



# Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Amanda Roman, Urban Designer  
801-535-7660 or [Amanda.Roman@slcgov.com](mailto:Amanda.Roman@slcgov.com)  
**Date:** August 9, 2023  
**Re:** PLNPCM2023-00187 Design Review  
PLNPCM2023-00411 Planned Development

## Design Review // Planned Development

**PROPERTY ADDRESS:** 739 S 400 W

**PARCEL ID:** 15-12-130-002, 15-12-130-026, 15-12-130-027, 15-12-130-028, 15-12-130-013, 15-12-130-014, 15-12-130-016,

**GENERAL PLAN:** Downtown Plan

**ZONING DISTRICT:** CG – General Commercial

### REQUEST:

Salt Lake City has received a request from Craig Henry of LRK Architects, representing the property owner (Mountain West Development, LLC), requesting Design Review and Planned Development approval for a mixed use development at approximately 739 S 400 W. The site consists of seven parcels totaling approximately 2.5 acres. The subject properties are in the CG General Commercial Zoning District and within the Granary District of the Downtown Plan area.

There are two existing structures on the site. The Utah Pickle Building (southern building) was constructed in 1893 and the Bissinger and Co. Hides Building (northern building) was constructed in 1919. Portions of the existing historic structures will be retained, and two large additions will be constructed on the site. The Hide building, proposed to be a mixed-use residential building, is 7 stories tall with a proposed height of 90'. The Pickle building is 4 stories tall with a proposed height of 73'. The project includes 141 units of mixed-income multifamily housing. Small scale retail will be located on the ground floor of both buildings, with a publicly accessible midblock walkway running between the two buildings.

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

**Design Review:**

1. The development is required to go through the Design Review process for additional building height in the CG General Commercial Zoning District ([Section 21A.26.070.F](#)). The maximum building height is 60' by-right and up to 90' with Design Review approval. The applicant is requesting approval for 90' of building height for the Hide building addition and 73' of height for the Pickle building addition.

**Planned Development:**

1. Reduction in the front yard and landscape yard area in front of the Hide building from 10' to between 3'11" and 5'8" ([Section 21A.26.070.D.1 and 21A.26.070.E](#)).
2. Reduction in the required rear yard area of the Hide building from 10' to zero ([Section 21A.26.070.D.4](#)).

**RECOMMENDATION:**

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

1. The seven lots must be consolidated prior to the issuance of a building permit.
2. All signage, lighting, and site details delegated to staff for final review.
3. A public access easement shall be recorded to ensure the midblock walkways are privately maintained but publicly accessible.
4. The applicant must obtain an agreement with an off-site parking facility that complies with the regulations found in Section 21A.44.060.A.4 to meet their 196 parking stall requirement. Final approval from the Transportation Division is required prior to the issuance of a building permit.

**ATTACHMENTS**

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

## PROJECT DESCRIPTION

### Project Location

Pickle and Hide is a mixed-use multifamily project at approximately 739 S 400 W. The development is oriented towards 400 West between 700 and 800 South. The site is located in the Granary District and within the Downtown Plan area. The subject property consists of seven parcels totaling approximately 2.55 acres (111,000 square feet). The seven parcels will be consolidated into three new lots. Two of the lots will be redeveloped and the third, with street frontage on 700 South, will be subdivided off. The third provides access to the proposed parking garage but is not being redeveloped as a part of this project.



### Proposed Development

The Pickle and Hide development is an adaptive reuse project that will include housing, ground floor retail, office and creative space, and a wide midblock walkway named “Pickle Alley”. The Pickle and Hide namesake is derived from the two existing buildings on the site, which will be preserved and incorporated into new building masses. The Utah Pickle Building was constructed in 1893 and the Bissinger and Co. Hides Building was constructed in 1919. The Pickle building and its addition will house office, retail, and creative space. The Hide building and its addition will include retail and amenity space on the ground floor, five to six stories of residential units above, and parking in the rear. The 141 units will range from studios to two-bedrooms. The applicant has stated that 20% of the units will be provided at 80% AMI. The project is not receiving federal tax credits, but the applicant stated the units will be rent and income restricted, aligned with HUD requirements. Because the affordable units are not a requirement of either the Design Review or Planned Development processes, the City does not have formal documentation, such as a recorded restrictive covenant on the property, to ensure the units are provided at the above rate.



**Proposed 400 West Elevation - Hide building (left) & Pickle building (right)**

#### Quick Facts

- Height:** Hide Building – 90 feet to parapet  
Pickle Building – 73 feet
- Number of Residential Units:** 141, with 20% provided at 80% AMI
- Uses:** Residential, ground floor retail (15,550 SF), creative office space (46,486 SF), public open space (15,500 SF)
- Exterior Materials:** Brick masonry, fiber cement paneling, steel, and metal paneling
- Parking:** 176 stalls – 196 required
- Landscaped Yard Area:** 12,634 SF – 7,598 SF required
- Live Plant Material:** 3,865 SF



## Design Review Request

The seven existing parcels will be consolidated into two developed lots. The Pickle building will be on Lot 1 and the Hide building will be on Lot 2. The applicant is requesting Design Review approval to exceed the maximum building height of 60' in the CG General Commercial zoning district. The Pickle building (southern structure) is proposed to be 73' in height and the Hide building (northern structure) is proposed to be 90' in height.

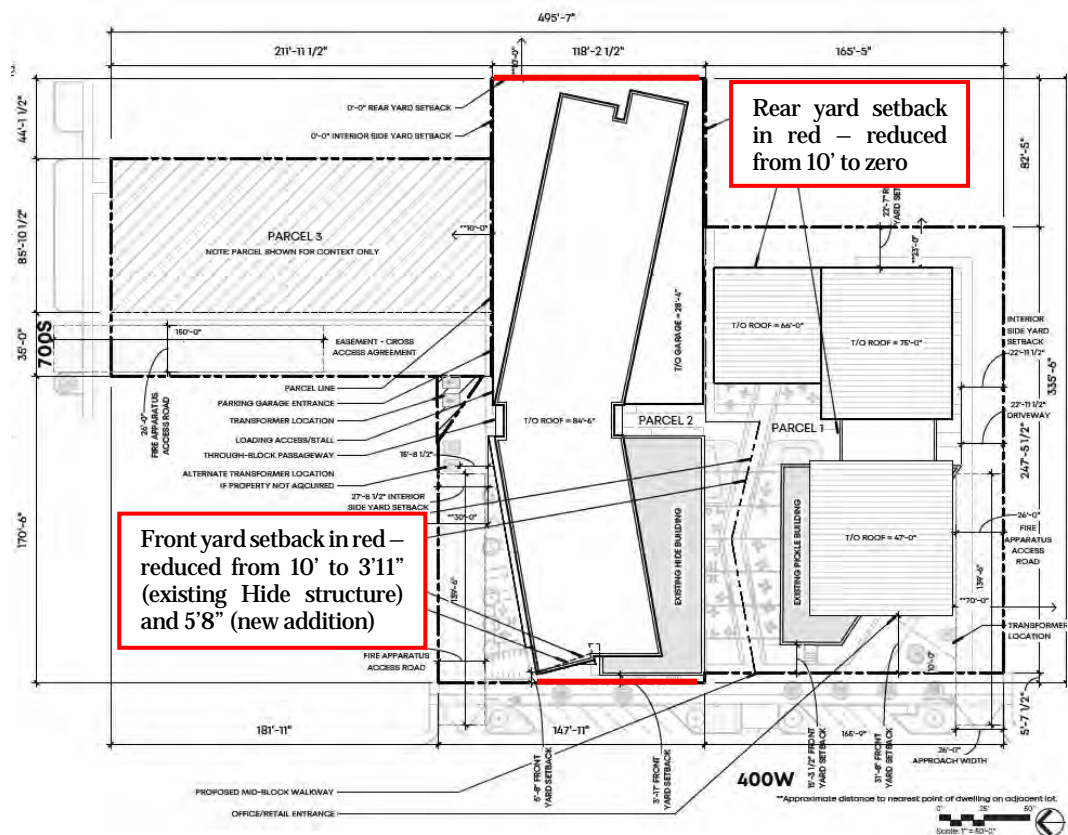


**Existing Hide building (left) & Pickle building (right)**

## Planned Development Request

The proposal is also being reviewed under the Planned Development standards to reduce the required front yard setback and the required landscape yard, and to reduce the rear yard area of Lot 2, which is where the Hide building and its addition will be built. The historic Hide building has an existing front yard setback of 3'11". The applicant is proposing to retain the front portion of the Hide structure and add an addition to the north and east elevations. The front of the addition will sit 5'8" from the front property line along 400 West and will have no rear yard setback.

The Pickle building will have a large addition built onto the south and east elevations. This addition does not require any modified setbacks.





## Midblock Walkways

As shown in the map, the Downtown Plan identifies four midblock walkways within the project boundaries. After reviewing the proposed development layout and midblock connections, staff determined that all the originally required midblock walkways are not necessary to achieve through block access. While sidewalks are provided on the southern and eastern sides of the property, the connections do not meet the midblock walkway standards, which require a 10' walkway and a 6' unobstructed path. As required in the Downtown Plan and shown on the site plan, there is a midblock walkway that will provide a 17' wide north-south connection throughout the interior of the development. The required north-south connection runs between the ground floor of the Hide building and the parking garage addition. The Hide building connects above the walkway on level two. While not a required midblock connection, the applicant is proposing to have the main midblock walkway, deemed "Pickle Alley", between the two existing structures rather than around the outside of the development.

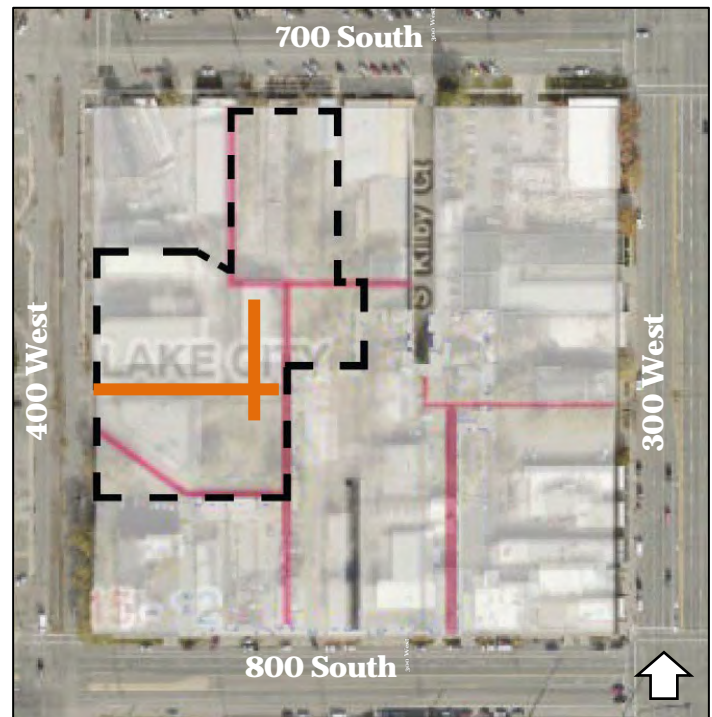
The east-west portion of Pickle Alley is approximately 42' wide and will include native landscaping and seating areas. A large trellis structure will span the width of the walkway and connect the Pickle and Hide buildings to each other. Staff believes the applicant is meeting the goals of the Downtown Plan and modifications to the walkway map are reasonable since they are retaining the two historic buildings on the site and readjusting the layout to better serve the development. The walkway will also eventually connect to 700 south, once Lot 3 redevelops.



***East-west connection between the Pickle & Hide structures***



***North-south connection between the Hide building & its addition***



***Subject property outlined in black, required walkways in red & proposed midblock walkways in orange***

700 South



PARCEL-3

NOTE: DASHED AREA SHOWING ADDITIONAL LANDSCAPE YARD

NOTE: PROPERTY CURRENTLY IN NEGOTIATIONS TO BE ACQUIRED AND INCLUDED IN PARCEL-2

LEGEND

- ADDITIONAL LANDSCAPE YARD
  - ADDITIONAL PLANTING\*\*
  - FRONT YARD PLANTING\*\*
  - PARK STRIP PLANTING\*\*
  - CONCRETE PAVING
  - IMPROVED PAVING TYPE 1
  - IMPROVED PAVING TYPE 2
- \*\* SEE PLANTING SCHEDULE FOR SPECIES, SIZES AND DISTRIBUTION

400 West

30' FRONT YARD SETBACK



Site plan showing the proposed pedestrian connections in orange

## **Parking**

The proposal requires 319 stalls of parking, which could be reduced to 244 stalls based on meeting the City's minimum parking requirement. The applicant submitted a parking study (please see [Attachment D](#)) to Transportation seeking relief from providing the required 319 stalls. In summary, the report, which Transportation approved, suggested that the development provide at least 196 stalls of parking. The applicant is currently proposing 176 total parking stalls within the on-site parking structure, located at the rear of the Hide building. The additional 20 stalls will need to be provided either off-site or through additional parking structure revisions. Approval of off-site parking is subject to compliance with [21A.44.060.A.4](#).

Since the parking study was submitted, the applicant redesigned the parking structure and was able to increase the overall parking from 168 stalls (the number shown in the study) to the current 176 stalls. The applicant is proposing to provide permanently covered and secure bicycle parking, bicycle repair services, and are considering participating in sharing motor vehicle and bicycle programs. The subject property is near bus lines and .3 miles from an existing TRAX station. Utah Transit Authority (UTA) has also proposed a future TRAX line extension along 400 West, which includes a stop directly in front of the property.

The structured on-site parking garage will be accessed from 700 South via Lot 3 (shown in the site plan on the previous page). The structure will consist of two levels of parking and five levels of residential units above. Lot 3 is owned by the same property owner but is not proposed to be redeveloped at this time. An access easement will be recorded to ensure the Pickle and Hide development will retain its vehicular access once the property to the north redevelops.

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

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

Design Reviews may be approved administratively or when required, by the Planning Commission. This project must be approved by the Planning Commission because the proposed height exceeds the maximum permitted in the zone, which is 60 feet.

Per section 21A.59.030 of the Zoning Ordinance, the Planning Commission shall approve a project if it finds that the proposal complies with the purpose of the zoning district and applicable Overlay District(s), the purpose of the individual design standards that are applicable to the project, and the project is compliant with the design review objectives. The Commission may also add conditions or modifications.



## KEY CONSIDERATIONS

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

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

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

#### Plan Salt Lake (2015)

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

#### **Neighborhoods:**

- *Maintain neighborhood stability and character.*
- *Support neighborhoods and districts in carrying out the City's collective Vision.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*
- *Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*
- *Improve the usefulness of public rights-of-way as usable public space.*

#### **Growth:**

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

#### **Housing:**

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

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

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

**Staff Discussion:** The proposed development will provide housing, neighborhood focused retail, and public infrastructure improvements in a neighborhood that is seeing an increase in development pressure. The multi-family housing is supported by the proposed active uses and is a housing type needed within this neighborhood. The applicant has stated that 20% of the units will be provided to those who make equal to or less than 80% AMI. Salt Lake City is invested heavily in the active

transportation network, which includes projects near the subject properties. The proposed Green Loop, a linear park network, will be built along 500 West. The city is currently working with a consultant on designing the first section of the Green Loop network. Additionally, UTA is working to extend the TRAX system along the existing 400 West rail line. Plans indicate that a TRAX stop will be located in front of the proposed development.

### Downtown Plan (2016)

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

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

**Staff Discussion:** The Granary District is transitioning from industrial uses and warehouse building to higher density residential that can support smaller scale office, retail, and restaurants. As described in the plan, the wide streets, such as 400 West, provide an opportunity for redesign to accommodate pedestrians and cyclists. The Pickle and Hide project will help meet the plans goals of providing infill development via midrise housing and small local-serving retail uses that contribute to making the Granary a complete neighborhood. The project will also provide much needed public infrastructure improvements along 400 West through widened park strips and bike lanes. It will provide a unique opportunity to activate the interior of the development through the proposed midblock walkway network, which the neighborhood has historically been lacking. The infrastructure map in the plan designates all the streets surrounding the subject property (400 W and 700 S) as having “very poor to marginal pavement conditions”. Providing this investment supports citywide objectives of investing in existing neighborhoods with redevelopment opportunities.

The Pickle and Hide project contributes to the goals of the Downtown Plan by:

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

Pickle and Hide provides 15,550 square feet of neighborhood serving retail, which will expand on the new retail offering in nearby redevelopments. The project also offers a variety of residential unit types, from studios to two-bedrooms. The City needs more family sized units and the proposal will help add those to the housing stock. More so, the project will provide 20% of the units at 80% AMI, which is not a requirement of the Design Review or Planned Development processes. The affordable units will be either studios or one-bedrooms, and the two-bedrooms units will be smaller in square footage to help keep the cost attainable to renters.

2. *Celebrating the assets of each district.*

Pickle and Hide is an example of an adaptive reuse project that is incorporating historic, but not protected, structures into the new development. The Utah Pickle Building (southern building) was constructed in 1893 and the Bissinger and Co. Hides Building (northern building) was constructed in 1919. Retaining these structures is a meaningful way to celebrate the industrial beginning of the Granary District while building upon the City's current vision and needs. The architectural design of the buildings reflects the historic character of the neighborhood and allow the historic structures to be the focal points of the pedestrian level experience.

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

Pickle and Hide adds housing in a mixed-use environment, which promotes a 24/7 community. There are also newer developments within the area that are turning the neighborhood into a more active space.

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

Pickle and Hide reimagines vacant and dilapidated buildings and an underutilized site into a mixed-use project that activates the street and draws people inward through the midblock walkway, creating a usable and aesthetically pleasing public realm. Design features such as large floor to ceiling windows, brick detailing, and fenestrations create visual interest for the pedestrian. The proposal includes active ground floor retail uses and creates a vibrant, pedestrian-oriented experience that reflects the envisioned development patterns within the neighborhood.

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

The applicant is requesting three zoning modifications: additional building height ([Section 21A.26.070.F](#)), a reduction in the minimum front and rear yard requirements aka building setbacks ([Section 21A.26.070.D](#)), and a reduction in the front landscape yard area ([Section 21A.26.070.E](#)), which is the result of reduced building setbacks. Staff has reviewed the requests and believes that they are reasonable and will create a better designed project than what would be built under the base CG General Commercial zoning district. The requests and their mitigation measures are described below.

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

The applicant is requesting an additional 30' (Hide building) and 13' (Pickle building) of building height through the Design Review process. The Hide building addition will be 84'6" in height and 90'6" to the top of the mechanical parapet wall. The Pickle building addition will be 73' to the top of the roof. A Design Review is required to increase the building height from a by-right maximum of 60' up to 90', which is the maximum building height permitted with Design Review approval. The CG General Commercial zone allows for an increase in building height if the increase in height will result in improved site layout and amenities, which staff believes this project has provided through the inclusion of a large midblock walkway through the site and the adaptive reuse of the historic structures.



Hide Building:  
84'6" to top of roof  
& 90' to parapet

Pickle Building:  
56'6" to mezzanine  
& 73' to top of roof



**Red dashed line shows the 60' building height maximum**

The CG General Commercial standards states, "If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors." Both the Pickle and Hide buildings require Design Review approval for additional building height. The additional 10% landscaping has been provided throughout the site and the base landscaping requirements have been met.

The request for additional building height results in two stories of residential units within the Hide building. The unit mix includes studios to two bedrooms, with an average unit size of 732 square feet. As mentioned, the applicant intends to provide 20% of the units for those with incomes at or less than 80% AMI. The two stories create an additional 44,574 square feet of floor area, which is mitigated through the 10% increase in landscaping. The applicant is providing the 4,458 square feet of landscaped area within the development.

The Pickle building is proposed to be 73' in height. The additional building height creates a unique roofline and enough ceiling height for a mezzanine but does not add a full floor to the structure. The additional floor area is 8,681 square feet, which equates to 868 square feet of additional landscaping. The additional landscaping requirement of 10% has been met through the inclusion of the midblock walkway network and planting areas throughout the development. The proposal includes 12,634 square feet of landscaped area, as defined above.

### **Reduction in the Front Yard Area – Hide building only ([Section 21A.26.070.D](#))**

The applicant is requesting Planned Development approval to modify the perimeter setbacks of the Hide building on Lot 2. The CG zone has a 10' minimum yard requirement (building setback) for the front, corner side, and rear yards. There is no minimum interior side yard setback. The request for a reduced front yard area is based on the existing Hide building encroaching into the front setback. The existing structure is 3'11" from the front property line along 400 West and the new addition will be 5'8" from the front property line. While an interior side yard is not required,

the applicant is proposing a 26' setback from the southern property line and a 30' setback from the northern property line. Both interior side yard setbacks accommodate fire access roads.

The reduction in the front yard area of the Hide building allows the developer to retain the front portion of the historic structure and build an addition that is more in line with the street wall. Although the setbacks are reduced, the building is stepped back above the second floor, which reduces the perceived scale of the building and allows the historic façade to be the main focal point.

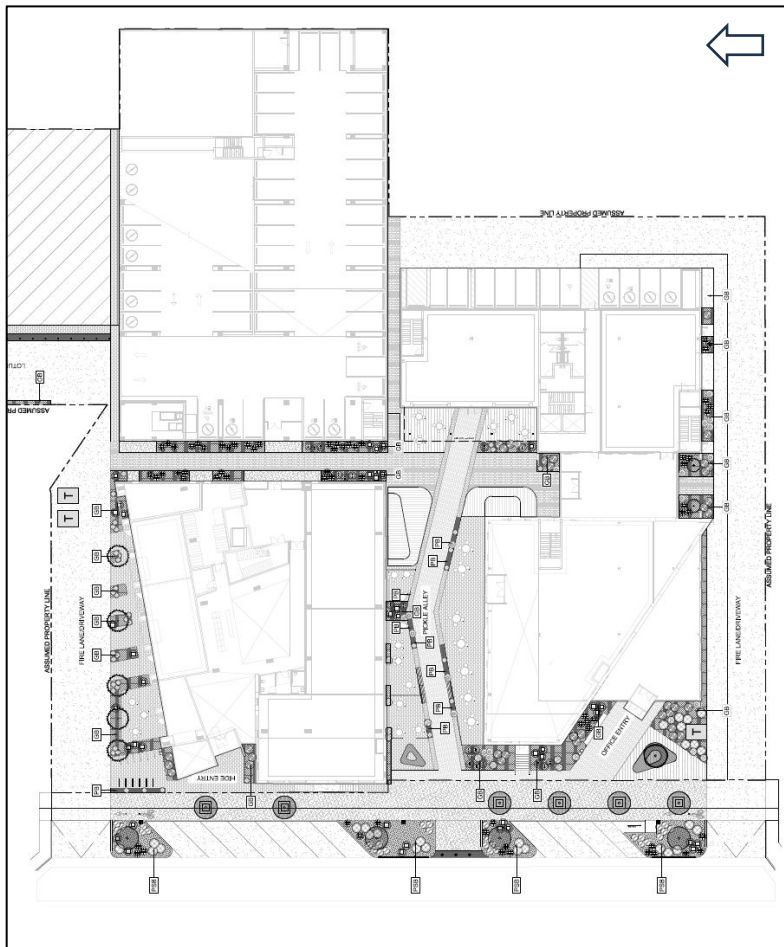


**Hide building (left) - setback modifications requested to reduce the front yard area from 10' to between 3'11" (existing structure) and 5'8" (addition)**

### **Reduction in the Front Landscaping – Hide building only ([Section 21A.26.070.E](#))**

If reduced setbacks are approved through the Planned Development process, that would likewise reduce the amount of space available for landscaping, which is required in the front setback area. The required front yard landscaping is 3,140 square feet and 2,708 is being provided. The remaining landscaping is spread across the site in the form of midblock walkways and planting areas.

If the Hide building was not preserved and a new by-right development was built with a 60' tall building and no setback modifications, the total front landscape yard area required would be 3,140 square feet (10' setback multiplied by the 314' lot width). The requested modification for additional building height increased the required landscaped area to 7,598 square feet and the applicant is proposing 12,634 square feet, which is approximately 9,500 square feet more than what would've been built by-right.



**Proposed landscaping plan**

## **Reduction in the Rear Yard Area – Hide Building only ([Section 21A.26.070.D](#))**

The CG General Commercial zone requires a 10' rear yard area, which the Hide building does not meet. To maximize the available space to provide parking and density, the applicant is proposing to build the Hide building up to the rear property line with a zero foot setback. The back of the structure will abut the rear yard of existing structures on Kilby Court. The applicant stated in their narrative that, "Pushing the addition to the edge of the property is necessary to provide a north/south public walkway and crossing of the side. This increased permeability will be a significant benefit to the public. We are adding additional landscape to the interior side yards of both parcels to reallocate the landscape missing from the front yard encroachments and zero rear yard."

The rear portion of the Hide addition is 7 stories in height. The bottom two floors are parking and the top five contain residential units. The parking access is off of 700 South and an access easement will be recorded on the property to the north. The reduced setback maximizes the amount of space allocated to parking, which is needed due to the site constraints.

