CONDITIONING UNIT
—	MAJOR CONTOUR	⊕	MALIBOX
—	MINOR CONTOUR	⊖	DECIDUOUS TREE
■	BUILDING	☀	CONIFEROUS TREE

SURVEYOR'S CERTIFICATE

TO: ALLIANCE HOUSE, INC., A UTAH NON-PROFIT CORPORATION AND COTTONWOOD TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 10, 11, 13, 15, 17, AND 18, OF TITLE INSURANCE.

THE FIELD WORK WAS COMPLETED ON MARCH 10, 2022.

DATE OF PLAN OR MAP: MARCH 10, 2022

DENNIS K. WITHERS
LICENSE NO. 6135190

DESCRIPTION PER ENT.: 5186993

COMMENCING AT A POINT 86 FEET EAST OF THE NORTHWEST CORNER OF LOT 15, BLOCK 6, 5-ACRE PLAT 'A', BIG FIELD SURVEY, AND RUNNING THENCE EAST 185 FEET; THENCE SOUTH 71.8 FEET; THENCE WEST 185 FEET; THENCE NORTH 71.8 FEET, TO THE PLACE OF BEGINNING.

SURVEY NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF COWBOY PARTNERS FOR THE PURPOSE OF REFLECTING THE BOUNDS OF THE HEREIN DESCRIBED PARCELS OF LAND, COLLECTING TOPOGRAPHIC DATA ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS, AND EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE TO CONVEYANCE TO THE COMMITTEE FOR TITLE INSURANCE.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 71°02'12" EAST, ALONG THE MAIN STREET MONUMENT LINE, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT 1700 SOUTH AND 2100 SOUTH STREETS, AS SHOWN HEREON.

THE BENCHMARK FOR THE SITE IS 4262.21 (NAVDS) ATOP THE SALT LAKE CITY MONUMENT AT THE INTERSECTIONS OF COATSVILLE AVENUE AND MAIN STREET, AS SHOWN HEREON.

EAST-WEST LOT LINES WERE ESTABLISHED PER THE SALT LAKE CITY ATLAS PLAT. THE NORTH-SOUTH LOT LINES (WITHIN MAIN STREET AND STATE STREET) WERE ESTABLISHED 36.00 FEET WEST OF THE EAST LINE OF MAIN STREET AND 33.00 FEET EAST OF THE WEST LINE OF STATE STREET, PER PRIOR RECORDS OF SURVEY FILED AS 99-03-008 & 501-11-0078. THE DIMENSIONS USED APPEAR TO AGREE WITH THE ORIGINAL BIG FIELD 5-ACRE PLAT ON FILE WITH THE SALT LAKE COUNTY SURVEYORS' OFFICE.

THE NORTH LINE WAS ESTABLISHED ALONG THE LOT LINE COMMON TO LOTS 14 AND 15, BLOCK 6, 5-ACRE PLAT 'A', BIG FIELD SURVEY.

THE EAST LINE WAS ESTABLISHED AT A PROPORTIONATE DISTANCE OF THE LOTS, FROM THE EAST LINE OF MAIN STREET. NOTE: THE PARCEL TO THE SOUTH AND EAST DESCRIBES THE SAME LINE AT 165.26' FROM THE EAST LINE OF MAIN STREET, LEAVING AN UNDETERMINED GAP.

THE SOUTH LINE OF THE SUBJECT PARCEL WAS HELD AT A RECORD FRONTAGE DISTANCE OF 71.8 FEET FROM THE LOT LINE COMMON TO LOTS 14 & 15. NOTE: THE FRONTAGE DISTANCE IS ALSO THE TIE FOR THE ADJOINING PARCEL TO THE SOUTH.

THE WEST LINE OF THE SUBJECT PARCEL WAS HELD AT THE EAST LINE OF MAIN STREET, PER THE SALT LAKE CITY ATLAS PLAT.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING RECORDS, AND OTHER MATTERS THAT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 156272-TOL, PREPARED BY COTTONWOOD TITLE, EFFECTIVE DATE: FEBRUARY 18, 2022 AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

THE FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE THAT ARE PREPARED BY THIS MAP. ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE, OR NOT A SURVEY MATTER.

⊕ 1. NO PLOTTABLE EASEMENTS CITED IN TITLE REPORT.

TABLE 'A' ITEMS NOTES

THE FOLLOWING ARE OPTIONAL TABLE 'A' ITEMS CITED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, THAT ARE ADDRESSED BY THIS MAP.

- CORNER MONUMENTS WERE FOUND OR SET PER GENERAL NOTE 2.
- THE ADDRESS OF THE SUBJECT PARCELS IS 1805 SOUTH MAIN STREET, SALT LAKE CITY, UTAH 84115, AS DISCLOSED IN THE TITLE REPORT AND COUNTY RECORDS.
- THE SUBJECT PARCELS ARE LOCATED WITHIN ZONE 'X', AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEMA MAP NO. 46050C020H, WITH AN EFFECTIVE DATE OF 8/20/21.
- THE CROSS AND AREA IS 11,865 SQ. FT., OR 0.27 ACRES.
- CONTOURS ARE REPRESENTED HEREON AT ONE-FOOT INTERVALS AND ARE BASED UPON NAVD83 ELEVATIONS. SEE HANDBOOK FOR SITE BENCHMARK INFORMATION.
- ZONING REPORT PURSUANT TO OPTIONAL TABLE 'A', ITEM 6 NOT PROVIDED.
- EXTERIOR DIMENSIONS OF BUILDINGS SHOWN HEREON.
- BUILDING SQUARE FOOTAGE SHOWN HEREON.
- BUILDING HEIGHT SHOWN HEREON AND MEASURED AT THE LOCATION INDICATED.
- SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON.
- THERE ARE 77 REGULAR PARKING STALLS AND 77 HANDICAP STALLS.
- UTILITY INFORMATION SHOWN HEREON PER GENERAL NOTE 6.
- NAMES OF ADJOINING OWNERS SHOWN HEREON.
- AT THE TIME OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- IMPROVEMENTS WITHIN OFFSITE EASEMENTS, SHOWN IN SCHEDULE B-2, SHOWN HEREON.

GENERAL NOTES

- MANEL ENGINEERING OR MANEL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 3" SP. REBAR AND RED NYLON CAP STAMPED "MANEL, ENCL." OR "H AND W" AND BEARING THE SAME INITIALS, UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES AND OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

SIGNIFICANT OBSERVATIONS

⊕ NONE OBSERVED

McNEIL ENGINEERING
Economic and Sustainable Design, Professionals You Know and Trust
8410 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.335.7700 mcnengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MDS

ALLIANCE HOUSE, INC. PARCEL

COWBOY PARTNERS
1805 SOUTH MAIN STREET, SALT LAKE CITY, UTAH 84115
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.#M.

REV	DATE	DESCRIPTION
1	3/15/22	RELEASE TO CLIENT

PROJECT NO: 22139
CAD FILE: 22139 ALTA
DRAWN BY: HMW
CALC BY: DKW
FIELD CREW: ZMH/MDW
CHECKED BY: MDH
DATE: 3/15/22

ALTA/NSPS LAND TITLE SURVEY

1 OF 1



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ALLIANCE HOUSE

1805 S. MAIN STREET
SALT LAKE CITY, UTAH

EXISTING SURVEY

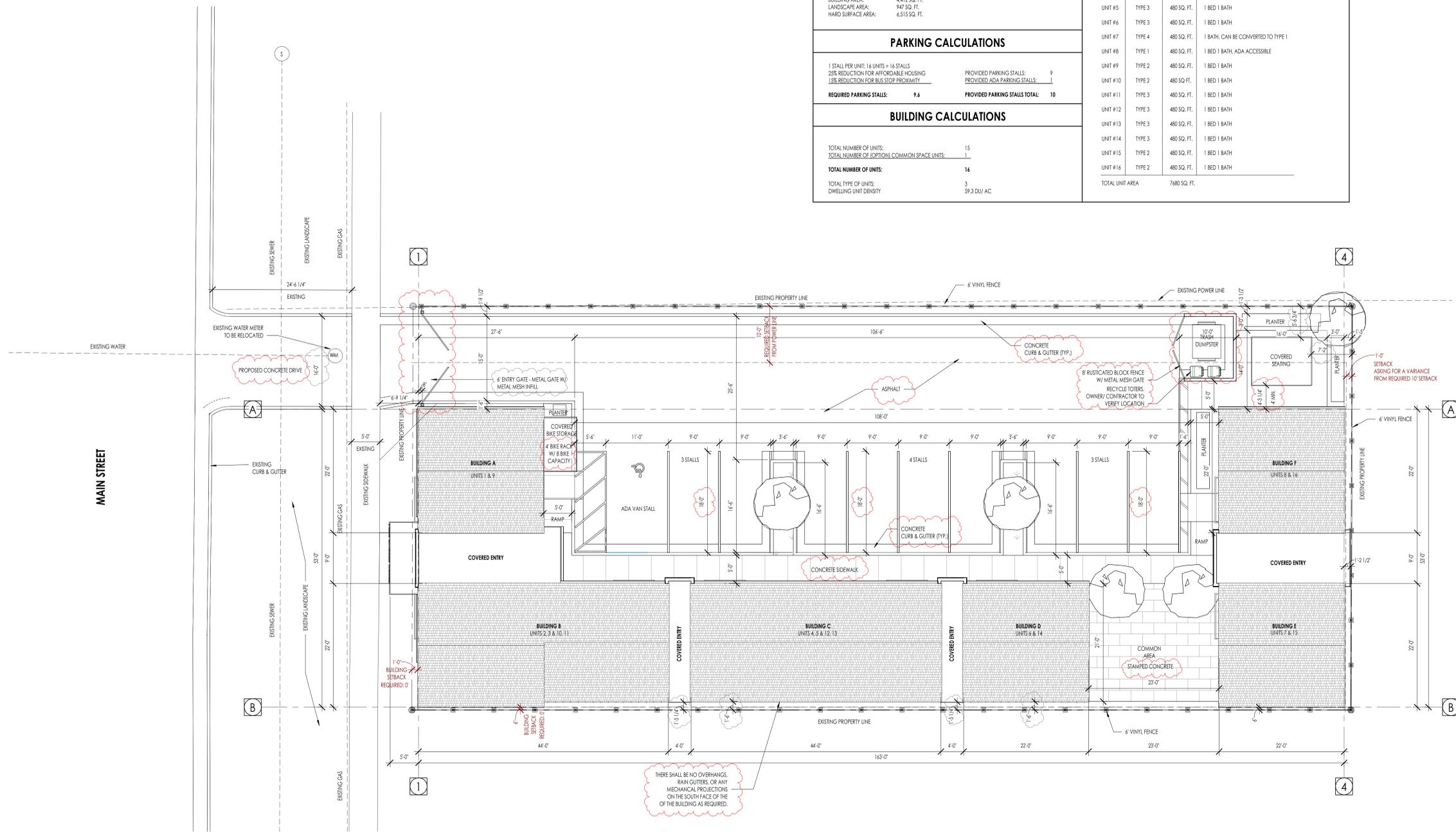
D001

02 JUNE, 2023

NOTES:
 1. CONSTRUCTION WASTE MANAGEMENT PLANS FOR DEVELOPMENT/DEMOLITION WILL BE REQUIRED UPON BUILDING PERMIT APPLICATION SUBMITTAL PER 21A.36.250

SITE AREA CALCULATIONS	
SITE TOTAL	
ACRES:	27 ACRES
SQUARE FEET:	11,874 SQ. FT.
AREA CALCULATIONS	
BUILDING AREA:	4,412 SQ. FT.
LANDSCAPE AREA:	947 SQ. FT.
HARD SURFACE AREA:	6,515 SQ. FT.
PARKING CALCULATIONS	
1 STALL PER UNIT: 16 UNITS = 16 STALLS	PROVIDED PARKING STALLS: 9
25% REDUCTION FOR AFFORDABLE HOUSING	PROVIDED ADA PARKING STALLS: 1
1.5% REDUCTION FOR BUS STOP PROXIMITY	
REQUIRED PARKING STALLS:	9.6
PROVIDED PARKING STALLS TOTAL:	10
BUILDING CALCULATIONS	
TOTAL NUMBER OF UNITS:	15
TOTAL NUMBER OF (OPTION) COMMON SPACE UNITS:	1
TOTAL NUMBER OF UNITS:	16
TOTAL TYPE OF UNITS:	3
DWELLING UNIT DENSITY:	59.3 DU/ AC

BUILDING UNIT CALCULATIONS			
UNIT #	UNIT TYPE	SQ. FT.	DESCRIPTION
UNIT #1:	TYPE 1	480 SQ. FT.	1 BED 1 BATH, ADA ACCESSIBLE
UNIT #2:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
UNIT #3:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #4:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #5:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #6:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #7:	TYPE 4	480 SQ. FT.	1 BATH, CAN BE CONVERTED TO TYPE 1
UNIT #8:	TYPE 1	480 SQ. FT.	1 BED 1 BATH, ADA ACCESSIBLE
UNIT #9:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
UNIT #10:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
UNIT #11:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #12:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #13:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #14:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
UNIT #15:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
UNIT #16:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
TOTAL UNIT AREA:		7680 SQ. FT.	



ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
 THINK ARCHITECTURE: 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055	 THINK ARCHITECTURE: 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055	 MCNEIL ENGINEERING: TED DIDAS 8410 SANDY PARKWAY, SUITE 200 SANDY, UT 84070 801.255.7700



SITE PLAN - PRESENTATION
 1/8" = 1'-0"

1
 D002



ALLIANCE HOUSE

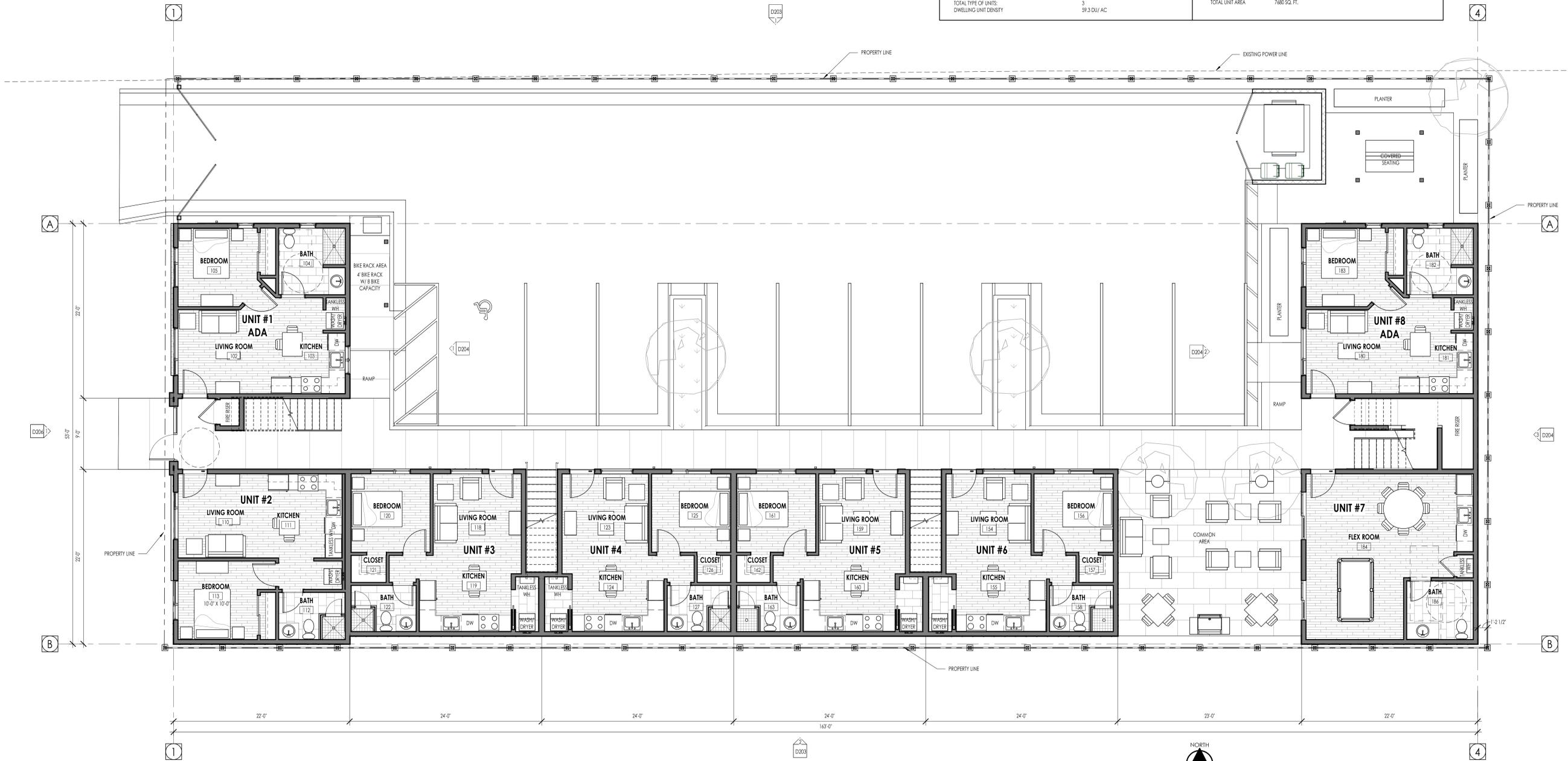
1805 S. MAIN STREET
 SALT LAKE CITY, UTAH

SITE PLAN

D002

02 JUNE, 2023

SITE AREA CALCULATIONS		BUILDING UNIT CALCULATIONS			
SITE TOTAL		UNIT #	UNIT TYPE	SQ. FT.	DESCRIPTION
ACRE:	27 ACRES	UNIT #1:	TYPE 1	480 SQ. FT.	1 BED 1 BATH, ADA ACCESSIBLE
SQUARE FEET:	11,874 SQ. FT.	UNIT #2:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
AREA CALCULATIONS		UNIT #3:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
BUILDING AREA:	4,412 SQ. FT.	UNIT #4:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
LANDSCAPE AREA:	947 SQ. FT.	UNIT #5:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
HARD SURFACE AREA:	6,515 SQ. FT.	UNIT #6:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
PARKING CALCULATIONS		UNIT #7:	TYPE 4	480 SQ. FT.	1 BATH, CAN BE CONVERTED TO TYPE 1
1 STALL PER UNIT: 16 UNITS = 16 STALLS	PROVIDED PARKING STALLS:	UNIT #8:	TYPE 1	480 SQ. FT.	1 BED 1 BATH, ADA ACCESSIBLE
25% REDUCTION FOR AFFORDABLE HOUSING	9	UNIT #9:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
15% REDUCTION FOR BUS STOP PROXIMITY	PROVIDED ADA PARKING STALLS:	UNIT #10:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
REQUIRED PARKING STALLS:	9.6	UNIT #11:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
	PROVIDED PARKING STALLS TOTAL:	UNIT #12:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
	10	UNIT #13:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
BUILDING CALCULATIONS		UNIT #14:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
TOTAL NUMBER OF UNITS:	15	UNIT #15:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
TOTAL NUMBER OF OPTIONAL COMMON SPACE UNITS:	1	UNIT #16:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
TOTAL NUMBER OF UNITS:	16	TOTAL UNIT AREA:	7680 SQ. FT.		
TOTAL TYPE OF UNITS:	3				
DWELLING UNIT DENSITY:	59.3 DU/AC				



