

Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Rylee Hall, Principal Planner
rylee.hall@slcgov.com or 801-535-6308
Date: September 27th, 2023; Published September 21st, 2023
Re: PLNPCM2022-01062 (Design Review) & PLNPCM2023-00294 (Planned Development),
The Silos Phase 2

Design Review & Planned Development

PROPERTY ADDRESS: Approx. [515 S 500 W](#)

PARCEL ID: 15-01-376-005-0000, 15-01-376-007-0000, 15-01-376-002-0000, and 15-01-376-006-0000

MASTER PLAN: [Downtown Master Plan](#)

ZONING DISTRICT: [CG General Commercial District](#)

REQUEST:

Jonathan Hardy, representing the property owner, is requesting approval of an 8-story, multi-family building at approximately 515 S 500 W. The subject property is located within the General Commercial (CG) District. The applicant is requesting approval of the proposal through the following processes:

- a. Design Review: The maximum building height in the CG Zone is 60 ft. However, buildings taller than 60 ft. may be permitted through Design Review approval. The applicant is requesting approximately 85 ft. - 6 in. in total building height for the proposed structure.
- b. Planned Development: If additional floors are approved, the CG zone requires additional landscaping over and above that which is normally required. The applicant is requesting to reduce the total amount of required landscaping through the Planned Development process.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request for additional height and reduced landscaping meets the Design Review and Planned Development standards and recommends the Planning Commission approve the requests with the following conditions:

1. Final approval of the details for lighting and screening of ground mounted utility boxes to be delegated to Planning staff to verify compliance with the associated Planned Development and Design Review Standards.

ATTACHMENTS

- A. [Vicinity Plan](#)
- B. [Narrative & Plans Submitted by Applicant](#)
- C. [Property and Vicinity Photos](#)
- D. [C-G General Commercial District Standards](#)
- E. [Design Review Standards](#)
- F. [Planned Development Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION

Project Location

Silos Phase 2 is a multi-family project at approximately 515 S 500 W. The development is oriented towards 500 South and a midblock walkway directly east of the project site. The site is located in the Grand Boulevards District and within the Downtown Master Plan area. The site is currently vacant and spans 4 parcels (approximately 2.2 acres) which will be reconfigured and consolidated into 1 lot in preparation for this development.



Quick Facts

Height: 85 ft. - 6 in. (8 stories)

Number of Residential Units: 180 units, with all provided at 60% AMI

60 studio units

100- 1 bedroom

20- 2 bedroom

Exterior Materials: Stucco, fiber cement and metal paneling

Parking: 207 stalls (interior parking garage) -111 required

Landscaped Area: 1,681 SF - at 4th floor level, 3,710 SF at ground floor yard areas

Proposed eastern facing elevation (towards midblock walkway)

Proposed Development

This proposal is Phase 2 of the redevelopment of the block bounded by 500 and 600 South and 400 and 500 West. Phase 2 will consist of 1 new multi-family building housing 180 total affordable housing units. The 'Silo' title is derived from the 6 existing silos located in the north-east quadrant of the block area that are remnants from historic cereal manufacturing at the site. These silos will be preserved as a central feature of the block's overall redevelopment. The silos are contributing structures to the Warehouse National Historic District and reflect the historic character of this block.

The proposal will consist of 8 full floors with an interior parking garage located on floors 1-3 with 207 total parking stalls. The remaining upper level will be dedicated to residential units. The proposed 180-unit multi-family building consists of studio, 1- bedroom, and 2- bedroom units, all designated as affordable housing as 100% of all units are slated for use by residents with income at 60% AMI or less.

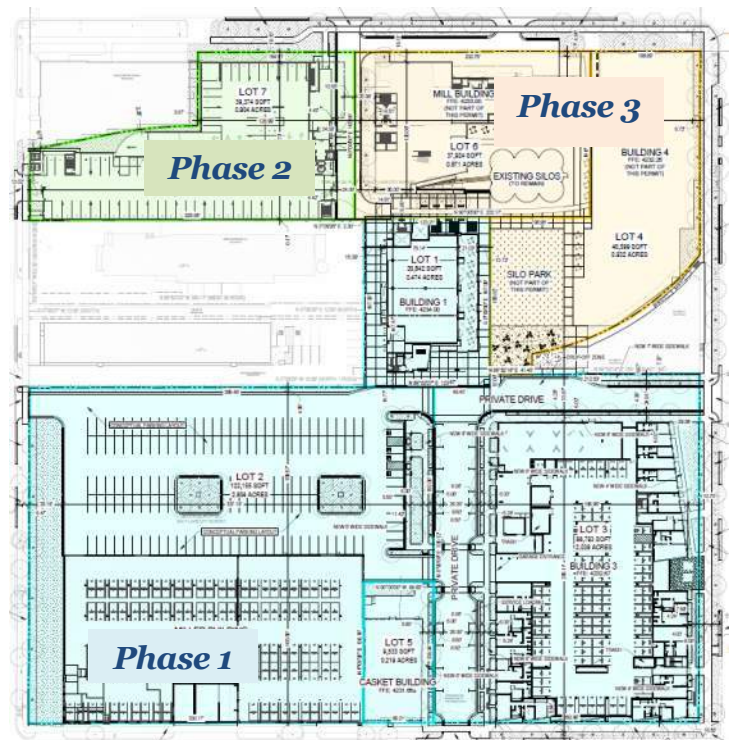
The ground floor will also provide a residential lobby entrance accessible from 500 South and via a private drive and mid-block walkway located on the eastern-most side of the building. An outdoor courtyard will be provided at the 4th floor level with 1,681 SF of landscaped space, which will provide seating areas and a grill for resident use. Other services for the residents include garbage/recycling and bicycle parking.

The building may be accessed via private streets/midblock walkways running through the block, or from a new drive approach on the 500 West side that will provide vehicle access to the interior, ground-floor parking garage. An additional parking garage entrance will be provided on the eastern side of the building. Pedestrians may access the building from the 500 South sidewalk or from the publicly accessible mid-block walkway adjacent to the building. The development is located within walking distance of downtown, a mix of restaurants, and shopping centers.

Background

This proposal is Phase 2 of the redevelopment of the block bounded by 500 and 600 South and 400 and 500 West. Phase 1, heard by the Planning Commission on June 28th, 2023, included 2 new buildings – one containing mixed-use and the other multi-family. Additionally, this phase proposed to retrofit to existing buildings into a parking garage and retail space.

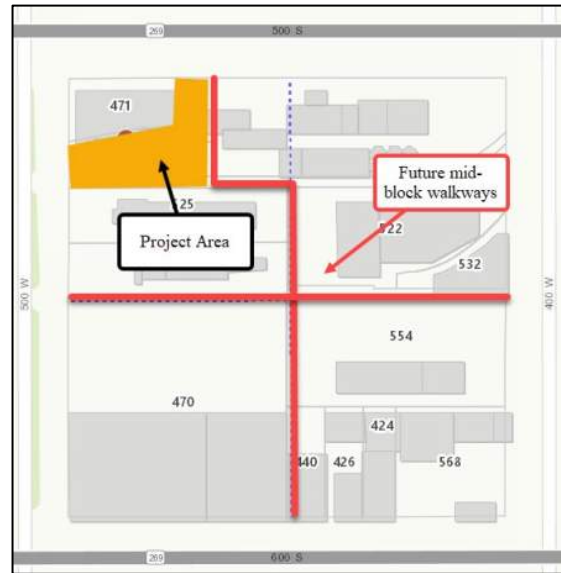
Phase 3 will consist of a future hotel, commercial space, affordable housing, pickleball courts and a park. Although Phase 1 and 3 are not part of the modifications being requested with this application, the entire block concept and details on previous approvals have been provided for context.



Block Phases

Midblock Walkways

As shown on the map, the Downtown Master Plan identifies two midblock walkways throughout this block. The north-south connection runs along the ground floor at the east side of the building and will connect the new multi-family building to the new development within the rest of the block area. The approval for Phase 1 included both mid-block walkways and required easements for future access. Sidewalk connection to the midblock walkway is provided from 500 South.



Design Review Request

The maximum building height in the CG Zone is 60 ft. However, buildings taller than 60 ft. may be permitted through Design Review approval for a maximum building height of 90 ft. The applicant is requesting approximately 85 ft. - 6 in. in total building height for the proposed structure to accommodate additional levels and units.

Planned Development Request

The proposal is being reviewed under the Planned Development standards to reduce the required amount of landscaping. In the CG zone, if additional floors are approved, the development must provide additional landscaping equal to 10% of the area of additional floors. The applicant is requesting to reduce the total amount of required additional landscaping through the Planned Development process.

The table below provides a break-down of the total amount of additional required landscaping and the amount that is proposed to be included in the development:

Additional Floor Area Granted by Additional Height	Required Additional Landscaped Area (10% of additional floor area)	Proposed
53,594 SF	5,359 SF	3,631 SF: 1681 SF provided at 4 th floor courtyard level and 1,950 SF at ground floor yard areas

The applicant is requesting to reduce the total amount of required additional landscaping for the site by 1,728 SF through the Planned Development process.

For this property, a required landscaped front yard is identified along the northern and western property lines along 500 South and 500 West. In addition to the yard landscaping, the applicant is proposing to provide 1,681 square feet of additional landscaping at an outdoor courtyard located on the 4th floor, which will also provide seating areas and a grill for resident use.

See [Attachment E](#) and [Attachment F](#) for a complete analysis of the Design Review and Planned Development standards.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The **Design Review** and **Planned Development** processes require review and approval from the Planning Commission before the proposal can proceed with a building permit.