## **DISCUSSION**

### **Mitigation of Increased Building Height**

Approving the Design Review request for additional building height results in a better product than what could be built under strict zoning regulations, through a design that provides better site layout and amenities. The increased height allows for more active ground floor uses and increased density, which is supported by both Plan Salt Lake and the Downtown Plan. While required in the Downtown Plan, the midblock walkways exceed the 10' width as required by the ordinance the development is vested under.

The CG General Commercial zone requires increased landscaping that is equal to 10% of the area of the additional floors approved through the Design Review process. As defined, landscaping can be more than plantings. The project requires approximately 4,458 square feet of landscaping to offset the 30' increase in building height for the Hide building addition and 868 square feet of landscaping for the 13' increase in height for the Pickle building addition. Overall, there is 12,634 square feet of landscaped area provided which exceeds the 7,598 square feet required based on setbacks and the additional 10%.

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

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

By-right development in CG General Commercial zone would require 10' front, corner side, and rear yard setbacks which are also required to be landscape yards, but that is nearly the extent of the zoning regulations. If the front yard setback was not waived, the historic Hide structure would not meet code and may not be incorporated into the development. If the project were to be built by-right, with no setback or height modifications, the total amount of required landscaped area would be 3,140 square feet. The project as proposed has 12,634 square feet of landscaped area provided which exceeds the 7,598 square feet required based on the requested setbacks and the additional 10% due to increased building height.



## **STAFF RECOMMENDATION**

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

## **NEXT STEPS**

### **Approval of the Requests**

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

### **Denial of the Requests**

If the petitions are denied, the applicant would not be able to build the addition on the Hide building unless it met the minimum 10' setback requirement on the front and rear yards. The historic portions of the Hide building would most likely be demolished since its existing front yard setback is 3'11".

Additionally, both the Hide building and the Pickle building additions could not exceed 60' in height, which significantly reduces the development potential of the property.

# ATTACHMENT A: Vicinity Map

## Vicinity Map



Salt Lake City Planning Division 4/17/2023

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

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March 10, 2022

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**SLC Planning Commission**

Planning Division  
451 South State Street Room 406 /  
PO Box 145480  
Salt Lake City, UT 84114-5480

**RE: Pickle & Hide Mixed-Use Development - Design Review Narrative**

To Whom It May Concern:

This narrative is intended to be complementary to the Pickle & Hide Mixed-Used Development - Design Review Drawings included with the Design Review Application.

The following pages include a list of required design standards per chapter 21A of the Salt Lake City Zoning Ordinance and a short description of how the proposed Pickle & Hide Mixed-Used Development project is in compliance with listed requirements. Additional drawings are included in the following narrative where appropriate.

Sincerely,  
**LRK Inc.**

**Craig Henry, AIA**  
Principal

—  
150 Turtle Creek Boulevard  
Suite 104D  
Dallas, TX 75207  
214.389.3816  
lrk.com



## Site Introduction

Zoning District:

CG - 110,944 SF Site Area

### 21A.26.070: CG General Commercial District

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

[RESPONSE] Compliant. Pickle & Hide is a mixed-use development that provides a variety of residential apartment units and small, neighborhood focused retail & office space. A mid-block walkway is provided on throughout the property to further pedestrian activation and access of the block. The retail spaces along 400W encourage pedestrian access and activate the 400W frontage. A bike room with space for roughly 60 bikes is provided as a tenant amenity to encourage bicycle transportation in the neighborhood. The parking garage is strategically located deep within the development and is architecturally screened from all public frontages by other uses.

- B. Uses: Uses in the CG General Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

[RESPONSE] Compliant. The proposed uses of Multi-Family Dwellings, Retail, and Office are permitted.

- C. Minimum Lot Size:

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

[RESPONSE] Compliant. The parcel is 110,944 SF.

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

[RESPONSE] Compliant. The 700S frontage is roughly 121'.

3. Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

[RESPONSE] Compliant.

D. Minimum Yard Requirements:

1. Front Yard: Ten feet (10').

[RESPONSE] Compliant. 10' front yard provided.

2. Corner Side Yard: Ten feet (10').

[RESPONSE] Not applicable, interior lot.

3. Interior Side Yard: None required.

[RESPONSE] Compliant. Varying interior side yards are proposed.

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

[RESPONSE] Compliant. 10' rear yard provided.

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

[RESPONSE] Not applicable. No property lines abut residential property.

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

[RESPONSE] Not applicable. No new accessory structures proposed.

E. Landscape Yard Requirements: A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.

[RESPONSE] Compliant. Landscaping provided in 10' front yard per 21A.48.090.

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

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

[RESPONSE] The project is requesting additional height to add additional residential units to the growing Granary District and is consistent with nearby recent developments.



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

[RESPONSE] Compliant. Gross floor area of requested addition height = 45,416 SF. Per this section, 4,542 SF of additional landscape area is required. See landscape coverage calculations for site below.

## SALT LAKE CITY CITY DATA - CG ZONE

### CITY CODE: CH. 21A.26

ZONE AS	COMMERCIAL GENERAL (CG)	
TOTAL SITE AREA	110,907 S.F.	
ON-SITE LANDSCAPE AREA	8,362 S.F. = 7.5%	
	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>OPEN SPACE:</b>		
FRONT YARD MIN. WIDTH - 10' PLANT COVERAGE - 33% MIN	34 L.F. = 340 S.F. 340 S.F. X 33% = 112 S.F.	340 S.F. 120 S.F. = 35%
REAR YARD MIN. WIDTH - 10' PLANT COVERAGE - 33% MIN	247 L.F. = 2,470 S.F. 2,470 S.F. X 33% = 815 S.F.	2,470 S.F. 867 S.F. = 35%
INCREASED LANDSCAPE DUE TO ADDED BUILDING HEIGHT	4,542 S.F.	7,375 S.F.
TOTAL YARD AREA	7,352 S.F. = 6.6%	8,362 S.F. = 7.5%
<b>GENERAL:</b>		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100 %
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100 %
<b>PARKSTRIP:</b>		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE	352' / 30 = 11	11
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	34%
PAVING MATERIALS	MAX 67%	66%

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

[RESPONSE] Compliant. The project is requesting 29'-0" of additional height to a total building height of 89'-0".



## 21A.30.030: D-2 Downtown Support District

- A. Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

[RESPONSE] Compliant. Pickle & Hide is a modern development consisting of small, neighborhood serving retail space, multi-family residential units, and creative office space. The mid-rise height of 7-stories is less intensive than that allowed in the Central Business District. While the development does cover a majority of the parcel, a 10'-wide mid-block walkway is provided throughout the site to encourage pedestrian activity on the site.

- B. Uses: Uses in the D-2 Downtown Support District, as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter and this section.

[RESPONSE] Compliant. The proposed uses - Multi-Family Dwellings, Retail, and Office - are permitted.

- C. Lot Size Requirements: No minimum lot area or lot width shall be required.
- D. Maximum Building Height: The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.

[RESPONSE] Compliant. The project is requesting design review approval for the total building height of 89'-0".

- E. Minimum Yard Requirements:

1. Front And Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').

[RESPONSE] Compliant. Front yard setback of 10'-0" proposed at the entry point. No corner side yard, interior lot.

2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.

[RESPONSE] Compliant. Varying side yard setbacks proposed. No single or two-family residential zoning districts adjacent to parcel.

3. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.

[RESPONSE] Compliant. 3'-0" rear yard proposed. No single or two-family residential districts adjacent to rear yard.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.

[RESPONSE] Not applicable. No residential districts adjacent to parcel.

- F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.

[RESPONSE] Compliant. 10'-0" setback at portion of site entry is proposed to be landscaped.

- G. Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

[RESPONSE] All proposed parking is interior to lot and shielded from the street frontage.

- H. Mid-Block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

[RESPONSE] Compliant. A minimum 6' unobstructed path and a 10' setback/walkway is proposed throughout the site from the 400W entry.

2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

[RESPONSE] Compliant. Portion of Mid-block walkway incorporated into the building is provided via public passageway.

- I. Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.

[RESPONSE] Compliant. Residential lobby and retail/office spaces are proposed along the 400W frontage to create an active street frontage.

J. Existing Vehicle Sales Or Lease Lots:

[RESPONSE] Not applicable.

### Chapter 21A.37: Design Standards - CG

Standard	CG	Notes
Ground Floor use (%) (21A.37.050A1)	N/A	Not required per table 21A.37.060B
Ground Floor use + Visual Interest (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building Materials: Ground Floor (%) (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building Materials: Upper Floor (%) (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Glass: ground floor (%) (21A.37.050C1)	N/A	Not required per table 21A.37.060B
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	x	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	Not required per table 21A.37.060B
Street facing facade: maximum length (feet) (21A.37.050F)	N/A	Not required per table 21A.37.060B
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	N/A	Not required per table 21A.37.060B
Lighting: parking lot (21A.37.050I)	x	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	N/A	Not required per table 21A.37.060B
Screening of service areas (21A.37.050K)	N/A	Not required per table 21A.37.060B
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	N/A	Not required per table 21A.37.060B
Primary entrance design SNB District (21A.37.050O)	N/A	Not required per table 21A.37.060B

### 21A.59.050: Standards for Design Review

- A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City’s adopted “urban design element” and adopted master plan policies and design guidelines governing the specific area of the proposed development.

[RESPONSE] Project is compliant with all zoning district and specific design regulations. See below responses for additional information.

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

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

[RESPONSE] Compliant. Primary building entrances of the residential use and retail uses all face 400W street frontage.



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

[RESPONSE] Compliant. Proposed building is sited at the sidewalk along the 400W portion of the site.

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

[RESPONSE] Compliant. Proposed parking garage is behind proposed building.

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

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

[RESPONSE] Compliant. Proposed residential lobby and retail/office space located at or near the public sidewalk. Glazing is provided to increase visibility into both the lobby and the retail/office space.

2. Maximize transparency of ground floor facades.

[RESPONSE] Compliant. Street level facades include large sections of glazing.

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

[RESPONSE] Compliant. Storefront detailing includes signage bands to denote entry points and building articulation to provide additional interest along storefront facades.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

[RESPONSE] Compliant. Proposed buildings include landscaping and patio/plaza space along the 400W street frontage.

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

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

[RESPONSE] Compliant. Existing brick masonry buildings on site are used as an anchor/focal point at the pedestrian level. The 2-story bases, both existing and new construction, are proposed to be brick masonry to relate to the neighborhood historic scale and to provide visual weight to the base of the buildings.

2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

[RESPONSE] Compliant. The buildings shift laterally on each other and are broken up by changes in material, recessed forms, and balcony cuts to provide additional interest and reduce the visual scale.

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

[RESPONSE] Compliant. A combination of recessed and projecting balconies are provided as well as deeper window reveals to help break up the building massing.

4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

[RESPONSE] Compliant. The windows are organized to compliment the historic manufacturing legacy of the Granary District.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);

[RESPONSE] Compliant. The north and south building facades of the North building are greater than 200' and are broken up by steps in the building massing, vertical balcony cuts and recesses, and deep window reveals to further reduce the visual scale.

2. Material changes; and

[RESPONSE] Compliant. A variety of materials and colors are proposed to help accentuate the building massing and break up the vertical and horizontal scale.

3. Massing changes.

[RESPONSE] Compliant. The building massing is comprised of a base, middle, and top that shift on each other laterally and project in/out of the facade.

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

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");

[RESPONSE] Compliant. Seating is proposed along the mid-block walkway and along the resident lobby, retail, and office spaces.

2. A mixture of areas that provide seasonal shade;

[RESPONSE] Compliant. A mixture of deciduous and coniferous trees are proposed along the mid-block walkway to provide a year round backdrop of plantings and additional seasonal shade during the summer.

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

[RESPONSE] Options 1, 2, 4, and 5 proposed.

4. Water features or public art;

[RESPONSE] Public art will be displayed throughout the site.

5. Outdoor dining areas; and

[RESPONSE] Outdoor dining areas are proposed along the mid-block walkway and adjacent to residential lobby, retail, and office spaces.

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

[RESPONSE] Options 1, 2, 4, and 5 proposed.

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

1. Human scale:

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

[RESPONSE] Compliant. The design is built upon the existing brick buildings on site to help break down the building scale. North building is clad in brick masonry to help relate to the neighborhood context, build a contextually solid base, and create a pedestrian scale at the street level. Visually, the new buildings are stepped back from the existing buildings to further break down the scale and create architectural interest.

b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.

[RESPONSE] Compliant. The building establishes a 'base' at the pedestrian level via 2-story brick masonry existing buildings. The 'middle' of the building is defined by a change in material and form that steps inwards away from the brick 'base' to create a datum at level 3. The building then steps back out at the 'top' to pull the top of the building back from the 'middle' datum at levels 4-7. The facades help tie the shifting buildings together through a defined warehouse window proportion and pattern.

The existing brick buildings extend along the 2-story portion of the site to establish a retail 'base' along 400W. Again, a material change and step back in the facade establish the upper portion of the building. Projections outward from the facade above the 'middle' setback align with the 'base' to establish and define the 'top' of the building. Roof terraces are provided atop the 2-story existing buildings and 3-story garage further define the 'middle' with tenant activity.

## 2. Negative impacts:

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

[RESPONSE] Compliant. The north building holds 7-stories along its northern edge and steps down to the 4.5-stories south building at its southern edge along 400W while the existing brick buildings maintain their 2-story form at the 400W street frontage which provides a variety of heights that are more contextual and consistent with the urban fabric of the Granary District.

b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.

[RESPONSE] Compliant. The 7-story building is primarily oriented in the east/west direction and minimizes shadow impact on adjacent properties through the majority of the day. See shadow study included in drawing package.

c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

[RESPONSE] Compliant. The project includes setbacks and projections in the facade and breaks in the massing to minimize wind impacts.

## 3. Cornices and rooflines:

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

[RESPONSE] Compliant. The roof lines and materials are designed to be cohesive with the building massing.

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

[RESPONSE] Compliant. The building relates as a modern interpretation on the industrial context of the Granary District. From 400W, the brick base creates an architectural datum line similar in scale and material to the surrounding buildings. Additional movement in the facade helps break up the massing of the larger building above the base.



c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

[RESPONSE] Compliant. The 2-story existing buildings and garage roof is proposed to be dedicated to tenant and public accessible roof terraces to enhance outdoor livability and support an activated rooftop along the 400W frontage.

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

[RESPONSE] Compliant. Vehicular circulation to/from the parking garage is limited to a single access point and the parking garage is otherwise architecturally screened from public frontages. Additional access for tenants directly to the mid-block walkway is provided from the building. Service access is provided on the northwest and southwest corners. Additional changes in material are proposed to clearly identify the sidewalk from vehicular surfaces.

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

[RESPONSE] Compliant. Service areas proposed at the northwest and southwest corner of the site are setback from the front property line roughly 37' and will be screened entirely by an overhead door. Additional service areas and mechanical equipment on the north end of the building are proposed to be concealed by perforated metal screening that is cohesive with the overall building design to minimize visual impact. All remaining mechanical equipment is intended to be located on the roof of the buildings and is proposed to be setback or screened from pedestrian view.

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

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

[RESPONSE] Compliant. Proposed design includes signage canopies for future retail spaces and a signage canopy to denote the primary building entry for the residential lobby. Additional building signage will be located strategically to compliment the building and the neighborhood.

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

[RESPONSE] Compliant. Proposed signage will be located strategically on and throughout the building with appropriate lighting.

3. Coordinate sign location with landscaping to avoid conflicts.

[RESPONSE] Compliant. Proposed landscaping will be coordinated with signage locations to not interfere with building signage visibility.

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

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

[RESPONSE] Compliant. Street lighting will be designed in accordance with the Salt Lake City Lighting Master Plan.

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

[RESPONSE] Compliant. All lighting will be designed to meet and not greatly exceed required light levels. Specifications will include fixtures directed down to minimize glare and light trespass to adjacent properties.

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

[RESPONSE] Compliant. Lighting design will be focused on both highlighting architecture features as well as promoting pedestrian safety and comfort.

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

[RESPONSE] Compliant. The proposed landscape design includes 10 new trees located in the tree lawn along 400W. The current 400W frontage has one existing tree along the length of the site that will remain. The proposed trees are consistent with the City's urban forestry guidelines.

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

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

[RESPONSE] Compliant. Design includes a public sidewalk that will adhere to applicable design standards and a different material to denote the privately-owned public mid-block walkway from the connecting sidewalk.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

[RESPONSE] Compliant. Where practical, permeable hardscape materials are proposed. Additional landscaping is also proposed adjacent to hard surfaces to help increase site infiltration.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

[RESPONSE] Compliant. Proposed design includes high SRI materials for hardscape to limit urban heat island effect.

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

[RESPONSE] Compliant. The proposed materials of brick and various metal panel profiles relate to the surrounding neighborhood and the Granary's historic industrial legacy. Additional native vegetation and landscape design items will help root the project as a Salt Lake City development.

e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

[RESPONSE] Compliant. The proposed landscape design includes multiple locations for pedestrian interaction with the site via urban pathway design and various locations for seating.

f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

[RESPONSE] Compliant. The proposed hardscape not proposed to be asphalt.



**Planning Division  
451 S State St., Room 215  
Salt Lake City, UT 84111**

**Re: Pickle & Hide Planned Development Submission**

### Project Description:

Pickle & Hide is an adaptive reuse project of the existing Bissinger & Co Building as well as the Utah Pickle Co Building along 400 West, in the Granary District. Their beautiful brick facades will be preserved and integrated into new building masses. The project consists of two main buildings with 'Pickle' on the south and 'Hide' on the north; Parcel 1 & Parcel 2, respectively. The current zone of the subject site is CG, General Commercial District. A wide variety of permitted uses are available in this zone. The current existing uses in the Granary District are primarily warehouse, manufacturing, and commercial. Over time, many buildings throughout the neighborhood have fallen into dereliction. Many are vacant and lack useful life. Investment in this neighborhood is vital to ensuring it doesn't fall into further degradation. However, the Granary District does have a charm that is worth maintaining and preserving. There are many in the community who desire to live in a safe space with an industrial vibe. The applicant has the resources and experience to see this area redevelop in a way that aligns well with the City's master plan and vision. The Granary District represents one of the few remaining oases of untapped potential in Salt Lake City. Pickle & Hide represents a great opportunity to ensure the City's vision is realized.

### **Proposed Use:**

The project includes a mixture of uses consisting of 141 units of mixed-income multifamily housing, 46,486 sqft of creative office, and 15,550 sqft of neighborhood-serving retail. All 141 multifamily units are in the North (Hide) Building and have an average size of 732 sqft. The unit mix is comprised of (31) studios, (80) 1-bedroom, and (30) 2-bedroom. Studios average 525 sqft, 1-bedroom units average 706 sqft, and 2-bedroom units average 1,046 sqft. To achieve housing attainability and provide housing for a large range of income levels, the project will provide 20% units at 80% of area median income. These affordable units will be a mix of studios & 1-bedroom units. The overall dwelling unit density is 55 du/acre.

Retail is spread throughout the project's ground level and is complemented by approximately 15,500 sqft of programmable ground floor public open space. The rooftops provide additional open space for tenants, and retail/office patrons.



Mid-block walkways are provided throughout the project, connecting it to the surrounding properties as well as through to 700 South. Additionally, the project aims to maximize sustainability by utilizing sustainable materials, adaptively reusing two existing brick masonry buildings, incorporating 100% native planting into the landscaping to reduce water usage, and providing additional measures, such as green roof and photovoltaic panels, where possible. The new office addition will be built utilizing a Mass Timber structure. This highly sustainable material will decrease the project's carbon footprint due to the ability of wood to sequester carbon.

The project will strictly adhere to the Commercial Zoning (CG) regulations. Although, modifications are being sought to create a project that embodies the City's goal of creating a walkable, transit-oriented neighborhood in the Granary District.

**Building Height:**

The applicant seeks to increase the building height by 30'-6" feet, which is above the current allowance of 60'-0" feet. While this is achievable through Design Review, the project includes a parapet, which is being used to screen rooftop mechanical and provide additional visual interest from the street. This brings the overall building height to 90'-6" feet. The increased height will provide additional residential density and community activation which is in line with the master plan to create a more urban environment. This additional density will also help to solve the excessive shortage of attainable housing in Salt Lake City.

**Parking:**

Considering the City's goals to create a walkable, urban center in the Granary District, the applicant seeks a reduction in the required number of parking stalls. Pickle & Hide is a catalyst of urban redevelopment south of downtown in the Granary District and aims to promote an active, transit-oriented lifestyle for residents, workers, and visitors alike. Additionally, the site borders the urban D-2 zone which has minimal parking requirements. Utah Transit Authority is working to extend TRAX light rail through the Granary District along 400 West, with a stop planned directly in front of this project. In addition, the updated street design will feature dedicated bike lanes and wide sidewalks. The project plans to provide significant secured bike parking for transient visitors, as well as a secure bike storage room for residents. This integration of multi-modal transportation methods will greatly reduce the number of parking stalls needed to support the project.

The updated parking chapter, which was approved in November 2022 and mandated to follow as of February 2023, increases the project's parking requirement by **86 spaces (which is over a 1/2 increase in parking for the overall project)**. This new requirement is in direct competition with the City's goal to promote walkability and transit-oriented urban development in the Granary District. Instead, the new parking requirement promotes additional auto traffic and increased pollution. It reduces valuable land area that could otherwise be used to create open space, mid-block walkways, and residential

and retail development. It also will make the UTA TRAX extension much less valuable to future visitors and residents, who will become accustomed to driving and parking to access Granary District projects instead of learning to live in an urban context and finding alternative methods of transportation.

Thus, we believe future development is in line with the “Urban Center Context” and should use that instead of the “General Context” definition to calculate the parking requirement. Using the code’s “Alternative to Minimum and Maximum Parking Calculations”, the resultant quantities are as follows for the different contexts:

- General Context: 254 Parking Stalls
- Neighborhood Context: 211 Parking Stalls
- Urban Context: 119 Parking Stalls

Due to current market trends, Pickle & Hide will provide 168 off-street parking stalls which is a quantity far greater than would be required using Urban Context and near the amount required for Neighborhood Context. To help with future proofing, the project will provide 6 of these as charging stalls for electric vehicles with the capability of expanding this to a total of 20 stalls (or 12% of overall parking) in the future.

As a first mover of transit-oriented development in this area, the applicant understands the potential gap between project delivery and TRAX service start and plans to address this by implementing an owner-sponsored bus bridge or shuttle service for residents and workers should this prove necessary in the interim. We find this to be a much more sustainable solution than building parking well in excess of what will be needed in the future.

The City/County recently invested in a \$7 million district-wide parking structure located one block away from the Project. The 926-stall parking structure, which is currently under construction with a Q4 2023 delivery date, was approved by the City with one of the main goals being to avoid the need for each new project in the Granary to provide all parking on-site. This preserves more ground floor space in the Granary for active uses and further clarifies that excess parking requirements are not necessary at Pickle & Hide.

Nearby, the city/county recently invested in a district wide parking structure that adds additional stalls to the neighborhood for public use, further clarifying that excess parking requirements are not necessary at Pickle & Hide.

**Yard Setbacks:**

The existing Hide building encroaches the front yard requirement of 10 feet. The Hide Addition is designed to complement the existing building and to reinforce the existing street edge. Thus, the project seeks modification from this requirement due to the existing context. The project also seeks a zero rear yard setback at the Hide addition to maximize parking, density, and neighborhood impact. Pushing the addition to the edge of the property is necessary to provide a North/South public walkway and crossing of the site. This increased permeability will prove to be a significant benefit to the public.

We are adding additional landscape to the interior side yards of both parcels to reallocate the landscape missing from the front yard encroachments and zero rear yard. See Landscape Plan in Drawings exhibit for reference.

**Landscape:**

Due to the nature of the midblock walkways and separate outdoor living areas, the project is providing, the applicant seeks a variance in the location of planting within the landscaped area. On Parcel 1 the minimum required landscape is 1,378 sqft; we are providing 2,983 sqft which is 1,605 sqft above the required amount. On Parcel 2 the minimum required landscape is 6,215 sqft, which is the quantity being provided. The amount of required additional landscaping for increased building height is 4,458 sqft. We are providing 4,844 sqft which is 386 sqft above the required amount. This additional landscaping is spread across both parcels. The required plant coverage percentage is 33% and we are providing 34% across both Parcels. We are also providing 100% drought tolerant vegetation species, above the required 80%. See Landscape Plan in Drawings exhibit for reference.

The common open space within the project and private infrastructure will be maintained and managed by a property management team that will be carefully vetted, selected, and hired by the property owner.