NORTH
 LEVEL 1 - FLOOR PLAN PRESENTATION
 3/16" = 1'-0"



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ALLIANCE HOUSE

1805 S. MAIN STREET
 SALT LAKE CITY, UTAH

LEVEL 1

D101

02 JUNE, 2023

SITE AREA CALCULATIONS		BUILDING UNIT CALCULATIONS	
SITE TOTAL		UNIT #	UNIT TYPE
ACRE:	27 ACRES	UNIT #1:	TYPE 1
SQUARE FEET:	11,874 SQ. FT.	UNIT #2:	TYPE 2
AREA CALCULATIONS		UNIT #3:	TYPE 3
BUILDING AREA:	4,412 SQ. FT.	UNIT #4:	TYPE 3
LANDSCAPE AREA:	947 SQ. FT.	UNIT #5:	TYPE 3
HARD SURFACE AREA:	6,515 SQ. FT.	UNIT #6:	TYPE 3
PARKING CALCULATIONS		UNIT #7:	TYPE 4
1 STALL PER UNIT: 16 UNITS = 16 STALLS		UNIT #8:	TYPE 1
25% REDUCTION FOR AFFORDABLE HOUSING		UNIT #9:	TYPE 2
15% REDUCTION FOR BUS STOP PROXIMITY		UNIT #10:	TYPE 2
REQUIRED PARKING STALLS:	9.6	UNIT #11:	TYPE 3
PROVIDED PARKING STALLS:	9	UNIT #12:	TYPE 3
PROVIDED ADA PARKING STALLS:	1	UNIT #13:	TYPE 3
BUILDING CALCULATIONS		UNIT #14:	TYPE 3
TOTAL NUMBER OF UNITS:	15	UNIT #15:	TYPE 2
TOTAL NUMBER OF (OPTIONAL) COMMON SPACE UNITS:	1	UNIT #16:	TYPE 2
TOTAL NUMBER OF UNITS:	16	UNIT #16:	TYPE 2
TOTAL TYPE OF UNITS:	3	TOTAL UNIT AREA:	7,680 SQ. FT.
DWELLING UNIT DENSITY:	59.3 DU/AC		



LEVEL 2 - FLOOR PLAN PRESENTATION
3/16" = 1'-0"

1
D102



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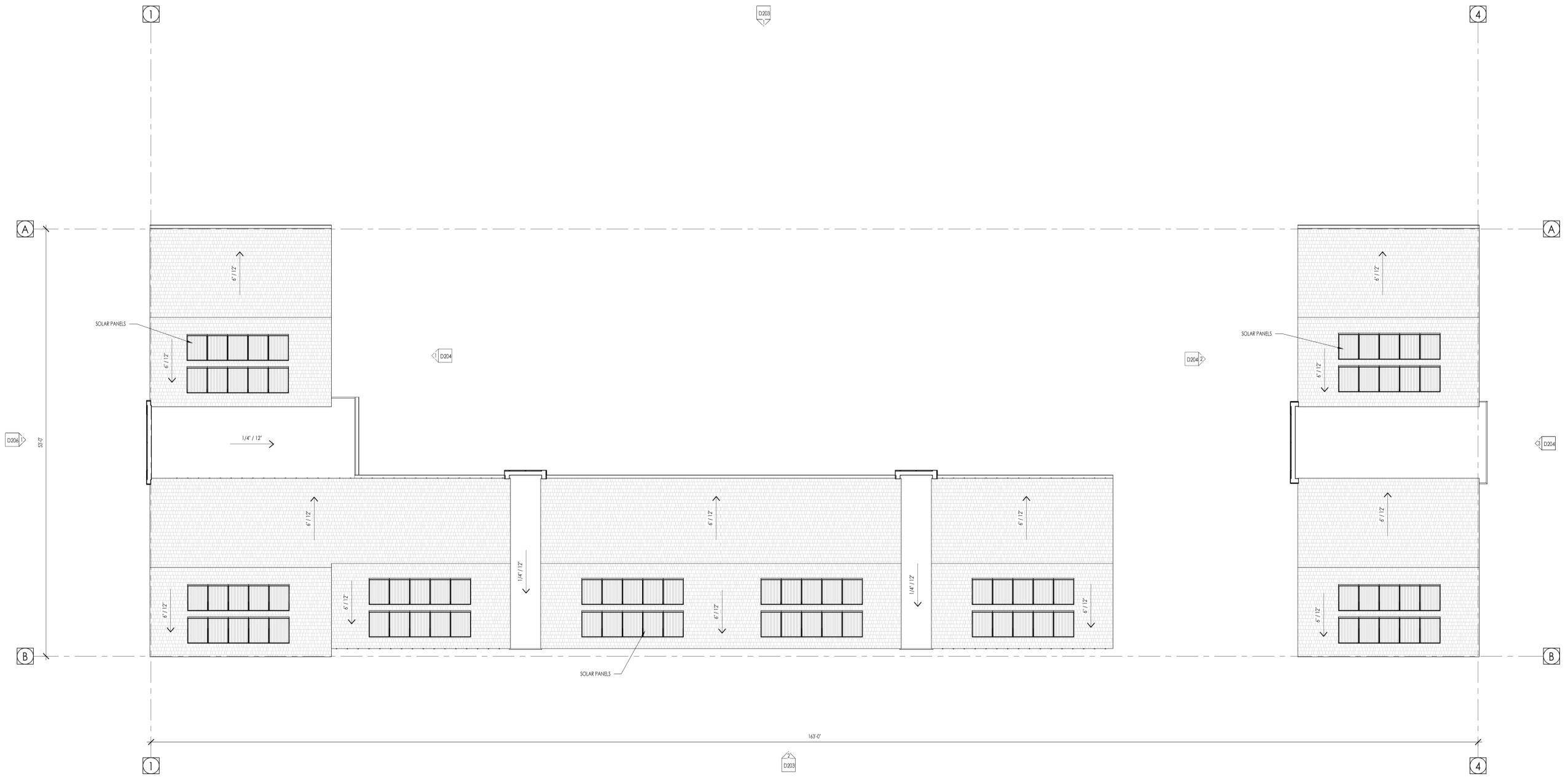
ALLIANCE HOUSE

1805 S. MAIN STREET
SALT LAKE CITY, UTAH

LEVEL 2

D102

02 JUNE, 2023



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1805 S. MAIN STREET
SALT LAKE CITY, UTAH

ROOF PLAN - PRESENTATION
3/16" = 1'-0"

1
D103

ROOF PLAN

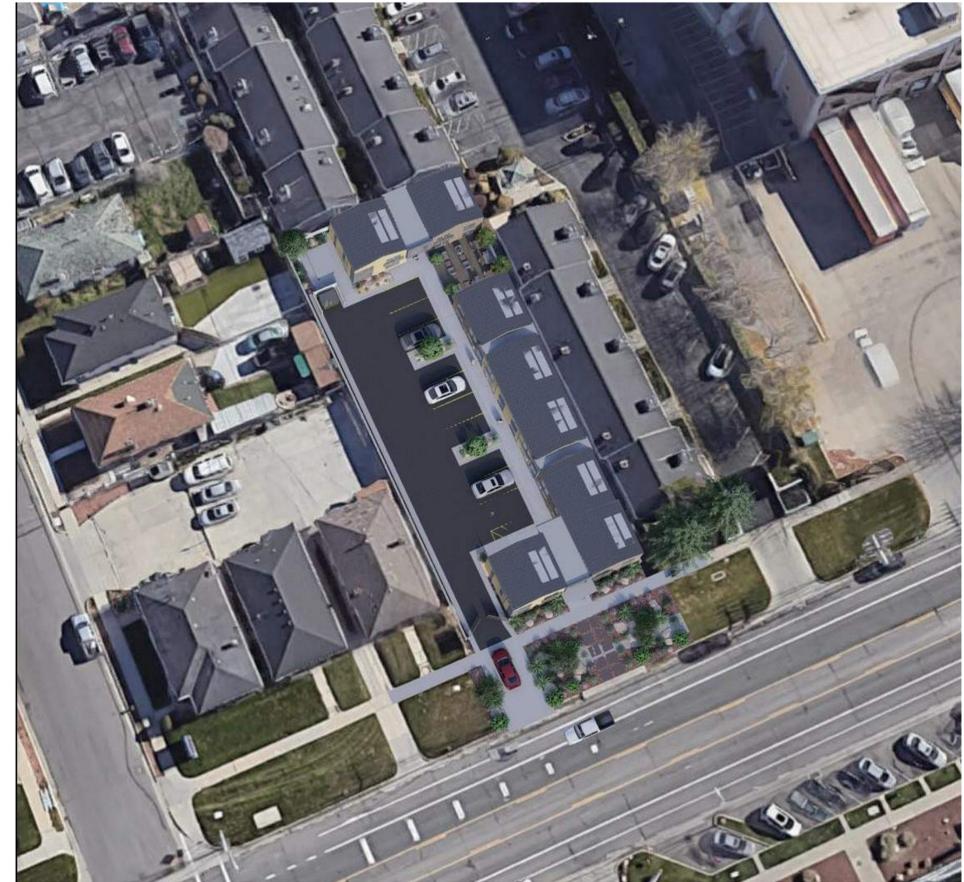
D103

02 JUNE, 2023



ALLIANCE HOUSE

1805 S. MAIN STREET
SALT LAKE CITY, UTAH

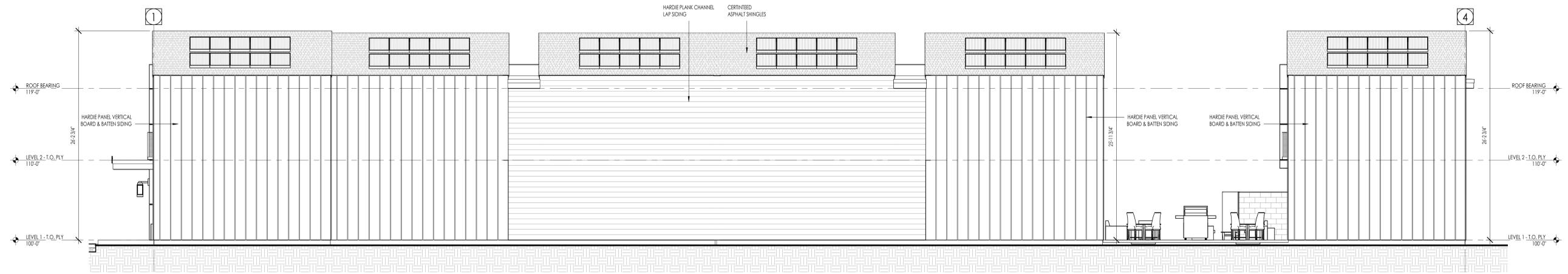


ALLIANCE HOUSE

1805 S. MAIN STREET
SALT LAKE CITY, UTAH



NORTH ELEVATION DD
3/16" = 1'-0"



SOUTH ELEVATION DD
3/16" = 1'-0"



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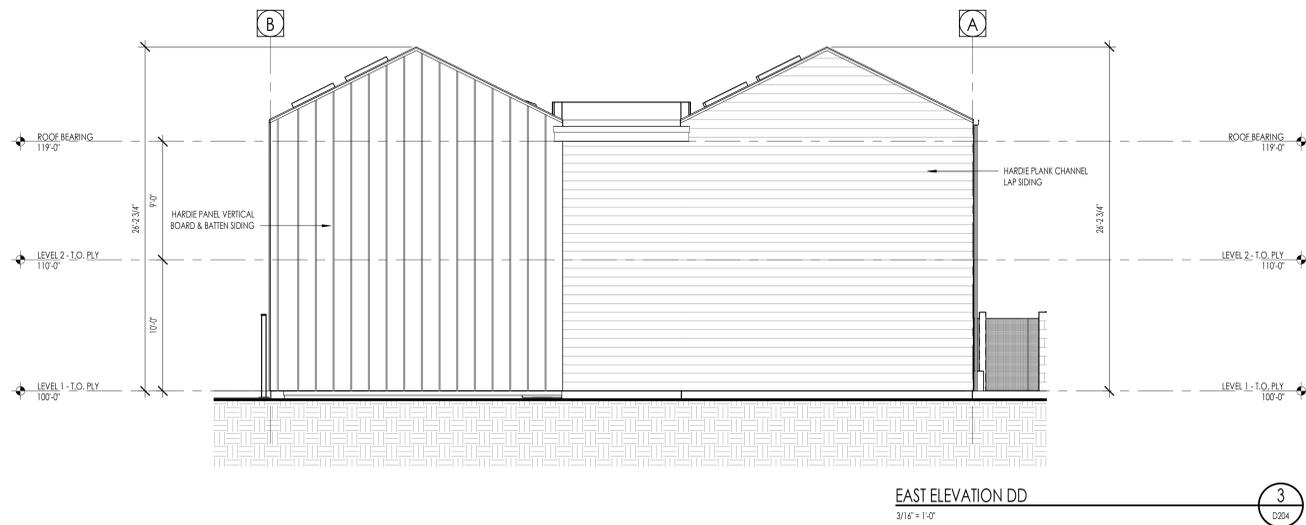
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1805 S. MAIN STREET
SALT LAKE CITY, UTAH

EXTERIOR ELEVATIONS

D203

02 JUNE, 2023



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1805 S. MAIN STREET
SALT LAKE CITY, UTAH

EXTERIOR ELEVATIONS

D204

02 JUNE, 2023



HARDIE PLANK CHANNEL LAP SIDING
 COLOR: BENJAMIN MOORE - CONCORD IVORY
 OR SIMILAR APPROVED COLOR



HARDIE PANEL VERTICAL BOARD & BATTEN SIDING
 COLOR: BENJAMIN MOORE - TOASTED MARSHMALLOW
 OR SIMILAR APPROVED COLOR



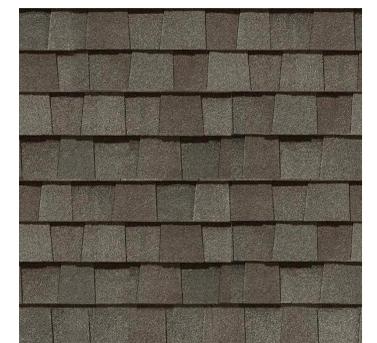
HARDIE ARCHITECTURAL PANEL
 TYPE: FINE SAND
 COLOR: BENJAMIN MOORE - CINDER
 OR SIMILAR APPROVED COLOR