Per section [21A.59.020](#) of the Zoning Ordinance, the Planning Commission may approve a Design Review proposal if it finds it complies with the purpose statement of the zoning district the project is located in, the purpose of the individual design standards that are applicable to the project, and the project is compliant with the applicable design review objectives found in [21A.59](#). The Planning Commission may also impose conditions necessary or appropriate for the proposal to comply with the standards of approval. The commission shall deny the design of a project if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.

Per section [21A.55.030](#) of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed, if it finds that the proposal complies with the purpose statement of the zoning district the project is located in, and meets the standards and objectives of a Planned Development as stated in [21A.55](#). The Planning Commission may also impose conditions as necessary or appropriate for the Planned Development to comply with the applicable 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](#).

KEY CONSIDERATIONS

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

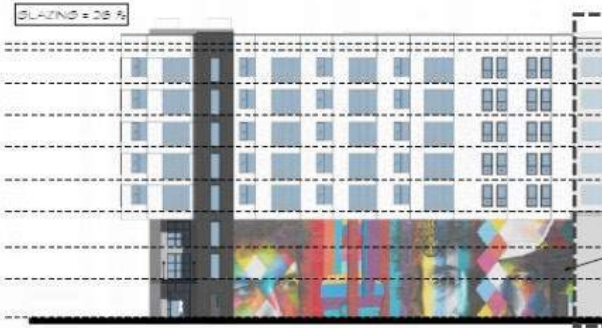

- 1. Staff Review**
- 2. Design Review Request for Additional Building Height**
- 3. Planned Development - Reduced Landscaping**
- 4. Implementation of adopted Master Plans, City Goals and Policies**

Key Consideration 1: Staff Review

During the review process, planning staff identified concerns with the north and west elevations related to design standards that speak to building orientation and facades with detailing and glazing to facilitate pedestrian interest and interaction. In response, the applicant made the following revisions:

Note: All facades have been cropped to exclude the façade area that will not be visible from the street.

North Elevation (facing 500 South)


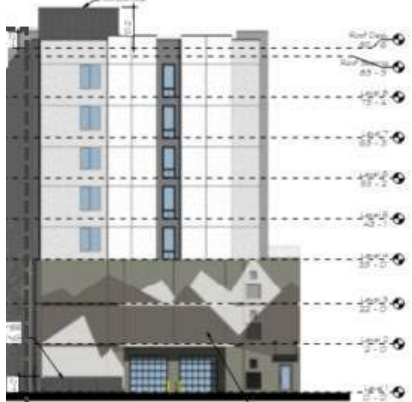
Original Proposal	Current Proposal
	

Discussion:

The north elevation originally included large expanses of blank wall on the first three levels and lacked pedestrian oriented elements. The revised design includes the addition of windows on the ground floor, material changes, and in lieu of a mural, an art installation utilizing metal mesh forming imagery of mountains to add texture and detailing to facilitate pedestrian interest on the second and third stories of the building. Staff suggested further revising the openings along the ground floor to have more of a hierarchy with the upper levels and to be more consistent with the solid to void ratio of the upper stories, but the applicant ultimately chose to move forward with the design as proposed.

As stated in the project narrative provided by the applicant, the building’s design has been oriented towards the mid-block walkway along the east side of the building to reduce pedestrian presence along 500 South and ensure pedestrian safety. The narrative also states the design of the building has been maximized where possible while still being able to provide necessary structural support.

West Elevation (facing 500 West)

Original Proposal	Current Proposal
	

Discussion:

The west facing elevation originally included minimal design elements to relate to human scale or engage pedestrians. As stated above, the applicant has indicated in their project narrative that they have chosen to have the building primarily oriented towards the mid-block walkway along the east side of the building where increased pedestrian activity and public gathering space is expected interior to the site. The narrative expands on the limitations for the west elevation stating it ‘has to house the transformers as well as louver openings on the south side of the garage entrance.’ By providing ground mounted utility boxes in this area and the above-described louvers (openings for ventilation) for the parking garage, the façade area that could incorporate design elements to address the Design Review standards for pedestrian interest and human scale is limited. Despite these constraints, the applicant has modified the 500 West façade to incorporate glass into the garage door and pedestrian entrance to facilitate pedestrian interest. Additionally, an awning was provided above the pedestrian entrance. An additional column of window openings was provided at the upper levels to create a greater sense of ‘eyes on the street’ and contribute to a safe environment for pedestrians. To provide continuity, the art installation along the 500 South facade was continued across the lower levels of this façade.

Key Consideration 2: Design Review Request for Additional Building Height (Section 21A.59)

The applicant is requesting additional building height (Section 21A.26.070.F) for a total height of 85 ft. - 6 in..



The applicant is requesting an additional 25 ft – 6 in. of building height through the Design Review process to accommodate additional levels and units. The building will be 85 ft. - 6 in. in height and 89 ft. – 6 in. to the top of the mechanical parapet wall. The Design Review process allows modifications to design standards if the new development helps achieve the goals outlined in the adopted master plans of the City, which Staff believe this project has done by proposing additional floor area to increase the number of affordable residential units.

By building up, rather than out, the site is able to support the overall block development which includes providing ample open space, landscaping, and gathering areas throughout the mid-block walkways, and activating a future park, a central feature of the overall block development. The

request for additional building height results in two stories of residential units within the new building. The unit mix includes studios to two bedrooms, with an average unit size of 604 square feet. As mentioned, the applicant intends to provide 100% of the units for those with incomes at or less than 60% AMI.

Mitigation of Increased Building Height

Approving the Design Review request for additional building height and thus higher density results in a project that is high quality, compatible with its surrounding, and supports the policies outlined in Plan SLC, Housing SLC, and the Downtown Master Plan.

The additional height does not cause any negative impacts and includes design elements to relate to human scale. There is a distinctive material change between the lower and upper floors, breaking up the apparent height of the structure. The roofline is cohesive with the building's form and is consistent with nearby existing and anticipated flat-roofed structures.

Key Consideration 3: Planned Development - Reduced Landscaping

The applicant is also requesting a reduction in the amount of additional landscaped area that is required with requests for additional height ([Section 21A.26.070.E](#)).

As defined, landscaping can be more than plantings. The project requires approximately 5,359 SF square feet of landscaping to offset the 25 ft. – 6 in. increase in building height. The project as proposed is providing 1,681 square feet of landscape at the 4th floor courtyard level and an additional 1,950 SF beyond the minimum requirements for ground floor landscaped yard areas for a total of 3,631 SF of additional landscaping, which is 1,728 SF short of meeting the requirement for additional landscaping.

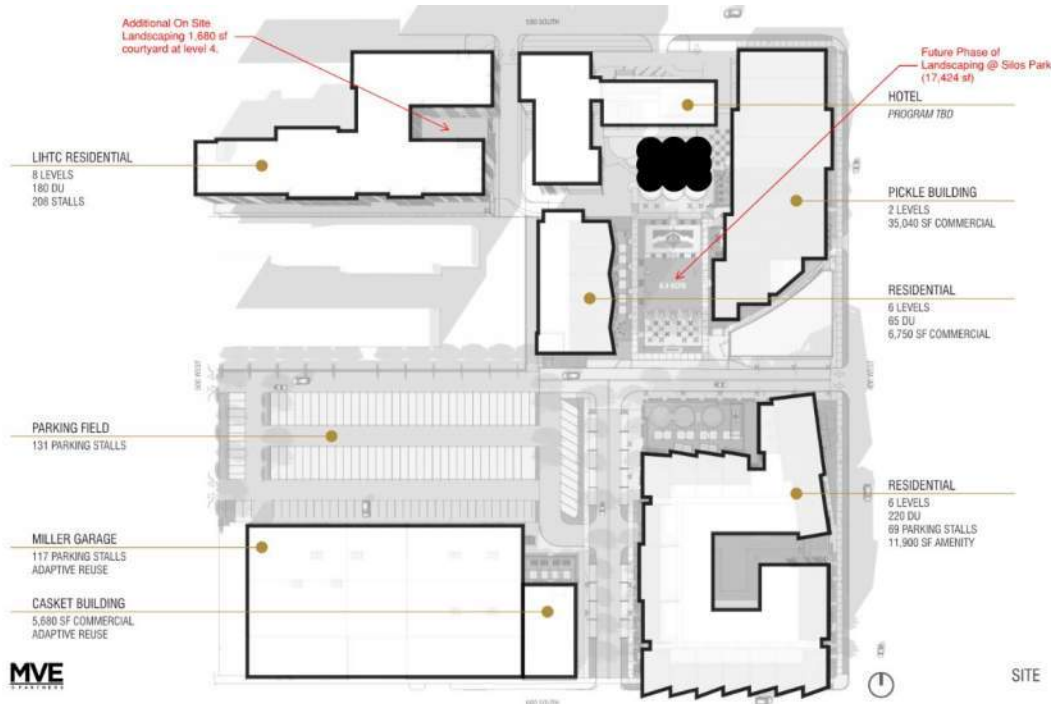
By-right development in CG General Commercial zone would require 10' front, corner side, and rear yard setbacks which are also required to be landscape yards, but that is nearly the extent of the zoning regulations. If the reduced landscaping was not waived, the layout of the site and/or design of the building would need to be modified to incorporate additional landscaped areas into the development. If the project were to be built by-right, with no landscaping or height modifications, the total amount of required landscaped area would be 1,760 SF (landscaped area of front yard areas along 500 South and 500 West).