Standards for Planned Developments

**The standards for Planned Developments, as stated in 21A.55.050 will be met through:**

- A. **Planned Development Objectives:** Pickle & Hide will meet all of the objectives listed in **21A.55.010** that the City seeks to achieve.
  - a. **Open Space And Natural Lands:** The project is creating nearly half an acre of open space where none currently exists. The development includes 0.45 acres (19,409 sqft) of ground floor privately owned public open space that features a central plaza, significant amount of green planting, seating and gathering areas, programmable areas for events, local artist displays, and landscaped throughblock passages. This ground floor open space is located only one block away from the City’s planned Green Loop Linear Park system along 300 West. The rooftop of the existing Pickle building will include seating and gathering areas for office tenants and retail patrons, while the rooftops of Hide and the garage podium will provide outdoor amenity space for residents to enjoy.
  - b. **Historic Preservation:** The project incorporates the preservation of two existing brick masonry buildings, the Utah Pickle Co. building (built 1893) and the Bissinger and Co. Hides building (built 1919). Currently both buildings are vacant and a magnet for vandalism, which creates blight in the neighborhood. The Utah Pickle Co. building is in disrepair and was severely damaged by the earthquake in March 2020. However, as the first industrial

building in the Granary District, the Owner feels that it is important to preserve this unique piece of Utah's history and is paying a significant construction premium to incorporate it in the project's overall development plans.

- c. Housing: Currently, there is a severe lack of housing in the Granary District. The project is focused on providing attainable housing that is available to a wide range of renters. The multifamily building consists of a mix of studios, 1-bedroom, and 2-bedroom units, and 20% of the units will be priced at 80% of area median income. Most of the 2-bedroom units have been kept smaller than average in order to provide rents that are attainable to a wider range of renters. The development brings a living experience unique to Salt Lake City that urges people outdoors and promotes a healthy and multi-modal urban lifestyle.
- d. Mobility: The project provides a permeable open space experience that includes landscaped throughblock walkways that connect pedestrians from 400 West through to 700 South and to the bordering property to the east. The public is welcome to move freely, unobstructed, throughout the site. The site is located along the UTA's planned 400 West TRAX extension, with a transit stop directly in front of the project's Pickle Alley. The applicant is working with the UTA to design a transit-ready street that includes wide sidewalks and a protected bike lane. To encourage biking, the project includes a secured bike room for building residents, as well as ample bike parking for transient visitors throughout the site's ground plane and in the garage.
- e. Sustainability: The Owner is focused on creating sustainable and equitable projects throughout Salt Lake City and Pickle & Hide is no exception. In addition to the preservation of buildings, the project will re-use all possible materials from any portion of buildings on-site that will not stay intact during construction. There will be no gas service available to the multifamily units, making the bulk of the project all-electric. The project will include future proofing for 14 additional EV chargers. The applicant is also looking for additional opportunities to incorporate sustainability measures throughout the development, such as solar photovoltaic panels, green roofs, and rooftop urban beekeeping.
- f. Master Plan Implementation: The project's objectives are aligned with the vision of the Salt Lake City Master Plan. The site sits at the core of the Granary District Project Area (GD), which aims to create a mixed-use neighborhood that supports commercial business, preserves historic structures, improves public infrastructure, provides high quality, diverse, and income-balanced housing of moderate to high density, creates open space, and incorporates public art. The Pickle & Hide project embodies the true definition of a thoughtful mixed-use development, which incorporates maker space, artist loft space, creative office, neighborhood-focused retail, publicly accessible open spaces, and creates a unique and interesting housing opportunity that is in range with the City's desired density and accessible to a

wide range of incomes. The project will also incorporate an extensive public art program focused on celebrating and showcasing local artists and makers.

- B. **Master Plan Compatibility:** The project is in compliance with the Master Plan as issued by Salt Lake City. The project is providing 20% of the units at 80% AMI and sustainability is a core consideration. The transit-oriented nature of the development ensures the residents will be able to minimize their vehicle miles traveled which will minimize the project's carbon footprint. At occupancy, the minimum number of EV chargers will be provided. However, additional infrastructure will be installed to expand EV charging to an additional 14 stalls in the future to meet demand. Photovoltaic Panels are also being considered for installation on rooftops. See section title "Proposed Use" for additional information regarding housing and sustainability.
- C. **Design and Compatibility:** The scale, mass, and intensity of this planned development is in line with new construction in the area and aligns well with the intent of the zone. Per the CG Zone purpose statement, Pickle & Hide will prioritize pedestrian access first, bicycle access second, and vehicle access third. Special care will be given to create safe, convenient, and inviting connections throughout the site. The ground floor will offer ample transparency, access, and architectural detailing to facilitate pedestrian interest. Adequate lighting will be provided to enhance safety while minimizing impacts to neighboring properties. Service areas and parking will be screened and buffered from pedestrian view.
- D. **Landscaping:** Pickle & Hide will collaborate closely with the City to ensure all standards and requirements are met. Plantings will be efficient and utilize native/drought tolerant species to minimize water usage of the site. See "Landscape" section above for more information.
- E. **Mobility:** The project will optimize multi-modal methods of transportation. The project will include mid-block walkways, pedestrian oriented retail, publicly accessible ground floor open space, and cross-block access to future projects to support urban pedestrian movement throughout the site. Bike parking will also be provided throughout the site for the public. Residents of the project will have access to secured bike storage within the building. Additionally, the project is strategically located along a future transit line. The Owner is working directly with the UTA to design a transit-ready street frontage along 400 west to support the new light rail extension. Protected bike lanes will also be implemented along 400 west as part of the UTA's new transit-oriented street design. The owner recognizes that the new TRAX line service may not be complete by the time the project delivers. The Owner will continuously monitor transportation patterns and will work with the city to implement a bus bridge or provide a private transit connector shuttle service if necessary to mitigate any issues prior to the introduction of light rail to 400 west.
- F. **Existing Site Features:** Where possible, the project will preserve existing site features. There are several utilitarian structures that offer little architectural value and are not worth preserving. The Pickle & Hide brick masonry buildings offer significant architectural and cultural value. Their preservation demonstrates the Owner's commitment to preserving the existing character by celebrating the



industrial history of the neighborhood. The applicant also plans to preserve the existing hopper/silo behind the Pickle building and will utilize it elsewhere on the site as a part of the project's public art program.

- G. **Utilities:** The applicant collaborated closely with engineers and utility companies and determined the existing utility infrastructure will need some upgrades; namely, increasing the culinary waterline from 6" to 12" and adding inlets to storm drainage. Power lines will be located underground to improve safety and minimize visual impact. Ultimately, the utilities will be adequate for the development and will result in improved infrastructure for the surrounding area.

#### Site Plan

See Drawings exhibit

#### Detailed elevation drawings, identifying building materials:

See Drawings exhibit for detailed elevations, sections, construction types, and primary materials.

#### Other Drawings:

See Drawings exhibit for Floor Plans and Sections

#### When Applicable:

See Drawings exhibit for preliminary subdivision plat. A parking study analysis is forthcoming and will be provided at a later date.

We look forward to your feedback and answering any questions you may have. Please feel free to reach out directly to me at (214-389-3816) or via email (chenry@lrk.com).



Craig Henry  
Principal  
LRK

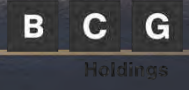
# ATTACHMENT C: Plan Set

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# Pickle & Hide Mixed-Use Development 07.26.2023



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# Contents

01. Project Description

02. Neighborhood & Site Analysis

03. Design Review Analysis & Exhibits

04. Site Plan

05. Renderings

06. Unit Mix, Floor Plans, Elevations, & Building Sections



Pickle & Hide

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# 01. Project Description

Pickle & Hide is a mixed-use development located at 741 400 West. The project is envisioned as a live/work/play hub, promoting an active lifestyle and celebrating the creative history of the Granary District. A diverse mix of apartments, commercial space, and ground floor neighborhood-focused retail is provided throughout the site. A pedestrian connection lined with green space and patios is proposed throughout the site which is in alignment with the Mid-Block Walkway Master Plan, reinforcing Pickle & Hide as a destination within the existing neighborhood.

The buildings share a parking garage located at the Northeast corner of the site, screening it from the street. Studios, 1-bedroom, and 2-bedroom apartments are planned around outdoor private terraces. Additionally, office space will have private and public terraces. A walkable ground floor retail experience and 19,409 sf of programmable, privately owned public space will bring life to the street level. Activating the rooftops will encourage outdoor living and working, bringing life above the 400 West frontage.

The building materials composed of brick masonry establish a base that relates to surrounding context and metal panels above build upon the industrial character of the neighborhood. The North Building (Hide) has a slightly different material strategy than the South Building (Pickle) to provide diversity along the primary street frontage. The building forms have subtle movement to provide interest above the pedestrian level. The new construction is set back from the existing buildings to celebrate the history of the buildings, provide green space and patios along the building frontage, and invite pedestrian activity to the site.



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## Project Goals:

- Create a pedestrian friendly, walkable, and vibrant development that compliments The Granary District initiatives
- Invite pedestrian movement through the site with an activated through-block passageway, connecting the project's entry on 400 West through privately owned public space to 700 South. Enhance the alley experience with landscaping, lighting, and patio spaces
- Provide additional green space and places for pedestrian activity along the retail frontage setback and within the site's internal publicly accessible, programmable open space.
- Activate rooftops along 400W frontage and within the site with private and public terraces to promote outdoor activity and access to fresh air
- Provide a modern building with visual interest that respects the historic context of the Granary District
- Provide a mix of residential unit types, including 20% affordable units (at 80-100% AMI) to promote attainable housing that gives access for a diverse mix of tenants to live at Pickle & Hide

## Design Review Highlights:

- CG Zoning District
- North Building Construction: Type 1A (Level 1-2) 3A (Level 3-7)
- South Building Construction: Type 3B
- Unit Mix: 141 Total Units
- Diverse mix of Studios, 1-Bedroom, and 2-Bedroom apartments
- Retail and flexible commercial space (creative office, maker space, artist space, etc.)



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## 02. Neighborhood Analysis

The proposed project site is at 741 400 West and is located in Salt Lake City's beloved Granary District.

### The Granary District:

"Located just east of Interstate 15 and approximately between 600 South and 900 South, the Granary's historic grit and modern refinement come together with an eclectic mixture of service-oriented businesses, housing, and commercial development.

Rail spurs and alleys that once served manufacturing businesses have been converted to pedestrian avenues and unique public spaces. The wide streets with relatively few cars provide opportunities to use streets as public spaces for movement and public gathering. The district is characterized by its growing creative industry, which is supported by new business incubator space. Reuse of older warehouse buildings and new development create a thriving employment center. Mid-rise housing and small local retail make the Granary a complete neighborhood."



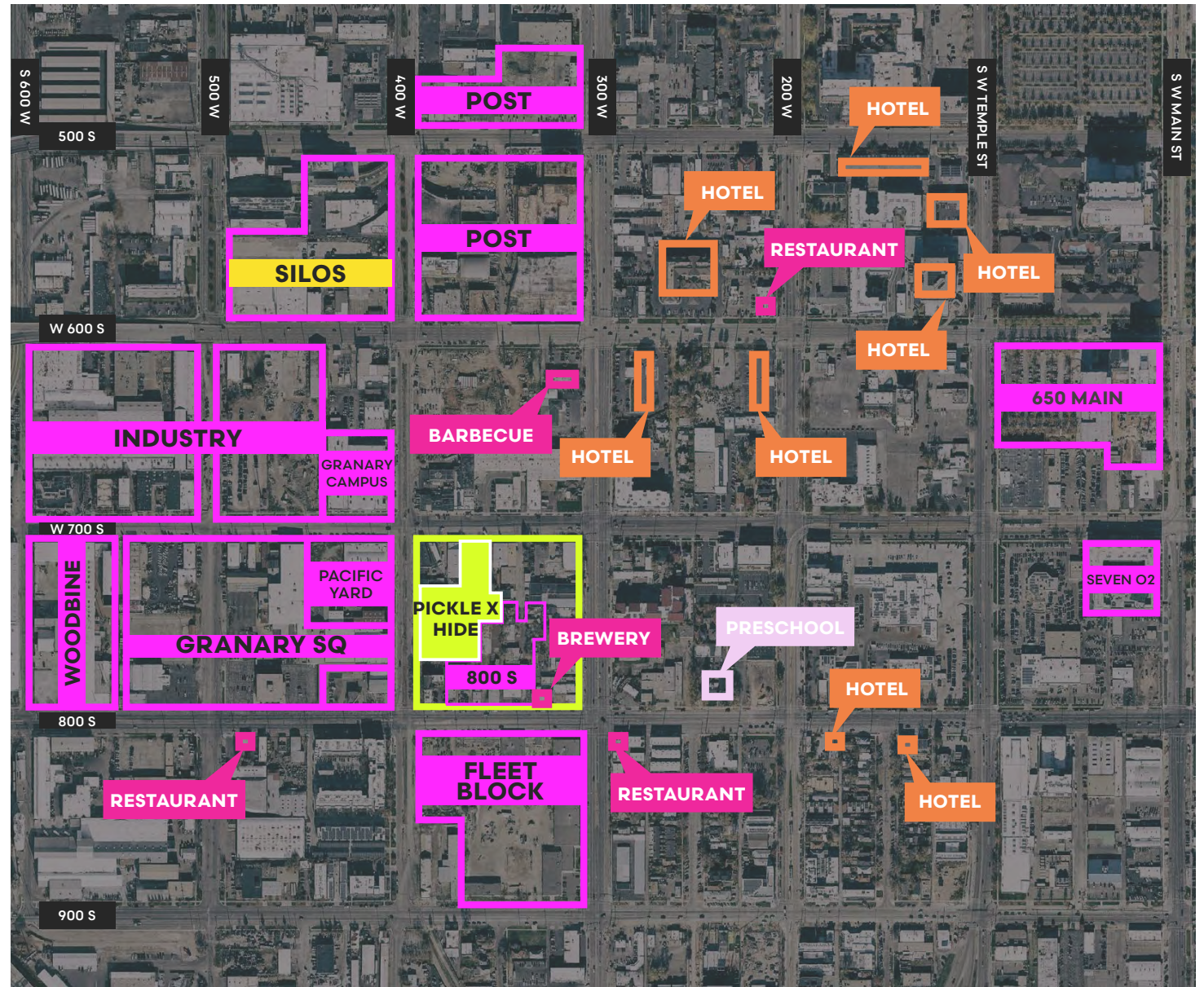


# Neighborhood Analysis

The Granary District is growing with recent developments that are rapidly changing the neighborhood from its industrial roots to the thriving creative center that compliments the district's vision. Residential, retail, and office space are necessary additions that will bring activity to the neighborhood and overall vision for the district. Pickle & Hide is centrally located in the Granary District and will become a catalyst for future developments by providing ground floor public space, integrating through-block passages, and unique live, work, and play experiences.

## Neighborhood Opportunities:

- Foster the use of alternative means of transportation given the district's proximity to downtown
- Add mid-rise housing to bring the site to a similar scale of surrounding developments
- Add retail space to support people living, working, and visiting the neighborhood
- Add a unique creative office experience to provide new opportunities for working and creating in the neighborhood
- Bolster the creative population in the neighborhood to help businesses thrive
- Build upon the rich character of the neighborhood with a modern development that speaks to the district's industrial legacy



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# Block Analysis

The site is centrally located along the western edge of the block with 400 West as its primary entry. The entire site is located within the CG zoning district and is flanked on the north/south edge by commercial uses (either active or dilapidated) and by a future residential development at the eastern rear edge of the site.

## Site Opportunities:

- Link the active uses on the block together along with other uses in the district beyond the block.
- Preserve the existing Pickle & Hide buildings as a neighborhood cultural node
- Connect the site through to 700S for pedestrian circulation
- Create an exciting architectural building facing 400W as a welcoming entry to the site/block.
- Add mixed-income housing units and a unique, lifestyle-oriented living experience to the Granary District
- Provide opportunities for creativity and support of local business, vendors, and artists
- Celebrate the artistic nature of the neighborhood by showcasing local art throughout the site



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# Existing Site Conditions



Northern facade of existing Hide building



Existing Pickle and Hide buildings facing 400 West



Eastern rear of site



Existing alley space between buildings



Southern facade of existing Pickle building



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# Existing Site Conditions



View from 400W frontage looking Northeast



View from 400W frontage looking Southeast



400w Frontage Photo Montage



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# 03. Design Review Analysis

## CG Purpose Statement:

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



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# The Granary Masterplan Initiatives

## Provides Housing Choice:

Pickle & Hide provides a wide selection of unit types at a variety of price points, including 20% affordable housing at 80-100% AMI

## Is Vibrant & Active:

Pickle & Hide includes a generous amount of publicly accessible ground floor open space, which connects to a through-block passageway. The space is programmable to create opportunities for small concerts or events, and also includes ample plaza, patio space, and seating to support the retail program. Additionally, rooftops will be activated to bring life above the street level.

## Is Prosperous:

The project is situated mid-block on 400 West and is currently surrounded by commercial uses and future residential development. Providing residential, retail, and creative office space in a walkable mixed-use project will bring substantial activity to the area. This will bolster nearby existing businesses as well as create a vibrant space for businesses new to the neighborhood to grow. The mixed-income nature of the apartments will also encourage diversity in the neighborhood.

## Is Connected:

Pickle & Hide encourages public connections through the site via the active and landscaped through-block passage from 400 West to 700 South.

## Is Rich in Arts & Culture:

Proposed retail space encourages small local businesses to grow in the thriving neighborhood. Maker space and creative office space offer opportunities for local business and artisans to create and build. Ground floor open space is designed to be programmable to encourage small concerts, art shows, and other events taking place within the site. The project will also incorporate art elements throughout the site, focused on showcasing the work of local artists in a variety of mediums.

## Is Walkable:

Proposed patio space along the retail frontage aims to increase the walkability of the block and invites pedestrian activity to the middle of the block. The site's location on 400 W between 700 S and 800 S is along a proposed future Trax line extension. The proposed transit stop is less than a block away from the project's front door on 400 W. This extension will connect Pickle & Hide to Downtown, the University of Utah, and the airport, creating the opportunity for a car free lifestyle in the Granary. The project proposes several areas for bike parking to further encourage walkability and pedestrian interaction with the ground plane.

## Is Welcoming & Safe:

The project will provide lighting along pathways and retail space that brings activity throughout the day to increase pedestrian safety and comfort. Additionally, the project's mixed-use nature encourages 18-hour activity, creating eyes on the street which helps discourage illegal activity and loitering.

## Unites City & Nature:

The Granary District Master Plan offers a new kind of urban district for Salt Lake City, prioritizing street life, public space, and a mix of uses that embrace history, culture, community, and sustainability. The public plaza is comprised of a central flexible space defined by an airy trellis and flanked by retail garden spaces. The gardens function as outdoor dining and gathering spaces and provide comfortable rooms to eat, work, and meet. The plaza supports the Granary as a public space for collaboration, entertainment, and celebration.

## Is Beautiful:

Pickle & Hide celebrates the historical context of the site by preserving the existing brick masonry buildings that were built in the early 1900s and bringing them together with a modern interpretation of the historically industrial context of the site. Playful yet timeless architecture pays homage to the Granary District's rich history, while also cementing its place as a meaningful and influential neighborhood in yet another 100 years.



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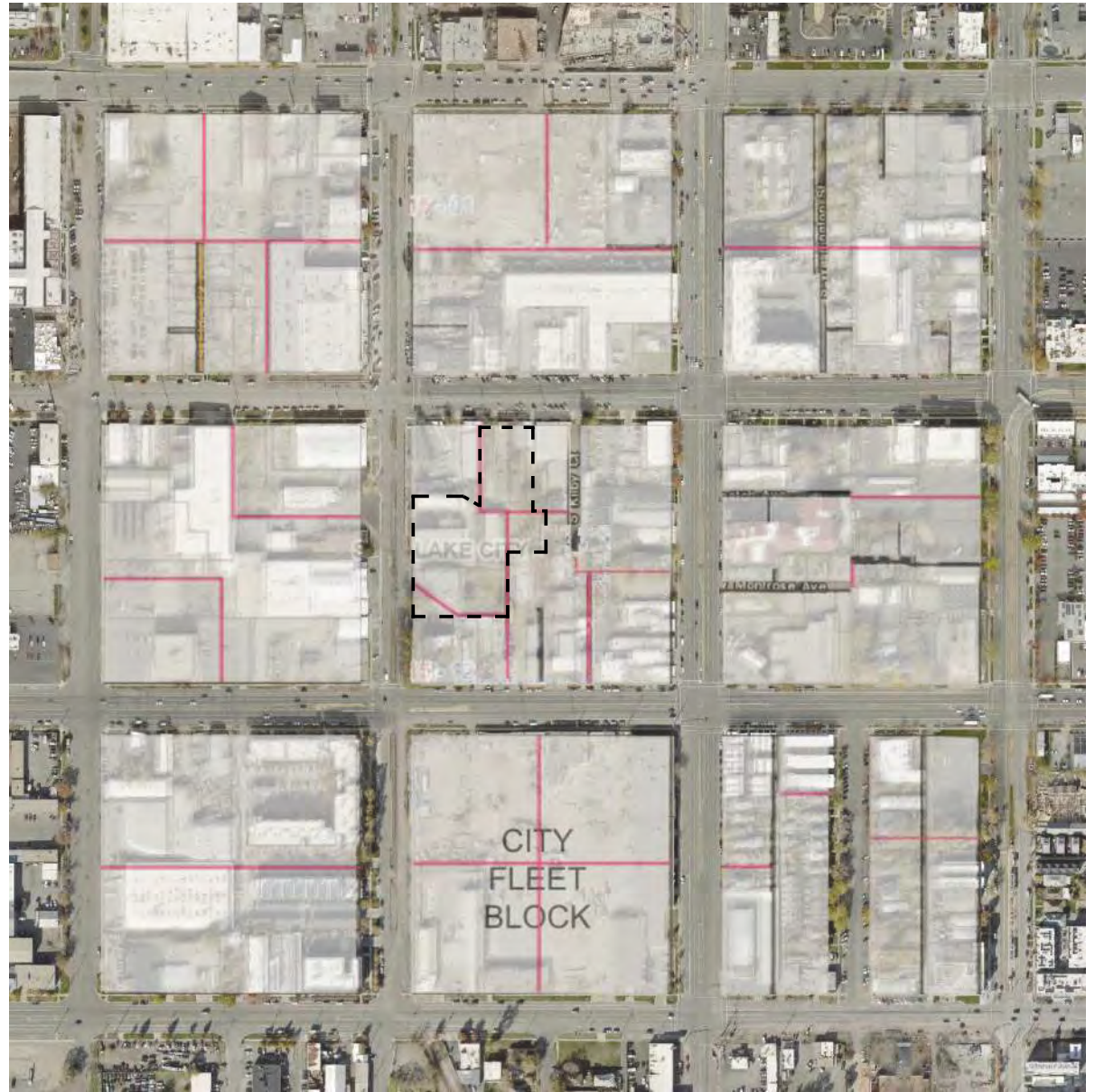


# Mid-Block Walkway



The development parcel is a 2.55 acre midblock property fronting on 400 West. The current 8 parcels that make up the development will be consolidated into 3 parcels (See Preliminary Subdivision Plat plan on page 18 for reference). It is located in the Granary District and represents 22.6% of the block's 11.3 total acres. Similar to other blocks in the Granary District, mid-block connections and walkways are a City preferred planning concept. These pedestrian connections reduce the large blocks to more discrete parcels while also providing access to properties and amenities which may be located at the blocks center. In assessing the planning guidelines and requirements, the blocks that surround the subject property are equally separated into two, three or four effective sub-parcels by the Mid-Block Walkways. The site area dedicated to these walkways on the surrounding blocks varies from 0.5% to 2.7% of the block's private property assuming the walkways are 10 feet wide. This averages 1.79% across the nine (9) surrounding blocks.

The Pickle & Hide development parcel's block is an anomaly. The City's planning materials show the block sub-divided into six sub-parcels, much more than the surrounding blocks. Additionally, the private land area required for the walkways represents 3.5% of the total block area. A full percentage point more than any other block and almost 2 percentage points more than the surrounding block's averages.