EXTERIOR VINYL WINDOWS
 COLOR: BENJAMIN MOORE - CINDER
 OR SIMILAR APPROVED COLOR



HARDIE TRIM BOARD
 TRIM & FASCIA
 COLOR: BENJAMIN MOORE - CINDER
 OR SIMILAR APPROVED COLOR



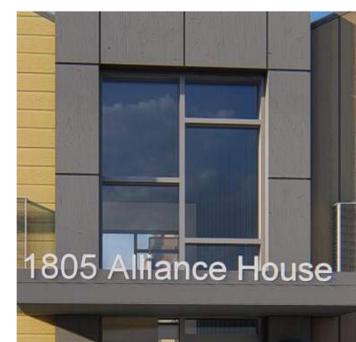
CETINTEED ASPHALT SHINGLES
 ROOFING SYSTEM
 COLOR: WEATHERED WOOD



EXTERIOR RAILING/ ENTRY GATE
 TYPE: METAL WITH METAL MESH INFILL
 COLOR: GRAY OR OTHER APPROVED COLOR

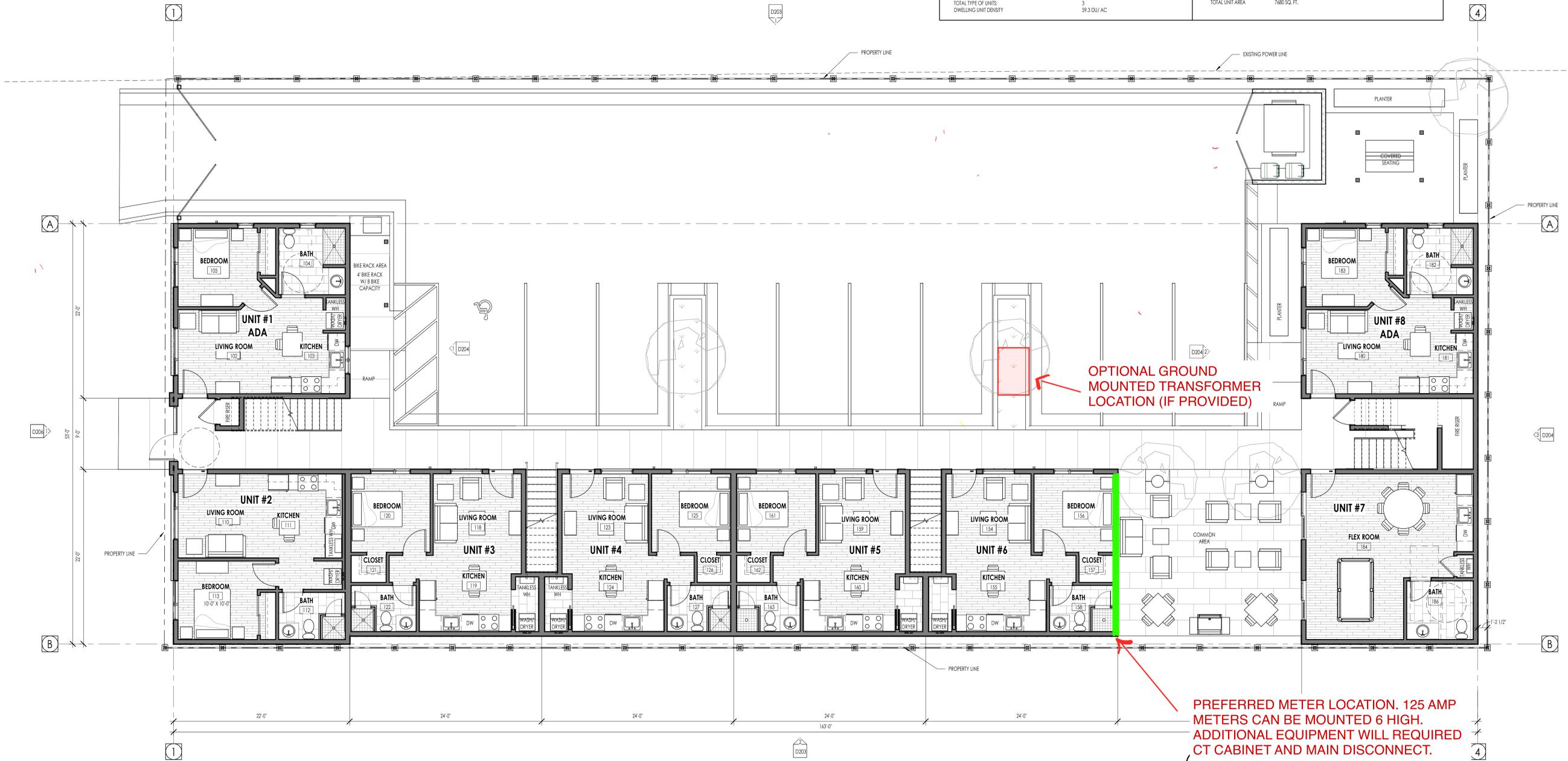


MASONRY FULL BRICK SYSTEM
 TYPE: "INTERSTATE BRICK" FACE BRICK - DARTMOUTH
 OR SIMILAR APPROVED TYPE



EXTERIOR ALUMINUM STOREFRONT SYSTEMS
 COLOR: BENJAMIN MOORE - CINDER
 OR SIMILAR APPROVED COLOR

SITE AREA CALCULATIONS		BUILDING UNIT CALCULATIONS			
SITE TOTAL		UNIT #	UNIT TYPE	SQ. FT.	DESCRIPTION
ACRE:	27 ACRES	UNIT #1:	TYPE 1	480 SQ. FT.	1 BED 1 BATH, ADA ACCESSIBLE
SQUARE FEET:	11,874 SQ. FT.	UNIT #2:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
AREA CALCULATIONS		UNIT #3:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
BUILDING AREA:	4,412 SQ. FT.	UNIT #4:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
LANDSCAPE AREA:	947 SQ. FT.	UNIT #5:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
HARD SURFACE AREA:	6,515 SQ. FT.	UNIT #6:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
PARKING CALCULATIONS		UNIT #7:	TYPE 4	480 SQ. FT.	1 BATH, CAN BE CONVERTED TO TYPE 1
1 STALL PER UNIT: 16 UNITS = 16 STALLS		UNIT #8:	TYPE 1	480 SQ. FT.	1 BED 1 BATH, ADA ACCESSIBLE
25% REDUCTION FOR AFFORDABLE HOUSING	PROVIDED PARKING STALLS: 9	UNIT #9:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
15% REDUCTION FOR BUS STOP PROXIMITY	PROVIDED ADA PARKING STALLS: 1	UNIT #10:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
REQUIRED PARKING STALLS: 9.6	PROVIDED PARKING STALLS TOTAL: 10	UNIT #11:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
BUILDING CALCULATIONS		UNIT #12:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
TOTAL NUMBER OF UNITS:	15	UNIT #13:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
TOTAL NUMBER OF OPTIONAL COMMON SPACE UNITS:	1	UNIT #14:	TYPE 3	480 SQ. FT.	1 BED 1 BATH
TOTAL NUMBER OF UNITS: 16		UNIT #15:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
TOTAL TYPE OF UNITS:	3	UNIT #16:	TYPE 2	480 SQ. FT.	1 BED 1 BATH
DWELLING UNIT DENSITY:	59.3 DU/AC	TOTAL UNIT AREA:	7680 SQ. FT.		

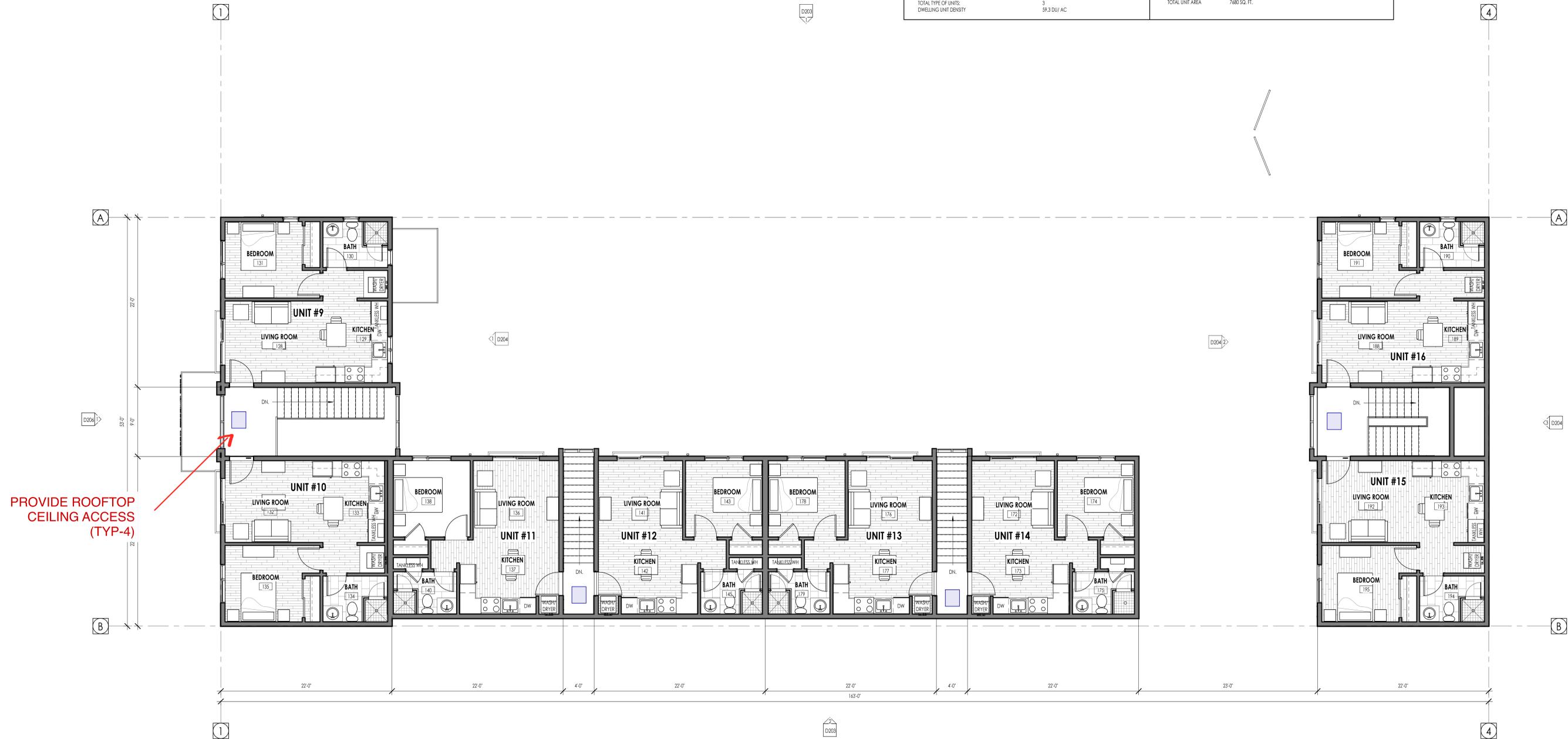


LEVEL 1 - FLOOR PLAN PRESENTATION

3/16" = 1'-0"

1
D101

SITE AREA CALCULATIONS		BUILDING UNIT CALCULATIONS	
SITE TOTAL		UNIT #	UNIT TYPE
ACRE:	27 ACRES	UNIT #1:	TYPE 1
SQUARE FEET:	11,874 SQ. FT.	UNIT #2:	TYPE 2
AREA CALCULATIONS		UNIT #3:	TYPE 3
BUILDING AREA:	4,412 SQ. FT.	UNIT #4:	TYPE 3
LANDSCAPE AREA:	947 SQ. FT.	UNIT #5:	TYPE 3
HARD SURFACE AREA:	6,515 SQ. FT.	UNIT #6:	TYPE 3
PARKING CALCULATIONS		UNIT #7:	TYPE 4
1 STALL PER UNIT: 16 UNITS = 16 STALLS		UNIT #8:	TYPE 1
25% REDUCTION FOR AFFORDABLE HOUSING		UNIT #9:	TYPE 2
15% REDUCTION FOR BUS STOP PROXIMITY		UNIT #10:	TYPE 2
REQUIRED PARKING STALLS:	9.6	UNIT #11:	TYPE 3
PROVIDED PARKING STALLS:	9	UNIT #12:	TYPE 3
PROVIDED ADA PARKING STALLS:	1	UNIT #13:	TYPE 3
BUILDING CALCULATIONS		UNIT #14:	TYPE 3
TOTAL NUMBER OF UNITS:	15	UNIT #15:	TYPE 2
TOTAL NUMBER OF (OPTIONAL) COMMON SPACE UNITS:	1	UNIT #16:	TYPE 2
TOTAL NUMBER OF UNITS:	16	TOTAL UNIT AREA:	7,680 SQ. FT.
TOTAL TYPE OF UNITS:	3		
DWELLING UNIT DENSITY:	59.3 DU/AC		



PROVIDE ROOFTOP CEILING ACCESS (TYP-4)

LEVEL 2 - FLOOR PLAN PRESENTATION

3/16" = 1'-0"

1

D102



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ALLIANCE HOUSE

1805 S. MAIN STREET
SALT LAKE CITY, UTAH

LEVEL 2

D102

02 JUNE, 2023

ROOF MOUNTED MINI SPLIT CONDENSING UNITS 27"x13". (TYP-ALL)

PROVIDE ROOFTOP CEILING ACCESS (TYP-4)

NOTE: ROOFTOP CONDENSING UNIT MANUFACTURER REQUIRED WORKING CLEARANCES SHALL BE PROVIDED. 14" OFF FRONT OF FAN, 4" OF BACK OF UNIT, 2" OFF SIDES 3' FROM DISCONNECT.

ROOF PLAN - PRESENTATION
3/16" = 1'-0"

1
D103



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ROOF PLAN

D103

02 JUNE, 2023



Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

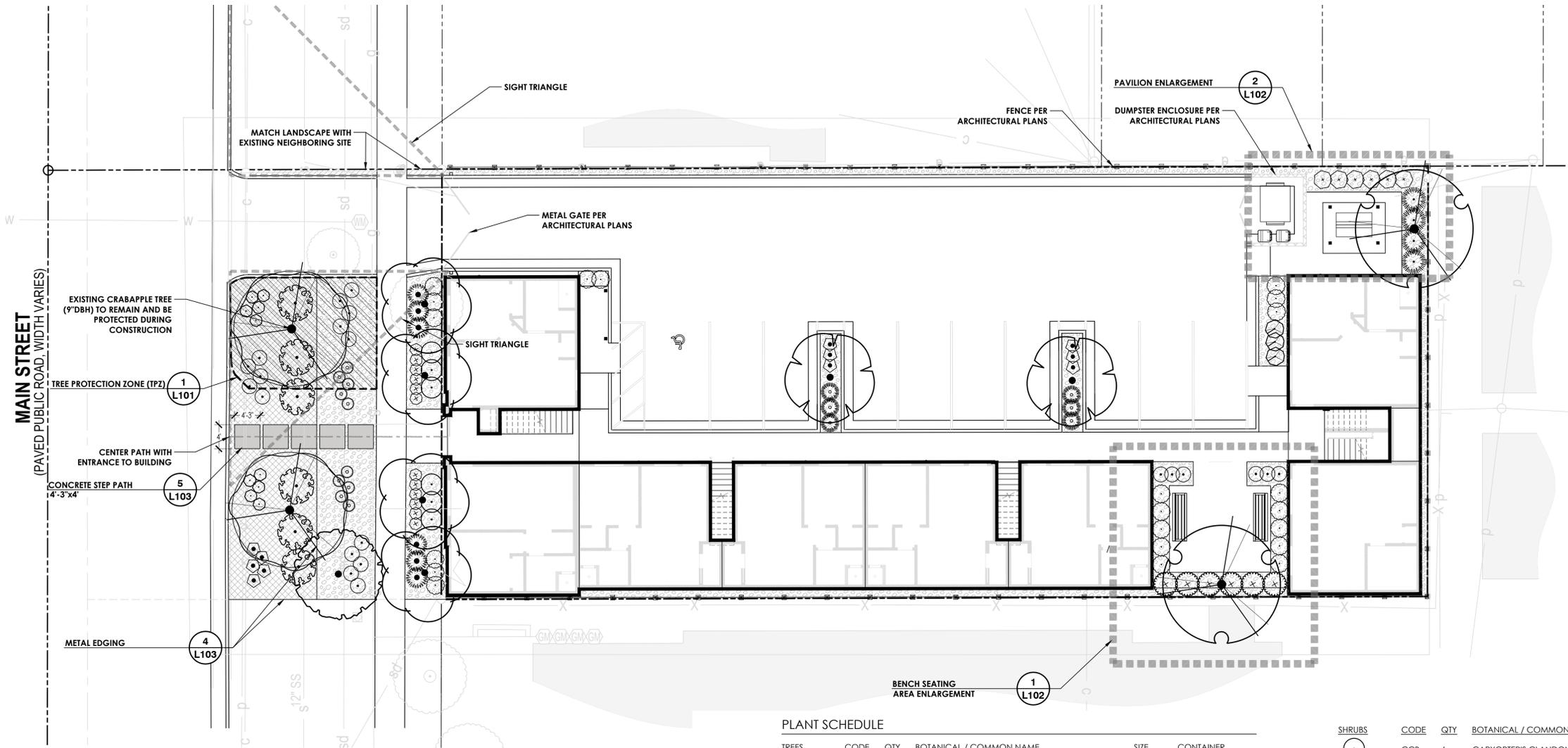
7927 High Point Parkway, Suite 300
Sandwich, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaoc.com

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These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES, ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.



SITE LEGEND

SYMBOL	DESCRIPTION	QTY
[Pattern]	4" OF 2-4" LANDSCAPE ROCK WITH WEED BARRIER FABRIC	1,778 SF
[Pattern]	4" OF SHREDDED BARK MULCH	808 SF
[Pattern]	TREE PROTECTION ZONE (TPZ) NO DIGGING, TRENCHING, GRADING, OR STORING MATERIALS OR EQUIPMENT	472 SF
[Pattern]	CONCRETE	80 SF
	TOTAL PROJECT AREA (PARCEL)	11866 SF (272 ACRES)
	TOTAL SITE LANDSCAPE AREA	1,110 SF (9.4%)
	LANDSCAPE AREA IN TURF GRASS	0
	LANDSCAPE AREA IN PLANTER BED	100%
	PROPOSED PLANTS TO BE DROUGHT TOLERANT SPECIES	100%
	PLANTER BED VEGETATION COVERAGE (SHRUBS, PERENNIALS, & GRASSES)	58% (33% REQUIRED)
	PARK STRIP TREES (1 PER 30 LF OF STREET FRONTAGE)	2 (2 REQUIRED)
	EXISTING TREES TO BE REPLACED (1) CRABAPPLE - 8" DBH (1) MAPLE - 2" DBH	2 (10 CALIPER INCHES TOTAL)
	TREE REPLACEMENTS: (1) ZELKOVA SERRATA 'MUSASHINO' - 2" SIZE (4) ACER TATARICUM 'HOT WINGS' - 2" SIZE	5 (10 CALIPER INCHES TOTAL)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
[Symbol]	AE2	4	ACER TATARICUM 'HOT WINGS' TATARIAN MAPLE	2" CAL.	B&B
[Symbol]	AU	2	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM URBAN SUNSET MAPLE	2" CAL.	B&B
[Symbol]	MS	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL.	B&B
[Symbol]	ZM	2	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B
[Symbol]	ZM2	1	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA	3" CAL.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
[Symbol]	CCB	6	CARYOPTERIS CLANDONENSIS BLUE MIST SPIRAEA	5 GAL.
[Symbol]	PMP	6	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.
[Symbol]	PA3	3	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
[Symbol]	RFC	6	RHAMNUS FRANGULA 'COLUMNARIS' ALDER BUCKTHORN	5 GAL.
[Symbol]	RO	6	RHUS GLABRA 'GRO-LOW' FRAGRANT SUMAC	5 GAL.
[Symbol]	RAU	6	RIBES AUREUM GOLDEN CURRANT	5 GAL.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
[Symbol]	CAK	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.
[Symbol]	MSY	4	MISCANTHUS SINENSIS 'YAKU JIMA' MAIDENHAIR GRASS	1 GAL.
[Symbol]	PAH	6	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
[Symbol]	GAA	10	GAILLARDIA ARISTATA BLANKET FLOWER	1 GAL.
[Symbol]	GLC	10	GAURA LINDHEIMER PINK GAURA	1 GAL.
[Symbol]	NFJ	21	NEPETA FAASSENII 'JUNIOR WALKER' CATMINT	1 GAL.
[Symbol]	RFG	12	RUDBECKIA FULGIDA BLACK EYED SUSAN	1 GAL.
[Symbol]	SN	11	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.