The Planned Development process is intended to encourage efficient use of land and resources and support City goals identified in adopted Master Plans that provide an overall benefit the community. Staff believes this is accomplished by providing affordable housing. The request for additional building height results in two stories of residential units within the new building. The unit mix includes studios to two bedrooms, with an average unit size of 604 square feet. As mentioned, the applicant intends to provide 100% of the units for those with incomes at or less than 60% AMI.

Mitigation of Reduced Landscaped Area

The proposal efficiently utilizes available lot area by building up, rather than out, and concentrating open space, landscaping, and gathering areas into mid-block walkways and a future park, which will be accessible to all residents and visitors of the block redevelopment.

While additional landscaping may not be provided on-site, a park with at least 17,000 SF of landscaping is proposed as part of the overall block redevelopment. This park will be within walking distance of the new multi-family building and connected by the new mid-block walkway which will run directly adjacent to the site and the park. While the future park will not be constructed until a future phase of the development, the benefits of access to this greenspace has been considered with the request to reduce the required amount of additional landscaping.



Key Consideration 4: Implementation of adopted Master Plans, City Goals and Policies

Plan Salt Lake (2015)

Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the City 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:

- Support neighborhoods and districts in carrying out the City’s collective Vision.
- Encourage and support local businesses and neighborhood business districts.

Growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.

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.

Transportation & Mobility:

- *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.*

The proposed development will provide housing in a neighborhood that is seeing an increase in development pressure. Multi-family housing is a housing type needed within this neighborhood. The applicant has stated that 100% of the units will be provided to those who make equal to or less than 60% 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.

Citywide Housing Master Plan Housing SLC (2023-2027)

The City has recently adopted a citywide 5-year housing plan includes goals to increase the overall supply of housing through-out Salt Lake City. The goal of the plan is to respond to the ongoing housing crisis by providing initiatives to “*alleviate housing instability and create sustainable, mixed-use, mixed-income neighborhoods with access to jobs, transit, greenspace, and basic amenities.*”

The proposal aligns with these goals by providing a much-needed affordable housing type in an area with a mix of uses. The proposal is located close to transit options, supports alternative forms of transportation – such as biking and electric vehicles, and will construct greenspace accessible to building residents at the outdoor courtyard.

The Downtown Plan (2016)

The Downtown Plan envisions a city that is livable, walkable, and connected, provides housing options and affordability, is welcoming and safe, and incorporates a mix of public and private amenities. The subject property is in the Grand Boulevard District: ‘*a major point of arrival to the downtown by car and is suitably designed to welcome and excite visitors.*’ The vision is to have a neighborhood that smoothly transitions vehicles from highways and arterials into an integrated, urban environment.

The Grand Boulevard District is transitioning from industrial uses and warehouses to higher density residential that can support smaller scale office, retail, and restaurants. As described in the plan, the wide streets, such as 500 West, provide an opportunity for redesign to accommodate pedestrians and cyclists. The proposal will help meet the Plan’s goals of providing infill development via midrise housing that contribute to making the silo block redevelopment a complete neighborhood.

The proposal contributes to the goals of the Downtown Plan by:

1. *Providing mid-rise residential buildings that shape the street edge*

The proposal will provide new high-density, affordable residential housing at the urban heart of Salt Lake. The project will offer 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 100% of the units at 60% AMI. These new residential uses will support nearby retail and commercial uses and bolster the existing local economy by locating employees near new and existing employment opportunities. The new building is located close to the public sidewalks along 500 South and 500 West and includes design features such as glazing at the ground floor level, an art

installation at the lower 3 floors, and materials changes, to create visual interest for the pedestrians and reflects the desired development pattern of the Grand Boulevards District.

2. Incorporate public art to ensure these areas are welcoming and truly grand

500 and 600 South are described as ‘grand entries’ to and from downtown. The project site is directly adjacent to 500 South, an on-ramp to I-15, and the southern part of the block is bounded by 600 South, an off-ramp from I-15. These high-speed arterials can be a challenge to creating a pleasant pedestrian environment but create opportunity for vehicular access to the area. Along roads with higher traffic volumes, less pedestrian traffic is anticipated. Because of this, the architectural focus of the new building is oriented towards 500 West, towards the future Green Loop area, and towards the interior of the block, towards the future mid-block walkway, where pedestrian presence is anticipated.

The public-facing facades of the building provide architectural details that will beautify and enhance the urban environment for pedestrians and vehicles traveling along 500 West and 500 South. The 500 West and 500 South facing facades will both have a metal mesh art installation depicting the iconic Wasatch Mountain range. The mesh will be further enhanced by backlighting to highlight the design. The proposal is architecturally cohesive and designed to provide a visual experience for both pedestrians and those traveling by car.



Example of Metal Mesh

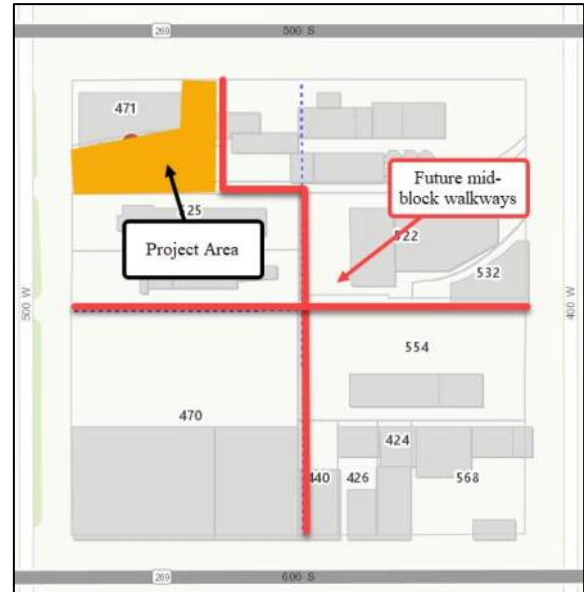
3. Celebrating the assets of each district.

The development supports the on-going redevelopment efforts of this area by developing a site that is currently vacant, remediating contaminated soil from long-term cereal manufacturing uses at this block, and contributing to a vibrant, healthy streetscape both interior to the block and along public sidewalks. The silo block redevelopment incorporates historic, but not locally regulated or protected, structures in the new development. Retaining these structures is a meaningful way to celebrate the industrial beginning of the Grand Boulevards District while building upon the City’s current vision and needs. The Silo block Phase 2 redevelopment reimagines vacant lots and dilapidated buildings into a high-density residential project that activates the street, provides connection between new developments, and draws people inward through midblock walkways.

4. Supports an integrated mid-block walkway system that prioritizes pedestrians

The Downtown Master Plan identifies two midblock walkways on this block. One of these new walkways will provide a north-south connection from 500 South – 600 South. This walkway will be directly adjacent to the ground floor of the new building. The proposal includes ample glazing and recessed lower levels along the mid-block facing facades which creates a welcoming, pedestrian-oriented experience that reflects the envisioned development patterns within the neighborhood.

These walkways provide access to the new interior development of the block. The midblock walkway will operate similarly to publicly owned streets with 6 ft. wide sidewalks and street trees on either side of a roadway which increases the space available for public use. This site design increases both pedestrian and vehicular circulation through a large city block and further enhances the pedestrian experience. There are also newer developments within the area that are turning the neighborhood into a more active space.



5. Supports the Green Loop – a Key Move project

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.

‘The Green Loop’ is a linear park network that integrates places for people with green infrastructure...’ The designated streets that are part of the Green Loop will have a renewed role as a place for both people and vehicles. The goal is to introduce new urban landscape that links important open spaces. These areas will service as important social and recreational amenities where none currently exist and will further serve to enhance the existing and desired streetscape. An extension of the Green Loop park blocks is envisioned along 500 West between 500 and 600 South. This street has comparatively low traffic volume than its nearby arterials and continues the existing 500 West park blocks from the north, and is ideal for increased urban landscaping and foot traffic. The future mid-block walkways will provide pedestrian connection throughout the block to and from 500 West and the future Green Loop, bolstering an integrated walkway system.



500 West Facing Elevation



Future Green Loop Connections

Discussion

Staff has reviewed the requests and believes that they are reasonable and will create a higher quality outcome than what would be built under the base CG General Commercial zoning district standards. The proposed development efficiently utilizes land and resources by expanding upward rather than outward, and supports the vision for this area as described in the Grand Boulevards section of the Downtown Master Plan and housing goals as described in Housing SLC, by providing affordable housing and well-designed landscaping and open spaces throughout the block redevelopment at future mid-block walkways and a centrally located park.

See [Attachment E](#) and [Attachment F](#) for a complete analysis of the Design Review and Planned Development standards that are met by the proposal. The developer has also provided a detailed narrative about their proposal and planned development considerations in [Attachment B: Narrative & Plans Submitted by Applicant](#).

NEXT STEPS

Approval of the Request

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. A consolidation application must be completed to combine all parcels involved in project. This is an administrative process that can be completed later in the development process. The applicant will be able to submit plans for building permits, and certificates of occupancy for the buildings will only be issued once all conditions of approval are met. 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 Design Review & Planned Development Requests

If the petitions are denied, the applicant could still develop the site, but the development would have to be modified to meet all zoning regulations, including the updated design standards that are now applicable to new development in the CG Zone. The City Council recently adopted the Downtown Building Heights ordinance which required additional design elements for new development in this area. The adopted changes would allow additional building height (up to 150 ft.) by right and eliminate the Design Review process requirement, but additional design standards would apply including requirements for minimum ground floor active use area, building materials, glass, building entrance design, step-backs, and general increased architectural detailing.