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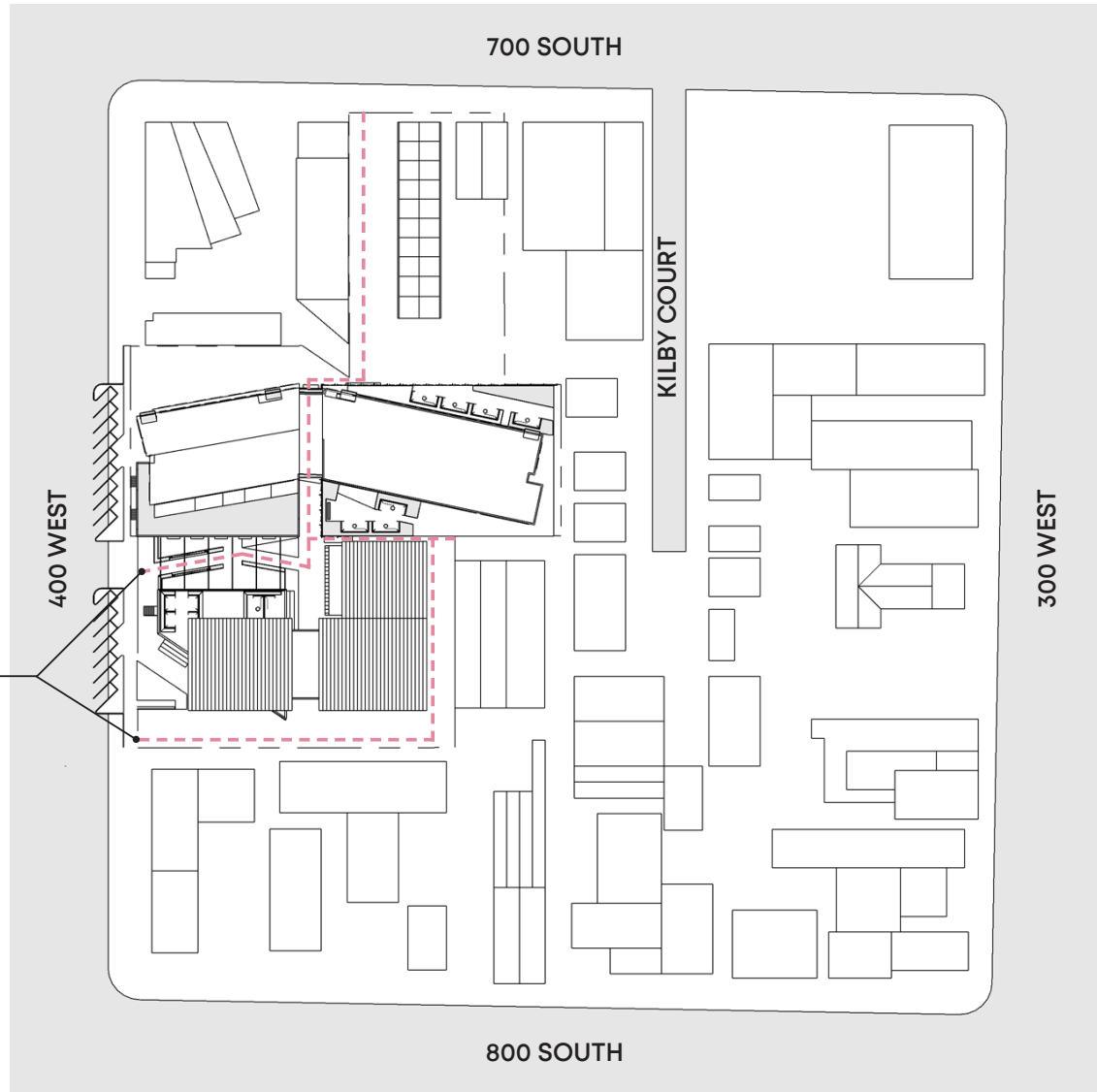
# Mid-Block Walkway



The applicant recognizes the merit of the Mid-Block Walkways and is providing a public walkway through the Pickle & Hide development from 400 West to 700 South. The provided walkway delivers a west/north through block connection with potential for an additional connection to Kilby Court pending the neighboring development plan. The walkway will be landscaped, active, and connected through a large ground floor plaza at the center of the project.

The development parcel represents 22.6% of the blocks total private land area. The 5,287 square feet of mid-block walkway provided on site represents 30% of the entire blocks required mid-block walkway area. On a city block with the most intensive Mid-Block Walkway vision in the surrounding one-half square mile area, the proposed development is equitably addressing the fundamental planning requirements and is committing a large portion of private property to a public walkway.

Provided Mid-Block Walkway



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# Base | Middle | Top

## Base:

A distinct base is established by the existing brick buildings and two-story portions of the new buildings are clad in brick masonry. Wayfinding elements highlight entry points into the public spaces.

## Middle:

The middle of the building is defined by a change in material, massing, and transparency at level 3. The massing recesses from the levels below and above it, forming a band that creates a connection between new and existing architecture.

## Top:

The massing at levels 4-7 step out and away from the façade to establish a datum. A change in material to metal panel and punched windows harkens back to the historical context and industrial character of the neighborhood.



# Shadow Study



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# CG Zoning District

## Design Standards

Standard	CG	Notes
Ground Floor use (%) (21A.37.050A1)	N/A	Not required per table 21A.37.060B
Ground Floor use + Visual Interest (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building Materials: Ground Floor (%) (214A.37.050A2)	N/A	Not required per table 21A.37.060B
Building Materials: Upper Floor (%) (214A.37.050A2)	N/A	Not required per table 21A.37.060B
Glass: ground floor (%) (21A.37.050C1)	N/A	Not required per table 21A.37.060B
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	X	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	Not required per table 21A.37.060B
Street facing facade: maximum length (feet) (21A.37.050F)	N/A	Not required per table 21A.37.060B
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	N/A	Not required per table 21A.37.060B
Lighting: parking lot (21A.37.050I)	X	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	N/A	Not required per table 21A.37.060B
Screening of service areas (21A.37.050K)	N/A	Not required per table 21A.37.060B
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	N/A	Not required per table 21A.37.060B
Primary entrance design SNB District (21A.37.050O)	N/A	Not required per table 21A.37.060B



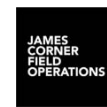
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# 04. Site Plan

Pickle & Hide aims to provide a variety of public amenities via patio space on the 400 West frontage, a privately-owned public mid-block walkway beginning at the west property line, and preservation of the Pickle & Hide brick buildings.

Additionally, interior to the property and shielded from public frontages, the project provides an internal parking garage, private/public roof terraces, and various amenities.

The 400 West frontage is proposed to receive hardscape and generous landscape improvements and the mid-block walkway is intended to be landscaped along its entire length to enhance the pedestrian experience traveling through the block.



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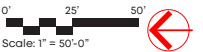
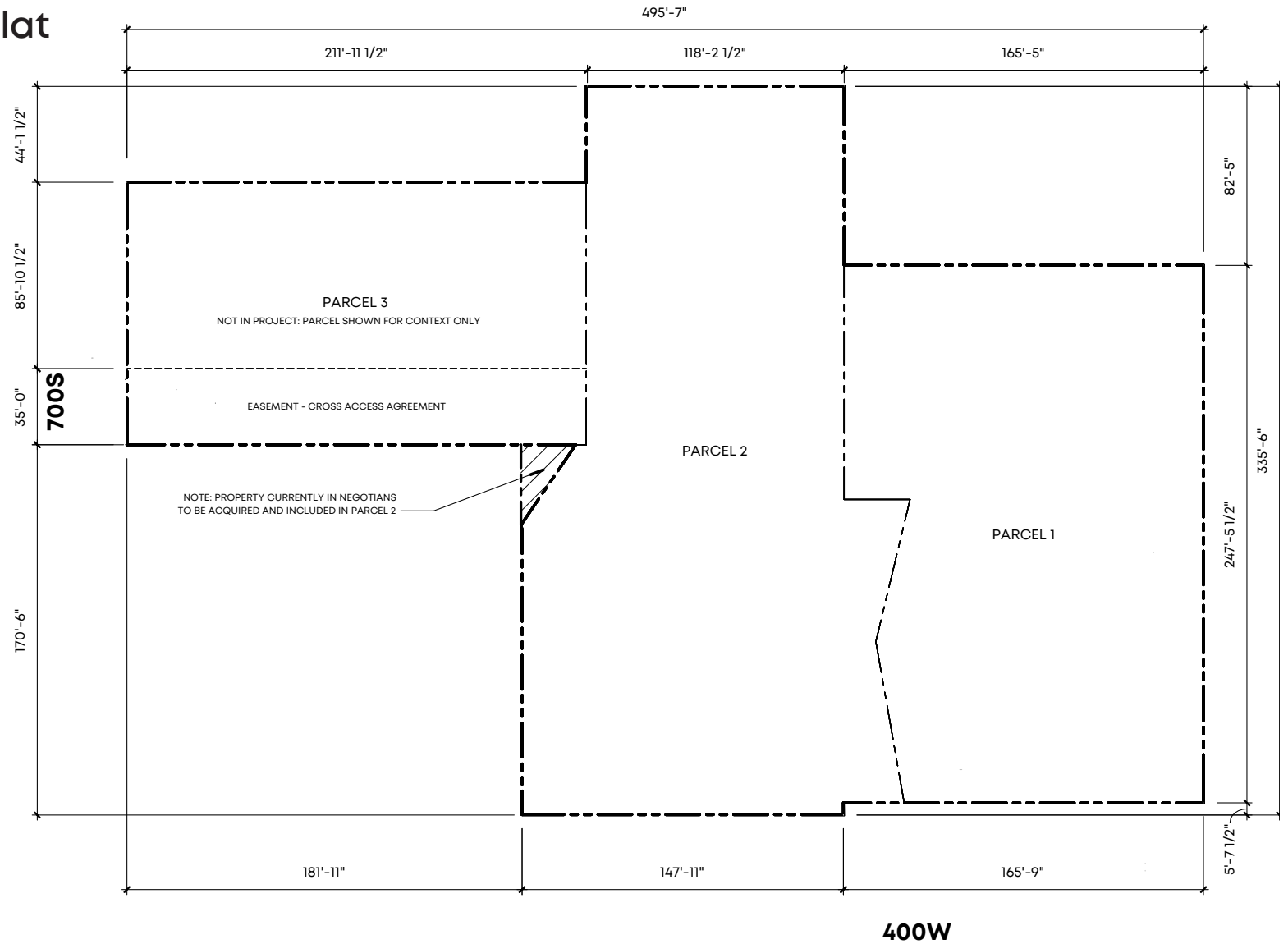
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# Preliminary Subdivision Plat



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# Architectural Site Plan

## Parking:

CG (General Requirements, 21A.44.030)

	Required	Proposed
Residential:	*149	*176
Studio (36 x 1/Unit) = 36 Spaces		
1BR (76 x 1.25/Unit) = 95 Spaces		
2BR (29 x 1.5/Unit) = 44 Spaces		
Non-Residential:	*171	*176
<b>Total (*See calculations below)</b>	<b>*254</b>	<b>*176</b>

## Loading:

Residential: 1 Short Space per 200,000 sq ft	1 Short	1 Short
Retail: 1 Short Space for 25,000-40,000 sq ft	0	0
<b>Total</b>	<b>1 Short</b>	<b>1 Short</b>

## Bike Parking:

Residential: 5% of Vehicular Parking Spaces	8	15
Commercial: 5% of Vehicular Parking Spaces	8	15
<b>Total</b>	<b>14</b>	<b>30</b>

### Use 1: Office

3 per 1,000 sq. ft. x (46,486 sq. ft.) = 140 parking spaces

### Use 2: Retail

2 per 1,000 sq. ft. x (15,500 sq. ft.) = 31 parking spaces

### Use 3: Multi-Family Residential

1 per Studio unit x (36 studio units) = 36 parking spaces  
 1.25 per 1 bedroom unit x (76 1 bedroom units) = 95 parking spaces  
 1.5 per 2 bedroom units x (29 2 bedroom units) = 44 parking spaces  
 36+95+44 = 149 parking spaces

### Sum of two largest minimum parking requirements:

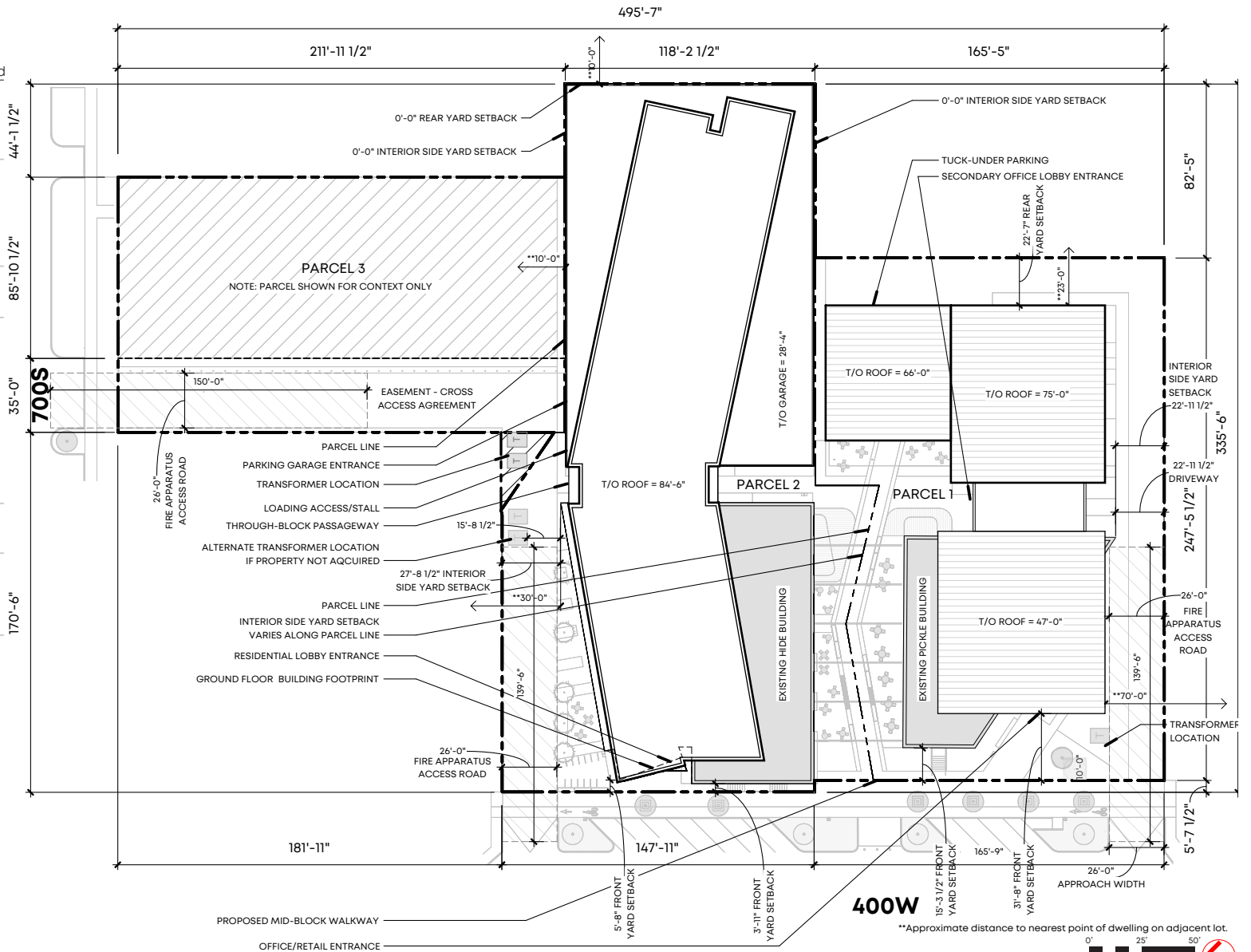
140 (office) + 149 (multi-family) = 289 parking spaces

### Reduction Factor (two largest minimums):

289 ÷ 1.3 reduction factor = 223 parking spaces

### Add Remaining Minimum(s):

223 (office & multi-family) + 31 (retail) = 254 parking spaces required



\*\*Approximate distance to nearest point of dwelling on adjacent lot.  
 Scale: 1" = 50'-0"



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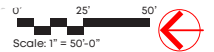
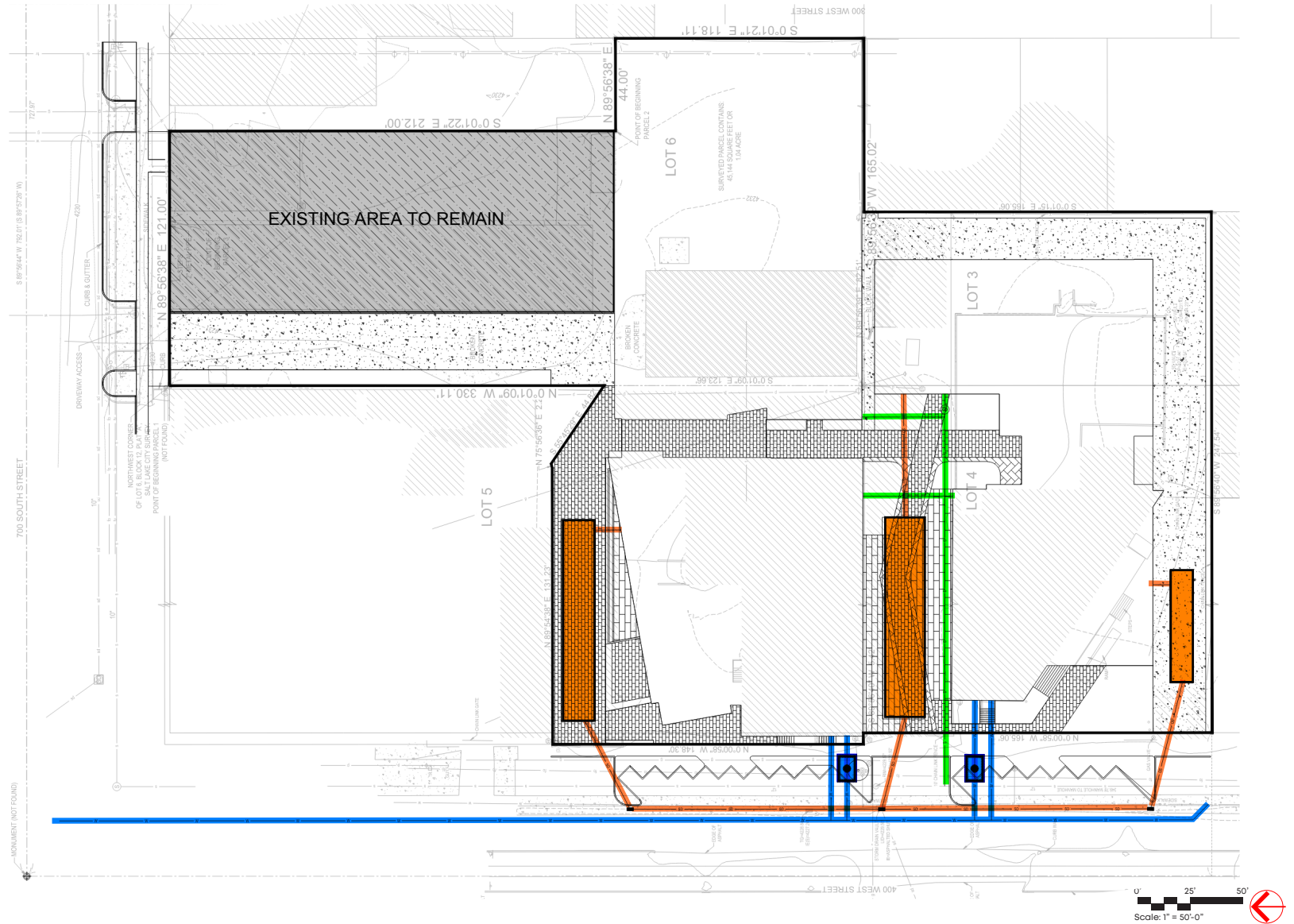


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# Civil Utilities Plan

-  PROPOSED STORM DETENTION VAULT/LATERAL
-  PROPOSED SANITARY SEWER LATTERAL
-  PROPOSED WATER LINE IMPROVEMENTS



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# Landscape Site Plan

## SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.26. 070  
 ZONE AS COMMERCIAL GENERAL (CG)

### LANDSCAPE: PARCEL 1 & 2

TOTAL PARCEL AREA: 85,363 SF

		REQUIRED	PROVIDED
FRONT YARD	FRONT YARD AREA	10' MIN WIDTH X 314' = 3,140SF	2,708 SF*
	PLANT COVERAGE	33% MIN = 1,036SF	330 SF= 12.2%*
ADDITIONAL LANDSCAPE YARD DUE TO ADDED BUILDING HEIGHT	10% OF BLDG SF ABOVE 60'	44,580 BLDG SF X 10% = 4,458 SF	9,926 SF
	PLANT COVERAGE	33% MIN = 1,472 SF	3,535 SF= 35.6%
TOTAL LANDSCAPE YARD		7,598 SF	12,634 SF
TOTAL PLANTING AREA		2,508 SF	3,865 SF

\*FRONT YARD AREA REDUCED BY ENCROACHMENT OF HISTORIC BUILDINGS TO REMAIN.

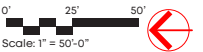
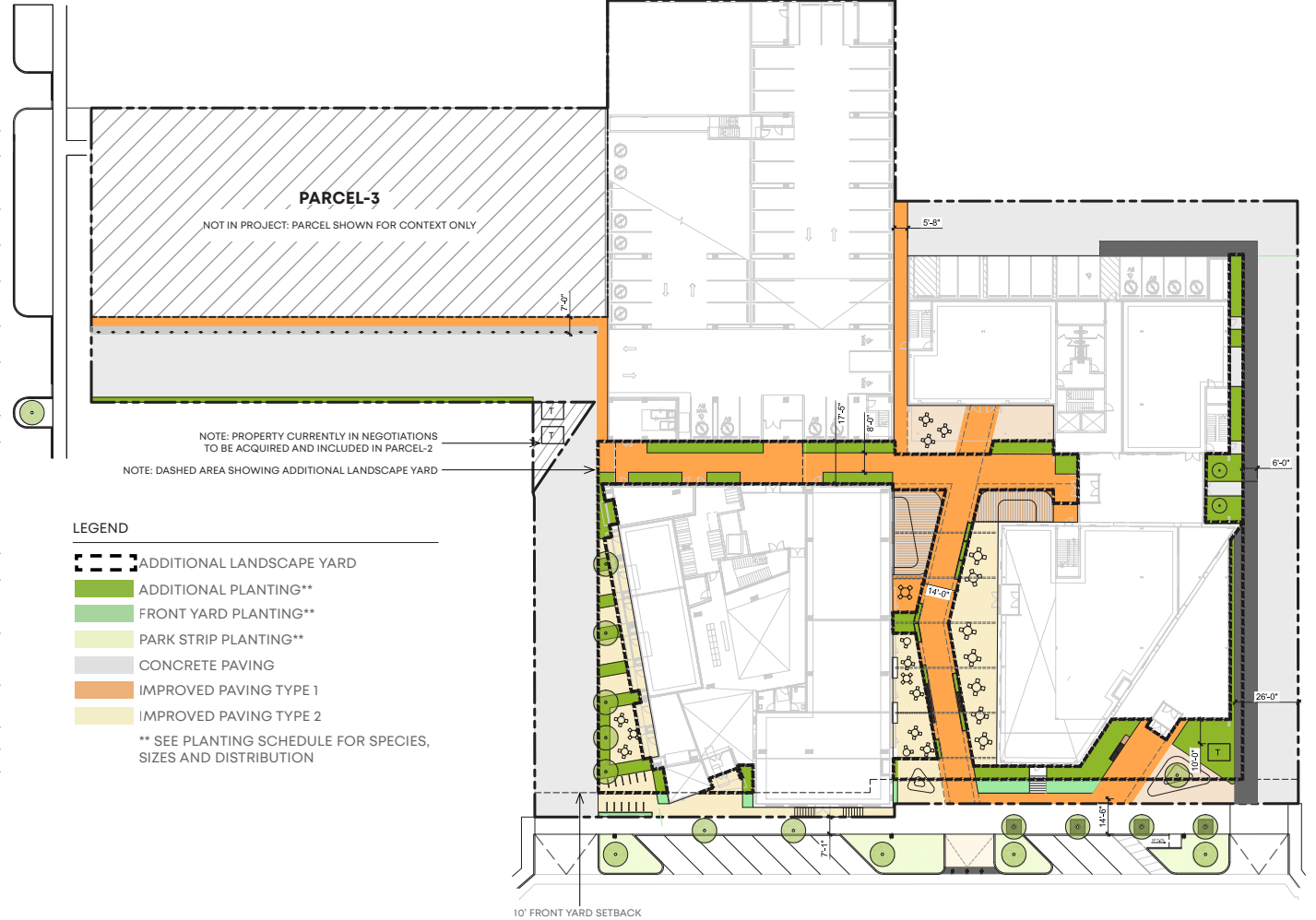
### LANDSCAPE: PARK STRIP

TOTAL PARK STRIP: 3,948 SF

	REQUIRED	PROVIDED
CANOPY TREES - 1 PER 30' OF STREET FRONTAGE	314' / 30 = 10	10
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33% = 1,302 SF	1,568 SF = 39%
PAVING MATERIALS	MAX 67%	61%

### GENERAL:

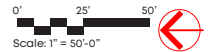
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100 %
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100 %



# Landscape Roof Plan

## Roof Plan (For Reference Only)

SALT LAKE CITY CITY DATA - CG ZONE  
CITY CODE: CH. 21A.26. 070  
ZONE AS COMMERCIAL GENERAL (CG)



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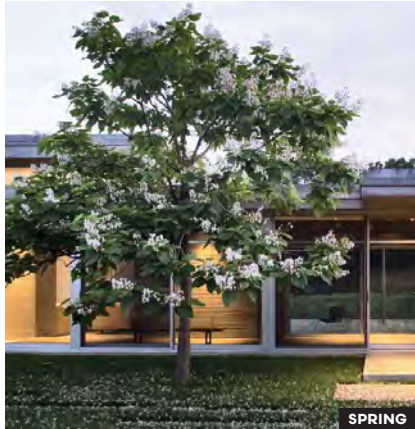
Holdings



# Landscape

## Planting Species - Trees

SALT LAKE CITY CITY DATA - CG ZONE  
 CITY CODE: CH. 21A.26. 070  
 ZONE AS COMMERCIAL GENERAL (CG)