ALLIANCE HOUSE
1805 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115

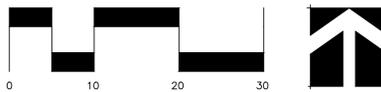
PROJECT NO. 22038
DATE: MAY 31, 2023

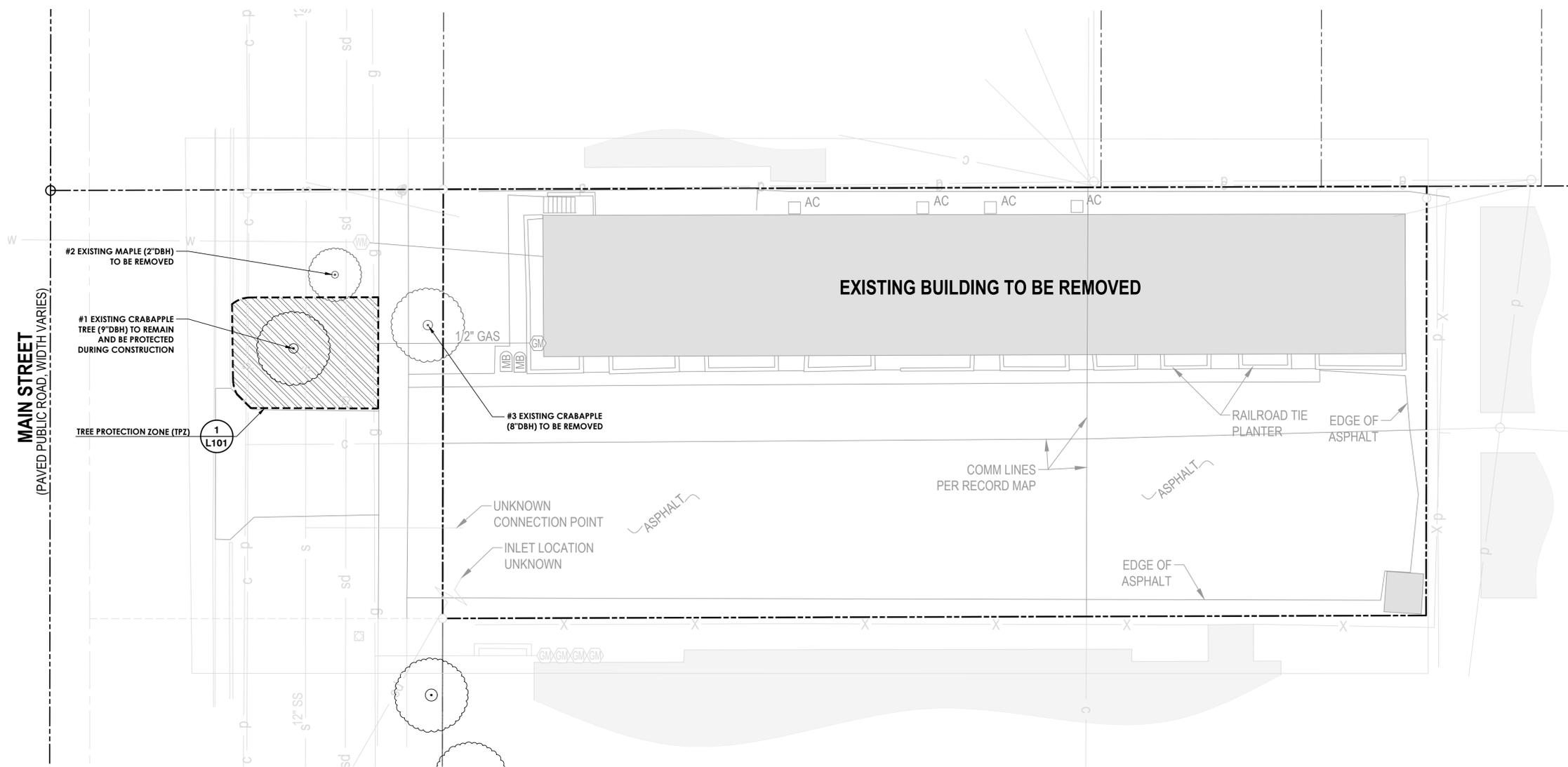
REVISIONS:

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L100
LANDSCAPE





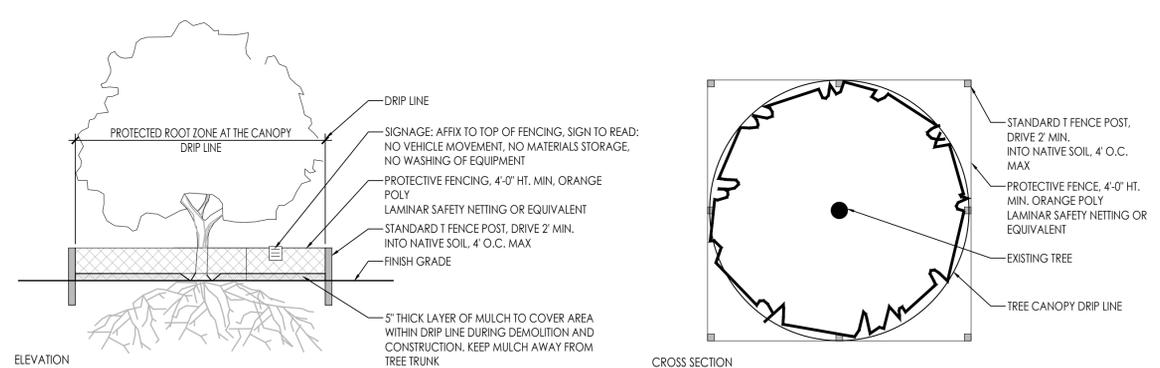
EXISTING PUBLIC TREE INVENTORY

EXISTING PUBLIC TREE INVENTORY			
SYM.	SPECIES	SIZE	DESCRIPTION
#1	CRABAPPLE	9" DBH	MATURE TREE, GOOD CONDITION, TO REMAIN
#2	MAPLE	2" DBH	SMALL TREE, MODERATE CONDITION, TO BE REMOVED FOR PROPOSED DEVELOPMENT
#3	CRABAPPLE	8" DBH	MATURE TREE, GOOD CONDITION, TO BE REMOVED FOR PROPOSED DEVELOPMENT

NO EXISTING PRIVATE PROPERTY

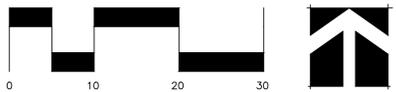
NOTES

- FOR EXISTING AND PROPOSED UTILITIES, SEE UTILITY PLAN, CIVIL DRAWINGS
- FOR PROPOSED IMPROVEMENTS, SEE LANDSCAPE PLAN.
- TREE REMOVAL OR TREE PLANTING IN THE PUBLIC WAY REQUIRES APPROVAL FROM SALT LAKE CITY URBAN FORESTRY.
- TREE PROTECTION ZONE (TPZ) TO BE DEFINED BY 6' TALL CHAIN LINK FENCING, FENCING TO BE FREE STANDING, NO POSTS DRIVEN INTO THE ROOT SYSTEM. SIGNAGE SHALL BE POSTED ON THE LINEAR SPAN OF THE FENCE PER SALT LAKE CITY URBAN FORESTRY STANDARDS. THE TPZ FENCING AND SIGNAGE WILL REMAIN IN PLACE UNTIL PROJECT COMPLETION OR UNTIL SALT LAKE CITY URBAN FORESTRY HAS PROVIDED WRITTEN AUTHORIZATION ALLOWING REMOVAL OF FENCING.
- NO DIGGING, TRENCHING, GRADING, SILTATION, MASONRY SET-UP, OR STORING OF MATERIALS OR EQUIPMENT IN TPZ.



- NOTES:**
- FENCE LOCATION TO BE NO CLOSER TO TRUNK THAN TREE CANOPY DRIP LINE.
 - CONTRACTOR TO MAINTAIN NATURAL SOIL MOISTURE LEVELS.
 - ALL WORK REQUIRED WITHIN TREE PROTECTION FENCING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF SUCH WORK.
 - NO SOIL SHALL BE REMOVED WITHIN THE DRIP LINE OF THE TREE.
 - WHERE GRASS IS TO BE REMOVED WITHIN THE TREE CANOPY DRIP LINE, CUTTING EQUIPMENT SUCH AS A SOD CUTTER IS PROHIBITED. GRASS SHALL BE KILLED USING HERBICIDE AND REMOVED FROM THE SURFACE OF THE SOIL AFTER IT IS DEAD.

1 TREE PROTECTION
NOT TO SCALE



ALLIANCE HOUSE
1805 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115

PROJECT NO. 22038
DATE: MAY 31, 2023

REVISIONS:

SHEET TITLE:
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER:

L101
LANDSCAPE



Think

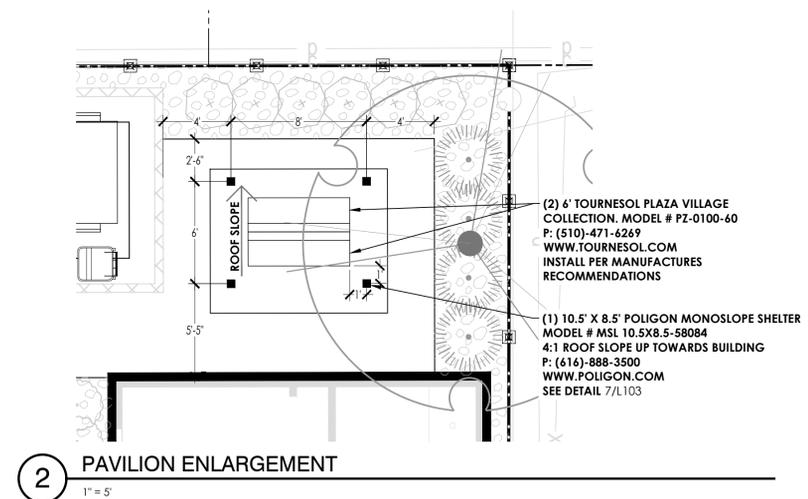
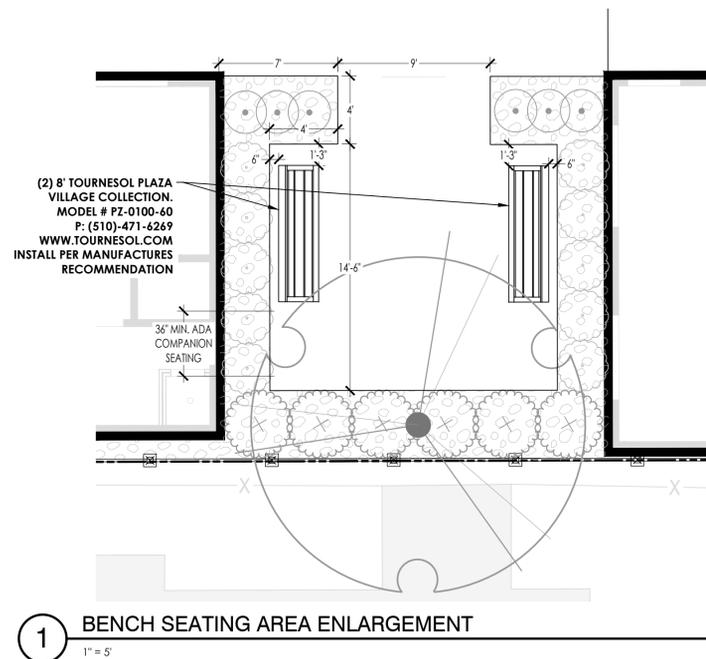
Architecture

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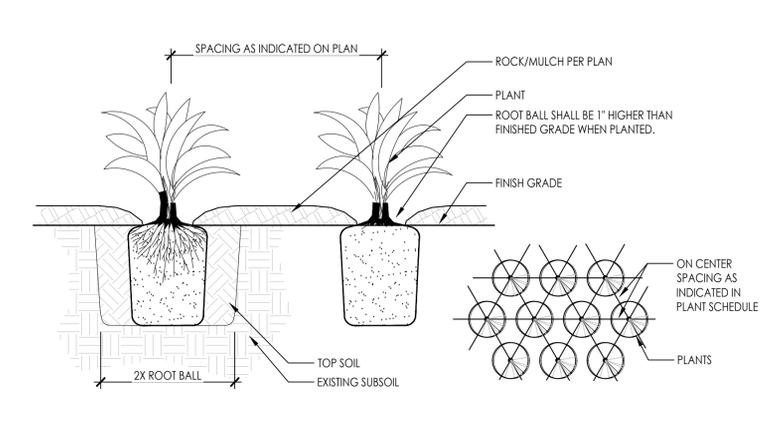
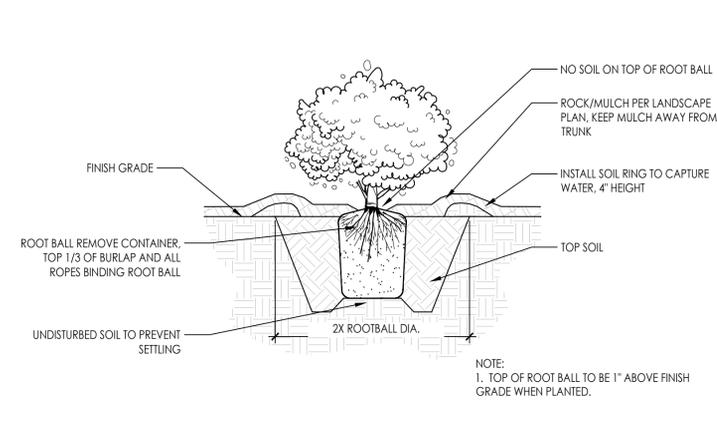
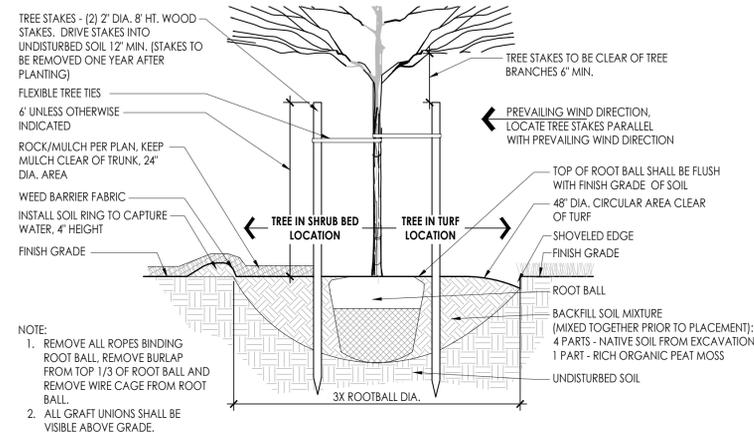
PROJECT NO. 22038
DATE: MAY 31, 2023

REVISIONS:

SHEET TITLE:
ENLARGEMENT PLANS

SHEET NUMBER:

L102
LANDSCAPE



1 DECIDUOUS TREE PLANTING

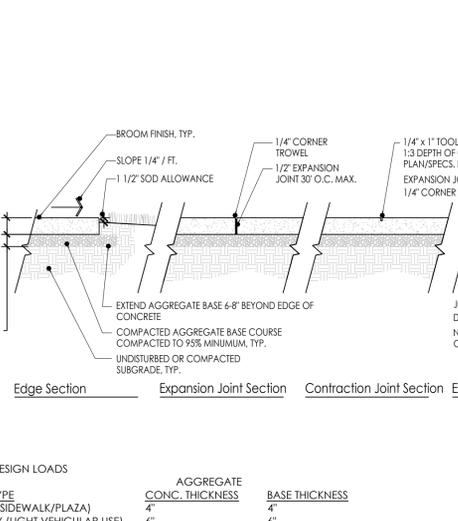
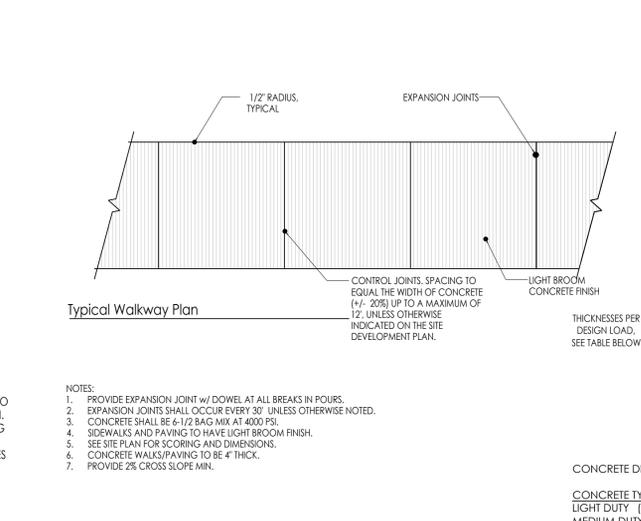
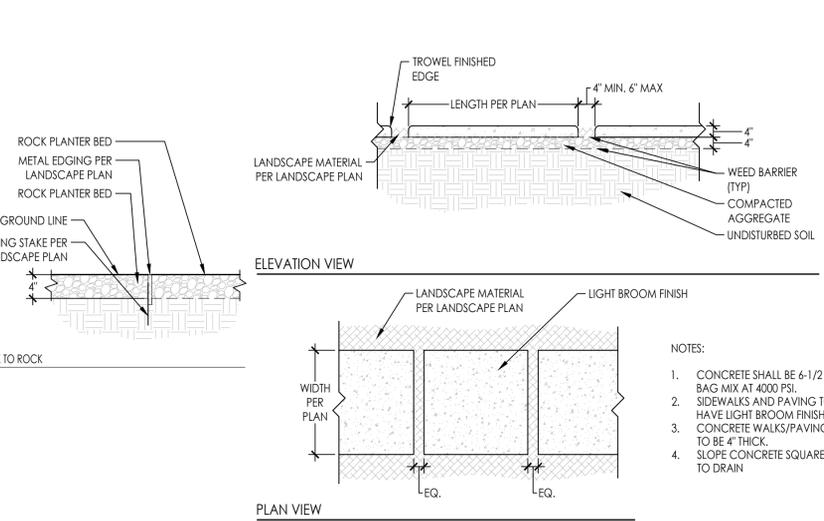
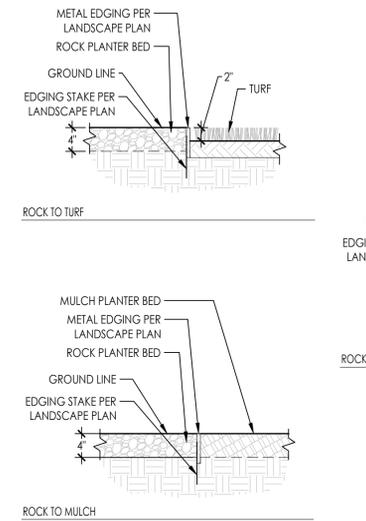
NOT TO SCALE T-PL-02

2 SHRUB PLANTING

NOT TO SCALE T-PL-04

3 PERENNIAL PLANTING

NOT TO SCALE T-PL-05



4 METAL EDGING

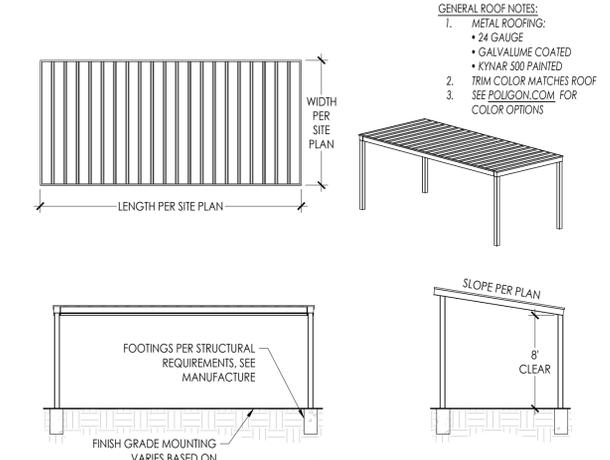
NOT TO SCALE T-SI-H&C-04

5 CONCRETE STEP PATH

NOT TO SCALE T-SI-H&C-05

6 SIDEWALK/CONCRETE PAVING

NOT TO SCALE T-SI-H&C-26



GENERAL ROOF NOTES:
1. METAL ROOFING:
• 24 GAUGE
• GALVALUME COATED
• KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLYGON.COM FOR COLOR OPTIONS