Attachment A: Vicinity Plan



Attachment B: Narrative & Plans Submitted by Applicant

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October 28, 2022

SLC Planning Commission
451 South State St, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480

RE: 515 S 500 W - Parking Garage and Low Income Housing Project - Design Review

To Whom It May Concern,

This submission is in regards to a proposed new Parking Garage and Low Income Housing Project at 515 S 500W. Due to the proposed height of 85'6", we are respectfully requesting a design review and variance above the 60' entitled height within the C-G zone. The following information is to support how this project meets the design standards in accordance with the Salt Lake City Zoning Ordinance.

This project is a part of a larger site that we are developing called The Silos Block. Where some variances are requested we are incorporating many of those elements from this project into a shared public amenity space within the block. We look forward to answering any questions you have and executing this exciting project within the heart of Salt Lake City.

Sincerely,

Jonathan Hardy
BCG Holdings LLC



Project Description

The LIHTC portion of the Silos site development is located at 515 S 500 W. The project is composed of a 3 level (Concrete) podium Parking Garage with 207 parking stalls and 180 LIHTC units in 5 levels of (wood) vertical Construction. The parking spaces will provide a cross shared use across the site for residents as well as the future users of a planned hotel immediately to the east. The project provides 60 Studios, 100-1 bedrooms, and 20-2 Bedrooms. Within the building there will also be a leasing lobby with a single office, a co-working office amenity space and multiple bike storage options. On the fourth level of the structure, an amenity outdoor courtyard orients to the east toward Silo Park, a planned central feature of the block. The project will highlight an all electric building with Enterprise Green Communities Certification and Energy Star appliances as well as a cluster of electric water heaters per floor.

Type of Construction and Materials

The project will consist of a 3 level concrete podium structure with 5 levels of wood construction above which is described as Type 3A- over 1-A Construction. The materials that are being discussed on site are brick, wood, concrete, steel and stucco.

Project Count

207 - Parking Stalls

60- Studio Units (Approximately 540 GSF)

100 - 1 Bedroom Units (Approximately 608 GSF)

20 - 2 Bedroom Units (Approximately 925 GSF)

Applicable Ordinances and Compliance with Zoning:

Zoning – General Commercial District (CG Zone) Purpose Statement and Design Standards

Per Section 21A.26.070 of the zoning code, the CG Zone's purpose is to provide "...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.”

All residential buildings within this area lie within the CG Zone. Historically, apartments and hospitality suites have not been introduced into this particular area of the city, so introducing either will add to the much-needed housing and hospitality offerings in this part of the city. These buildings will support “economic development opportunity” for the city by providing a large quantity of high-quality units where individuals will shop, dine, work, and play. Residential spaces are oriented to the pedestrian friendly midblock walkways and amenities to the block. Silos park, at the heart of the overall development will welcome and accommodate spill over from residential and retail areas and further engage pedestrian interest.

As part of the greater block development, the existing buildings surrounding the area are planned to receive major improvements and renovations, creating high-quality commercial, office, co- working, and retail spaces. In concert with the apartments, these other mixes of uses will make this block a true mixed-use development that will contribute to “a safe and aesthetically pleasing commercial environment.”

New roads and walking paths will be created to allow for greater connectivity through the block that has largely been fenced off and restricted in years past. Pedestrians and bikes will be prioritized.

Per Section 21A.26.070, this building adheres to the CG zoning standards as follows:

A. Purpose Statement – This is explained above.

B. Uses – This project adheres to the various allowable uses as set forth in Section 21A.33.030 and all uses are permitted.

C. Minimum Lot Size – All lot sizes are greater than 10,000 SF and has a width greater than 60’.

D. Minimum Yard Requirements – See attached architectural sheets PO-1. This project meets all setback and yard requirements.

E. Landscape Yard Requirements –We will conform to the requirements of section 21A.48.090

F. Maximum Height: This building exceeds the base standard of 60’ in height allowed in the C-G Zone per 21A.26.070 (F). We are following the provisions of F1, F3 and requesting an exception on F2 via the Planned Development Process.

Grand Boulevards Community Plan

Since the Silo Affordable Apartments are located between 500 and 600 South, the entire project lies within the “Grand Boulevards” community district. The owner/developers reside in Salt Lake City and have vested interest in the long-term success of the city. Silo Park has been carefully designed to closely align with the Grand Boulevards community vision.

The first sentence of the Grand Boulevards vision states that it’s “a major point of arrival to the downtown by car and is suitably designed to welcome and excite visitors.” The Silo Affordable Apartments in conjunction with other elements of the site will “welcome and excite visitors” by providing state of the art architecture from an award-winning architectural firm. “Mid-rise buildings, large street trees, and iconic lighting” will be used to create a unique “urban environment.” The Grand Boulevards plan also calls for “unsightly elements, such as large power lines and billboards, [to be] relocated, consolidated or enhanced.” As part of the development in this area, we plan on removing a billboard that is located along 600 south and burying the powerlines along 500 South to further enhance the area.

Another aim of the Grand Boulevards Community Plan is to “provide residential, innovation and research development, and additional office development in an urban development pattern...” as well as fostering “innovation... collaboration and entrepreneurship... [and] A diverse range of companies in various sectors.” As mentioned above, the Silo Affordable Apartments and Silos Block will provide a variety of housing options and retail spaces to attract and serve those who will be employed by the many other office, co-working, retail, and other commercial uses of the larger block development. In total, the larger Silo Park block will provide a mix of office, retail, and residential spaces.

Standards for Design Review (21A.59.050)

Per Section 21A.59.050 of the zoning code, the Silo Affordable Apartments project must “demonstrate how the proposed project complies with each standard for design review.” Below is an outline of how this project will comply with each design review standard:

A. As explained above, the project complies with the intent of the CG zoning district purpose statement. It also incorporates the intent of the Grand Boulevard Community Plan.

B. The Development of Silos Affordable is oriented to the corner of 500 South and the new midblock walkway to Silos Block.

1. The primary entrance faces 500 South and enters from the public sidewalk from a pedestrian perspective.
2. The building is located close to public sidewalks, creating a pedestrian- oriented development.
3. Parking is located interior to the building and the main entrance is located interior to the site. Secondary access is provided in the smallest street frontage of the site.

C. Silos Affordable has sufficient quantities of detailing and glass to facilitate pedestrian interest and interaction.

1. In accordance with the Grand Boulevards plan, to orient toward pedestrian safety, the ground floor uses have been turned to the mid-block walkway rather than along the 500 South corridor where cars are building up to freeway speeds.
2. We have a grand pedestrian experience and transparency as noted on the mid-block walkway side of Silos Affordable. This pays homage to the historic windows and fenestrations from years gone by in this neighborhood. We have maximized the transparency where possible of the other public facing sides of the building while still being able to provide the necessary structural support and layout to accommodate the quantity of affordable housing on this site. This was especially tricky on the 500 West façade which has to house the transformers as well as louver openings on the south side of the garage entrance. With Rocky Mountain Power specs no allowing an opening within 25' of height of the transformer, maximized glass is at the garage doors and entrance door. With any midblock walkway connection, this is a challenge in creating mechanical back of house options while enhancing the pedestrian views. For the 500 West faced, we have done this through the thoughtful metal art installation, screening of mechanical equipment with compatible materials, glass as noted above and changing color and material options to maximize the façade interest.
3. Articulation, Structural art and architectural detail will be used at the ground floor level to attract attention from passersby.
4. The amenity deck in Silos Affordable orients to the community amenities, retail and park spaces.

D. Glazing, fenestration relief, material changes, and landscaping patterns (hard and soft scape) provide a pedestrian emphasized ground floor.

1. Building scale, massing, and vertical emphasis has been carefully coordinated with existing and anticipated buildings to improve the aesthetic of the city skyline as well as the pedestrian experience.

2. The project's architect created a thoughtful balance of vertical and horizontal emphasis throughout the project.

3. Window reveals, structural art, pop out elements with changes in materiality and colors enhance the pedestrian experience and balance the scale of height.

4. The building's scale and solid-to-void ratio of windows and doors is appropriate for the area. Windows have intentionally been placed throughout the building's façade to increase the visual pattern and appeal of the façade.

E. Silos Affordable does not have a façade that exceeds 200'.

F. The project will include the following elements in its' privately-owned public spaces:

1. At least one sitting space for each 250 SF of plaza space. The seating will be a minimum of 16" in height and 30" in width. Any ledge benches incorporated will have a minimum depth of 30".

2. Ownership plans to provide a variety of areas with seasonal shade.

3. Throughout the larger Silos Affordable overall project area, there will be several instances of public art.

4. Throughout the larger Silo Affordable Apartments project, there will be several outdoor dining areas for the various retail locations.

G. As mentioned above, the Silos Affordable Apartments have been carefully designed within the context of surrounding buildings both within and outside the Silos Block area to create a distinctive City skyline with a positive relation to human scale.

1a. Silos Affordable has been thoughtfully integrated with surrounding buildings of varying heights and uses to create a modulated skyline along the 500 South corridor. The anticipated hotel to the east and low rise buildings in front of the iconic Silos will preserve the historic corridor of this former grain mill.

1b. The building is designed to house the metal art structure to the base of the 500 South and 500 West façade and a grand glass interaction at the mid block walkway and view

corridor from onlookers. These stand in contrast to the five levels of apartments above with parapet capping the building.

2. Negative impacts are reduced or eliminated by building modulation and varying of building massing thus creating ideal outdoor spaces for public activation and interaction.