SPRING



SPRING



SPRING



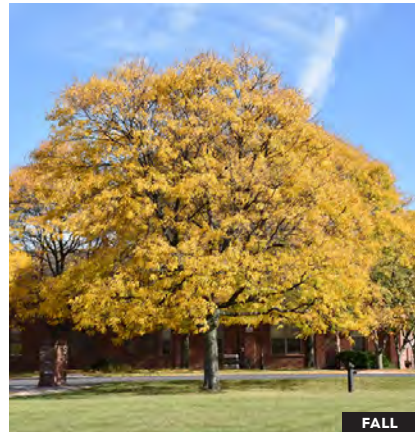
SPRING



FALL

*Catalpa speciosa*

CS



FALL

*Gleditsia tricanthos 'Shademaster'*

GT



FALL

*Cladrastis kentukea*

CK



FALL

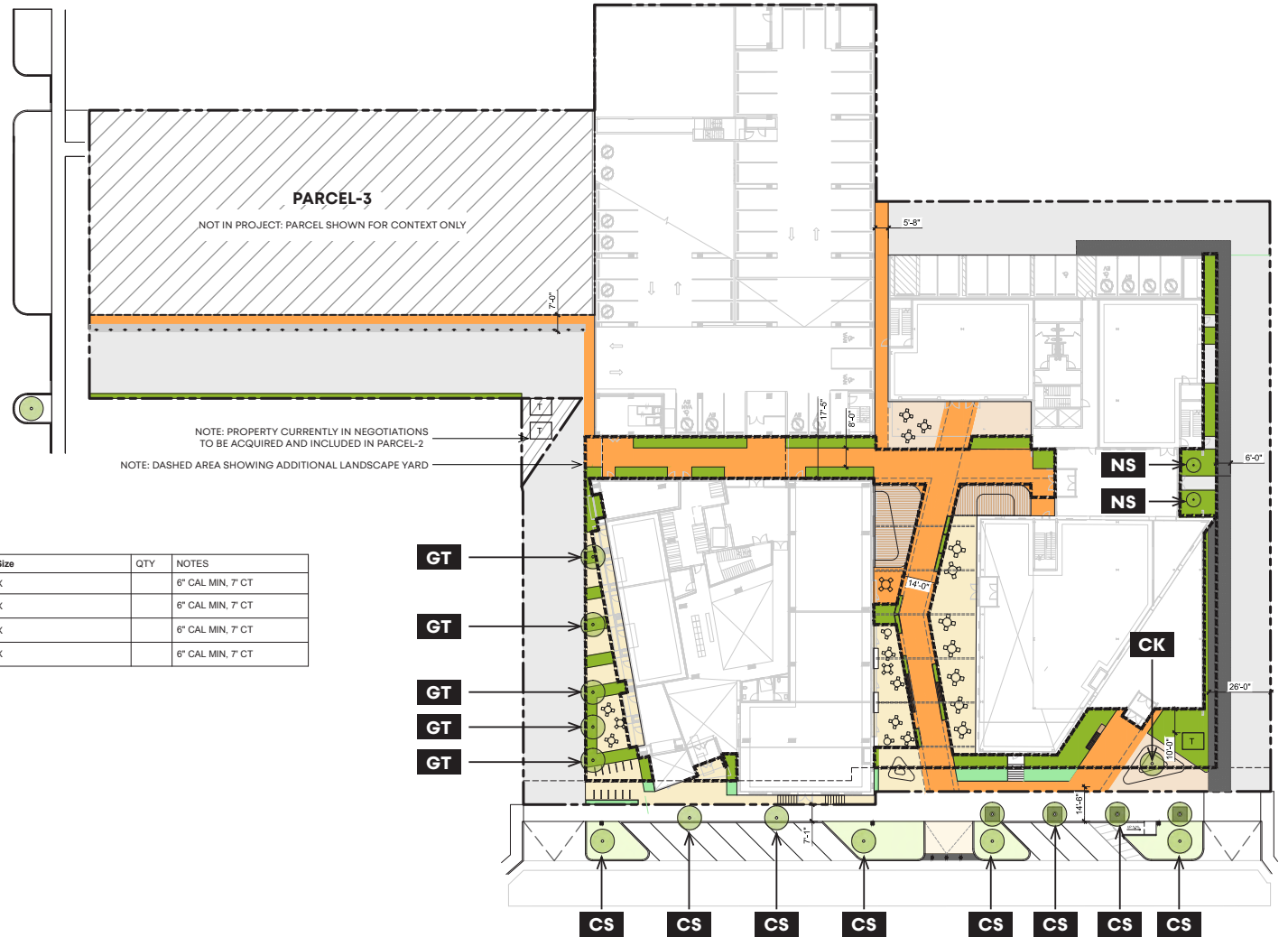
*Nyssa sylvatica*

NS

# Landscape

## Site Plan - Trees

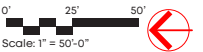
**SALT LAKE CITY CITY DATA - CG ZONE**  
**CITY CODE: CH. 21A.26. 070**  
 ZONE AS COMMERCIAL GENERAL (CG)



### TREE SCHEDULE

Tree Planting Palette	Symbol	Botanical Name	Common Name	Installation Size	QTY	NOTES
STREET TREE (OFF-SITE)	CS	<i>Catalpa speciosa</i>	Northern Catalpa	72-INCH BOX		6" CAL MIN, 7' CT
SPECIMEN CANOPY TREE @ WEST OFFICE ENTRY	CK	<i>Cladastis kentukea</i>	American Yellowwood	72-INCH BOX		6" CAL MIN, 7' CT
ACCENT TREE @ SOUTH CO-WORK ENTRY	NS	<i>Nyssa sylvatica</i>	Tupelo Gum	72-INCH BOX		6" CAL MIN, 7' CT
ACCENT TREE @ NORTH RETAIL	GT	<i>Gleditsia tricanthos 'Shademaster'</i>	Honey Locust	72-INCH BOX		6" CAL MIN, 7' CT

\*NOTE: ALL SPECIES SELECTIONS TO BE CONFIRMED IN CD PHASE  
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES





# Landscape

## Planting Species - Groundcover

SALT LAKE CITY CITY DATA - CG ZONE  
 CITY CODE: CH. 21A.26. 070  
 ZONE AS COMMERCIAL GENERAL (CG)

### GROUNDCOVER



*Galium odoratum*



*Gallardia sp.*



*Mahonia repens*



*Rhus aromatica 'Gro Low'*



*Tanacetum densum*



*Teucrium cassanii*

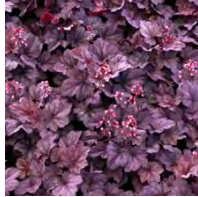
### PERENNIAL ACCENTS



*Salvia 'May Night'*



*Baptisia australis*



*Heuchera 'Grape Soda'*



*Heuchera sp.*



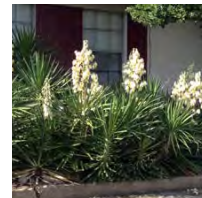
*Penstemon eatonii*



*Gaura lindheimeri*

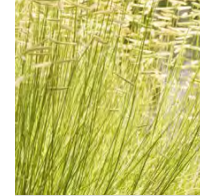


*Hesperaloe parvifolia*



*Yucca filamentosa*

### GRASSES



*Bouteloua 'Blonde Ambition'*



*Schizachyrium scoparium*



*Festuca glauca*



*Festuca arizonica*

### SHRUBS



*Ephedra viridis*



*Paxistima myrsinites*



*Pinus mugo pumilio*

# Landscape Planting Schedule

**SALT LAKE CITY CITY DATA - CG ZONE**  
**CITY CODE: CH. 21A.26. 070**  
 ZONE AS COMMERCIAL GENERAL (CG)

## LEVEL-1 PLANTING (FRONT YARD AND ADDITIONAL LANDSCAPE YARD)

Planter Palettes	Symbol	Botanical Name	Common Name	Installation Size	Spacing
ACCENT		<i>Baptisia australis</i>	Blue False Indigo	5 GAL	36" O.C.
		<i>Bouteloa</i> 'Blonde Ambition'	Sideoats	4" POT	8" O.C.
		<i>Festuca arizonica</i>	Arizona Fescue	1 GAL	8" O.C.
		<i>Festuca glauca</i>	Blue Fescue	1 GAL	8" O.C.
		<i>Guara lindheimeri</i>	Gaura	3 GAL	16" O.C.
		<i>Hesperaloe parvifolia</i>	Red Yucca	15 GAL	36" O.C.
		<i>Paxistima myrsinites</i>	Oregon boxleaf	7 GAL	24" O.C.
		<i>Penstemon eatonii</i>	Firecracker Penstemon	3 GAL	16" O.C.
		<i>Yucca filamentosa</i>	Adam's Needle	15 GAL	48" O.C.
		<i>Gallium ordoatum</i>	Sweet Woodruff	1 GAL	16" O.C.
BASE LAYER		<i>Gallardia sp.</i>	Blanketflower	1 GAL	16" O.C.
		<i>Mahonia repens</i>	Mahonia	3 GAL	24" O.C.
		<i>Rhus aromatica</i> 'Gro Low'	Dwarf Sumac	3 GAL	16" O.C.
		<i>Schizachyrium scoparium</i>	Little Bluestem	3 GAL	24" O.C.
		<i>Tanacetum densum</i>	Partridge Feather	1 GAL	16" O.C.
		<i>Teucrium cossonii</i>	Germander	3 GAL	16" O.C.

## ROOF PLANTING (FOR REFERENCE ONLY)

Planter Palettes	Symbol	Botanical Name	Common Name	Installation Size	Spacing
ACCENT		<i>Baptisia australis</i>	Blue False Indigo	5 GAL	36" O.C.
		<i>Bouteloa</i> 'Blonde Ambition'	Sideoats	4" POT	8" O.C.
		<i>Ephedra viridis</i>	Indian Tea	5 GAL	48" O.C.
		<i>Festuca glauca</i>	Blue Fescue	1 GAL	8" O.C.
		<i>Guara lindheimeri</i>	Gaura	3 GAL	16" O.C.
		<i>Paxistima myrsinites</i>	Oregon boxleaf	7 GAL	24" O.C.
		<i>Penstemon eatonii</i>	Firecracker Penstemon	3 GAL	16" O.C.
		<i>Pinus mugo pumilio</i>	Dwarf Mountain Pine	24" BOX	48" O.C.
		<i>Yucca filamentosa</i>	Adam's Needle	15 GAL	48" O.C.
		<i>Gallium ordoatum</i>	Sweet Woodruff	1 GAL	16" O.C.
BASE LAYER		<i>Gallardia sp.</i>	Blanketflower	1 GAL	16" O.C.
		<i>Heuchera</i> 'Grape Soda'	Coral Bells	3 GAL	24" O.C.
		<i>Heuchera sp.</i>	Coral Bells	3 GAL	24" O.C.
		<i>Rhus aromatica</i> 'Gro Low'	Dwarf Sumac	3 GAL	16" O.C.
		<i>Salvia</i> 'May Night'	Salvia	3 GAL	16" O.C.
		<i>Tanacetum densum</i>	Partridge Feather	1 GAL	16" O.C.
		<i>Teucrium cossonii</i>	Germander	3 GAL	16" O.C.

## PARK STRIP PLANTING

Planter Palettes	Symbol	Botanical Name	Common Name	Installation Size	Spacing
ACCENT		<i>Baptisia australis</i>	Blue False Indigo	5 GAL	36" O.C.
		<i>Guara lindheimeri</i>	Gaura	3 GAL	16" O.C.
		<i>Hesperaloe parvifolia</i>	Red Yucca	15 GAL	36" O.C.
		<i>Paxistima myrsinites</i>	Oregon boxleaf	7 GAL	24" O.C.
		<i>Penstemon eatonii</i>	Firecracker Penstemon	3 GAL	16" O.C.
BASE LAYER		<i>Yucca filamentosa</i>	Adam's Needle	15 GAL	48" O.C.
		<i>Gallium ordoatum</i>	Sweet Woodruff	1 GAL	16" O.C.
		<i>Gallardia sp.</i>	Blanketflower	1 GAL	16" O.C.
		<i>Mahonia repens</i>	Mahonia	3 GAL	24" O.C.
		<i>Rhus aromatica</i> 'Gro Low'	Dwarf Sumac	3 GAL	16" O.C.
		<i>Schizachyrium scoparium</i>	Little Bluestem	3 GAL	24" O.C.
		<i>Tanacetum densum</i>	Partridge Feather	1 GAL	16" O.C.
		<i>Teucrium cossonii</i>	Germander	3 GAL	16" O.C.

# Transformer Screening

**Note:**  
Art will be integrated throughout the project. The design intent for screening the transformers is to turn them into sculptural art pieces by commissioning local artists to paint them. Through this screening method they will blend in with the art found throughout the project.



North Building



South Building



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# 05. Renderings



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SOUTHWEST AERIAL



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Holdings





WEST VIEW FROM 400W



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NORTHWEST VIEW FROM 400W



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N/W VIEW FROM 400W/700S

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NORTH VIEW FROM 700S



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WEST VIEW FROM 400W ENTRY

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EAST VIEW FROM RETAIL PATIO



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Holdings





EAST VIEW FROM RETAIL PATIO



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SOUTH VIEW FROM RETAIL PATIO



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SOUTH VIEW OF MID-BLOCK ALLEY



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# 06. Unit Mix, Floor Plans, Elevations, & Building Sections



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# Unit Mix

## North Building

SF UNIT TYPE	Studio Units							One Bedroom Units														Two Bedroom Units														TOTAL					
	504	513	516	539	539	539	541	A1   30'-8"x30'-6"	A2   26'-7"x30'-6"	A1.1   30'-8"x32'-0"	A3   22'-1"x32'-0"	A2.1   26'-7"x32'-0"	A4   17'-0"x38'1"	A5   21'-8"x30'-6"	A5.1   21'-8"x32'-0"	A6   21'-8"x32'-0"	A7   24'-8"x30'-6"	A8   28'-0"x30'-6"	A7.1   24'-8"x32'-0"	A7.2   24'-8"x32'-0"	A8.1   28'-0"x32'-0"	A9   30'-8"x30'-6"	A9.1   30'-8"x32'-0"	81   26'-4"x30'-6"	81.1   27'-10"x32'-0"	82   22'-6"x49'-4"	83   33'-4"x32'-0"	84   40'-6"x30'-6"	85   34'-4"x34'-6"	86   36'-5"x29'-2"	84.1   40'-9"x32'-0"	87   37'-6"x30'-6"	88   41'-8"x30'-6"	88.1   39'-4"x32'-0"	86.1   37'-11"x32'-6"	87.1   43'-1"x32'-0"	89   36'-8"x36'-5"	Unit Count	NRSF		
Level 07	2			4						1	1	3			3				5	1			1																	26	19,164
Level 06	2			4						1	1	3			3				5	1			1															26	19,164		
Level 05	2			4						1	1	3			3				5	1			1														26	19,164			
Level 04	2			4						1	1	3			3				5	1			1														26	19,096			
Level 03	2	4	1										2			5	1		5	1			1														25	17,399			
Level 02	1					1	2						1			2							1														12	8,929			
<b>Total</b>	<b>11</b>	<b>4</b>	<b>1</b>	<b>16</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0.7%</b>	<b>2.1%</b>	<b>2.8%</b>	<b>2.1%</b>	<b>8.5%</b>	<b>0.7%</b>	<b>1.4%</b>	<b>8.5%</b>	<b>1.4%</b>	<b>3.5%</b>	<b>0.7%</b>	<b>14.2%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>141</b>	<b>93,753</b>			
<b>Unit Mix</b>	<b>7.8%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>11.3%</b>	<b>0.7%</b>	<b>1.4%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>2.1%</b>	<b>2.8%</b>	<b>2.1%</b>	<b>8.5%</b>	<b>0.7%</b>	<b>1.4%</b>	<b>8.5%</b>	<b>1.4%</b>	<b>3.5%</b>	<b>0.7%</b>	<b>14.2%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>665</b>	<b>93,753</b>			
<b>Total Units</b>				<b>36</b>											<b>76</b>																										
<b>Total NRSF</b>				<b>9,731</b>											<b>53,684</b>																										
<b>Avg NRSF</b>				<b>270</b>											<b>706</b>																										
<b>Total percentage</b>				<b>25.5%</b>											<b>53.9%</b>																										
<b>Total</b>	<b>11</b>	<b>4</b>	<b>1</b>	<b>16</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0.7%</b>	<b>2.1%</b>	<b>2.8%</b>	<b>2.1%</b>	<b>8.5%</b>	<b>0.7%</b>	<b>1.4%</b>	<b>8.5%</b>	<b>1.4%</b>	<b>3.5%</b>	<b>0.7%</b>	<b>14.2%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>141</b>	<b>93,753</b>			
<b>Unit Mix</b>	<b>7.8%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>11.3%</b>	<b>0.7%</b>	<b>1.4%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>2.1%</b>	<b>2.8%</b>	<b>2.1%</b>	<b>8.5%</b>	<b>0.7%</b>	<b>1.4%</b>	<b>8.5%</b>	<b>1.4%</b>	<b>3.5%</b>	<b>0.7%</b>	<b>14.2%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.7%</b>	<b>665</b>	<b>93,753</b>			
<b>Total Units</b>				<b>36</b>											<b>76</b>																										
<b>Total NRSF</b>				<b>9,731</b>											<b>53,684</b>																										
<b>Avg NRSF</b>				<b>270</b>											<b>706</b>																										
<b>Total percentage</b>				<b>25.5%</b>											<b>53.9%</b>																										



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# Floor plan

## Level 1

### North Building:

Retail: 7,000 SF  
 Amenity: 5,097 SF  
 Total Building Unit Count: 141 Units

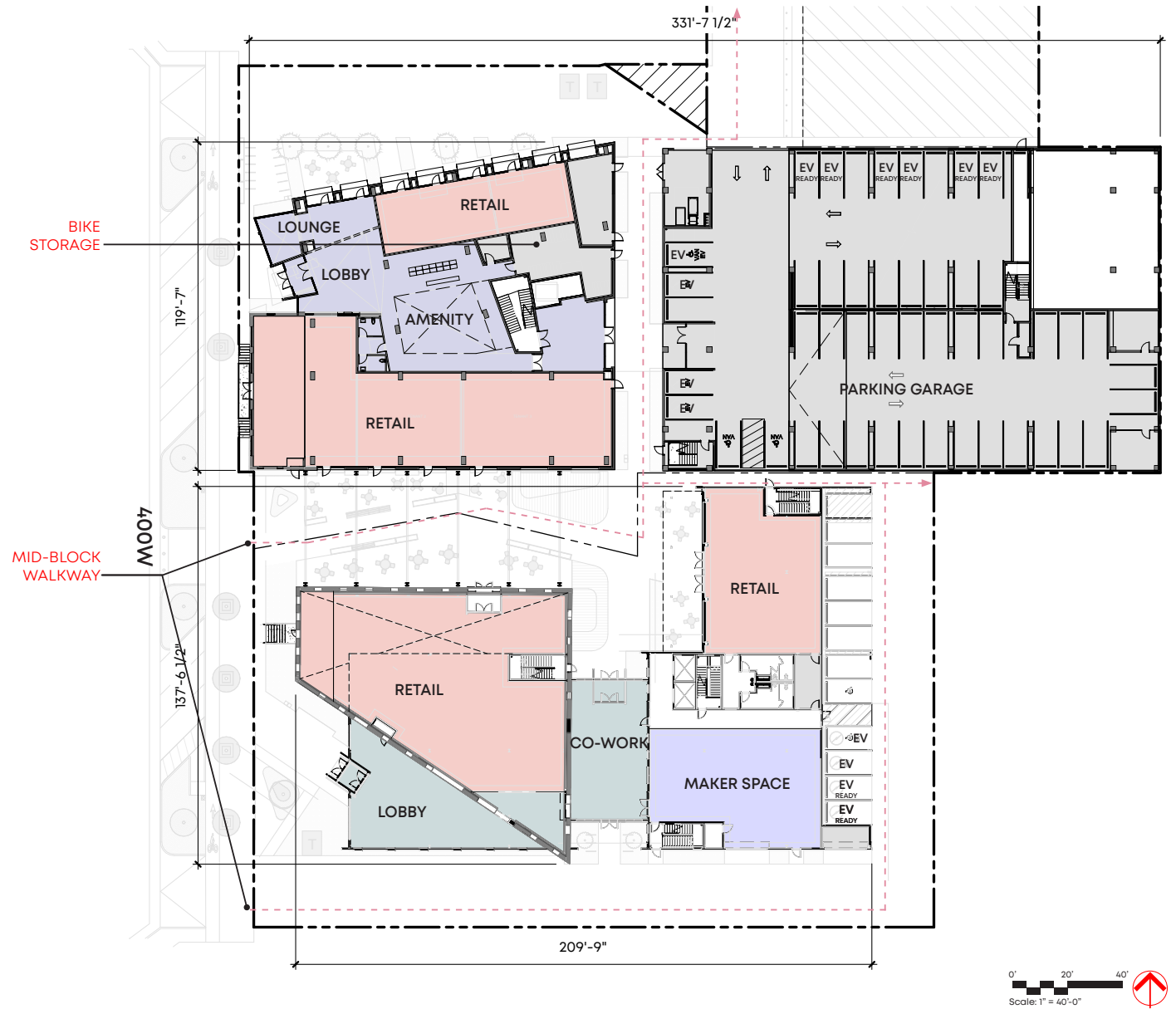
### South Building:

Retail: 8,500 SF  
 Office: 8,500 SF

### Parking:

Garage: 58 Spaces (4 EV | 6 EV Ready)  
 Tuck-Under: 12 Spaces (2 EV | 2 EV Ready)

KEY PLAN	LEGEND
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> STUDIO
	<span style="display:inline-block; width:15px; height:15px; background-color:#fff2cc;"></span> 1 BEDROOM
	<span style="display:inline-block; width:15px; height:15px; background-color:#fce4d6;"></span> 2 BEDROOM
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> AMENITY
	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> RETAIL
	<span style="display:inline-block; width:15px; height:15px; background-color:#cfe2f3;"></span> OFFICE
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> MAKER SPACE



# Floor plan

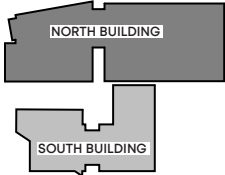







## Level 1.5

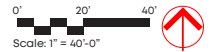
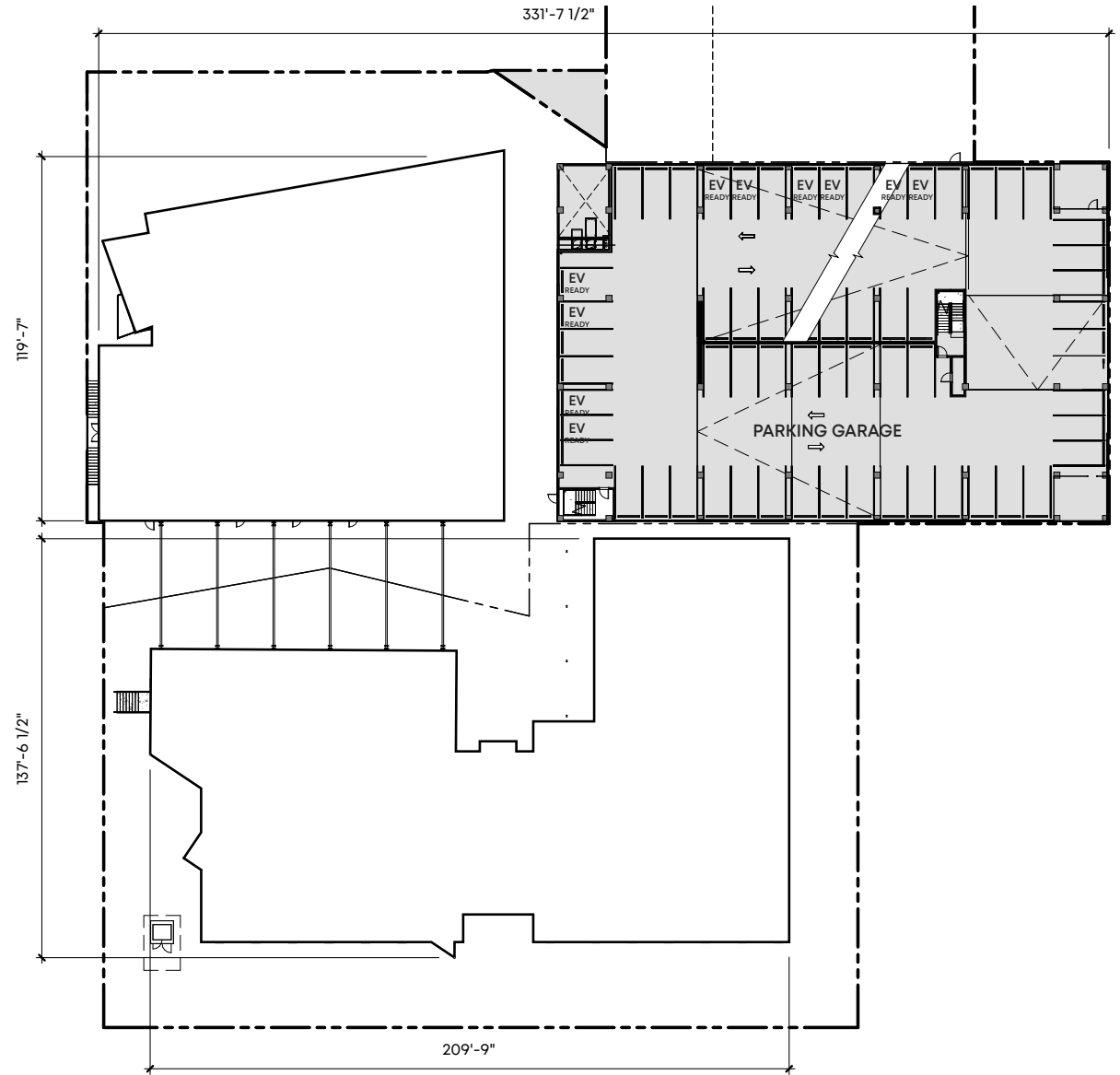
### Note:

Intermediate garage level in-between level 1 & 2

### Parking:

Garage: 62 Spaces (10 EV Ready)

KEY PLAN	LEGEND
 <p>NORTH BUILDING</p> <p>SOUTH BUILDING</p>	 STUDIO
	 1 BEDROOM
	 2 BEDROOM
	 AMENITY
	 RETAIL
	 OFFICE
	 MAKER SPACE



Pickle & Hide

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# Floor plan

## Level 2

### North Building:

Amenity:	600 SF
Studio Units:	1 Unit
1 Bedroom Units:	8 Units
2 Bedroom Units:	3 Units

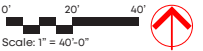
### South Building:

Office: 12,475 SF

### Parking:

Garage: 44 Spaces

KEY PLAN	LEGEND
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	<span style="display:inline-block; width:15px; height:15px; background-color:#fce4d6; border:1px solid black;"></span> 2 BEDROOM
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span> AMENITY
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Holdings

# Floor plan

## Level 3

### North Building:

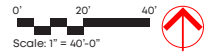
Amenity:	800 SF
Studio Units:	7 Units
1 Bedroom Units:	13 Units
2 Bedroom Units:	5 Units

### South Building:

Office:	14,230 SF
---------	-----------



KEY PLAN	LEGEND
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	<span style="display:inline-block; width:15px; height:15px; background-color:#fce4d6;"></span> 2 BEDROOM
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> AMENITY
	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> RETAIL
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> OFFICE
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> MAKER SPACE



# Floor plan

## Level 4-7

### North Building:

Studio Units: 6 Units (7 Units on L4)  
 1 Bedroom Units: 15 Units (14 Units on L4)  
 2 Bedroom Units: 5 Units

### South Building:

Office: 8,681 SF

### Note:

North Building is 7 stories total and South Building is 4 stories total. Typical floor plan (Levels 4-7) shown for North Building and Level 4 floor plan shown for South Building.