NOTE:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION

STOP!!
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USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

poligon (801) 339-1163
www.poligon.com
BY PORTER&P
20220107.001.001.001.001.001

7 POLYGON MONOSLOPE SHELTER

NOT TO SCALE P-AI-01



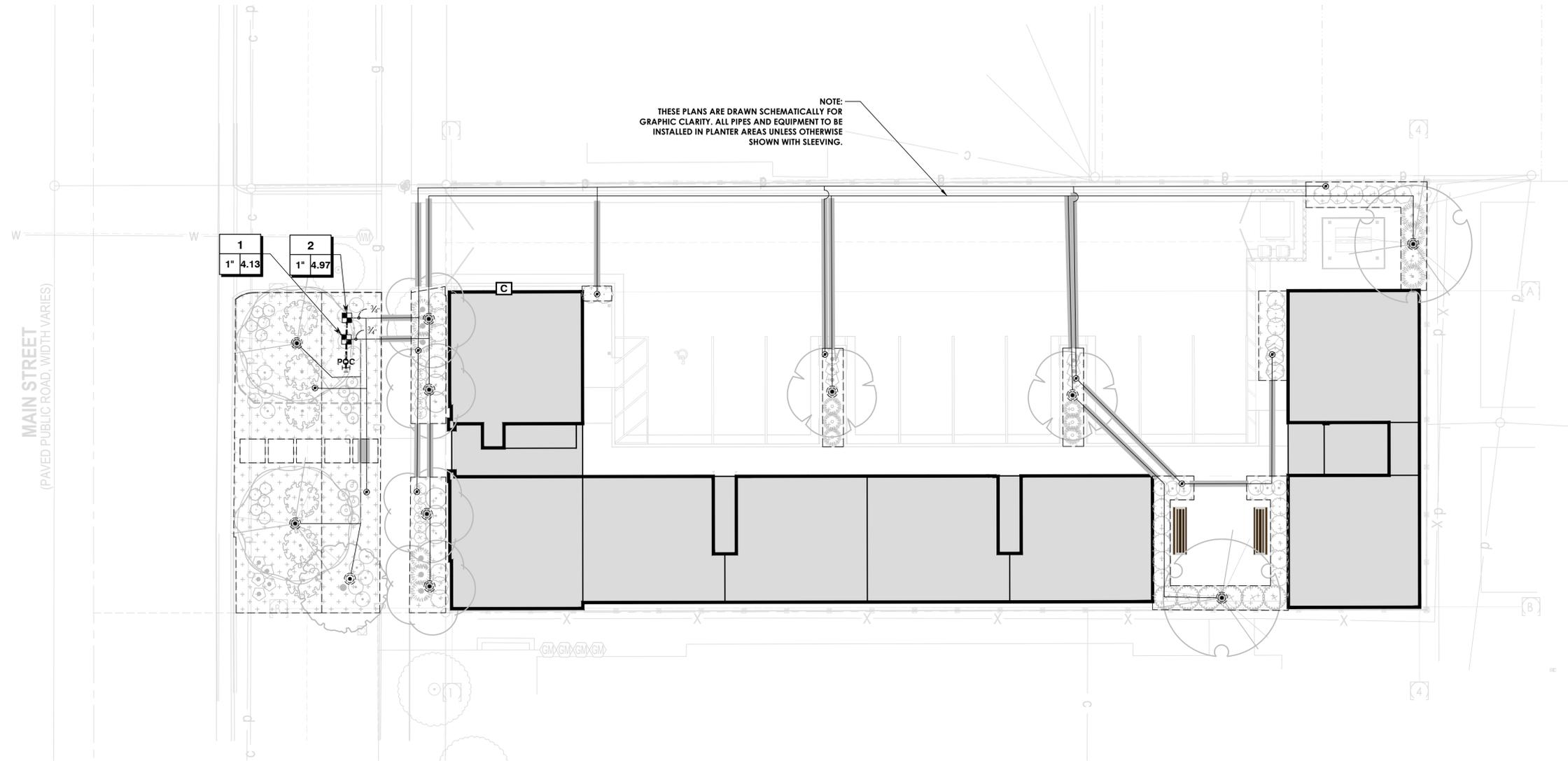
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NOTE:
THESE PLANS ARE DRAWN SCHEMATICALLY FOR GRAPHIC CLARITY. ALL PIPES AND EQUIPMENT TO BE INSTALLED IN PLANTER AREAS UNLESS OTHERWISE SHOWN WITH SLEEVING.

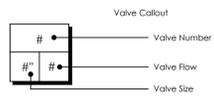
MAIN STREET
(PAVED PUBLIC ROAD, WIDTH VARIES)

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP EMITTER	4.13	43.6		0.72 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	4.97	34.9		0.54 in/h

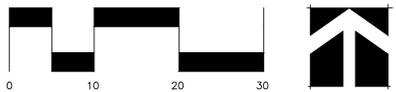
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	4/L201
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
	TREE DRIP RING RAINBIRD XFD-09-12 DRIP LINE FORMED INTO 2 CIRCLES - ONE 12' RADIUS, ONE 36' RADIUS.	6/L201
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC INSTALL (1) DRIP RING WITH INDICATOR EMITTER PER DETAIL AT EVERY TREE PLANTED IN PLANTER BED AREAS. INSTALL THE FOLLOWING EMITTERS FOR ALL OTHER PLANTS: Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	5/L201
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	CONTROLLER SMART CONTROLLER WITH FLOW SENSOR. WALL MOUNT. CONTRACTOR TO PROVIDE POWER TO CONTROLLER	
	POINT OF CONNECTION 1"	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2/L201
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2/L201
	PIPE SLEEVE: PVC SCHEDULE 40	3/L201



IRRIGATION NOTES

- WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
- NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM COMPONENTS SHOWN ON THE PLAN WHEN FIELD CONDITIONS, INCLUDING UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT ARE NOT INCLUDED IN THE DESIGN. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT WHEN SUCH OBSTRUCTIONS OR DIFFERENCES OCCUR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
- 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATE WITH GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
- INSTALL CONTROLLERS AND REQUIRED CONTROLLER GROUNDING AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE LOCATION WITH LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
- THE IRRIGATION PLAN IS DRAWN DIAGRAMMATICALLY FOR CLARITY. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN.
- REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
- ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 80 PSI. CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
- PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
- ALL VALVE BOXES TO BE SUPPORTED WITH BRICK / CONCRETE MASONRY UNIT.
- LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS OR CURBS.
- IRRIGATION SYSTEM WIRING LOCATED APART FROM IRRIGATION MAIN LINE TO BE PLACED IN GRAY PVC SLEEVES OF ADEQUATE SIZE.
- CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 100 PSI FOR 2 HOURS MINIMUM.



ALLIANCE HOUSE
1805 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115

PROJECT NO. 22038
DATE: MAY 31, 2023

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L200
LANDSCAPE



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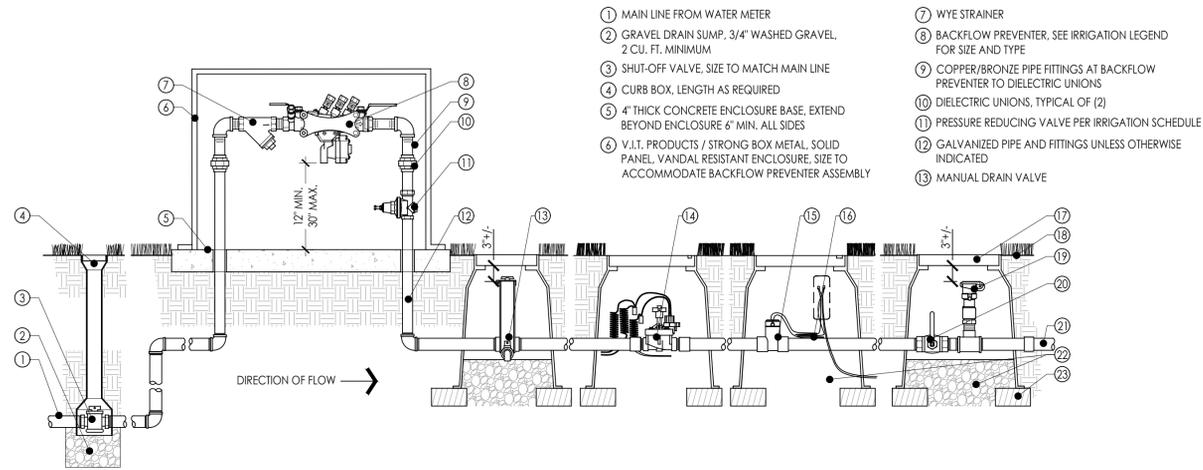
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1805 SOUTH MAIN STREET
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PROJECT NO. 22038
DATE: MAY 31, 2023
REVISIONS:

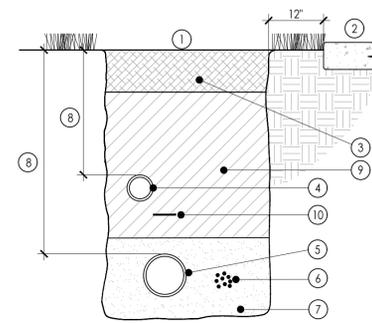
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L201
LANDSCAPE



- 1 MAIN LINE FROM WATER METER
- 2 GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
- 3 SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
- 4 CURB BOX, LENGTH AS REQUIRED
- 5 4" THICK CONCRETE ENCLOSURE BASE, EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
- 6 V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SIZE TO ACCOMMODATE BACKFLOW PREVENTER ASSEMBLY
- 7 WYE STRAINER
- 8 BACKFLOW PREVENTER, SEE IRRIGATION LEGEND FOR SIZE AND TYPE
- 9 COPPER/BRONZE PIPE FITTINGS AT BACKFLOW PREVENTER TO DIELECTRIC UNIONS
- 10 DIELECTRIC UNIONS, TYPICAL OF (2)
- 11 PRESSURE REDUCING VALVE PER IRRIGATION SCHEDULE
- 12 GALVANIZED PIPE AND FITTINGS UNLESS OTHERWISE INDICATED
- 13 MANUAL DRAIN VALVE
- 14 MASTER VALVE WITH 36" COILED WIRE TO CONTROLLER
- 15 FLOW SENSOR WITH 36" COILED WIRE TO CONTROLLER
- 16 WIRE SPLICE SEE MANUFACTURER'S WRITTEN INSTRUCTIONS
- 17 PLASTIC VALVE BOX WITH LID AND BRICK FOUNDATION, TYPICAL
- 18 FINISH GRADE
- 19 QUICK COUPLER VALVE, SEE DETAIL
- 20 BRONZE BALL VALVE, HANDLE VERTICAL WHEN VALVE IS OFF
- 21 MAIN LINE TO IRRIGATION SYSTEM, SCH 40 PVC PIPE
- 22 3/4" WASHED GRAVEL, 6" MIN. DEEP BEDDING FOR VALVE BOX, (4) EACH VALVE BOX

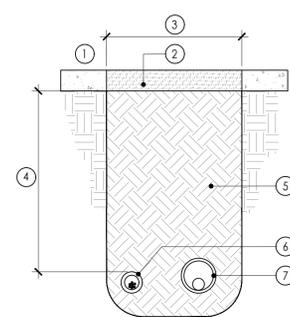
NOTE:
1. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.



- 1 IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
- 2 ADJACENT HARD SURFACE
- 3 TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER, LAYER THICKNESS AS INDICATED IN PLANTING NOTES
- 4 NON-PRESSURE LATERAL LINE
- 5 PRESSURE MAIN LINE
- 6 DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES: TAPE AND BUNDLE AT 10" O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
- 7 MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
- 8 PIPE DEPTHS:
MAIN LINE: 24 - 30" COVER
LATERAL LINE: 8 - 16" COVER
- 9 BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
- 10 DETECTABLE WARNING TAPE AT MAIN LINE

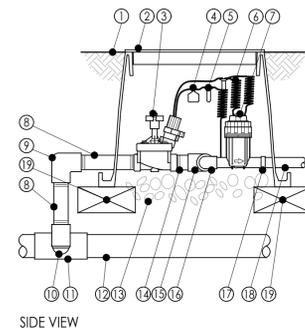
1 MAIN LINE CONNECTION ASSEMBLY WITH PRESSURE REDUCING VALVE
NOT TO SCALE T-IR-EQU-22

2 TRENCH DETAIL
NOT TO SCALE T-IR-EQU-01



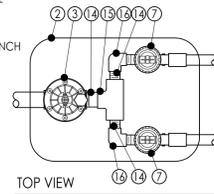
- 1 CONCRETE OR ASPHALT PAVING
- 2 EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
- 3 WIDTH AS REQUIRED
- 4 DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
- 5 COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMETER
- 6 CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
- 7 MAIN LINE / LATERAL LINE IN PVC SLEEVE

NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

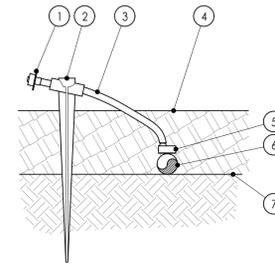


- 1 FINISH GRADE
- 2 VALVE BOX WITH COVER
- 3 DRIP ZONE CONTROL KIT
- 4 ID TAG
- 5 WATERPROOF WIRE CONNECTION
- 6 30-INCH LINEAR LENGTH OF WIRE, COILED
- 7 PRESSURE REGULATING FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 40 FEMALE ADAPTOR
- 15 LATERAL PIPE
- 16 BRICK

SIDE VIEW



TOP VIEW



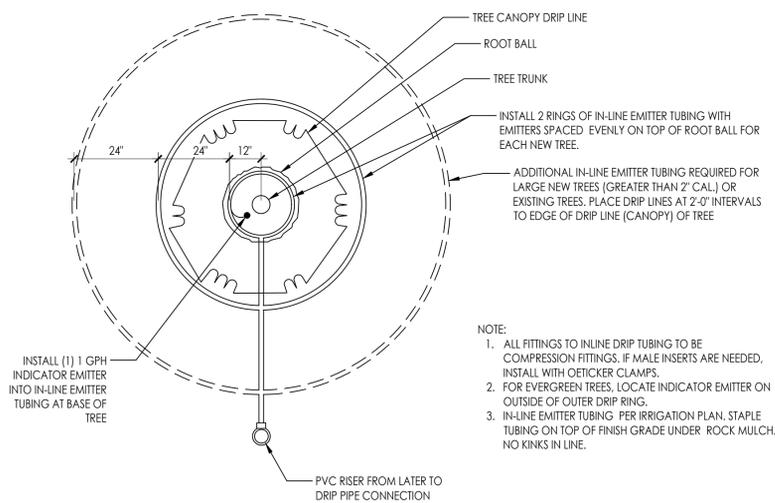
- 1 DIFFUSER BUG CAP
- 2 TUBING STAKE
- 3 DISTRIBUTION TUBING
- 4 TOP OF MULCH
- 5 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
- 6 1/2" POLYETHYLENE TUBING
- 7 FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

3 SLEEVE DETAIL
NOT TO SCALE T-IR-EQU-02

4 DRIP CONTROL ZONE KIT (UP TO 1.5")
NOT TO SCALE T-IR-VAL-06

5 DRIP EMITTER WITH DISTRIBUTION TUBING
NOT TO SCALE T-IR-DRI-02



NOTE:
1. ALL FITTINGS TO IN-LINE DRIP TUBING TO BE COMPRESSION FITTINGS, IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. IN-LINE EMITTER TUBING PER IRRIGATION PLAN, STAPLE TUBING ON TOP OF FINISH GRADE UNDER ROCK MULCH. NO KINKS IN LINE.

6 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)
NOT TO SCALE T-IR-DRI-03

LANDSCAPE

Project Description – 1805 S. Main Alliance House Residential Project

Located at 1805 South Main Street, Salt Lake City, Utah, Alliance House is proposing a 16-unit multi-family community development. The community will consist of 16 one-bedroom units with an average unit size of 480 square feet. The proposed development will be a two-story building, both being residential floors with gabled masses framing private common outdoor spaces and surface parking screened from the street. The two residential floors will be Type-5 construction. The primary exterior construction materials will be flat cement fiber panel, metal, glass, and stucco. The ground level fronting the street will meet the requirements of the South State Street Overlay to the Commercial Corridor zone, and will be clad with glass, metal, cement fiber panel and stucco. The street elevation meets the South State Street Overlay glazing % requirements for residential uses. The Main Street elevation will feature a primary entrance which will be the design focus of the elevation, residential units with large, glazed openings and Juliet balconies, as well as a gated vehicular entrance to the north side of the structure. The placement of the vehicular access is planned such to maximize building mass on the street while respecting easements and setbacks necessary for Rocky Mountain Power.

The project complies with building code and meets the City's zoning ordinance requirements, with the exception of requested modifications within this application, which are stated below. The site is currently home to a nine-unit former motel currently used as a residential project that the owner has determined is beyond its useful life. Both the current and new residential projects are mission-driven housing for underserved residents in our community, and provide deeply affordable housing as part of that mission to meet each resident's ability to pay.

The proposed project replaces the functionally obsolete building with a project of the same use, which provides more housing. The project will continue to provide (and will increase) incredibly unique attainable housing for underserved neighbors in our community, but with more units in a brand-new building with greater accessibility, greater energy efficiency, better operational resilience, better spatial quality, better finish quality, and more amenities. In the exchange, the project will increase its density slightly, to a two-story level that is appropriate for the neighborhood, in a better urban form that meets the goals and objectives of the South State Street Corridor Overlay.

NOTE: Code related comments from planned development review will be dealt with through further design, variance processes, and/or alternative means and methods.

We recognize the proposed site plan has code implications for locations of vents or other infrastructure and that code will be met in our permit drawings.

Review Standards

The Planned Development ordinance states specific standards that the planning commission must use when approving a Planned Development. With brief explanations of how they are met, they are listed below. Throughout this application it will be demonstrated how these Review Standards are met more thoroughly.