3. The architect has done a masterful job of creating a distinctive skyline for both the building by modulating heights between and around the building footprint and integrating in with the surrounding plans within the overall Silos Block. This integration insures the historic nature of the flour mill gets preserved and honored while integrating equitable housing opportunities across the block.

H. The parking is all oriented in the first three levels of structure. All interior street widths are meant to be as narrow as possible to reduce speed and encourage pedestrian interaction. The interior parking structure has been designed to make ingress and egress as safe and efficient as possible. Furthermore, pedestrian access between the parking structure, surrounding buildings, and the public sidewalk is seamless. Parking has also been provided as required and appropriate for any combination of long-term and short-term parking.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks will be removed from public view and located internal to the buildings as much as possible.

J. Commercial/wayfinding signage and lighting will be carefully coordinated with the building designs and surrounding landscaping, with emphasis on creating an unparalleled pedestrian experience.

K. The project's lighting will create a comfortable and safe pedestrian environment in accordance with the Salt Lake City Lighting Master Plan. The lighting will be carefully designed to minimize its effects on surrounding properties and the sky.

L. The following streetscape improvements will be provided:

1. One street tree for each 30' of property street frontage, in accordance with the City's urban forestry guidelines. Any trees removed will be replaced with additional trees approved by Urban Forestry.

2. Hardscape will be utilized to differentiate privately-owned public spaces from other public spaces and will adhere to applicable design standards. Specifically, most of the privately-owned public spaces will incorporate upgraded materials such as pavers and

concrete. 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. (Ord. 14-19, 2019)

As demonstrated above, the Silos Affordable Apartments seeks to create a pedestrian-friendly development that encourages a high level of community interaction and efficient modes of transportation to all residents. It's our belief that we meet the intent of the design review standards and function as an integral piece of the greater redevelopment plan. We are confident that the design elements mentioned above, including the requested variance, will make this great development accessible and affordable to citizens who would normally be priced out of such a development and its high level of community amenities. We are excited to make this project a reality.



State of Utah

SPENCER J. COX
Governor

DEIDRE
HENDERSON
Lieutenant Governor

**Department of
Workforce Services**

CASEY R. CAMERON
Executive Director

GREG PARAS
Deputy Director

NATE MCDONALD
Deputy Director

January 11, 2023

Lowe Holding
ATTN: Jonathon Harding
515 S 500 W
Salt Lake City, UT 84101

ATTN: Silos on 500 – \$20,000,000 Bond Allocation

Dear Mr. Harding:

Your new construction project (Silos on 500) in Salt Lake City, Utah was approved for \$20,000,000 cap allocation during the January 11, 2023 Private Activity Bond Authority Board meeting.

Our records show the following is now due (confirmation fees calculated at \$300 per \$1 million allocated):

Confirmation Fee - \$6,000.00

All fees must be paid within 10 days of receipt of this invoice. Please make checks payable to the Private Activity Bond Authority and mail to the following address:

Department of Workforce Services
140 East 300 South
5th Floor - Finance
Salt Lake City, UT 84111

Upon receipt of your payment, the original *Certificate of Allocation* will be sent to your bond counsel.

If you have any questions, please feel free to contact me at [REDACTED] or by phone at [REDACTED]

Thank you,

Carver Black
DWS Financial Manager



[REDACTED]

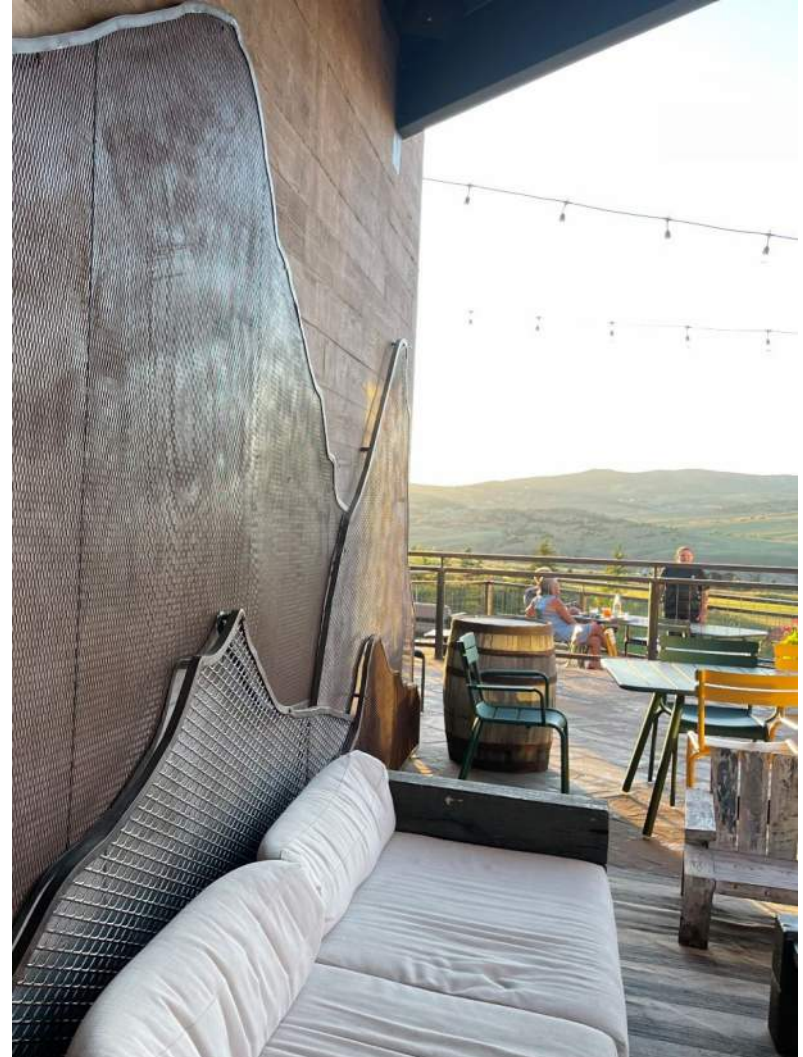
A proud partner of the americanjobcenter®network

Precedent image below; but this is a raised/offset metal screening element on our Post District project in 600 South. The Metal screen is set off the building, adding depth and texture to the brick façade, that is also selectively backlit providing the unique change from day to night experienced by pedestrians and vehicles alike. This is a similar element we would look to add on 500 West

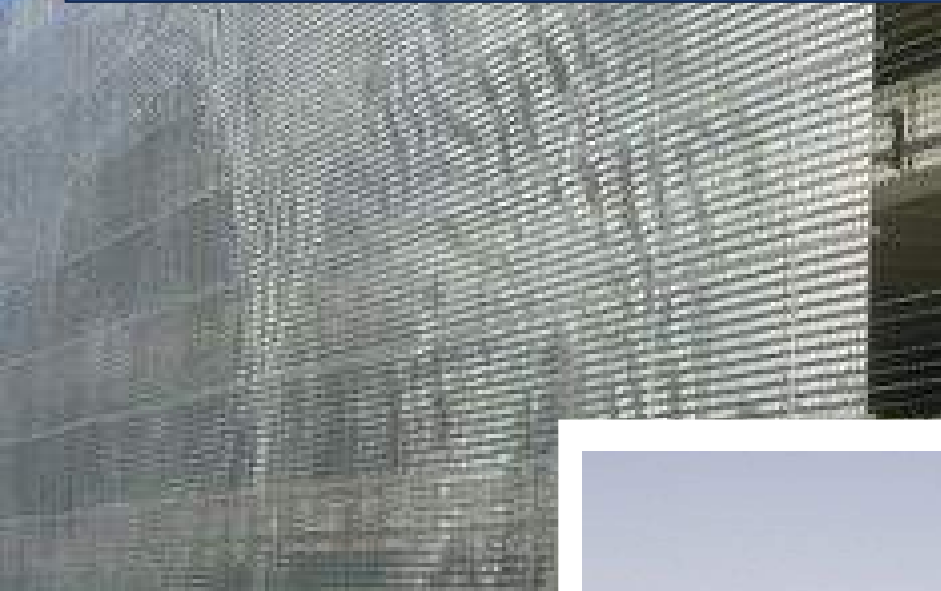
600 S →

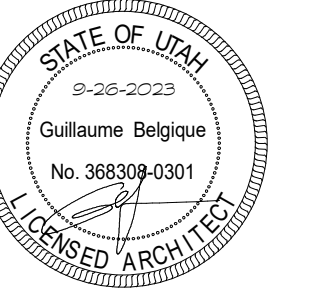


What is shown currently as an example is similar to this architectural element at Victory Ranch in Summit County; where the metal screening varies in depth and density of mesh to create an artistic element creating a “mountain” design set against a concrete structure. This is the example as currently shown on plans, and we’d like to add some additional lighting elements.



Additional precedents (albeit on a larger, more expensive scale). We will need to be selective and efficient to ensure additions of this depth and design element does NOT preclude us from delivering on the main mission of affordable housing. A \$200K architectural design element is equivalent cost to 1 affordable unit we can produce for Salt Lake City.