KEY PLAN	LEGEND
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	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> AMENITY
	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> RETAIL
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> OFFICE
	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> MAKER SPACE





# Elevation

## West (400W Frontage)



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# Elevation North



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# Elevation South



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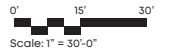


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# Elevation East



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# Elevation

## South (Hide Multifamily)



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# Elevation North (Pickle Office)



0' 15' 30'  
Scale: 1" = 30'-0"



Pickle & Hide

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# Building Section

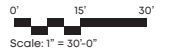
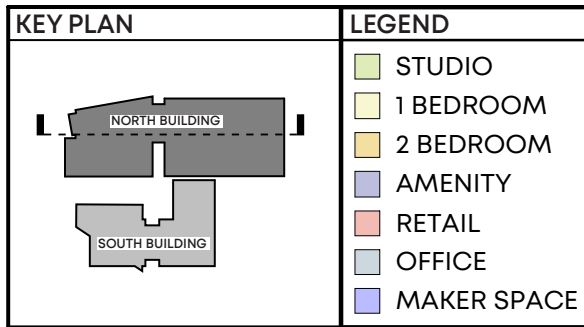
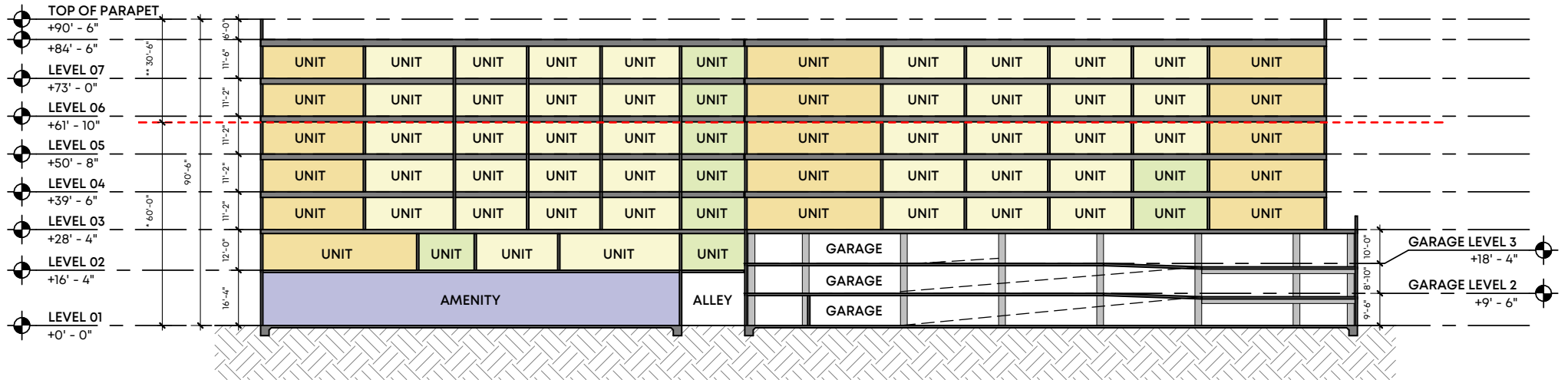
## North Building

**Note\*:**

10% additional landscape required for increased building height of 60'-0" (Indicated by red dashed line in building section)  
 Calculations: 2 floors above 60' | 22,287 SF/Floor x 2 = 44,574 SF Total | 10% = 4,458 SF additional landscape required

**Note\*\*:**

Overall building height exceeds additional maximum 30'-0" by 0'-6" to aid in screening mechanical equipment on roof.



# Building Section

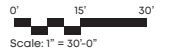
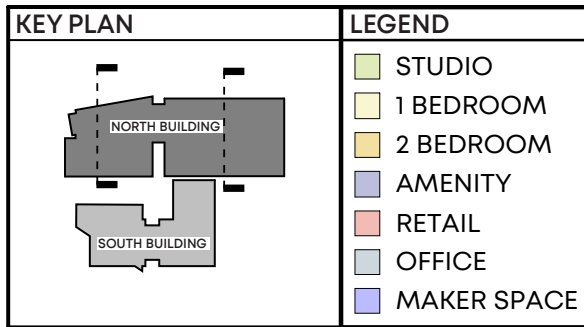
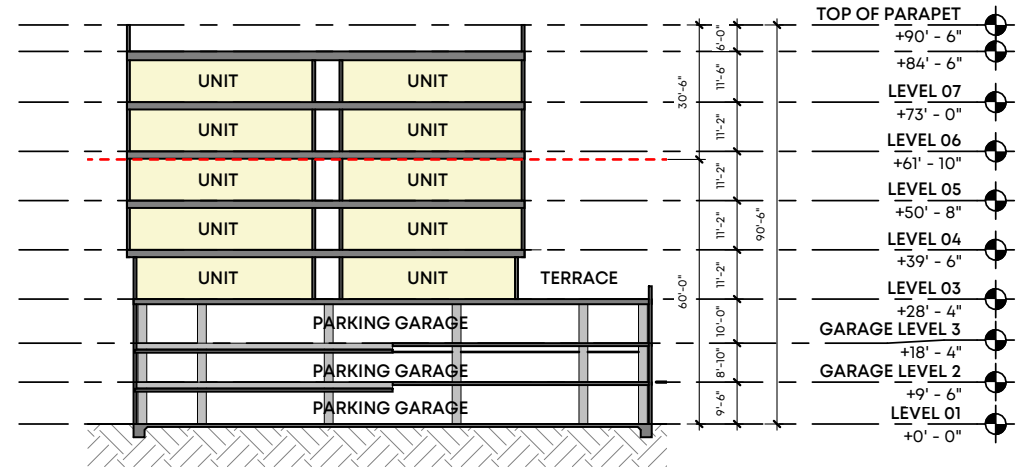
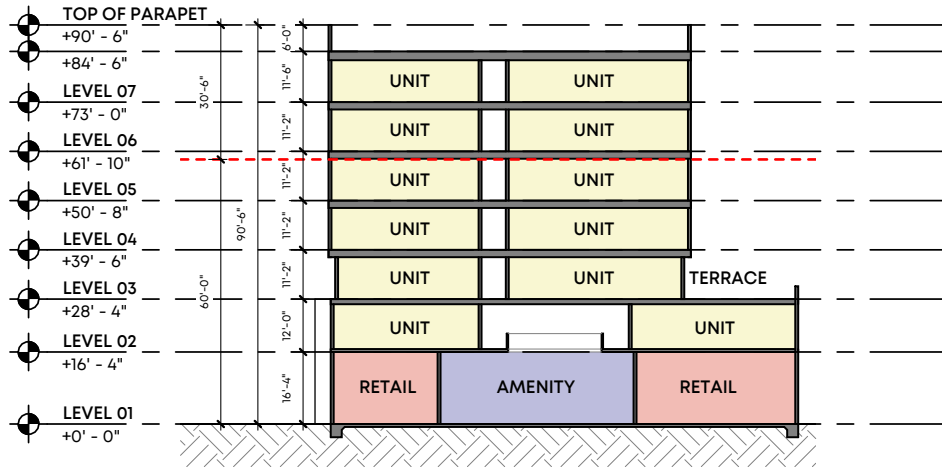
## North Building

**Note\*:**

10% additional landscape required for increased building height of 60'-0" (Indicated by red dashed line in building section)  
 Calculations: 2 floors above 60' | 22,287 SF/Floor x 2 = 44,574 SF Total | 10% = 4,458 SF additional landscape required

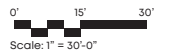
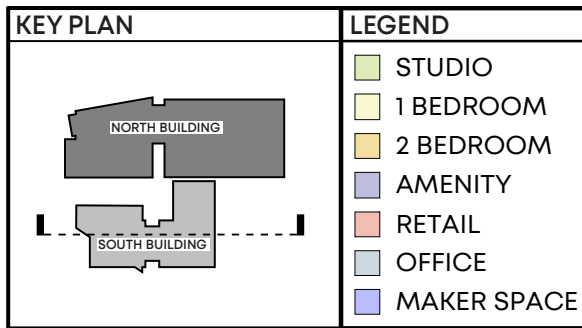
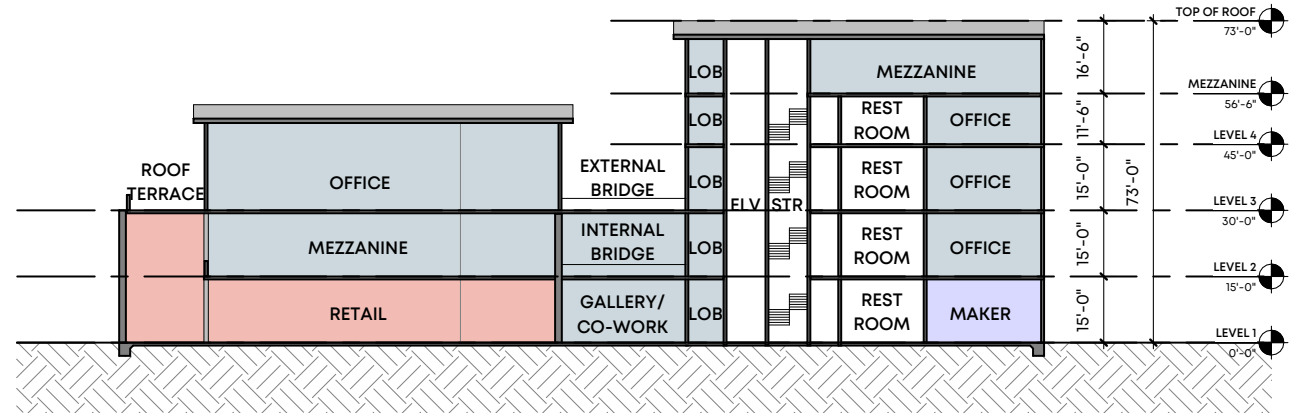
**Note\*\*:**

Overall building height exceeds additional maximum 30'-0" by 0'-6" to aid in screening mechanical equipment on roof.



# Building Section

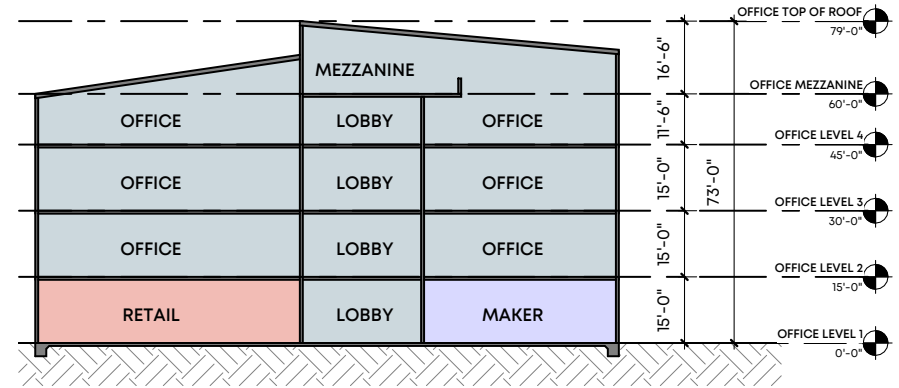
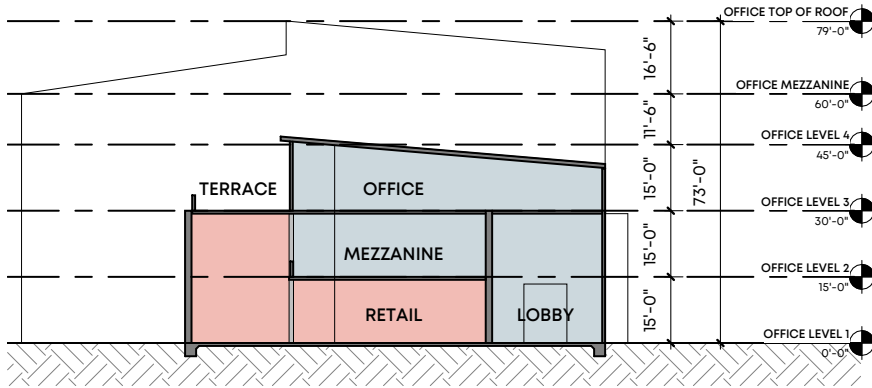
## South Building



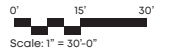


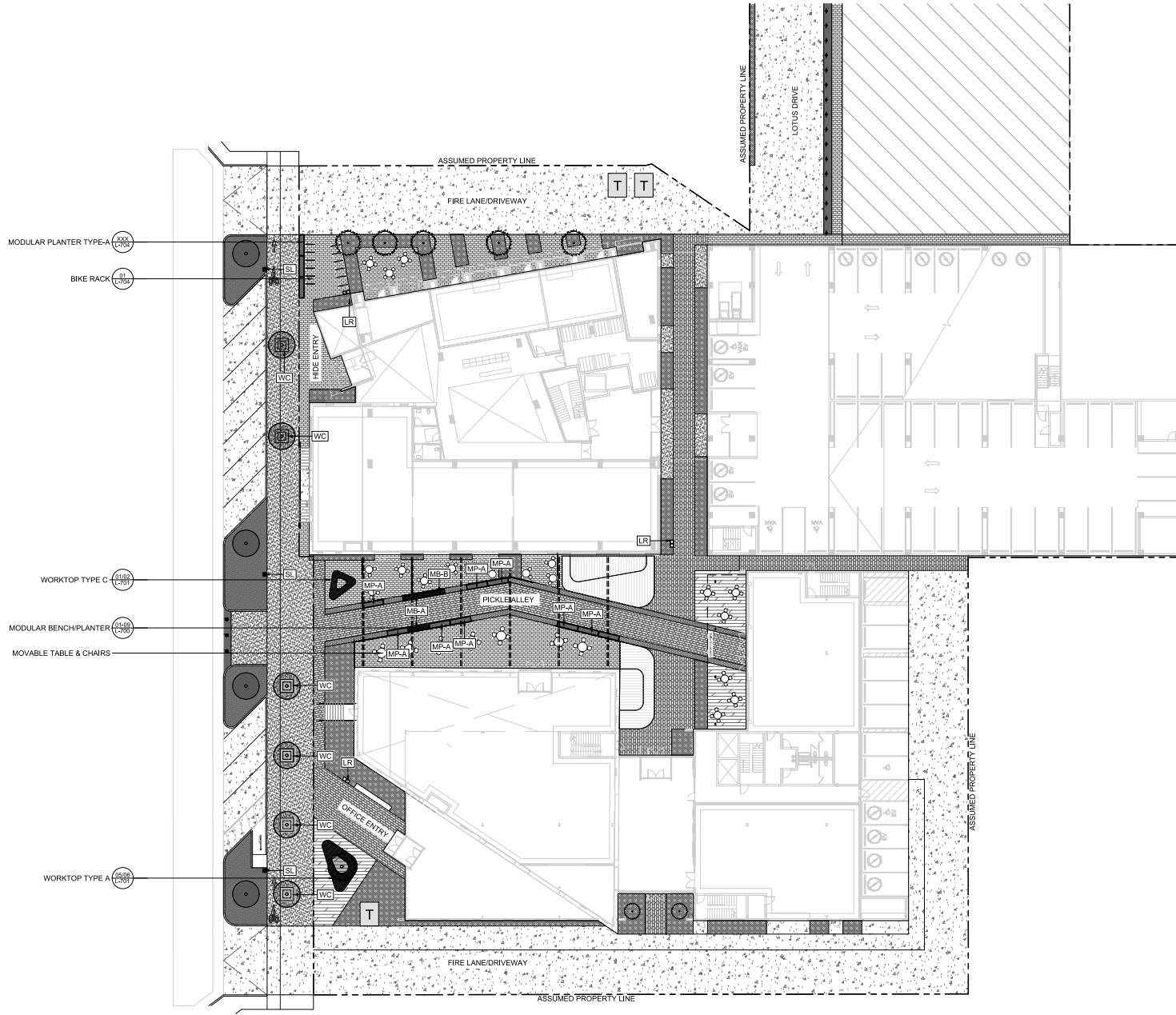
# Building Section

## South Building



KEY PLAN	LEGEND
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	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></div> <span>1 BEDROOM</span> </div>
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></div> <span>2 BEDROOM</span> </div>
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #d9e1f2; border: 1px solid black; margin-right: 5px;"></div> <span>AMENITY</span> </div>
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></div> <span>RETAIL</span> </div>
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></div> <span>OFFICE</span> </div>
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #d9e1f2; border: 1px solid black; margin-right: 5px;"></div> <span>MAKER SPACE</span> </div>





**LEVEL 01 PLAN LEGEND**

SYMB	KEY	DESCRIPTION	DETAIL	QTY
---		CONTROL JOINT	---	---
---		CONCRETE CURB	---	---
	CIP-1	C.I.P. CONCRETE PAVING TYPE 1 - VEHICULAR	1L-500	---
	CIP-2	C.I.P. CONCRETE PAVING TYPE 2 - PEDESTRIAN	---	---
	DW	DETECTABLE WARNING PAVER	6L-500	---
	RBB	ROUGH BRICK PAVING	4L-500	---
	RB	RED BRICK PAVING	4L-500	---
	TB	TAN BRICK PAVING	3L-500	---
	SP	STONE PAVING	2L-500	---
---	MR	METAL PIPE RAIL	---	---
---		TRELLIS STRUCTURE ABOVE	---	---
●	BL-A	BOLLARDS-TYPE A - REMOVABLE	---	---
●	BL-B	BOLLARDS-TYPE B - FIXED	---	---
■	SL	STREET LIGHT	---	3EA
	WC	WUNDERCOVER	---	6EA
---	BR	BIKE RACK	1L-704	---
		MOVABLE TABLES & CHAIRS	---	---
	MP-A	MODULAR PLANTER TYPE-A (18" TALL)	L-700	11EA
	MB-A	MODULAR BENCH TYPE-A	L-700	2EA
	MB-B	MODULAR BENCH TYPE-B	L-700	1EA
---		PROPERTY LINE	---	---
		EXISTING AREA TO REMAIN	---	---
	LR	LITTER RECEPTACLES	5L704	---

\*NOTE ALL FURNISHING & MATERIAL SCHEDULE TO BE CONFIRMED IN CD PHASE



150 Turtle Creek Blvd,  
Suite 104D  
Dallas, TX 75207  
214.389.3816



386 W 500 S Suite 100  
Salt Lake City, UT 84101



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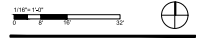
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Project Name:  
**Pickle & Hide**

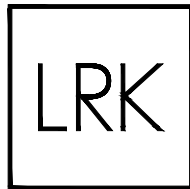
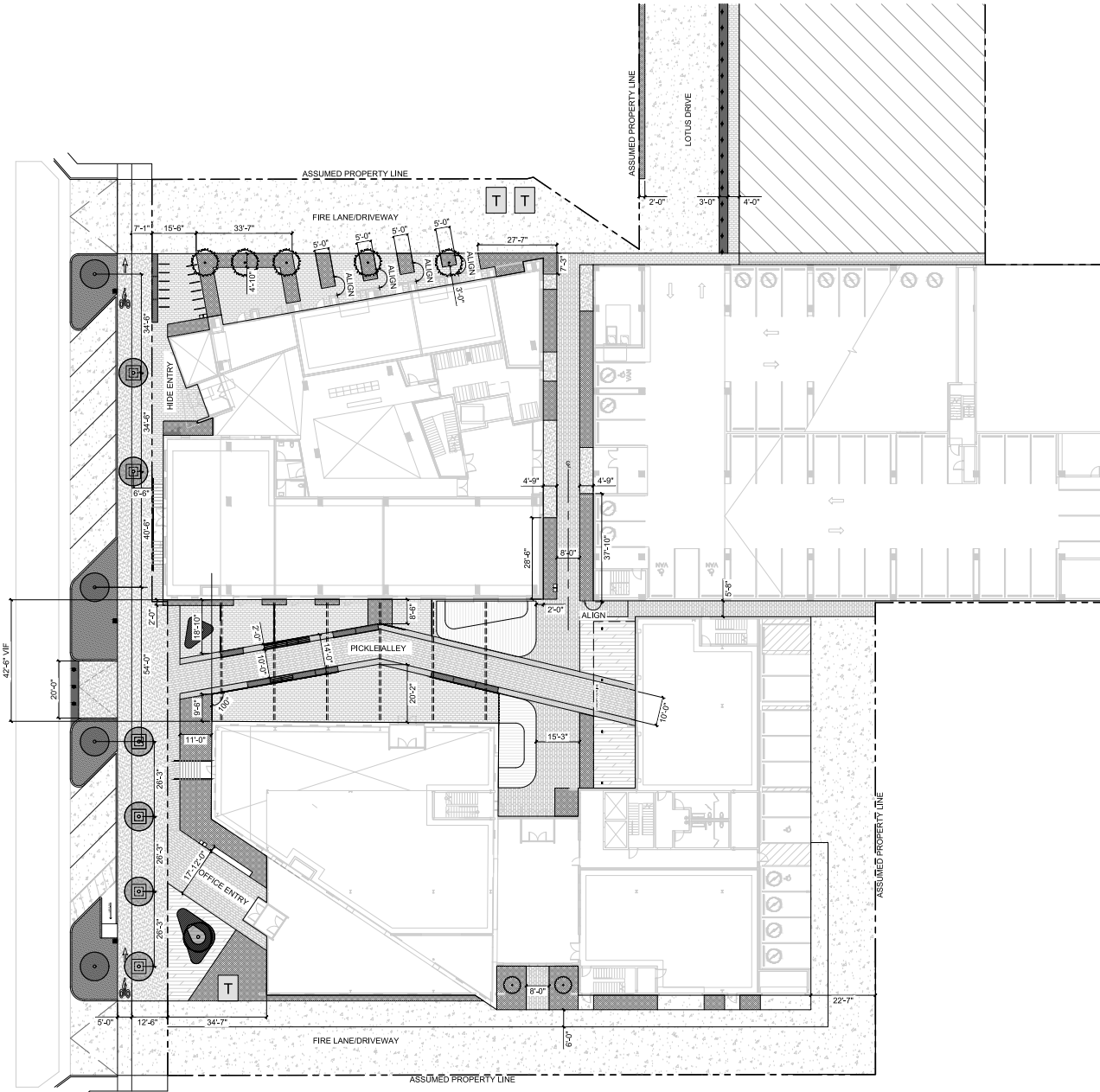
741 400 W  
Salt Lake City, UT 84101