1. Meets the Planned Development purpose statement...

The Planned Development process is not intended to be a means to simply obtain variances from zoning regulations. A Planned Development should result in a more enhanced product than would be achievable through the strict application of land use regulations by:

- Implementing the City's vision for growth: The City's vision for future growth is accomplished in this Planned Development by creating attainable housing. The Alliance House project will be entirely supported by the Alliance House which serves adults with chronic mental illness in our community. The Alliance House provides a community for those who have struggled with mental health. In addition to the countless charitable acts that this organization performs, they provide a limited amount of deeply attainable housing; subsidized by the Alliance House. They offer long-term housing to its members at 30% of the individuals income. This means that if the individual does not have an income, their rent payment is \$0, and it is subsidized entirely by the Alliance House. The proposed project will provide the same subsidized rent structure, with more units, furthering the reach and increasing the number of attainable units. The current site is a dilapidated, old motel with high energy and maintenance costs. The proposed project will provide a new, more energy efficient, and well-designed building that will be an enhancement to the neighborhood and its residents lives.
- Encouraging Efficient use of land and resources: The proposed community is an efficient use of land and resources as it will be developed into 16 deeply affordable/attainable, new units, from the 9 old, run-down units that currently exist. It is worth noting the high maintenance demand on the current site. Just to keep the units habitable requires significant resources from Alliance House and it would be a more efficient use of the land and resources to demolish and develop rather than to rehabilitate the current units.
- Promoting greater efficiency in public and utility services: The proposed community will provide a significantly more energy efficient building which will increase the efficiency in public and utility services. Relative to the current building, the proposed community will have better insulated walls, windows, and ceilings with more efficient heating, cooling, and water systems.
- Encouraging innovative planning and development: The requested modifications allow for an enhanced product that is more interesting in architectural design, enhanced user experience in functionality and usage, and provides more attainable housing than would otherwise be possible.
- Reinforcing the character of the surrounding neighborhood: The proposed community is designed to fit into the surrounding neighborhood in scale, massing, and aesthetic. The proposed community figuratively speaks the same language as other new housing developments in the area that is interesting and takes its own unique spin.

2. Meets at least one of the listed City objectives: The proposed community meets the purpose and objectives of a planned development by accomplishing the objectives related to **housing** and **sustainability** as stated in 21A.55.010 of the Planned Development Ordinance.

Housing Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the Housing objective is fulfilled by providing affordable housing with at least twenty percent (20%) of the housing for those with incomes that are at or below eighty percent (80%) of the area median income. It is the case with the Alliance House proposed community that on-hundred percent (100%) of the units will be for individuals with incomes as low as 0% AMI.

Sustainability Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the sustainability objective is fulfilled through the creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems by energy use and generation. The design of the building implements the use of on-site solar panels for the generation of energy from an on-site renewable resource. This will significantly increase the energy efficiency of the site, especially when compared to the site in its current state.

3. Is compatible with the surrounding neighborhood: The proposed community is designed to fit into the surrounding neighborhood in scale, massing, and aesthetic. The proposed community figuratively speaks the same language as other new housing developments in the area that is interesting and takes its own unique spin. The Central Community Master Plan governing the site speaks to Urban Design policies fulfilled by the project design. The project sits at a section of Main Street where large 4-6 story buildings with large lots give way to smaller gable and hipped-roof structures, many of which are residential houses converted to commercial use or small, one- and two-story gabled office buildings. The design of the Alliance House housing transitions the larger buildings to the south to the smaller buildings to the north with its two-story height, and mimics the design, scale, and rhythm of the residential-form commercial buildings with its gabled roofs and separated massings. The modern approach to the cladding aesthetic speaks to the newer townhouses and rowhouses just to the north of the project. Urban Design policy UD-1.3 on page 19 of the Central Community Master Plan states to *“Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods”*. The urban design section in general lists among its primary goals to *“Encourage property improvements that are visually compatible with the surrounding neighborhood.”*

The Purpose Statement in 21A.26.050A of the Corridor Commercial (CC) district states that it strives to provide economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. The South State Street Corridor Overlay (SSSC) Purpose Statement in 21A.34.090 states that the overlay is meant to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.

The proposed community fulfills this purpose by replacing a functionally obsolete “tourist court” motel with 9 residential unit with a larger 16-unit, new construction project using the same site strategies as the historical motel use while also meeting the design imperatives of the South State Street Corridor Overlay. The proposal complies with all aspects of the district and overlay ordinances with the exception of the Rear yard and Minimum Lot Size, as listed below:

Minimum lot area: Ten Thousand (10,000) square feet. The existing lot is 11,761 square feet.
Front and corner side yard: Fifteen feet (15') in the Corridor Commercial district. However, the South State Street Corridor Overlay includes a Minimum Yard Requirement Exemption for front yards of structures located in the CC and SSSC which exempts the project from the minimum front yard requirement.

Interior Side Yard: No setback required. The north side of the building has a setback of eighteen feet (18'), although a setback is not required, which is used for access to the rear parking area.

Landscape Buffer: The proposed community location is not abutting a residential district and needs no buffer yard by code.

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 the Code, which specifies that arbors or trellises less than 12 feet tall and 120 square feet may sit within the rear setback. The project plans a covered sitting area within the 10-foot required setback but outside the 1' setback requested in this application.

4. Preserves and provides appropriate landscaping: The proposed community applies standards set forth by the City Code of Ordinances Chapter 21A.48 and those standards with a Planned Development. The proposed planned development preserves, maintains or provides native landscaping where appropriate. Native trees located along the periphery of the property and along the street will be maintained and preserved wherever possible. However, it is the case the tree currently on the site and the street trees are in the way of the proposed community's drive aisle and preserving the trees will not be possible. In replacement of the street trees, new trees will be planted and there will be five trees planted on-site, whereas currently, there are none. Currently there is no landscaping that provides additional buffering to the abutting properties, however, the proposed community will include landscaping to provide additional buffering to the abutting properties, where appropriate. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer. The proposed landscaping is designed to lessen potential impacts created by the proposed community by creating a visual and sound barrier where appropriate by using landscaping. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer. The proposed landscaping is appropriate for the scale of the development. Please refer to the attached Landscape Plan.
5. Promotes City mobility goals: The proposed community supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. Drive access to local streets will not negatively impact the safety, purpose, and character of the street. The proposed community is not requesting any additional curb cuts or drive access to the site to the site. The current site has one drive access, and the proposed community will retain one drive access. Sight lines to streets, drive aisles, and sidewalks will be up to code. Please refer to Civil Plan. The site considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design: The drive access includes appropriate sight lines to the sidewalk and the proposed community includes a separated and pedestrian only entrance.
 - b. Bicycle facilities and connections: Bicycles will be able to access the site safely and with adequate sight lines.

- c. Minimizing conflicts between different transportation modes: It is anticipated that the proposed community will not generate significant traffic within or outside the site and transportation modes have been separated as much as possible. There is a separate pedestrian entrance into the proposed community and the drive aisle is adequate in dimensions to provide sufficient sight lines and access.

The site design of the proposed community promotes or enables access to adjacent uses and amenities. The site design does not interfere with any adjacent use, and it would not be appropriate to promote or enable access to any adjacent uses and there are no adjacent amenities. The proposed community provides adequate emergency vehicle access. Emergency vehicles can access the site via Main Street and circulate within the site to provide adequate access to anywhere in the proposed community. Loading access and service areas are adequate for the site and minimize the impacts to the surrounding area and public rights-of-way. There is adequate space within the site if loading access.

- 6. Preserves natural and built features that significantly contribute to the surrounding character: The existing building is an old, dilapidated motel with high energy and maintenance costs with no historic value and does not contribute to the surrounding character. The current building has no visual penetration or interest created from the street.
- 7. Does not have a detrimental effect on City utilities: The proposed community will not have a detrimental effect on City utilities. Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. This Alliance House project has had a DRT review with city departments where utility capacity was addressed and confirmed, along with steps that the project will undertake to advance upgrades to the neighborhood’s water service.

Requested Modifications

The proposed development requests the following modifications to the zoning regulations as disclosed in Section 21A.55 for the proposed location.

Design Standard	Required	Requested	Note
Rear Setback	10 Feet	1’	The reduced rear setback is meant to allow for a common space outdoor amenity accessible to the residents of the entire project, additional landscape within the project, and additional space between the glazed openings and balconies on the west (interior) side of the project units and the parking area. The rear side of the unit types have no openings.
Minimum Lot Width	75 Feet	71.8’	The lot has been 71.8 feet since at least 1950, and the lot is generally wider than the surrounding and abutting lots.

Reduced Parking	16 stalls	10 stalls (including 2 ADA stalls)	The current parking demand for the Alliance House residential portfolio is less than 1/2 of a stall per unit. The parking ratio requested exceeds the affordable housing requirement, which is a more appropriate requirement for this project.
Multiple Principal Buildings	Maximum 1 Principal Building	2 Principal Buildings	The current zoning limits the number of principal buildings to one (1). We are requesting to be allowed to have 2 principal buildings that will be similar in character, size, and design. The purpose for having two principal buildings is for the benefit of the residents who will live here as it allows for an outdoor community gathering area. This will be a great amenity to the community and located in an area that works with the site.

Rear Setback: The Commercial Corridor district requires a ten-foot (10') rear setback. The proposed community requests a one foot (1') rear setback. The rear elevation of each unit and building mass has no openings, which grants privacy to the Business Park-zoned property behind the site. With no openings looking upon the rear yard, it will not be engaging and the space raises security concerns. The rear elevation of the building has no openings in keeping with the unit and building plans of the other building masses and their limited setbacks. Thus, the reduced rear yard will not result in a loss of privacy to the abutting structures. The existing building has a reduced rear yard currently (3.5').

More importantly, moving the rear building mass towards the rear property line allows the proposed community to collect its fragmented open spaces into an outdoor community space with tables, seating, BBQ, and landscape connected to the club room and kitchen. It also introduces breathing space into the surface parking area, allowing for landscape islands and additional distance between the parking area and the residential spaces. The requested modification does not detract from the proposed community or any abutting neighbors and provides a benefit to the community by being able to develop a more enhanced product with better functionality and open space/outdoor features.

Minimum Lot Width: Seventy-five feet (75'). The current lot is 71.8' wide, which is its historical width and generally wider than the surrounding and abutting lots.

Reduced Parking: The Salt Lake City Parking Ordinance requires one stall per dwelling unit for one-bedroom units in the current zoning. The current parking demand for the Alliance House residential portfolio is less than ½ per unit (< 50%). The Alliance House is requesting, and it is proposed in this application that a .625 parking stall to dwelling unit be approved. That is ten parking stalls for sixteen dwelling units. Two stalls will be reserved for ADA accessible parking. The affordable housing requirement is .5 stalls per dwelling unit and is a more appropriate benchmark for this project as this project will be deeply affordable, with individuals' incomes potentially as low as 0% of the Area Median Income. That benchmark would require eight stalls (8) and the proposed community would exceed that standard.

Bike racks will be provided in order to encourage alternative means of transportation. In considering the usage of the Alliance House residential portfolio, the affordable housing requirements (that are more appropriate standards for this project), and the encouragement of alternative means of transportation through bike racks, it is proposed to allow for a reduction in the parking requirement to ten total stalls (two of which are ADA) for sixteen residential dwelling units for a parking ratio of .625.

Multiple Principal Buildings: According to the Use of Land and Building Regulations, specifically 21A.36.010.B, "not more than one principal building shall be located on any lot except that:

1. With the exception of buildings located in the FR, R-1, SR and R-2 Districts, more than one principal building may be located on a lot subject to all principal buildings having frontage along a public street.
2. Lots in the RP, BP, M-1, M-2, AG, AG-2, AG-5, AG-20, A, OS, NOS, and EI Districts may have multiple buildings on a single lot regardless of street frontage and subject to meeting all other zoning regulations.
3. This section does not apply in instances where multiple buildings on a lot are regulated elsewhere in this title."

It is requested that this regulation be modified in order to provide and produce a community for deeply affordable housing that is more livable and benefits the residents. The current zoning limits the number of principal buildings to one (1). We are requesting to be allowed to have 2 principal buildings that will be similar in character, size, and design. The purpose for having two principal buildings is for the benefit of the residents who will live here as it allows for space an outdoor community gathering area. This will be a great amenity to the community and located in an area that is optimal for the site, its usage and flow. This will allow the outdoor community gathering area to be located in a central location that is convenient and equitable for all residents of the community to access. Otherwise, the outdoor community gathering area would be located on the row end near the dumpster area. What is requested is the ideal layout to optimize enjoyment, site usage, and flow for the benefit of the residents.

Planned Development Information

- a. **Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the planned development ordinance.**

The proposed community meets the purpose and objectives of a Planned Development by accomplishing objectives related to Housing and Sustainability as stated in Section 21A.55.010 of the Planned Development Ordinance.

Housing Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the Housing objective is fulfilled by providing affordable housing with at least twenty percent (20%) of the housing for those with incomes that are at or below eighty percent (80%) of the area median income. It is the case with the Alliance House proposed community that on-hundred percent (100%) of the units will be for individuals with incomes as low as 0% AMI.

Sustainability Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the sustainability objective is fulfilled through the creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems by energy use and generation. The design of the building implements the use of on-site solar panels for the generation of energy from an on-site renewable resource. This will significantly increase the energy efficiency of the site, especially when compared to the site in its current state.

By fulfilling the Housing and Sustainability Objectives, the proposed community will provide a benefit to the community. Through the planned development process, Alliance House will be able to provide a more enhanced product than would otherwise be achievable through strict application of the land use regulations, while enabling the proposed community to be compatible with the adjacent and nearby developments.

b. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of planned development ordinance.

- A. Planned Development Objectives: The proposed community achieves the objectives of a Planned Development by achieving the Housing and Sustainability Objectives. As stated in Section 21A.55.010 of the Planned Development Ordinance, the Housing objective is fulfilled by providing affordable housing with at least twenty percent (20%) of the housing for those with incomes that are at or below eighty percent (80%) of the area median income. It is the case with the Alliance House proposed community that on-hundred percent (100%) of the units will be for individuals with incomes as low as 0% AMI. As stated in Section 21A.55.010 of the Planned Development Ordinance, the sustainability objective is fulfilled through the creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems by energy use and generation. The design of the building implements the use of on-site solar panels for the generation of energy from an on-site renewable resource. This will significantly increase the energy efficiency of the site, especially when compared to the site in its current state.
- B. Master Plan Compatibility: The Central Community Master Plan governing the site speaks to Urban Design policies fulfilled by the project design. The project sits at a section of Main Street where large 4-6 story buildings with large lots give way to smaller gable and hipped-roof structures, many of which are residential houses converted to commercial use or small, one- and two-story gabled office buildings. The design of the Alliance House housing transitions the larger buildings to the south to the smaller buildings to the north with its two-story height, and mimics the design, scale, and rhythm of the residential-form commercial buildings with its gabled roofs and separated massings. The modern approach to the cladding aesthetic speaks to the newer townhouses and rowhouses just to the north of the project. Urban Design policy UD-1.3 on page 19 of the Central Community Master Plan states to “*Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods*”. The urban design section in general lists among its primary

goals to “Encourage property improvements that are visually compatible with the surrounding neighborhood.”

The Alliance House project at 1805 S. Main is consistent with City master plans. Specifically, the project speaks to the following residential land use policies outlined in the 2005 Central Community Master Plan:

Overall Land Use

RLU-1.2: Provide Opportunities for medium-density housing in areas between the Central Business District and lower density neighborhoods and in areas where small multi-family dwellings are compatible.

New Construction Policy

RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

RLU-3.2 ...Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

RLU-3.4 Encourage high performance, energy-efficient residential development.

- C. Design and Compatibility: The proposed community is compatible with the area and is designed to achieve a more enhanced product than would otherwise be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:
1. The scale, mass, and intensity of the proposed community is compatible with the neighborhood where the planned development will be located. The scale is within the land use regulations. The proposed community was designed with the intent to fit into the neighborhood and implement the vision of the Central Community Master Plan. Please refer to the section above titled, “Master Plan Compatibility” for further details. For these reasons, the proposed community’s design fits within the neighborhood and the proposed adjustments are appropriate.

The primary building façade and primary entrance to the project is oriented to the sidewalk and the street; individual unit entrances are accessed from inside the property. The building is medium scaled at two stories, much smaller than the buildings to the south but generally bigger than the residential bungalows converted to commercial to the north. While not large scaled, the building masses have been designed and detailed to mimic the residential scale, detailing and rhythm of the residential/commercial buildings immediately surrounding it. The façades of the building includes balconies, entry doors, façade detailing to create the visual of vertical bays and emphasized corners. The residential scale of the openings matches the residential scale of the openings, even in structures converted to commercial use.

2. The building is oriented in a way so that it fronts Main Street and is compatible with the Master Plan, zoning ordinance, overlay district, and the neighborhood. The building materials are selected to be compatible with the neighborhood and site design standards. Please refer to the included project design drawings and renderings. Building materials include Hardie board and panels, brick masonry, and aluminum storefront systems.
3. Building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood of the character described in the applicable master plan. The building was designed to be consistent with the neighborhood. The façade materials and masonry colors are meant to complement the surrounding built environment of new developments.
 - b. Provide sufficient space for private amenities. The proposed community provides a clubroom and outdoor community area. The outdoor space will include tables, seating, and BBQ. The clubroom room will include a kitchen and flex space for community events and lounging.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. The proposed community provides setbacks as required by land use zoning regulations on three of the four sides. For this purpose, Alliance House is requesting a modification of the rear setback. The rear setback, although reduced will still provide a buffer as the proposed community building will line the east property line with no openings, doors, or windows; thus providing a sufficient buffer to the neighboring property. The buildings to the east are ten feet (10') off the property line and adequate buffer space exists already. The current building sits three and a half feet (3.5') off the existing property line. The proposed modification will allow for an enhanced product and fulfill the objectives of the planned development, the zoning ordinance, existing master plan, and overlay district.
 - d. Provide adequate sight lines to streets, driveways, and sidewalks. The proposed community provides adequate sight lines to streets, driveways, and sidewalks. Refer to Circulation Plan. Drive aisle access to the site provides sufficient and safe sight lines to streets, driveways, and sidewalks.
 - e. Provide sufficient space for maintenance. The community provides for enough space for maintenance. Many of the supplies may be kept in the flex unit or be kept off site. Currently, all maintenance and operation supplies and equipment are stored off-site, and the Alliance House plans to continue to operate similarly. What is provided will be sufficient for Alliance Houses operations.
4. The building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction. The proposed community has been designed to allow for a balance of large, glazed openings and privacy in the residential areas, along with a primary entrance with large amounts of glazing and detailing to signify its importance while providing a large awning at the ground level to reinforce the human scale. The façade composition creates visual interest and articulation along the primary façade. The project only has residential uses, but the design has large openings and Juliet balconies to engage the street. The project has separated the residential

masses at the street on both the first and second level to make space for a storefront-style primary entrance, with commercial signage and significant amounts of glazing, including clerestory glazing above the main entrance and awning.