SILOS LIHTC
515 South 500 West
Salt Lake City, Utah

Date
June 28, 2023

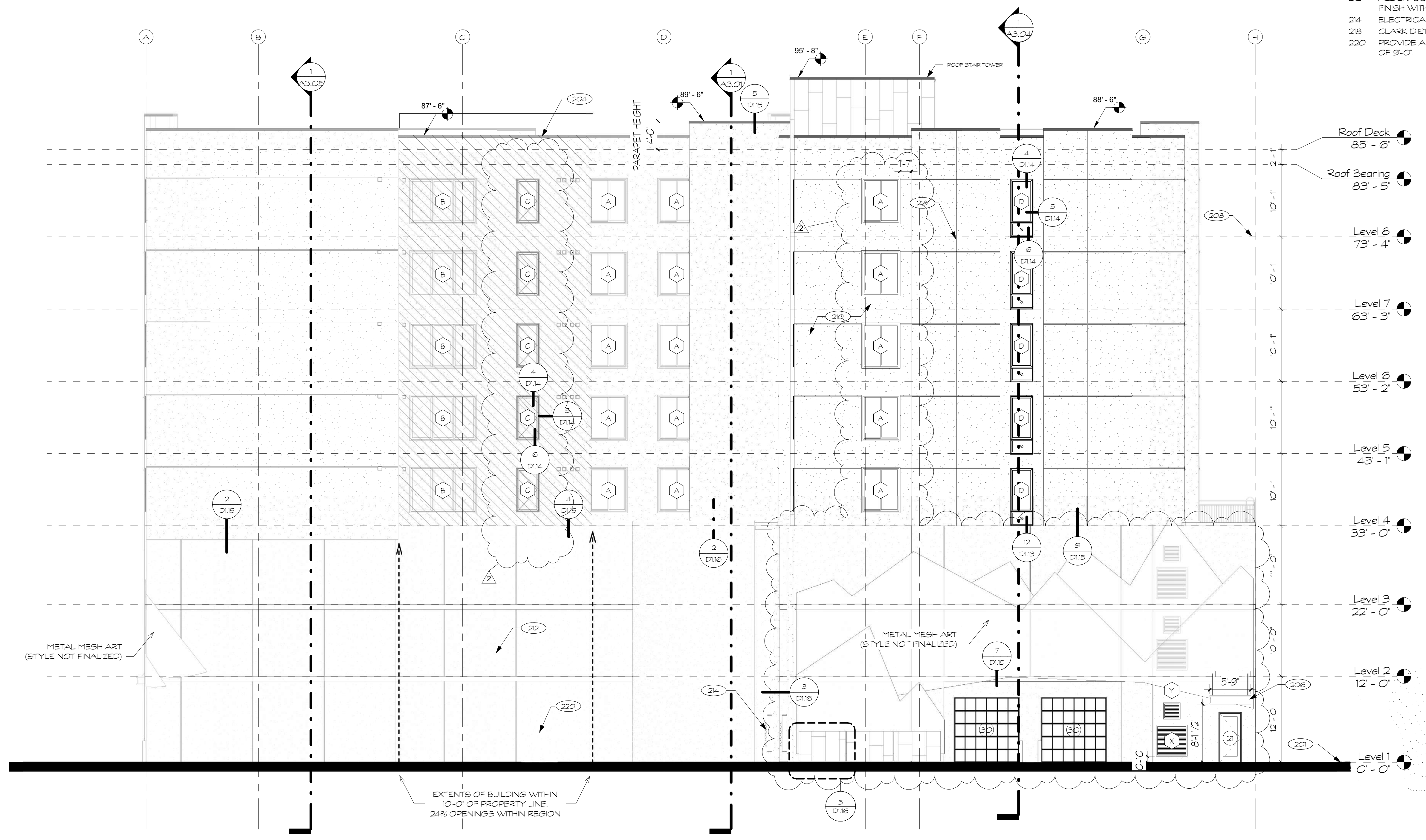
No.	Description	Date
2	Addendum 1.1	8-11-2023

Sheet Title
Enlarged West Elevation

Sheet Number
A2.07

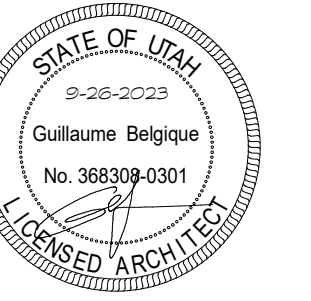
KEYNOTES

- 201 SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE (TYP).
- 204 PRE-FINISHED 22 GAUGE METAL PARAPET CAP, COLOR TBD. PROVIDE SAMPLES FOR APPROVAL.
- 206 ENTRY AWNING, SEE DETAIL 1/D115.
- 208 ELEVATIONS ARE TO TOP OF SLAB, TOP OF GYPCRETE, OR ROOF TRUSS BEARING HEIGHT.
- 210 FINE SAND STUCCO FINISH. SEE FIRE PLANS FOR WALL TYPES.
- 212 ALL EXPOSED CONCRETE WALLS TO BE SMOOTH ARCHITECTURAL FINISH WITH CLEAR COAT SEALER.
- 214 ELECTRICAL METER LOCATION. SEE ELECTRICAL DRAWINGS.
- 218 CLARK DIETRICH STUCCO CONTROL JOINT WITH 1/2" REVEAL.
- 220 PROVIDE ANTI-GRAFFITI COATING TO CONCRETE UP TO A HEIGHT OF 9'-0".



1 ENLARGED WEST ELEVATION
A2.07 SCALE 1/8" = 1'-0"

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SILOS LIHTC
515 South 500 West
Salt Lake City, Utah

Date
June 28, 2023

No.	Description	Date

Sheet Title

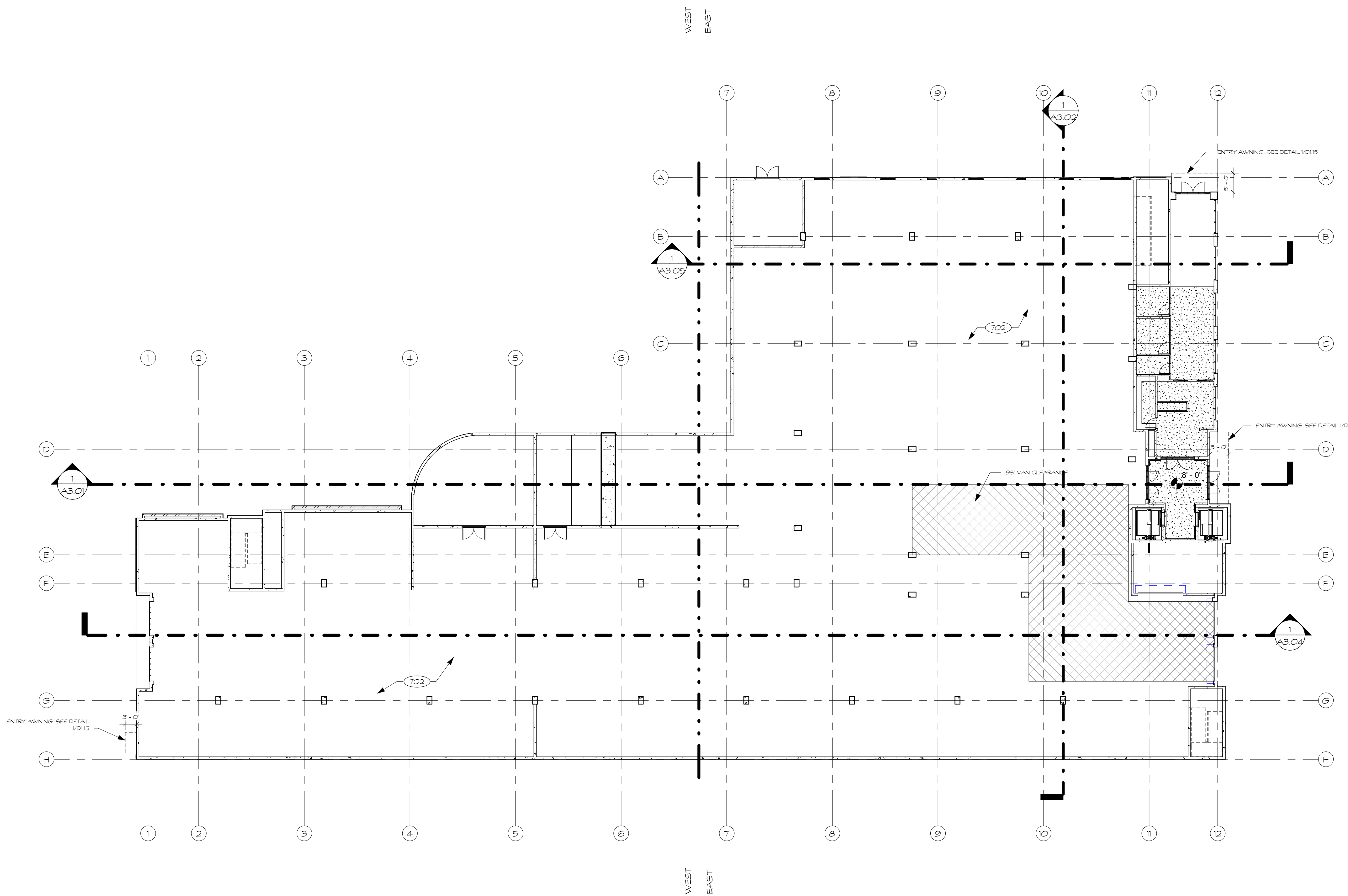
Overall Reflected
Ceiling Plan -
Level 1

Sheet Number

A7.01

KEYNOTES

702 LIGHTING THROUGHOUT. SEE ELECTRICAL DRAWINGS. VERIFY STYLE AND SPEC WITH INTERIOR DESIGN & ELECTRICAL DRAWINGS.



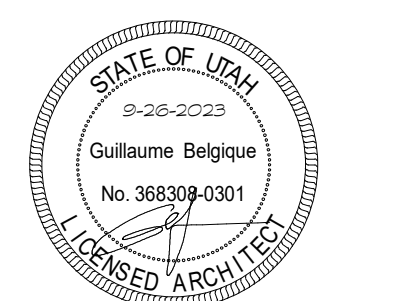
1 REFLECTED CEILING PLAN - LEVEL 1
A7.01 SCALE: 1/16" = 1'-0"

RCP LEGEND

	PAINTED GYP. BOARD CEILING
	ALUMINUM SOFFIT
	DECORATIVE TEAK WOOD CEILING PER INTERIOR DESIGN
	CORRIDOR CLOUD CEILING
	2x2 ACOUSTIC CEILING TILES
	CEILING HEIGHT (MIN.)