Drawing Name:  
**LEVEL 01 PLAN**



Drawn By: YD, AF, SRB  
Checked By: RK

**L-101-1**



150 Turtle Creek Blvd,  
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Dallas, TX 75207  
214.389.3816

Client:



386 W 500 S Suite 100  
Salt Lake City, UT 84101

ARCHITECT: **JAMES CORNER FIELD CREATIONS**  
101 First Street, 3rd Floor, San Francisco, CA 94111

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LRK Project Number: 06.21018.00

Project Name:  
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761 400 W  
Salt Lake City, UT 84101

Drawing Name:

**LEVEL 01 SETOUT PLAN**



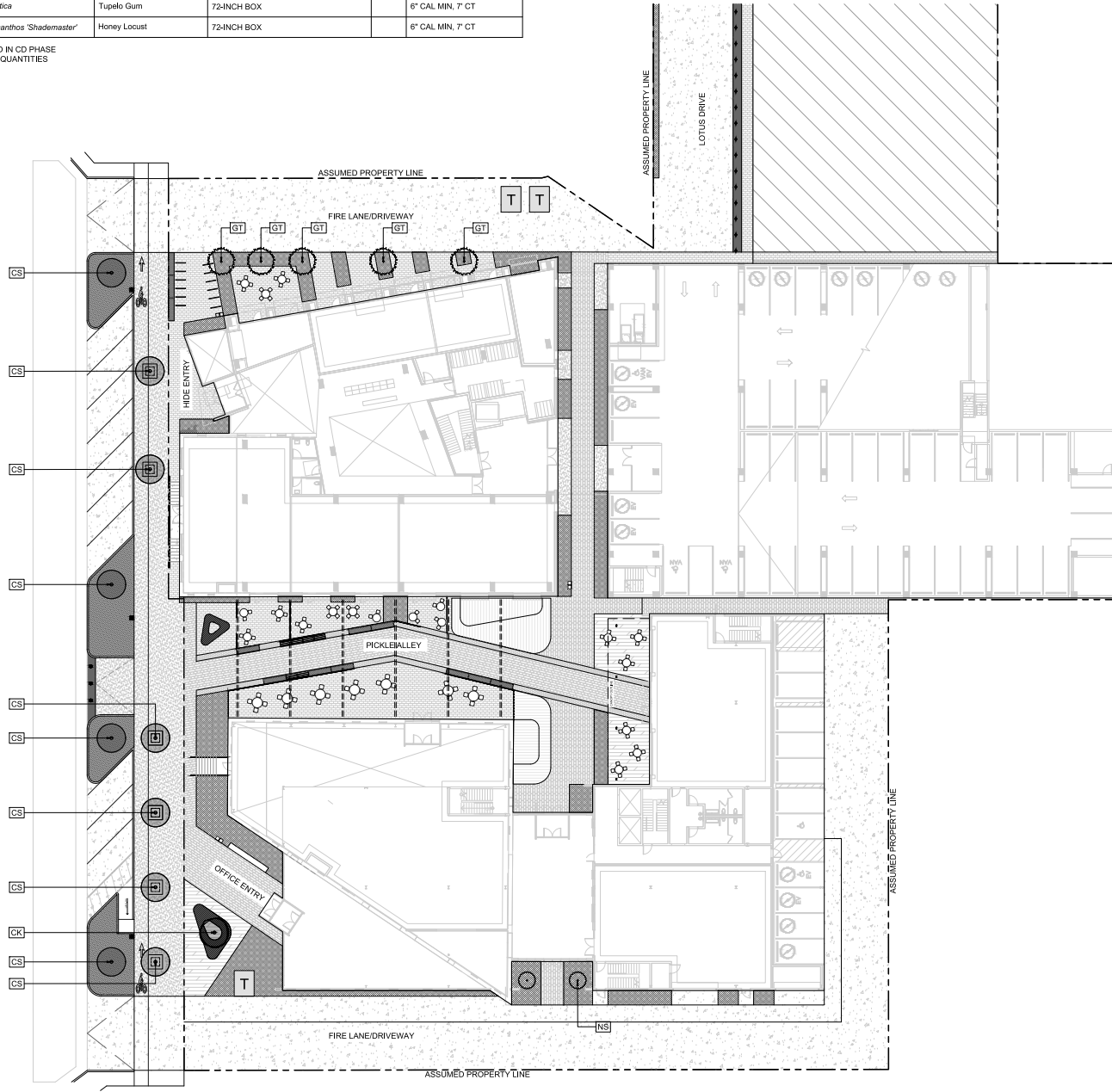
Drawn By: YD; AF; SRB

Checked By: RK

L-110

Tree Planting Palette	Symbol	Botanical Name	Common Name	Installation Size	QTY	NOTES
STREET TREE (OFF-SITE)	CS	<i>Catalpa speciosa</i>	Northern Catalpa	72-INCH BOX		6" CAL MIN, 7' CT
SPECIMEN CANOPY TREE @ WEST OFFICE ENTRY	CK	<i>Cladastris kentukea</i>	American Yellowwood	72-INCH BOX		6" CAL MIN, 7' CT
ACCENT TREE @ SOUTH CO-WORK ENTRY	NS	<i>Nyssa sylvatica</i>	Tupelo Gum	72-INCH BOX		6" CAL MIN, 7' CT
ACCENT TREE @ NORTH RETAIL	GT	<i>Gleditsia tricanthos 'Shademaster'</i>	Honey Locust	72-INCH BOX		6" CAL MIN, 7' CT

\*NOTE: ALL SPECIES SELECTIONS TO BE CONFIRMED IN CD PHASE  
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES



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ARCHITECT: **JAMES CORNER FIELD CREATIONS**  
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Project Name:  
**Pickle & Hide**

761 400 W  
Salt Lake City, UT 84101

Drawing Name:  
**LEVEL 01 TREE PLAN**

Drawn By: YD, AF, SRB

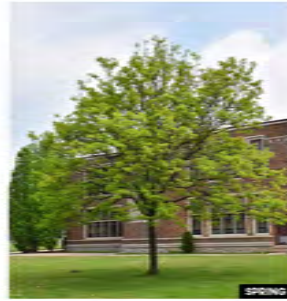
Checked By: RK

L-180





SPRING



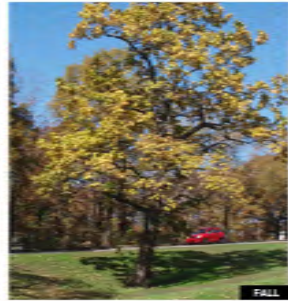
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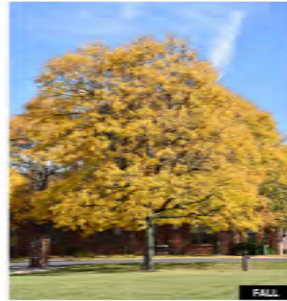
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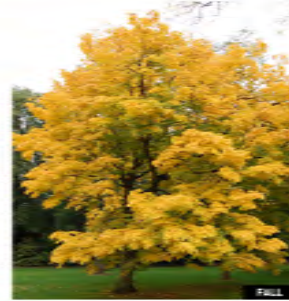
SPRING



FALL



FALL



FALL



FALL

*Quercus agrifolia*

*Quercus bicolor* Shademaster

*Quercus laevis*

*Quercus sp.*

**GROUNDCOVER**



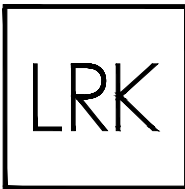
**PERENNIAL ACCENTS**



**GRASSES**



**SHRUBS**



150 Turtle Creek Blvd,  
Suite 104D  
Dallas, TX 75207  
214.389.3816

Client:



386 W 500 S Suite 100  
Salt Lake City, UT 84101

landscape architect



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LRK Project Number: 06.21018.00

Project Name:  
**Pickle & Hide**

761 400 W  
Salt Lake City, UT 84101

Drawing Name:  
**LEVEL 01 TREE SCHEDULE**

Drawn By: YD, AF, SRB

Checked By: RK









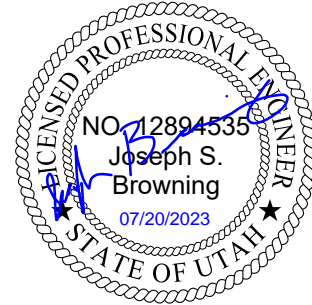


# **ATTACHMENT D: Parking Study**

---

## MEMORANDUM

Date: July 20, 2023  
To: Salt Lake City  
From: Hales Engineering



**Subject: Salt Lake City Pickle & Hide Parking Study**

UT23-2539

### Introduction

This memorandum discusses the parking study completed for the proposed Pickle & Hide development located in Salt Lake City, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). The proposed development is located on the east side of 400 West between 700 South and 800 South in Salt Lake City, Utah. A vicinity map of the project site is shown in Figure 1.



**Figure 1: Site vicinity map of the project in Salt Lake City, Utah**

## Project Description

The development consists of residential apartment units, office, and retail. A supply of 168 stalls is currently planned for the project, including 18 additional EV-ready stalls beyond what is required by code. A site plan is provided in Appendix A. The proposed land use for the development has been identified in Table 1.

**Table 1: Project Land Uses**

Land Use	Intensity
Apartments	141 Units
Office	46,486 sq. ft.
Retail	15,500 sq. ft.

## City Parking Code

The Salt Lake City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 2. The calculations for the parking required by the City are shown in Table 3. As shown, it is anticipated that the City would require 319 stalls for the proposed development.

**Table 2: City Parking Rates**

Land Use	Unit Type	Rate (stalls per unit)
Apartments, Studio	Dwelling Unit	1.00
Apartments, 1-Bedroom	Dwelling Unit	1.00
Apartments, 2-Bedroom	Dwelling Unit	1.25
Office	1,000 sq. ft.	3.00
Retail	1,000 sq. ft.	2.00

Source: Salt Lake City code, 2023



**Table 3: City Parking Calculations**

City Parking Calculations Salt Lake City - Pickle & Hide PS				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Apartments, Studio	36	DU	1.00	36
Apartments, 1-Bedroom	76	DU	1.00	76
Apartments, 2-Bedroom	29	DU	1.25	36
Office	46.5	KSF	3.00	140
Retail	15.5	KSF	2.00	31
<b>TOTAL</b>				<b>319</b>
<i>Source: Salt Lake City code, 2023.</i>				

### City Shared Parking Analysis

The mixed-use nature of the site means that peak parking demand for the different uses will occur at different times of the day. Time-of-day reductions were calculated separately using methodology outlined in Salt Lake City code and based on percentages outlined in the Institute of Transportation Engineers' (ITE) *Parking Generation*.

The Salt Lake City shared parking calculations are outlined below:

*Sum of two largest minimum parking requirements:*

148 (multi-family) + 140 (office) = 288

*Reduction factor (multi-family residential, other non-residential): 1.3*

288 / 1.3 = 222

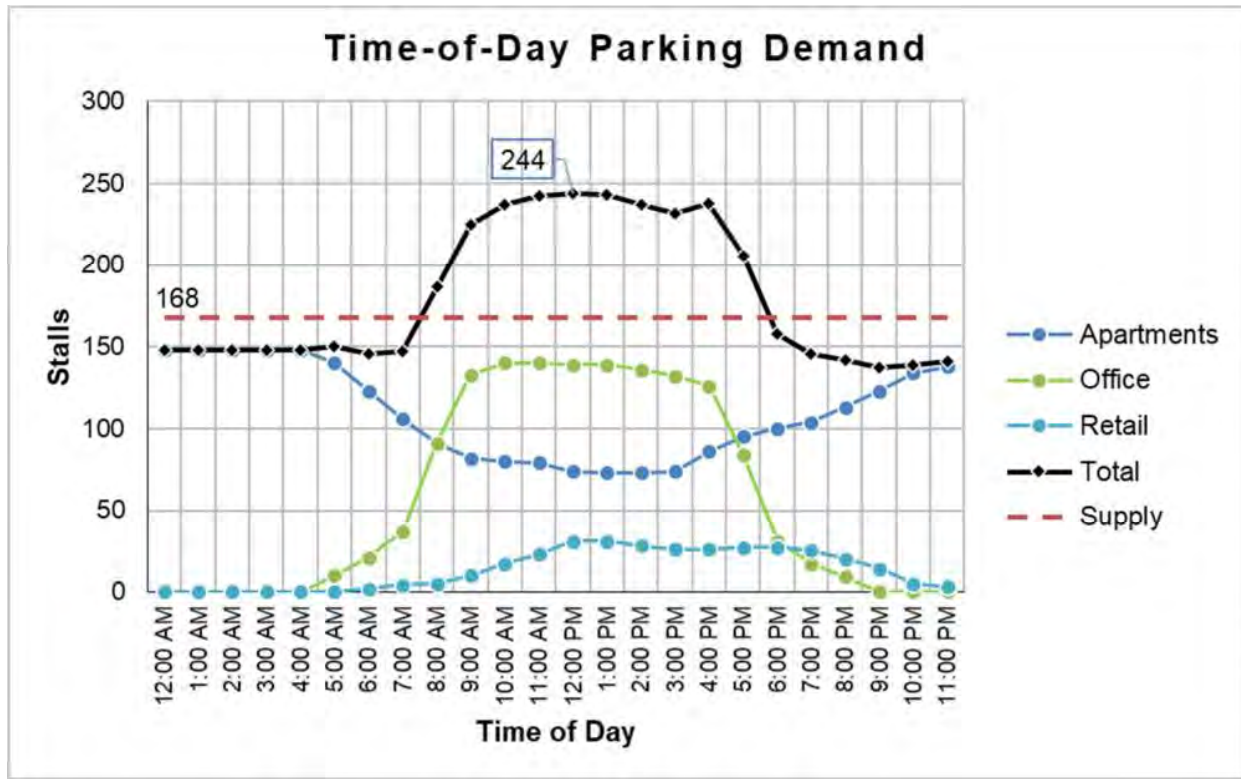
*Add remaining minimums:*

222 (multi-family & office) + 31 (retail) = **253 stalls**

Based on City shared parking calculations, it is anticipated that 253 stalls would be required for the proposed development.

### ITE Shared Parking Analysis

ITE publishes percentages of peak parking demand for different uses for various times of the day. These reductions were performed on both the unreduced Salt Lake City parking requirements and the 85<sup>th</sup> percentile ITE rates, adjusted for supply. Graphs showing the time-of day reductions are shown in Figure 2 based on City minimums.



**Figure 2: Time-of-day reduction**

Based on these time-of-day reductions, 244 stalls would be required based on City minimums. Peak demand is primarily driven by the non-residential uses.

### Transportation Demand Management

To reduce demand for parking, some strategies could be considered to manage transportation to and from the site. Specific transportation demand management (TDM) measures proposed by the Project Sponsor include:

- Permanently sheltered, covered, or secure facilities for bicycle parking
  - The proposed project is anticipated to contain 66 Class 1 secured spaces in a resident-only bike room.
  - Twelve (12) Class 1 spaces are also planned in secured bike rooms on each garage level for transient visitors
  - Twelve (12) Class 2 racks (with a 24-bike capacity) are planned at the northwest corner of the property.
- Bicycle Repair Services
  - A bike repair area will be included in the resident-only bike room
- Designating a portion of the units as affordable housing.
  - The proposed development has designated 20% of units at 80% of average median income (AMI).

- Unbundled parking:
  - Tenants will be provided the option of renting or buying a parking space, at an additional cost, independently of a residential unit or nonresidential space, which will likely reduce parking demand
- Multimodal Wayfinding Signage
  - The proposed development would include wayfinding signage that orients users to transit
- Delivery Supported Amenities
  - The project will incorporate package lockers and staffed reception that includes management and distribution of deliveries.
- Proximity to a bus line.
  - Route 9 passes by the project site on 800 South with a stop approximately 0.2 miles (measured in a straight line) from the project site. This route travels from Redwood Road to the University of Utah and has 15-minute headways on weekdays and Saturdays.
- Proximity to a fixed transit stop.
  - The site is located approximately 0.3 miles (measured in a straight line) from the 900 South / 200 West TRAX light rail station. Though this is not within the standard 0.25-mile walking distance, it is anticipated that some site users will still use transit.
  - UTA has also proposed a future TRAX line along 400 West, which includes a stop directly in front of the Project Site and would provide excellent transit access to the site. Based on Salt Lake City code, the presence of a new TRAX line on 400 West would reduce the parking required by 25% in the future if it were installed.

Additional TDM measures being studied by the Project Sponsor include:

- Participation or investment in an approved motor vehicle sharing program.
- Participation in, investment in, or sponsorship of a bicycle sharing program.
- Dedicating some parking stalls for employees participating on a carpool or vanpool program, located as close as possible to the main entrance.

While the exact parking demand reduction caused by these strategies individually is unknown due to limited research on the subject, a study on TDM strategies has shown that parking demand can be reduced by approximately 20% if multiple strategies are implemented, (*TDM Success Stories*, Victoria Transport Policy Institute, 2023). Based on this analysis, implementing the strategies listed above would result in a 20% reduction in parking demand, bringing the required parking from 244 stalls down to 196 stalls.

### **Off-Site Parking**

According to Salt Lake City code, Off-Site parking can be counted toward the off-street parking requirements if the off-site parking is within 600 feet of the property boundary (in a straight line).

*On-street Parking Provided by Project:*

Ten angled on-street stalls are planned along 400 West directly in front of the Project Site, which are anticipated to be primarily used by the Project. This will likely serve to alleviate the on-site parking demand.

*Industry Neighborhood Parking Structure*

The Industry Neighborhood Parking Garage is planned to allow up to approximately 300 stalls for public district parking out of the 926 total stalls in the structure. Since the property boundary is located approximately 550 feet from the Industry parking garage, it is anticipated that these stalls could be used for the parking requirement. This parking structure is intended to allow smaller project sites to preserve existing industrial structures. This directly relates to the Pickle & Hide project, which is proposing to preserve two existing buildings – the Bissinger & Co. Hide and the Utah Pickle Co. buildings.

**Comparison and Recommendation**

A comparison of the proposed supply, the City’s parking requirement, and the recommended supply based on the ITE Parking Generation rates is shown in Table 4. Based on the provided information, Hales Engineering recommends that 196 stalls be provided for the project. At least 28 stalls will need to be provided off-site for this project during the middle of the day when office demand peaks. These stalls can come from the district parking in the Industry parking garage or the proposed 10 angled stalls on 400 West. It is anticipated that the on-site parking will be sufficient for the residential component alone before and after the peak times for office and retail land uses.

**Table 4: Parking Comparison**

Source	# of Stalls
Proposed Site Plan	168
City Requirement	319
City Requirement - City Reduction	253
City Requirement - ITE Reduction	244
City Requirement - ITE Reduction - TDM Reduction	196



## Conclusions

The key findings of this study are as follows:

- The development consists of apartments, office, and retail space.
  - A supply of 168 stalls is planned for the project.
- Based on City rates, it is anticipated that 319 stalls would be required for the proposed development.
- If shared-use reductions are made using City methodology, it is anticipated that 253 stalls would be required.
- If shared parking demand reductions are made using ITE time-of-day rates, 244 stalls would be required.
- If further reductions are made from transportation demand management studies, 196 stalls would be required.
- Based on this information, it is recommended that a total of 196 stalls be provided for the project through a combination of the following:
  - 168 stalls provided on-site,
  - 10 on-street stalls directly in front of the site
  - Anticipated use of 18 of approximately 300 public stalls during peak hours in the Industry Neighborhood Parking Structure, located less than 600 feet from the project site.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

# APPENDIX A

## Site Plan

# Architectural Site Plan

## Parking:

CG General Requirements, 21A.44.030)	Required	Proposed
Residential:		
Studio (36 x 1/Unit) = 36 Spaces	*149	*168
1BR (76 x 1.25/Unit) = 95 Spaces		
2BR (29 x 1.5/Unit) = 44 Spaces		
Non-Residential:		
*171		*168
*254		*168
Total (*See calculations below)		

## Loading:

Residential: 1 Short Space per 200,000 sq ft	1 Short	1 Short
Retail: 1 Short Space for 25,000-40,000 sq ft	0	0
<b>Total</b>	<b>1 Short</b>	<b>1 Short</b>

## Bike Parking:

Residential: 5% of Vehicular Parking Spaces	8	15
Commercial: 5% of Vehicular Parking Spaces	8	15
<b>Total</b>	<b>14</b>	<b>30</b>

**Use 1: Office**  
3 per 1,000 sq. ft. x (46,486 sq. ft.) = 140 parking spaces

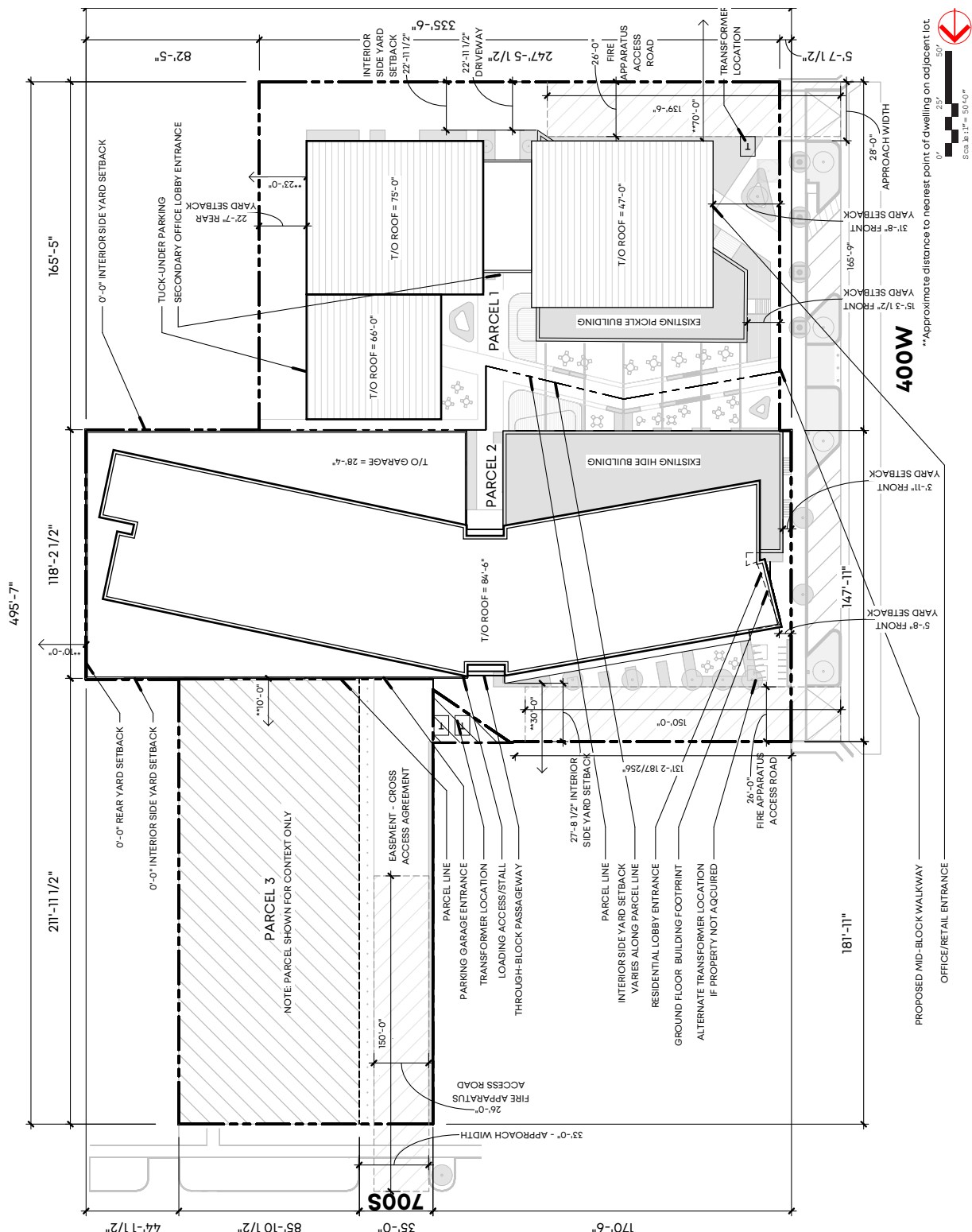
**Use 2: Retail**  
2 per 1,000 sq. ft. x (15,500 sq. ft.) = 31 parking spaces

**Use 3: Multi-Family Residential**  
1 per Studio unit x (36 studio units) = 36 parking spaces  
1.25 per 1 bedroom unit x (76 1 bedroom units) = 76 parking spaces  
1.5 per 2 bedroom units x (29 2 bedroom units) = 36 parking spaces  
36+95+44 = 149 parking spaces

**Sum of two largest minimum parking requirements:**  
140 (office)+ 149 (multi-family) = 289 parking spaces

**Reduction Factor (two largest minimums):**  
289 + 1.3 reduction factor = 223 parking spaces

**Add Remaining Minimum(s):**  
223 (office + multi-family) + 31 (retail) = 254 parking spaces required



Scale: 1/4" = 50'-0"  
 \*\*Approximate distance to nearest point of dwelling on adjacent lot



Pickle & Hide

Salt Lake City, UT | 06.210.18.00 | 05.26.23  
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# **ATTACHMENT E: Property & Vicinity Photos**





*Historic Pickle & Hide structures & the front of the new development on 400 W*



*Train tracks on 400 W & the location of a future TRAX station stop*



*Properties across from the subject property on 400 W*



*New development on the corner of 400 W 700 S*





*Lot 3 of the project area on 700 S*



*Vehicular access to the development from 700 S*



*Adjacent property to the west & fencing leading to the vehicular access*



*Corner property to the west*

# ATTACHMENT F: Planned Development Standards

**21A.55.050: Standards for Planned Developments:** The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

**A. Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

**Planned Development Purpose Statement:** A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

**Discussion:**

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

The proposal for reduced setbacks and additional building height allows the development to be placed against the sidewalk, creating a transparent and active ground floor experience. The reduction in building setbacks results in a reduction in landscape yard area, which is being mitigated by providing widened park strips, rooftop landscaping and amenities, and midblock walkways through the development.