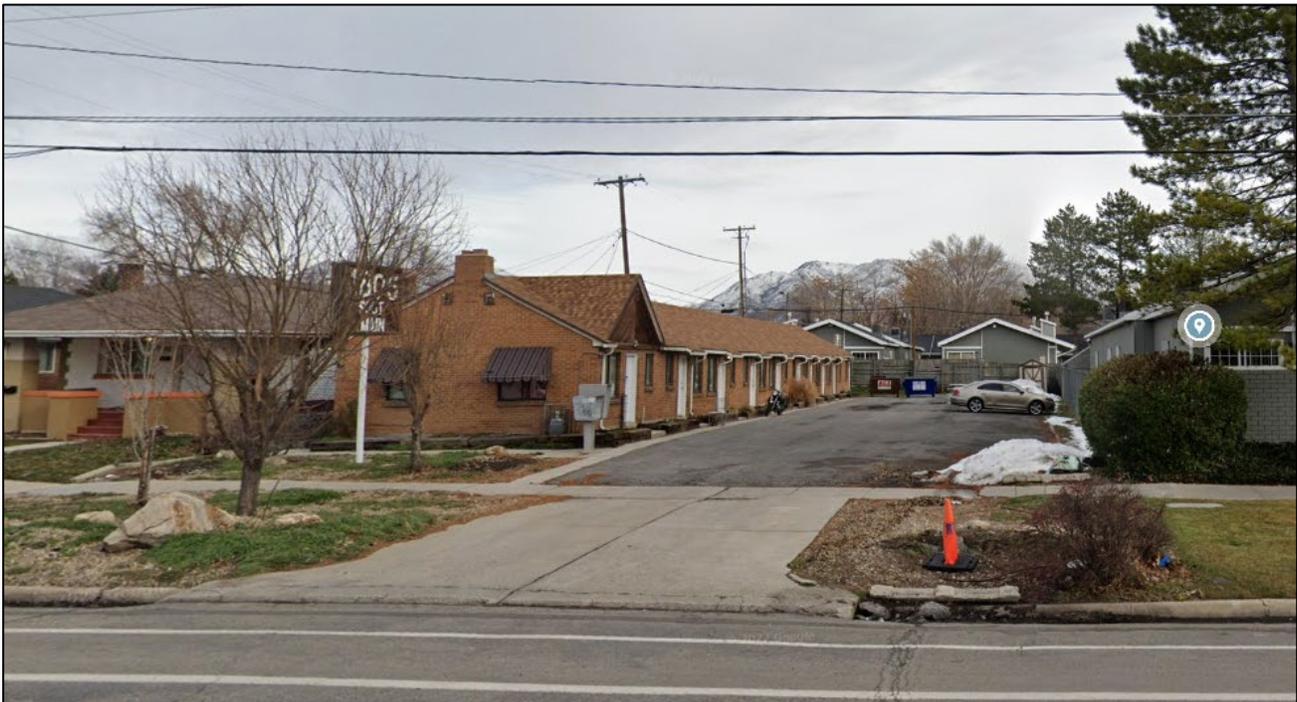
5. Lighting is designed for safety and visual interest while minimizing impacts on surrounding property. Please refer to the Lighting Plan. Lighting is designed to provide sufficient lighting within the proposed community and along Main Street in order to provide safety. Lighting impacts are minimized by down casting the lights so that they do not flood onto neighboring properties.
 6. Dumpsters and service areas are appropriately screened as the dumpster will have a screen around it. There are no loading docks.
 7. Parking areas are appropriately buffered from adjacent uses: The parking for project is located behind the building's primary mass, within the property, screened from the public way. The location of the parking is illustrated on the submitted site plan. The building will have a reduced setback, sited close to the public sidewalk, in accordance with the South State Street Corridor Overlay. The modifications proposed in this application assist to separate parking spaces from adjacent uses and create a buffer.
- 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. Native trees located along the periphery of the property and along the street will be maintained and preserved wherever possible. However, it is the case the tree currently on the site and the street trees are in the way of the proposed community's drive aisle and preserving the trees will not be possible. In replacement of the street trees, new trees will be planted and there will be five trees planted on-site, whereas currently, there are none.
 2. Currently there is no landscaping that provides additional buffering to the abutting properties, however, the proposed community will include landscaping to provide additional buffering to the abutting properties, where appropriate. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer.
 3. The proposed landscaping is designed to lessen potential impacts created by the proposed community by creating a visual and sound barrier where appropriate by using landscaping. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer.
 4. The proposed landscaping is appropriate for the scale of the development. Please refer to the attached Landscape Plan.
- E. Mobility: The proposed community supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood.

1. Drive access to local streets will not negatively impact the safety, purpose, and character of the street. The proposed community is not requesting any additional curb cuts or drive access to the site. The current site has one drive access, and the proposed community will retain one drive access. Sight lines to streets, drive aisles, and sidewalks will be up to code. Please refer to Civil Plan.
 2. The site considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design: The drive access includes appropriate sight lines to the sidewalk and the proposed community includes a separated and pedestrian only entrance.
 - b. Bicycle facilities and connections: Bicycles will be able to access the site safely and with adequate sight lines.
 - c. Minimizing conflicts between different transportation modes: It is anticipated that the proposed community will not generate significant traffic within or outside the site and transportation modes have been separated as much as possible. There is a separate pedestrian entrance into the proposed community and the drive aisle is adequate in dimensions to provide sufficient sight lines and access.
 3. The site design of the proposed community promotes or enables access to adjacent uses and amenities. The site design does not interfere with any adjacent use and it would not be appropriate to promote or enable access to any adjacent uses and there are no adjacent amenities.
 4. The proposed community provides adequate emergency vehicle access. Emergency vehicles can access the site via Main Street and circulate within the site to provide adequate access to anywhere in the proposed community.
 5. Loading access and service areas are adequate for the site and minimize the impacts to the surrounding area and public rights-of-way. There is adequate space within the site if loading access.
- F. Existing Site Features: There are no natural or built features that significantly contribute the character of the neighborhood and/or environment therefore, no existing site features will be preserved.
- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. This Alliance House project has had a DRT review with city departments where utility capacity was addressed and confirmed, along with steps that the project will undertake to advance upgrades to the neighborhood's water service.

c. Describe the plan for long-term maintenance of all private infrastructure as stated in 21A.55.110 of planned development ordinance.

Alliance House will own and operate the proposed community for the foreseeable future. Their intention is to own the property long-term, in order to provide this service of deeply affordable, self-subsidized housing to its members. With that, it is important to the Alliance House to plan for the long-term and consider the durability and functionality of the proposed community. Alliance House plans for regularly scheduled maintenance of the site for each year.

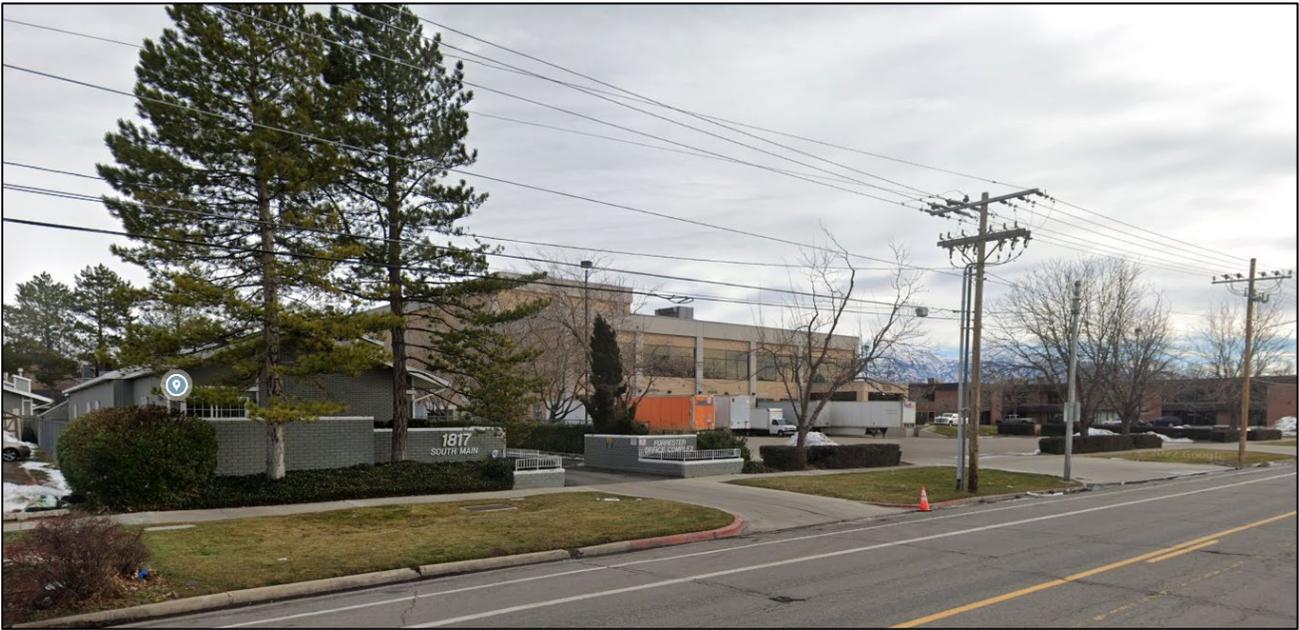
ATTACHMENT C: Property and Vicinity Photos



Subject Site Along Main Street



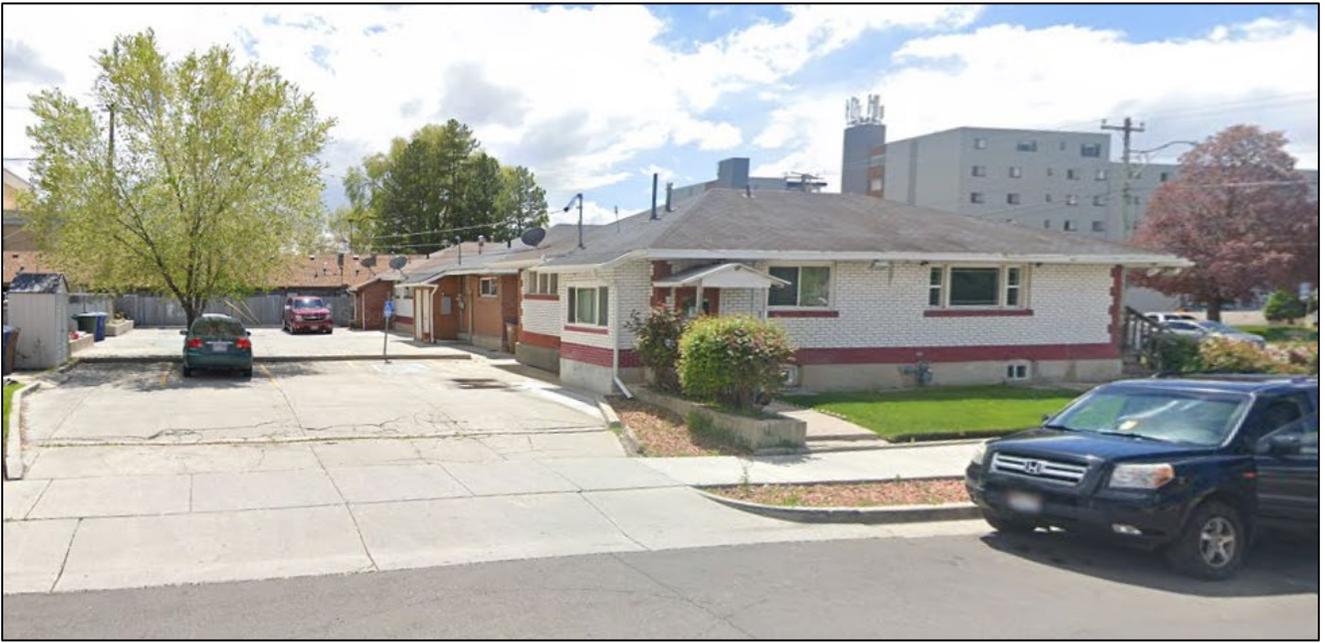
RMF-45 Zone to the West of the Subject Site



Business Park Zone to the South of the Subject Site



CC Zone and Small Scale Development to North



BP and CC Zone to the East of the Subject Site



Main Street Along Subject Site Facing South

ATTACHMENT D: Development Standards Review

Zoning Standards

21A.26.050: CC Corridor Commercial District

The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and 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. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Requirement	Standard	Proposed	Compliance
Land Use	All Uses	Multifamily Residential	Complies
Min Lot Area	10,000 square feet	The site's overall size is approximately 11,874 square feet.	Complies
Min Lot Width	75 feet	The project site has a lot width of 71 feet.	PD approval required
Max Building Height	30 feet	The building height is approximately 26 feet.	Complies
Front Setback	15 feet *0 feet if property is located within the South State Street Corridor Overlay District	*The project site is located within the boundaries of the South State Street Corridor Overlay District (SSSC) Structures located within the CC Corridor Commercial Base Zoning District and the SSSC Overlay District are exempt from the minimum front yard setback requirement. The building is setback 1 foot from the front property line.	Complies*
Side Setback	0 feet	<u>South Side:</u> 6 inches <u>North Side:</u> 18 feet 3 inches	Complies
Rear Setback	10 feet	1 foot 2 inches	PD approval required
Parking & Access	Vehicle Parking One space per studio or one bedroom dwelling unit.	Vehicle Parking 10 stalls, including 1 ADA stall, are provided in the surface parking lot along the northern façade of the building.	Complies

	<p>* The minimum number of required off street parking spaces for multi-family residential developments with at least ten (10) dwelling units may be reduced by twenty-five percent (25%) if the multi-family development has:</p> <ol style="list-style-type: none"> 1. A minimum of twenty-five percent (25%) of the dwelling units are restricted to residents with no greater than sixty percent (60%) area median income (AMI) for leased units; or 2. A minimum of thirty-five percent (35%) of the dwelling units are restricted to residents with no greater than eighty percent (80%) AMI for sale units; <p>For a development that meets any of the scenarios above, an additional reduction of up to fifteen percent (15%) may be allowed when the development is located within one-quarter mile (when measured radially in a straight line from the subject property line) of a bus stop that is serviced by the same route at least every fifteen (15) minutes during daytime hours, Monday - Saturday.</p> <p>Bicycle Parking</p> <p>1 Bicycle space required per every 4 residential unit – 4 required for 16 dwelling units</p>	<p>The development qualifies for a 40% parking reduction as all units in the development will be available to those with incomes as low as 0% AMI and the site is located within .2 miles of the State Street @ 1791 S Bus Stop, which is serviced by the same route every fifteen minutes.</p> <p>A minimum of 10 parking stalls including 1 ADA stall is required on site.</p> <p>Bicycle Parking</p> <p>8 covered bike stalls provided</p>	
Buffer Yards:	All lots abutting property in a Residential District shall conform to the buffer yard requirement of chapter 21A.48 of this title.	Lot does not abut property in a Residential District.	Not Applicable
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.	A 96 square foot shade structure is located at the north east, corner of the site, measuring 9 feet, 4 inches in height. The accessory structure is setback approximately 7 feet 2 inches from the rear property line and 6 feet from the north interior lot line. The proposed structure complies with accessory building regulations .	Complies
Landscape Yard Requirements:	A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 and subsection 21A.48.100C of this title.	Per SSSC, a 1 foot landscaped setback proposed.	Not Applicable

Overlay Zoning Standards

21A.34.090: SSSC SOUTH STATE STREET CORRIDOR OVERLAY DISTRICT:

A. Purpose: The purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.

Requirement	Standard	Proposed	Compliance
Front Yard Setback	Structures located in the CC Corridor Commercial Base Zoning District and the SSSC South State Street Corridor Overlay District are exempted from the minimum front yard setback requirement.	The property is located in the CC zoning district. The building is setback 1 foot from the property line.	Complies
Maximum Setback	A maximum setback is required for at least thirty five percent (35%) of the building facade. The maximum setback is twenty five feet (25')	The building is setback 1 foot from the property line.	Complies
Parking Setback	Surface parking lots within an interior side yard shall maintain a foot (25') landscape setback from the front property line or be located behind the primary structure.	The surface parking area is located behind the primary structure.	Complies
Minimum First Floor Glass	First floor building elevation facing a street shall have 25% , nonreflective glass surfaces.	30% nonreflective glass is provided on the first floor of the street facing building façade.	Complies
Facades/Building Entry	Provide at least one operable building entrance per elevation that faces a public street.	One operable building entrance is provided.	Complies
Maximum Length of Blank Wall	The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').	The longest uninterrupted length of blank wall is 5 feet.	Complies

Screening of building equipment and service areas	All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view.	All building equipment and service areas, including on grade and roof mechanical equipment and transformers are not readily visible from the public right of way.	Complies
Parking Lot/Structure Lighting	If a parking lot/structure is adjacent to a Residential Zoning District or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.	The lighting plan indicates the parking lot lighting will not encroach onto adjacent residential properties to the north. A 6 foot tall, solid vinyl fence is proposed along the north, south and east boundaries of the property.	Complies

ATTACHMENT E: Planned Development Standards

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.

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

A. 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 applicant has requested Planned Development approval to construct a new two-story multifamily residential development consisting of 16 deeply affordable residential units and associated amenity spaces, for individuals with incomes as low as 0% of the area median income (AMI). The existing site contains an old motel which has been repurposed into a 9 unit, deeply affordable multifamily residential dwelling for members of the Alliance House organization, a nonprofit entity which provides a community and services for adults with chronic mental illness. The aging infrastructure on site requires high energy and maintenance costs and is in need of significant repair.

The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development and to provide economic development opportunities

through a mix of land uses including retail sales and services, office and residential. The proposed development aligns with the purpose of the district as the intent of this proposal is to redevelop the site to provide an additional 7 deeply affordable units for members of the Alliance House organization, replace the aging hotel with a new, energy efficient, aesthetically pleasing building, and create common outdoor spaces and amenities for the tenants of the building.