NOTE: See FIRE SHEETS for floor-ceiling assembly construction

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SILOS LIHTC
 515 South 500 West
 Salt Lake City, Utah

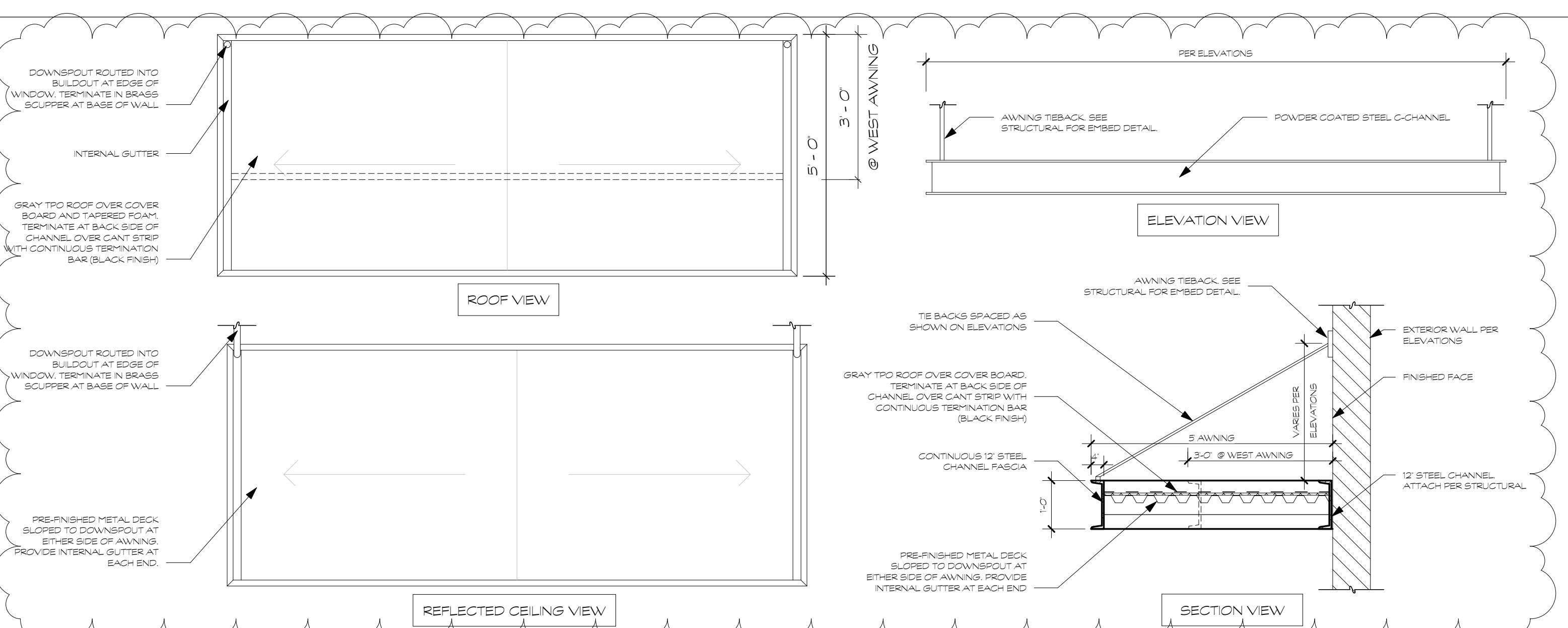
Date
June 28, 2023

No.	Description	Date
1	Addendum 1	7-17-2023

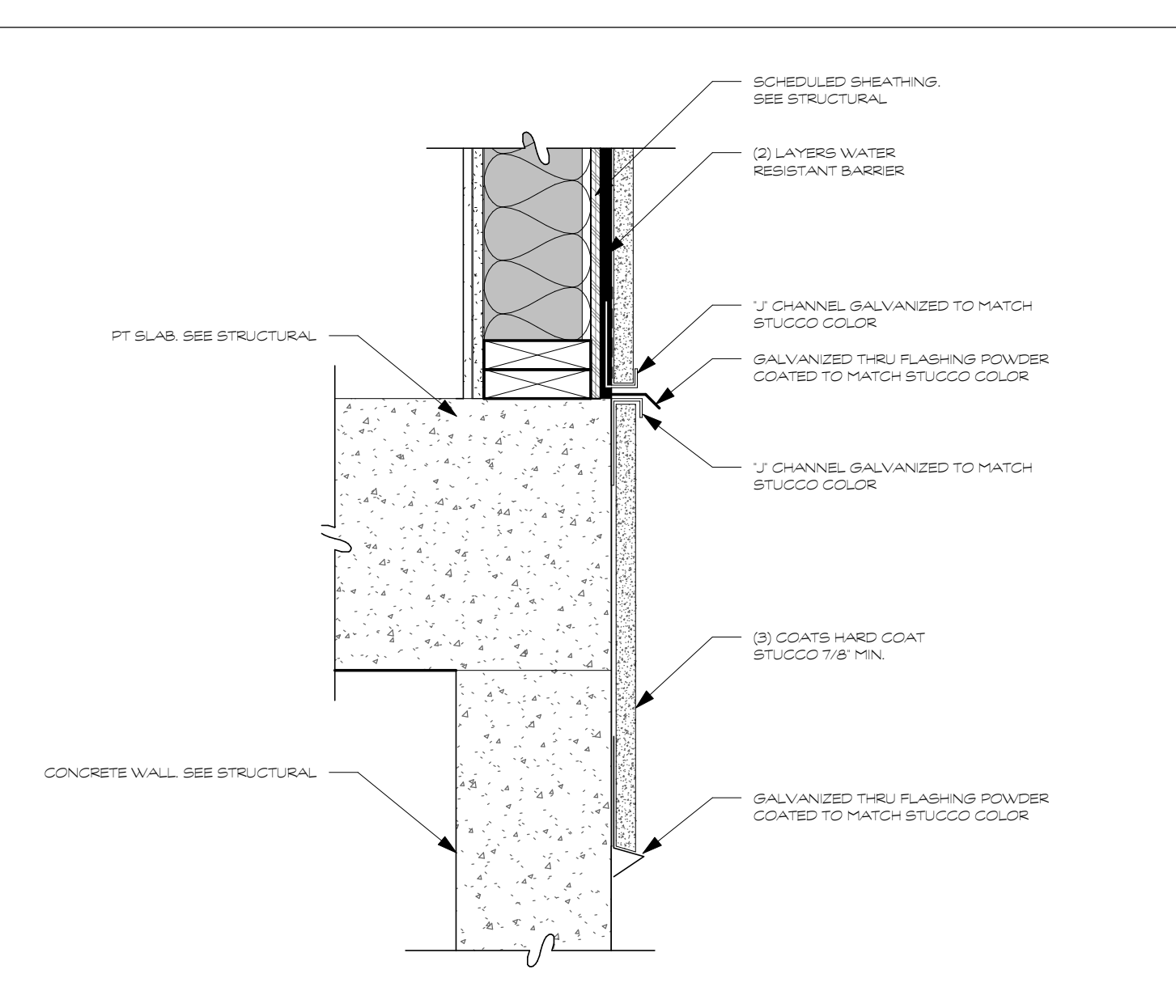