The development proposal meets the Historic Preservation, Housing, Mobility, and General Plan Implementation objectives. The proposal supports the Planned Development purpose, which is to encourage efficient use of land and innovative development. The proposal provides an overall benefit to the community by providing affordable housing and a public midblock walkway.

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

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

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

**Discussion:** The project does not meet this objective.

**Finding:**  **Objective Satisfied**  **Objective Not Satisfied**

**B. Historic Preservation:**

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

**Discussion:** The project is not located in a historic district or listed as a landmark site, but both of the existing structures on the site are being retained and incorporated within the development. Built in 1893, the Utah Pickle Co. Building was one of the first industrial buildings in the Granary District. The developer's proposal for adaptive reuse allows for it to remain as part of the overall neighborhood fabric and character.

The Bissinger and Co. Hides Building was constructed in 1919 and contributed to the neighborhood's original industrial era. The business sold hide, wool, furs and tallows. Both buildings sustained fire damage in 1961 and the Bessinger and Co. business shut down soon after. While the original structure is being preserved, the 1970s and 1980s additions were demolished.

**Finding:**  **Objective Satisfied**  **Objective Not Satisfied**



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

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

**Discussion:** The applicant has stated that affordable housing is a key component of their development, and they will provide 20% of the units at 80% AMI. The project is not receiving federal tax credits, but the applicant stated the units will be rent and income restricted, aligned with HUD requirements. Because the affordable units are not a requirement of the Planned Development process and only one objective must be met, the City does not have formal documentation, such as a recorded restrictive covenant on the property, to ensure the units are provided at the above rate.

The project does still meet the Housing objective by providing different housing choices than what is currently available. The Granary District does not have a large housing stock, which this project will help provide with unit types ranging from studios to two-bedrooms. The affordable units will be either studios or one-bedrooms.

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

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

**Discussion:** The proposal includes a 42' wide midblock connection from 400 West, eastward. A second north-south connection will eventually lead to 700 South once the property to the north redevelops. The property is owned by the same entity but is not part of the development proposal. The midblock walkways are required per the Downtown Plan and a public access easement will be recorded on the property to ensure access.

**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 proposal does not meet this objective. Only one Planned Development objective must be fulfilled.

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

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

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

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

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

**Finding:**  Objective Satisfied       Objective Not Satisfied

**B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.**

**Discussion:**

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

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

**Condition(s):**

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

**C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to**

achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

**Discussion:**

The Granary District is transitioning from less intense warehouse uses to residential and “creative industries” that support office, retail, and restaurants. The redevelopment of the site will bring more density to the area, which is encouraged in the Downtown Plan. The plan envisions mid-scale development with interior midblock streets that support residential uses. Main streets, such as 400 West, are to be maintained as commercial corridors.

**Condition(s):**

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

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

**Discussion:**

The applicant is requesting reduced setbacks so the newer portions of the development can be built adjacent to the public right-of-way, rather than setback from the street. The reduced setbacks of the Hide building addition will maintain the existing street wall. Building materials of both buildings consist of brick masonry, fiber cement paneling, steel, and metal paneling. The materials, particularly brick, are reflected in both of the existing historic buildings on site and newer developments.

The development has a strong connection to the public realm and provides modern retail space along the 400 West block face, where there is currently none. Additionally, the property owner owns land across 400 West, which they plan to redevelop in a manner compatible with the Pickle and Hide development.

**Condition(s):**

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

3. Whether building setbacks along the perimeter of the development:

- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
- b. Provide sufficient space for private amenities.
- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

- d. Provide adequate sight lines to streets, driveways and sidewalks.
- e. Provide sufficient space for maintenance.

**Discussion:**

- a. The perimeter setbacks reflect the existing and anticipated development pattern of the neighborhood. The applicant is requesting Planned Development approval for a reduction in the front yard building setback from 10' to between 3'11" and 5'8" . The existing Hide building structure is 3'11" from the front property line, thus not permitting this reduction would result in the demolition of the building. The addition to the Hide building will be 5'8" from the front property line. The reduced setbacks allow the ground floor to be expanded for retail space, and in lieu of reduced setbacks, the proposal provides new pedestrian infrastructure such as sidewalks and a midblock connection.
- b. The developer has purposely not included a pool or other private amenity space because they want the midblock walkway connection to become the public and private community gathering space.
- c. While interior side yard setbacks are not required, there are wide setbacks on both sides of the development, which are proposed as the fire access roads. The southern side yard setback is 26' and the northern side yard setback is 30'. The adjacent land to the east and southern has received entitlement for a multifamily development that would be 86' in height and include 336 residential units. The properties where the proposed development is located are currently boarded and vacant. The properties along Kilby Court, directly east, are mostly occupied. The venue is a staple in the community and is not expected to change location.
- d. Transportation has reviewed the proposal and did not have concerns over vehicular and pedestrian conflicts. The applicant and staff met with the Transportation Division to review comments and submitted a parking study to justify their reduction in the required parking.
- e. While the building has reduced setbacks, there is sufficient space for maintenance and utilities that has been carved out within the building façade. The transformers will be located within the northern side yard area and one will be in front the of the Pickle building. The applicant has stated that the front yard location was deemed necessary by Rocky Mountain Power. The transformer will be screened with vegetation, as required in code.

**Condition(s):**

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

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

**Discussion:**

The development has a transparent ground floor building façades that includes retail, amenity and lobby spaces. Traditional storefront elements are being retained on both the Pickle and Hide structures.



<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
<b>Discussion:</b> The lighting plan will be reviewed during the building permit phase of the development.  Street lighting will be required to meet the SLC Street Light Master Plan and building lighting will be required to be robust, but not create light spillover.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
<b>Discussion:</b> Waste and recycling units are within the garage footprint and are not visible from the exterior. Service uses are inside the building and mechanical equipment is roof mounted and not seen from the public view.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
7. Whether parking areas are appropriately buffered from adjacent uses.
<b>Discussion:</b> Under the newly adopted parking chapter 21A.44, the proposal requires 319 stalls of parking, which could be reduced to 244 stalls by implementing transportation demand management strategies and shared parking. The applicant submitted a parking study to Transportation seeking relief from 27% of the minimum required parking (244 stalls). The required parking stall count is 196, based on the Traffic Study submitted by the applicant, and approved by the Transportation Division. Currently, 176 stalls are proposed. The applicant is required to provide 20 stalls off-site through an off-site parking agreement with a nearby parking facility.  Parking is contained within the rear portion of the Hide building, which is the reason the applicant has requested modified rear yard setbacks. The setbacks allow for both parking and retail space, instead of having the parking use dominate the buildings design. There is only one vehicular egress/ingress access point off of 700 South to the parking garage, minimizing pedestrian conflicts. An access easement will be recorded to ensure vehicular access is maintained once Lot 3 to the north redevelops.

<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
<b>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:</b>
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
<b>Discussion:</b> There are no mature or native trees on the site. The properties are currently vacant. The proposed trees will meet the Salt Lake City plant specification requirements and provide shade along the 400 West sidewalk and bike lane.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
<b>Discussion:</b> There is no existing or required landscape buffer.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
<b>Discussion:</b> The proposed landscaping has been reviewed and approved by Urban Forestry. The plantings will be 100% native and drought tolerant, which exceeds the 80% requirement.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
4. Whether proposed landscaping is appropriate for the scale of the development.

**Discussion:**

Landscaping has been included along 400 West and within the side yard setback areas. The midblock walkways also have planters. Staff believes the amount of space is appropriate for the development and will provide more landscaping than what currently exists on surrounding properties.

**Condition(s):**

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

**E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:**

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

**Discussion:** Only one vehicular access point is provided into the parking garage off of 700 South. The public infrastructure has been reviewed and approved by Transportation and the proposed improvements will set the precedent for future development of the street.

**Condition(s):**

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

2. Whether the site design considers safe circulation for a range of transportation options including:

- a. Safe and accommodating pedestrian environment and pedestrian oriented design;
- b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
- c. Minimizing conflicts between different transportation modes;

**Discussion:**

- a. The project provides pedestrian access within the interior of the development. There is a building entrance on the southern elevation that can be reached via a sidewalk off of 400 West, but it is not the primary entrance.
- b. The applicant has provided a parking study that states they will be providing Transportation Demand Management strategies throughout the development to mitigate the reduction in parking. The TDM strategies include cyclist amenities. They are also providing street improvements along 400 West, which include angled parking and a new bike lane.

<p>c. Conflicts between different transportation modes are not anticipated. Once the 400 West TRAX line moves forward, the City will review traffic patterns, access, and pedestrian connections to ensure the new station is safe and supportive of the new infrastructure along 400 West.</p>
<p><b>Condition(s):</b></p>
<p><b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p>
<p><b>Discussion:</b></p> <p>The site design promotes access to adjacent uses and amenities by implementing the midblock connection, as required in the Downtown Plan and by providing new, wider sidewalks along 400 West.</p>
<p><b>Condition(s):</b></p>
<p><b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>4. Whether the proposed design provides adequate emergency vehicle access;</p>
<p><b>Discussion:</b> Emergency vehicular access was approved by the Fire Department via an Alternative Means &amp; Methods proposal. Building permits will be reviewed for full compliance.</p>
<p><b>Condition(s):</b></p>
<p><b>Finding:</b> <input type="checkbox"/> Complies <input checked="" type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>
<p><b>Discussion:</b></p> <p>Waste and recycling must be located out of view from the public right-of-way. The applicant has not provided this information, but it will be reviewed during the building permit. Mechanical equipment is roof mounted and not visible from the street.</p>
<p><b>Condition(s):</b></p>
<p><b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>



**F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.**

**Discussion:**

The site does not have any significant existing landscaping.

**Condition(s):**

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

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

**Discussion:**

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

**Condition(s):**

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

# ATTACHMENT G: Design Review Standards

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

**A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.**

**Discussion:**

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

The project provides the uses discussed in the CG General Commercial purpose statement and meets both the Plan Salt Lake and the Downtown Plan policies and initiatives. The design adheres to the "Urban Design Element" by facilitating pedestrian interest through the midblock connection, providing a sense of place, and providing building massing compatible with the existing historic structures and the Granary District's neighborhood fabric.

**Condition(s):**

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

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

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
3. Parking shall be located within, behind, or to the side of buildings.

**Discussion:**

1. All primary building entrances face the public sidewalk along 400 West. A secondary entrance accessing the Pickle building faces the southern side yard and can be accessed via a sidewalk off 400 West.
2. Through the Planned Development process, the applicant is requesting a reduction in front yard setbacks for Lot 2, which is where the Hide building and its addition are located. The Hide building addition will follow the existing building face and maintain the street wall. The proposed setbacks will follow the existing development pattern in the Granary District and respond to the desires of the Downtown Plan, which calls for improved pedestrian infrastructure and activated ground floors.
3. Most of the 176 parking stalls are located within the rear of the Hide building, with access from 700 South. An access easement will be recorded on the property to the north to ensure access is maintained once the property redevelops. Two levels of parking are provided, with five levels of residential units above. Additionally, there are tucked-under parking spots behind the Pickle building, which can be accessed from 400 West. Street improvements along 400 West will include 10 angled parking stalls. A parking study justifying a parking stall reduction was completed by Hales Engineering and approved by the Transportation Division.

**Condition(s):**

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

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

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

**Discussion:**

1. The ground floor of the development is highly transparent and includes a residential lobby, retail space, and amenity space. Both buildings will have retail options against 400 West and surrounding Pickle Alley. The exterior portions of the ground floor will also be activated, including a lobby and amenity space for the residents within the Hide building and a lobby space for the office tenants within the Pickle building.
2. The new additions to both the Pickle and Hide buildings are fully glazed from the ground to the second or third stories. The street facing elevations are retail spaces. The fenestration of the historic structures will not be altered.
3. The lobby and retail space use traditional storefront elements including a sign band and building articulation to provide additional interest along the storefront facades.

The front elevation of the Hide building addition includes glazing from the ground level to level three and the front build mass of the Pickle building addition is fully glazed.

4. The east-west midblock walkway connections to 400 West and is fully visible from the street. The north-south pedestrian connection runs between the ground floor of the Hide building and is not visible from the street but is linked to the public plaza within the interior of the development. The north-south connection will eventually lead to 700 South once the lot to the north is redeveloped.

**Condition(s):**

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

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

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

**Discussion:**

1. The proposal is representative of anticipated development patterns in the Granary District. The neighborhood is redeveloping from industrial, and warehouse uses to higher density mixed-use residential. All the properties west of the site are zoned CG General Commercial. New developments in the neighborhood and along 400 West have also been granted additional building height and the development pattern is expected to continue.

The Pickle and Hide development uses the existing brick masonry buildings as a focal point at the pedestrian level. The two-story buildings anchor the base of the development and maintain the historic scale of the neighborhood. The larger massing of both building additions are stepped back from the original façades, which delineates the old from the new and reduces the perceived height of the additions.

2. The building additions include material changes, differentiating the original brick masonry massing from the upper levels, breaking up the scale of the additions. The Hide building, at 90' in height, has balconies and rooftop terraces which are stepped back from the ground floor massing. The front portion of the Pickle building addition is only one floor taller than the historic structure and then steps up to five stories at the rear of the addition. A two story glass storefront divides the two masses in the middle of the structure.



3. The project includes both recessed and projecting balconies and rooftop terraces on level 3 of both buildings.
4. The applicant's narrative describes the building additions as reflective of the historic manufacturing legacy of the Granary District. The ground floors of both building additions are highly transparent, which is representative of newer development, and the upper stories include large warehouse sized windows that are compatible with the established industrial character of the neighborhood.

**Condition(s):**

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

**E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:**

1. Changes in vertical plane (breaks in facade)
2. Material changes; and
3. Massing changes.

**Discussion:**

Neither one of the street facing building facades are 200'. The Hide building and its addition is 120' in width along 400 West and 330' in length along the northern interior side yard. The Pickle building is approximately 138' in width and 210' in length along the southern side yard.

***Hide Building:***

The building facade is broken up through step backs and breaks in both the vertical and horizontal planes, deep window reveals, and vertical balcony cuts and recesses. The transparent street facing lobby and amenity space also help to break up the 400 West façade.

The building materials vary between the base of the building and the middle and top portions. The ground floor consists of the historic brick masonry and fiber cement panel, which wraps the parking garage at the rear. The north-south midblock walkway separates these two building materials. The third level is mostly glass, and the top four levels include new brick masonry with fiber cement accents.

The massing of the Hide building is broken up both vertically and horizontally, with a significant break in massing at the third floor. The structure relies on the historic facade to create a pedestrian scaled base, with the upper levels stepped back from the front line of the building and stepped away from Pickle Alley.

**Pickle Building:**

The Pickle buildings massing steps up in height from the front to rear of the structure. The front building elevation is the existing brick masonry, which is two stories tall and acts as the focal point of the building.

The first portion of the addition is three stories of floor to ceiling glass and includes a third level rooftop terrace overlooking Pickle Alley. The back half of the addition is four stories, plus a mezzanine. The street facing elevation of the rear portion of the structure consists of copper colored metal paneling. The full southern side yard elevation of the addition includes metal paneling that has a two-story glass storefront linking the two building masses in the middle. Existing brick masonry from the historic Pickle structure is also incorporated into the side of the overall structure.

**Condition(s):**

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

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

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

**Discussion:**

The project includes elements 1, 2, 4, and 5.

**Condition(s):**

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

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

**1. Human scale:**

- a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
- b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.

**2. Negative impacts:**

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
- b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
- c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

**3. Cornices and rooflines:**

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.
- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.
- c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

**Discussion:**

The development utilizes step backs, building modulation, and varying rooflines that reduce the overall perceived height of the project. The ground floor of the street facing façade emphasizes the historic Pickle and Hide structures, with the proposed building additions stepped back from the front line of the buildings. The first two levels of the additions are transparent and create a human-scaled pedestrian experience when on the street or in Pickle Alley. The applicant’s narrative explains the compatibility of the design below.

**Human Scale:** The design is built upon the existing brick buildings on site to help break down the building scale. The Hide building is clad in brick masonry to help relate to the neighborhood context, build a contextually solid base, and create a pedestrian scale at the street level. Visually, the new buildings are stepped back from the existing buildings to further break down the scale and create architectural interest.

The Hide building establishes a “base” at the pedestrian level via the existing two-story brick masonry structure. The “middle” of the building is defined by a change in material and form that steps inwards away from the brick base to create a datum at level 3. The Hide building then steps back out at the “top” to pull the top of the building back from the middle datum at

levels 4-7. The facades help tie the shifting building together through a defined warehouse window proportion and pattern.

The Pickle building has a similar base proportion and is stepped back significantly from the front to rear of the structure. The existing brick building extends along 400 West, establishing a retail base. Material changes and step backs in the façade reduce the scale of the addition. Both structures have terraces on top of the existing historic structures on level 3.

**Negative Impacts:** The orientation of the development from east-west minimizes shadow impact on adjacent properties, as shown in the shadow study provided by the applicant. This design also helps minimize wind impacts. The Hide building is 7 stories along the northern edge and steps down towards Pickle Alley. The Pickle building is modulated from the front to the back of the structure, with the peak of the 73' tall building located at the rear of the property.

**Rooflines & Cornices:** The rooflines are intended to be compatible with the overall form and composition of existing and proposed development. The rooftop terraces support activation along 400 West and within Pickle Alley. The applicant stated, "The building relates as a modern interpretation of the industrial context of the Granary District. From 400 West, the brick base creates an architectural datum line similar in scale and materials to the surrounding buildings. Additional movement in the façade helps break up the massing of the larger building above the base."

**Condition(s):**

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

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

**Discussion:**

Parking is contained within the first two levels of the Hide buildings rear addition, with only one vehicular access point to the parking garage off 700 South. Because the entrance to the parking garage is located on the northern interior side yard, it is anticipated the garage will be fully obscured from view if the surrounding properties redevelop.

The project includes two midblock walkways, which are required within the Downtown Plan. While the other two southern and eastern midblock walkways are not provided at the same scale as the Plan intends, they do have sidewalks and do not restrict pedestrian movement within the site. The north-south midblock will eventually extend to 700 South once the property to the north redevelops.



Service access, including two fire lanes, are provided along the northern and southern side yards. The applicant is proposing additional changes in material to identify the 400 West sidewalk from vehicular surfaces.

**Condition(s):**

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

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

**Discussion:** Service areas are proposed at the northwest and southwest corners of the site and are setback from the 400 West property line by approximately 37'. Additional service areas and mechanical equipment are screened. Remaining mechanical equipment is to be located on the roof of the buildings and will be setback and screened from public view.

**Condition(s):**

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

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

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

**Discussion:** The applicant stated that the signage design will comply with this standard including signage canopies for future retail spaces and clear signage denoting the primary building entrance for the residential lobby within the Hide building. The sign package will be reviewed separately from this request during the building permit process.

**Condition(s):**

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

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

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

**Discussion:** The applicant stated that streetlights for the development will be provided according to the Salt Lake City Street Lighting Master Plan. Lighting will emphasize pedestrian connections but will not create up-lighting or glare for neighboring properties. Building lighting will be coordinated with architectural and sign elements to provide street level visibility.

**Condition(s):**

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

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

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:
  - a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
  - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
  - c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).
  - d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
  - e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
  - f. Asphalt shall be limited to vehicle drive aisles.

**Discussion:**

1. There are no existing street trees or vegetation on the property. There is one street tree on 400 West that will remain and the newly proposed street trees will comply with the City's guidelines. Trees along 400 West will be planted in silva cells.

2. The proposed hardscape will differ between the public sidewalk and the midblock walkways, with permeable hardscape materials being proposed where practical. Materials have a high SRI and will relate to the surrounding neighborhood. Native landscaping will also be provided.

**Condition(s):**

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

# ATTACHMENT H: 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:

- April 17, 2023 – The Ballpark and Central 9<sup>th</sup> Community Council’s were sent the 45 day required notice for recognized community organizations. The comment period ended on June 2, 2023. The Community Councils did not respond to the request for comment.
- April 19, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April 24, 2023 – Current – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

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

## Public Input:

At the time of publication, there was one comment submitted regarding the project. The email correspondence is below.

**From:** [Casey McDonough](#)  
**To:** [Roman, Amanda](#)  
**Subject:** (EXTERNAL) Re: PLNPCM2023-00187 Pickle and Hide  
**Date:** Tuesday, May 30, 2023 3:44:09 PM

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

Amanda,

Please share these public comments with the planning commissioners, the applicant, and their Architects.

I was discouraged to see what looks like the loss of much of the two historic buildings in this proposal. However, hoping I am wrong, I would offer my support for this proposed project if those buildings are saved and restored/remodeled in their majority. If they won't be, I would encourage that the plan be changed so that they are.

Thank you for your time and condensation.

Casey O'Brien McDonough

[Redacted signature]



# ATTACHMENT I: Department Review Comments

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

## **Building:** Comments provided by Steven Collett on 5/10/23

All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels shall not be made less complying to the construction codes than it was before this proposed construction.

**HIGH-RISE BUILDING.** A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Level 7 is at 75 feet. Based on typical construction tolerances, the building is likely to grow over 75 feet at the highest occupied floor, and a fraction over 75 feet will trigger the high-rise provisions of IBC 403. An elevation survey will be required every vertical level starting at the placement of the footings to ensure that the 75 foot threshold is maintained.

**PLANNING RESPONSE:** The building height of the Pickle building was reduced to 73’.

## **Fire:** Comments provided by Douglas Bateman on 5/2/23

- \*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This does not meet those requirements and would need site plan modifications or application and approval of some alternate means and methods.
- \*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
- \*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C
- \*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

- \*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- \*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. \*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. 400 West is not currently wide enough for aerial access.
- \*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
- \*Any occupied floor greater than 75-feet will trigger high rise requirements. It appears you have right at that maximum height and any fraction of an inch over 75-feet will trigger those requirements. Plan accordingly.

**PLANNING RESPONSE:** The Alternative Means & Methods for the project has been approved by the Fire Department, but formal documentation must be submitted as a part of the building permit.

**Sustainability:**

No comments provided.

**Engineering:** Comments provided by Scott Weiler on 5/13/23

No objections.

**Transportation:** Comments provided by Jena Carver on 7/25/23

“A parking study demonstrating different parking needs (21A.44.050.G) was completed by Hales Engineering on behalf of the Pickle and Hide development. I have reviewed the study and found the methodology and recommendations to be sound and consistent with transportation best practices. I recommend the 196 parking space minimum recommended by the parking study be approved. The current site plan includes 179 parking stalls, a shortage of 17 stalls. The parking study recommends usage of the Industry parking garage for off-site parking and adjacent on-street parking to make up the shortage in parking. Approval of off-site parking at the Industry parking garage is subject to compliance with 21A.44.060.A.4. Approval of on-street parking for a portion of the 17 additional stalls is only recommended if 17 stalls cannot be secured in the Industry garage. Final review of the on-site parking will be completed with the building permit and are subject to all building permit requirements. These comments shall not serve as approval of the building plans including the 179 proposed on-site parking stalls.”

**Police:**

No comments provided.

Public Utilities has no issues with the proposed height change. Additional comments have been provided to assist the applicant in obtaining a building permit.

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.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project and extended beyond the property lines.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Private fire hydrants will require a detector check.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).
- Retention of the volume of the 80<sup>th</sup> percentile storm is required.
- A Storm Water Pollution Prevention Plan (SWPPP) is required for this project. Submit the SWPPP to be reviewed along with the plans in the "Soils, SWPPP, & Drainage Reports" folder. It is recommended to use the State of Utah SWPPP template. Ensure that it includes all relevant contacts, the Utah State Construction General Permit, State and City Notice of Intent

(NOI), any relevant figures, and is signed by the Author, Owner, and Operator. Plans will not be approved until the SWPPP is approved.

- An exterior, below-grade grease interceptor is required for commercial kitchens. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.

**Urban Forestry:** Comments provided by Rick Nelson 5/8/23

Urban Forestry has no concerns with this development as proposed in these documents.