For the proposed development to be feasible, the applicant has requested three modifications:

- 1. Minimum Lot Width Reduction:** The Commercial Corridor Zoning District requires a minimum lot width of 75 feet for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 feet, therefore, a lot width reduction is necessary to redevelop the site.
- 2. Rear Yard Setback Reduction:** The Commercial Corridor Zone requires a minimum rear yard building setback of 10 feet (21A.26.050.C.3). The applicant is requesting a modification to reduce the rear yard setback to 1 foot. The applicant has indicated a rear yard setback reduction is necessary for safety and security purposes, to position the community open spaces in a more accessible and visible location on the site, rather than the rear of the property, behind the building façades where visibility would be limited, and raise security concerns.
- 3. Two Principal Buildings:** The General Zoning Provision, Use of land and building regulations, require that not more than one principal building shall be located on any lot unless they each have frontage on a street. (21A.36.010.B.1). The applicant is requesting a modification to allow two principal buildings on the subject site, one of which will not have frontage on a street. The applicant has indicated the modification is necessary to break up the lengthy building façade to position the primary community open space, in between the building facades, in a more centralized, accessible and visible location on the site.

The proposal attempts to increase the density on site, and provide a safe, livable, and energy efficient development for the future tenants of the building. By allowing the requested modifications, approval would create a more enhanced product than what could be accomplished through strict application of the zoning regulations. The 7 additional deeply affordable housing units would not be possible without the proposed configuration. The proposal allows for the creation of a new, aesthetically pleasing, and energy efficient development that increases the City's deeply affordable housing supply which will benefit the surrounding neighborhood and potential occupants.

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

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 development fulfills Planned Development Objective C as 100% of the units proposed will be for individuals with incomes as low as 0% AMI.

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 proposed development fulfills Planned Development Objective E as the design of the building implements roof top solar panels for the generation of on site renewable energy.

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.

Finding: Complies

Discussion:

Master Plan Compatibility is discussed in [Consideration 1](#) of the staff report. Staff finds that the proposal is consistent with adopted policies in Plan Salt Lake and the Central Community Plan. The plan supports a variety of housing types and opportunities – including affordable medium density housing, development that is compatible with the existing neighborhood, and the use of the Planned Development process for design flexibility when developments maintain compatibility with the neighborhood.

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

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;

Finding: Complies

Discussion:

The proposed medium density development provides a transition in building scale and architectural style between the small-scale residential development directly south, and west, and the medium-large scale residential, business/office park development to the west, east, and the north. The scale, mass and intensity of the planned development is compatible with the area and its existing development and, as detailed in Issue 1, compatible with Master Plan policies.

Condition(s):

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;

Finding: Complies

Discussion:

Building Orientation:

The orientation of the development is compatible with the neighborhood. The building and primary entrances are oriented towards Main Street to facilitate pedestrian interaction and accessibility from the street.

Building Materials:

The building's exterior materials consist of Hardie plank lap siding, Hardie panel vertical board and batten, and Hardie architectural panel, masonry brick and aluminum storefront systems. The proposed materials are compatible with the adjacent buildings, many of which contain brick, stucco and wood like materials.

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

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.

Finding: Complies

Discussion:

- a. **The proposed building setbacks (see below) are compatible with the mixed visual character on the street and applicable Master Plan.**

Proposed Building Setbacks

Front Yard Setback (West): 1 Foot

Interior Side Setback (North): 18 Feet 3 Inches

Interior Side Setback (South): 6 Inches

Rear Yard Setback (East): 1 Foot 2 Inches

Properties along Main Street, north, and west of the subject site contain small and medium scale building forms. Smaller building forms primarily consist of low density residential development with larger front and rear yards and narrow side yards. The medium building forms consist of medium density residential, commercial, and office developments with minimal yard areas. A similar development pattern is located south and east of the project site, with the exception of the OC Tanner development which is located to the south contains large buildings forms and large setbacks.

The proposed front yard and interior side yard setbacks are consistent with the medium building forms along Main Street, meet the zoning requirements and the desired setbacks established by the South State Street Corridor Overlay. As previously mentioned, the applicant is requesting a modification to reduce the rear yard setback from 10 feet to 1 foot, 2 inches.

Several properties in the area, within the CC zone have been developed with reduced rear yard setbacks, including the existing motel building on site, which is located approximately 3 feet 6 inches from the rear property line. Staff is of the opinion; the additional 2 foot, 4 inch reduction, is consistent with the existing character of the site, and the area and will have minimal impacts. The east elevation of the building has no windows or openings and will be required to meet building, and fire code requirements.

Additionally, a 324 SF common open space area is located along the eastern rear property line which will provide additional open space buffering between the proposed development and the neighboring structures to the east and north. The applicant is also proposing to install a 6 foot tall vinyl privacy fence which will provide additional privacy and buffering between the proposed development and adjacent properties.

- b. **Provide sufficient space for private amenities.**

The proposed development provides sufficient space for private amenities. The proposal includes the development of a community clubhouse, a 483 SF common outdoor amenity space along the south side property line, and a 324 SF common outdoor amenity space at the north east corner. The common amenity spaces provide shaded seating, tables, and cooking facilities which will be accessible to all building occupants.

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

As previously mentioned, the proposed development complies with the front and interior side yard requirements of the CC zone and SSSC Overlay which allow 0 feet interior side

yard and front yard setbacks. The applicant is requesting a modification to reduce the eastern rear yard setback from 10 feet to 1 foot, 2 inches.

Low density residential uses are located directly to the north while an office complex occupies the property directly east and south of the project site. The building is setback approximately 18 feet from the northern side property line, 6 inches from the southern side property line and 1 foot 2 inches from the southern side property line. The proposed 18-foot northern interior side yard will provide additional open space and buffering between proposed development and residential uses directly north.

While the building is placed within close proximity to the east and south property lines, the eastern and southern façades of the building have no windows or openings which will help mitigate impacts associated with privacy and noise. Additionally, the building massing is broken up along the southern interior side property to accommodate a 483 SF common open space area. A secondary 324 SF common open space area is located along the eastern rear property line which will provide additional open space buffering between the proposed development and the neighboring structures to the east. The applicant is proposing to install a 6 foot tall vinyl privacy fence which will provide additional privacy and buffering and between the proposed development and adjacent properties.

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

The proposal provides adequate site lines from the drive aisle to the street.

e. Provide sufficient space for maintenance.

The site plan and conditions of approval ensure adequate space for maintenance requirements.

Condition(s): Alternate means and methods to meet Building Code and Fire Code requirements are approved by the Fire Department prior to the issuance of building permits.

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

Finding: Complies With Conditions

Discussion:

The ground floor of the west, Main Street facing façade is designed to provide adequate transparency for a residential unit and provide pedestrian interest and interaction. The ground floor of the west façade contains approximately 30% glass, which exceeds the 25% glass requirement of the SSSC Overlay. The primary entrance to the building is oriented to Main Street and centrally placed on the building elevation. The primary entrance is composed of glass storefront window systems and framed with dark Hardie board architectural paneling, which extend approximately two stories in height and emphasize the entrance of the building.

The applicant is also proposing to install a large overhead window awning approximately 10 feet above grade along the west ground floor entrance to further accentuate the primary entrance and reinforce the human scale of the building. The proposed awning will encroach approximately 4 feet into the Main Street public right of way. Encroachment requests are subject to department review and approval. The applicant will be required to obtain an encroachment permit for the window awning as a condition of approval.

Condition(s): The applicant obtain an encroachment permit for the steel window awnings during the building permit review.

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

Finding: Complies With Conditions

Discussion:

The applicant has submitted a lighting plan which indicates site lighting will be downlit to minimize impacts on adjacent properties. Site lighting is designed with the intention of providing safety and visual interest. Lighting plans will meet the requirements set forth in

Chapter 4 of the Salt Lake City lighting master plan. Lighting Master Plan:

<http://www.slcdocs.com/transportation/StreetLighting/PDF/StreetLightingMP.pdf>

Condition(s): Final lighting design be approved at staff level during the building permit review.

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

Finding: Complies

Discussion:

Dumpsters and any other service areas will be appropriately screened. The dumpsters will be screened within an 8 FT tall block enclosure with metal mesh gates.

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

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

Finding: Complies

Discussion:

The proposed parking area consists of 10 surface parking stalls accessed by a driveway off of Main Street at the northwest corner of the site. The parking area is located behind street facing façade of the building and will not be visible from the public way. The applicant is proposing to install a 6 foot tall solid vinyl fence which will provide additional screening and buffering and between the proposed parking and adjacent properties.

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

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;

Finding: Complies With Conditions

Discussion:

Three existing street trees are located along the Main Street right of way. The applicant is proposing to preserve one of the existing trees, and remove remaining two, to accommodate the proposed development.

Condition(s): Removal, protection, and replacement of existing trees in the public right of way is delegated to the Urban Forestry Division prior to the issuance of building permits.

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

Finding: Complies With Conditions

Discussion:

The existing landscape consists of three existing trees located within the public right of way two of which are in healthy condition and the remaining is in moderate condition. The applicant is proposing to preserve 1 of the healthy trees and remove the remaining two. Removal, protection, and replacement of the existing street trees will be delegated to the Urban Forestry prior to issuance of building permits.

Condition(s): Removal, protection, and replacement of existing trees in the public right of way is delegated to the Urban Forestry Division prior to the issuance of building permits.

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

Finding: Complies

Discussion:

The proposed development consists of three primary landscaped areas including landscaping in the public right of way along the property frontage, a 483 SF common outdoor area along the southern side property line and a 324 SF common outdoor area at the northeast corner of the site.

The park strip landscaping includes 3 street trees, rock and bark mulch, and a concrete paver path which leads to the primary entrance of the building and a mix of perennials, ornamental grasses, and shrubs. Planting beds along the street facing façade of the building contain similar landscaping and 4 additional trees. These landscaped areas in the public right of way provide shade, buffering, greenery, and visual interest along Main Street and the building frontage.

The common outdoor areas along the south and east property lines provide usable open space on site and buffering between the proposed development and the neighboring structures to the south and the east. The outdoor areas are lined with planted landscape beds that contain a shade tree and

mix of plants. The planting beds frame a paved patio area which will provide seating and dining amenities.

Additional landscaping is provided in the landscaped planting islands within the parking area. The planting islands contain a shade tree, grasses and perennials which break up the paved parking area and will help reduce the heat island effect.

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

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

Finding: Complies

Discussion:

The proposed landscaping is appropriate for the sale of the development.

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

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;

Finding: Complies

Discussion:

One vehicular access to the parking area is located at the northwest corner of the site. The proposed drive access is similar in width in comparison to the existing and its usage for the proposed development will not negatively impact the safety, purpose, and character of the street.

Condition(s):

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;

Finding: Complies

Discussion:

- a. The proposed project is oriented to the street and there is pedestrian access to all units.
- b. A bike storage area provides 8 covered bike spaces on site and is located adjacent to the primary building entry and parking area. The project is within ¼ mile of two bus lines, one of which is high frequency.
- c. There are no anticipated conflicts between different transportation modes. The vehicular access is located on the northwest corner of the property and a separate pedestrian access is centrally placed on the street facing building façade. Pedestrian pathways provide access to each unit and the common outdoor spaces.

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

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

Finding: Complies

Discussion:

On site amenities consist of two common outdoor areas, gated parking, and covered bike storage facilities and a community room that can be converted to an additional unit as needed. Pedestrian pathways provide access to all areas on site and to the sidewalks provide access to adjacent properties.

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

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

Finding: Complies With Conditions

Discussion:

The proposal does not provide adequate approved fire department access and is required to work through alternate means and methods with Fire and Building codes to meet requirements.

Condition(s): Alternate means and methods to meet fire and building code requirements shall be approved by the Fire and Building Department during the building permit review.

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

Finding: Complies

Discussion:

Loading access and service areas are not required due to the small size of the proposed project.

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

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.

Finding: Complies With Conditions

Discussion:

The existing built features will not be preserved. The site is not located within a National or local historic district. There is an existing healthy street tree in the public right of way the applicant is required to preserve to comply with Urban Forestry Division requirements. There are no natural or built features within the property boundaries that significantly contribute to the character of the neighborhood and environment.

Condition(s): Removal, protection, and replacement of existing trees in the public right of way is delegated to the Urban Forestry Division prior to the issuance of building permits.

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

Finding: Complies

Discussion:

The proposal will need to comply with all requirements from other divisions and departments.

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

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- January 9, 2023 – The Ballpark Community Council and Liberty Wells Community Council was sent the 45-day required notice for recognized community organizations. The applicant attended their meeting on February 9, 2023. The community voiced support for the requests and proposed development.
- January 9, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- July 27, 2023 – Public hearing notice sign posted on the property.
- July 27, 2023 – Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.

Public Input:

Staff received one email comment regarding the Alliance House Planned Development request which is attached below.

From: [Olson, Brooke](#)
To: [REDACTED]
Subject: RE: (EXTERNAL) Comments for the 1805 s Alliance house project
Date: Thursday, February 16, 2023 11:42:19 AM
Attachments: [image001.png](#)

Hi James,

Thank you for your comments, I will include your comments in the staff report to the Planning Commission. I have also responded to your questions below. Please reach out with any further questions.

Thank you,



BROOKE OLSON | *(She/Her/Hers)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7118
Email: Brooke.olson@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: James Allen [REDACTED]
Sent: Tuesday, February 14, 2023 5:04 PM
To: Olson, Brooke <Brooke.Olson@slcgov.com>
Subject: (EXTERNAL) Comments for the 1805 s Alliance house project

Hi Brooke,

I was reading about the project again and realized it may be helpful (necessary) to just have a separate email regarding my and my partners comments with the project.

1. We are planning on building a garage and our property butts up against the 1805 project. We are currently planning on having ~2ft setback from the fence line ~3ft from the property line. We are hoping to get some clarification if this will be an issue with the planned development. The garage is recommended to have 3ft of space around it for maintenance and painting etc.
As far as Zoning setbacks are concerned, the proposed building at 1805 S Main Street is setback approximately 18' 3" from the north property line. The accessory building on your lot would need to be at least 1' from the side property line and 1' from the rear property line and 10 feet from a principal residential building on an adjacent lot.
Planned Development request is still under Department Review so it is a possibility the plans could change prior to Planning Commission and the applicant has not applied for building permits, that will likely occur after the Planning Commission has made a determination on the request. I also recommend reaching out to Building Services to verify building code requirements.
2. The current building has numerous electrical and other cables running to it that seem to be abandoned or not in use. Will the new development clean up the mains connections during the construction?

The applicant has not submitted a complete electrical plan set. A complete electrical and utility plan set will be required upon building permit review and reviewed by various City Departments to ensure compliance with City Code.

3. On page 8 of the "project plans.pdf" it looks like they are planning on erecting a fence on the north property boundary. There is already a fence there (in various states of quality) Is there any cost sharing expected for this new fence?

The owner of the property will be responsible for all costs associated with the development of the property.

4. Will the fence proposed on the project be inset from the property line by the requested 1ft setback? Or is the plan to have the fence on the property line? I could not tell what the plan was by looking at their plot plans on page 13.

Zoning code requires the fence to be installed within the boundaries of the owner's property. Any modifications to fencing outside of the boundaries of the owner's property, would require consent of the associated owners. Final zoning review of the plans will occur during the building permit review process.

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-68569

5. This is less of a project planning issue but we were wondering how the residents will be selected for the new development and if the current/former (it seems like many have moved out recently) residents will be allowed to move into the new development or have preferential ranking in a list or whatever they decide to do.

I am not aware of the application process for the tenants of the building. I recommend reaching out to the Alliance House organization for more information.

Overall we are excited to see affordable higher density housing available in such a highly walkable/transit oriented area of SLC! We are also in strong support of reducing the minimum parking in this location, as well as reducing the setbacks as long as all property owners are able to maintain access to conduct routine maintenance.

--

James Allen

ATTACHMENT G: Department Review Comments

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

Building (Bryan.Romney@slcgov.com or 385-261-8179)

Please review my comments included in the attached document. Please let me know if any questions arise.

Fire (Douglas.Bateman@slcgov.com or 801-535-6619)

We have met with Cowboy Partners to discuss the lack of fire department access and how they will need to apply for an alternate means and methods

- 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. This proposal does not provide adequate approved fire department access and would need to modify design or work through alternate means and methods with Fire and Building Codes
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
- The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds
- 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.

Engineering (Scott.Weiler@slcgov.com or 801-535-6159)

Engineering has no objections to the requested exceptions

Public Utilities (Kristeen.Beitel@slcgov.com or 801-483-6733)

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

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

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities. The submitted utility plan does not show utilities meeting separation requirements, specifically the new 6" fire service and the 1-1/2" water meter box.
- 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 (<http://www.slcdocs.com/utilities/PDF%20Files/SLC%20Design%20Process%20Manual.pdf>) 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.
- Based on the submitted utility plan, it is understood that a water main upsize is proposed. This water main must be 12" in size. This will need revised in the submitted plans. Culinary water demand and required fire flow demand will still be required to be included on the site utility plan. These requirements will be modeled to verify that the new 12" water main meets the needs of the development.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for the properties. Each service must have a separate tap to the main.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- The submitted utility plan shows a storm drain box in the driveway. This will need moved out of the driveway. This will be a public storm drain box and maintained by SLCDPU and cannot be located in a drive aisle.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated

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

Transportation (Jena Carver at jena.carver@slcgov.com)

“Revisions received. Driveway 16' in park strip area, 15' on property - approved. Ten parking spaces with 1 ADA stall approved.”

Urban Forestry (Rick.Nelson@slcgov.com or 801-972-7839)

I am okay with the proposed removal of the sickly 2" Maple. They propose TPZ protection for the 2F Crabapple and propose to plant another Crabapple and five more Musashino Zelkova. These additional trees will compensate for the lost tree being removed. A removal permit is required prior to the removal of the small struggling Maple tree. This permit is \$17 plus the calculated mitigation fee of \$0 which has been adjusted for the condition of the trees being removed and the number of trees being proposed to be planted in the public ROW. This permit must be issued prior to the removal of the tree. The certification information for your contracted ISA certified arborist will be required for the application. To apply for this permit, go to the city's Urban Forestry web page at <https://www.slc.gov/parks/urban-forestry/> and scroll down to find Tree Work Permit Application, click, and fill out the application. Once the application has been reviewed and approved, an e-mail will be sent with the required permit. A Planting Permit is also required for the one Crabapple and five Musashino Zelkova proposed to be planted in the public ROW parkstrip along Main St. These permits are required prior to approval of the building permit. To obtain this permit, go to the city's Urban Forestry web page at <https://www.slc.gov/parks/urban-forestry/> and scroll down to find Tree Work Permit Application, click, and fill out the application. Once the application has been reviewed and approved, an e-mail will be sent to you with the required permit. Urban Forestry can approve this plan as depicted.