Sheet Title
Details

Sheet Number
D1.15

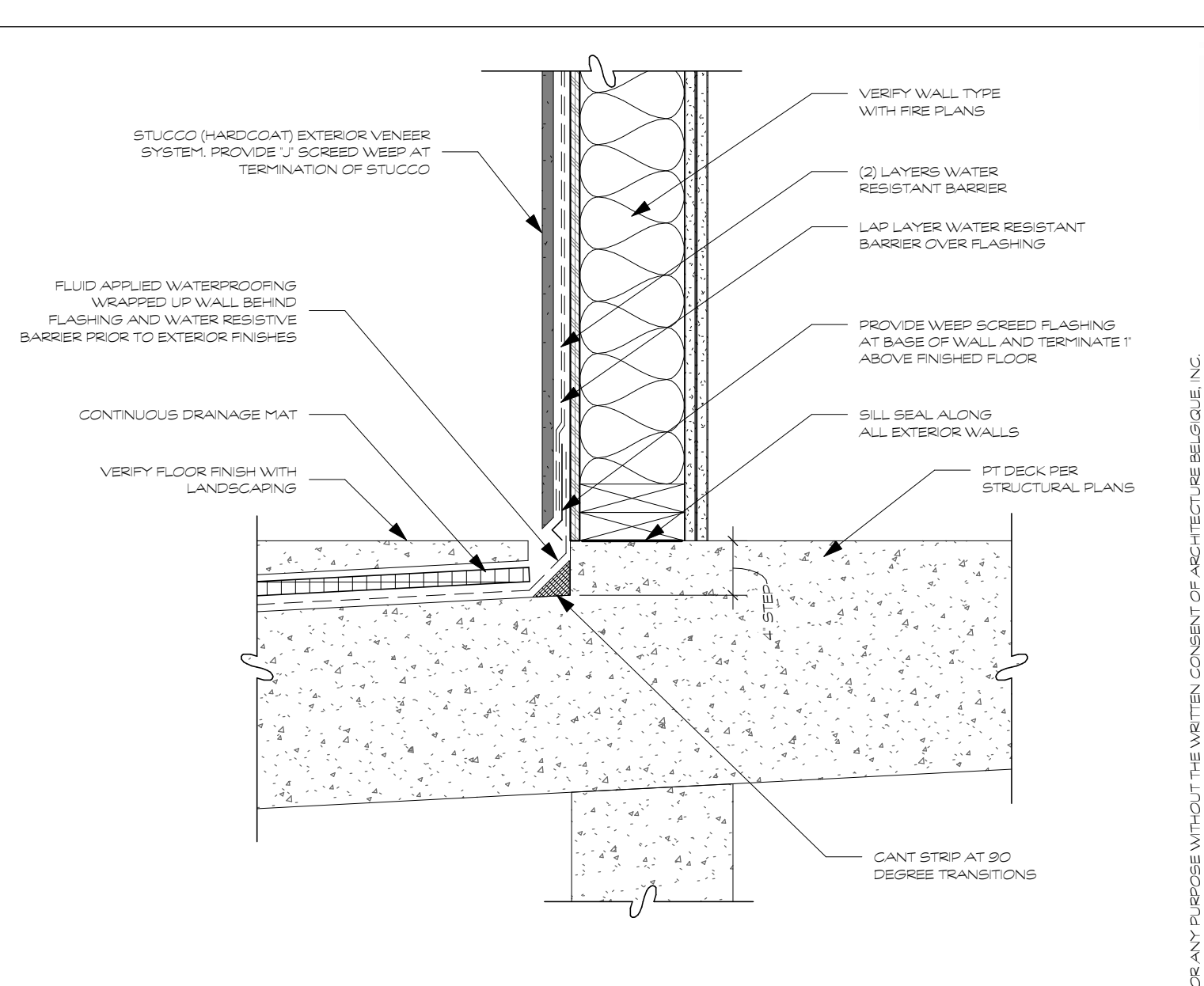
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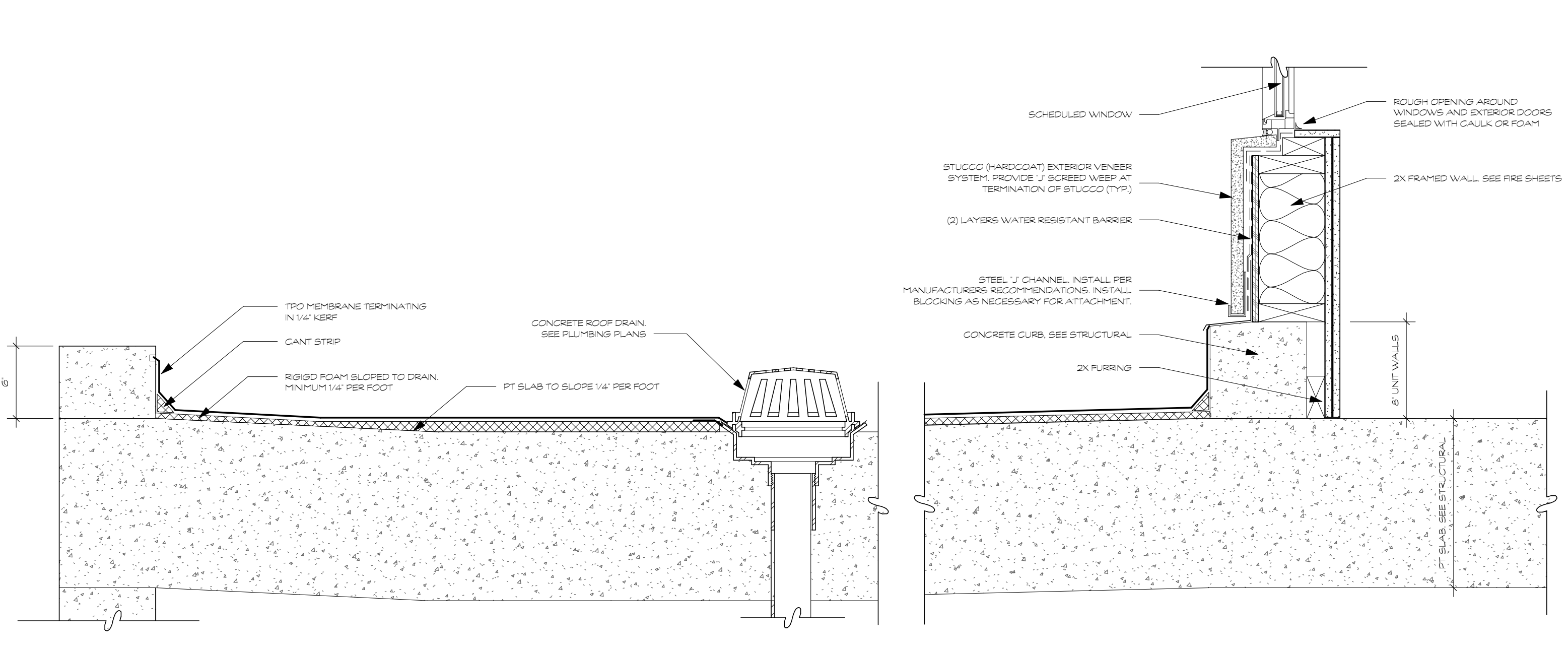
1 TYPICAL AWNING
D1.15 SCALE: 1/2" = 1'-0"



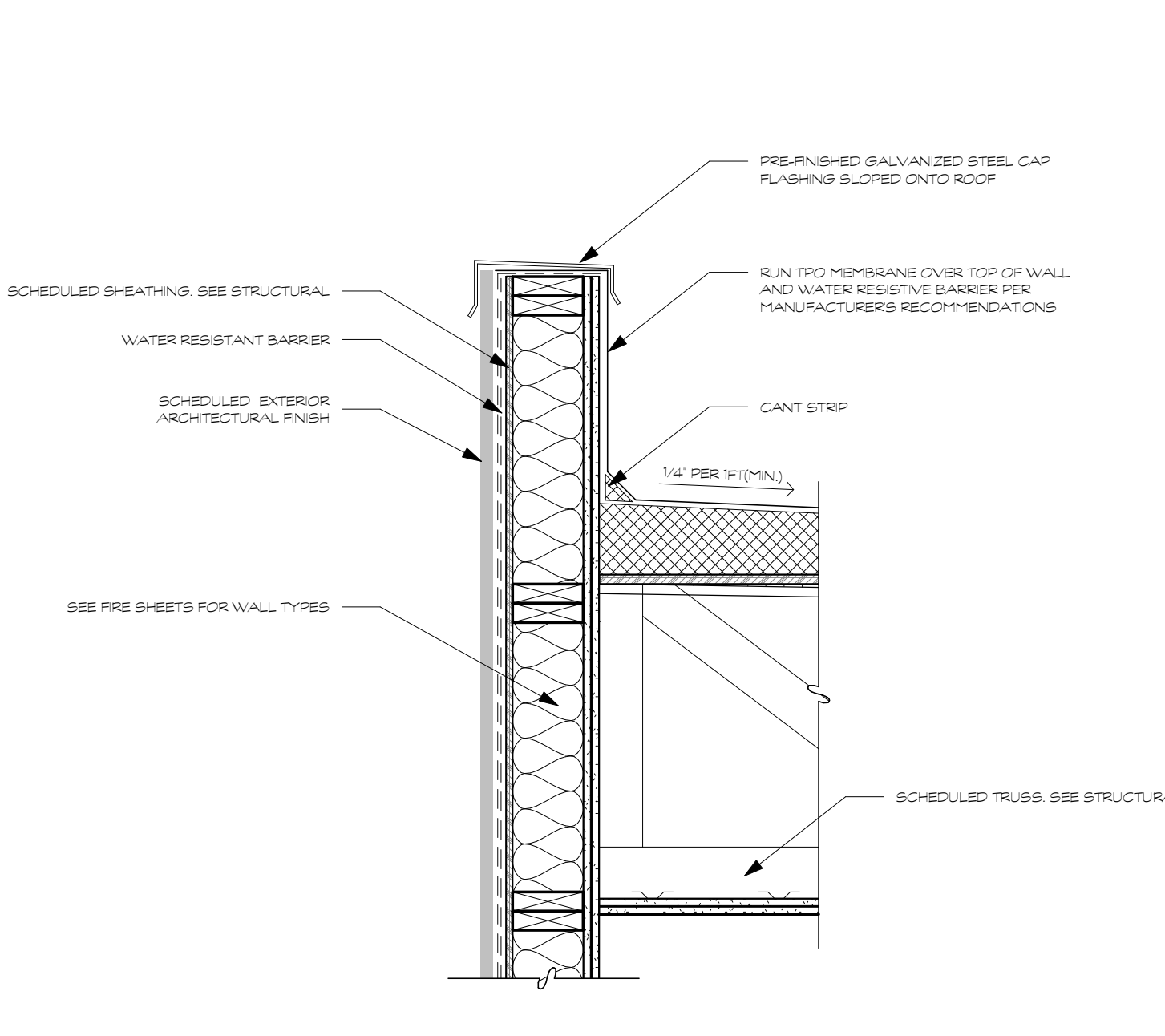
2 STUCCO ONTO CONCRETE
D1.15 SCALE: 1 1/2" = 1'-0"



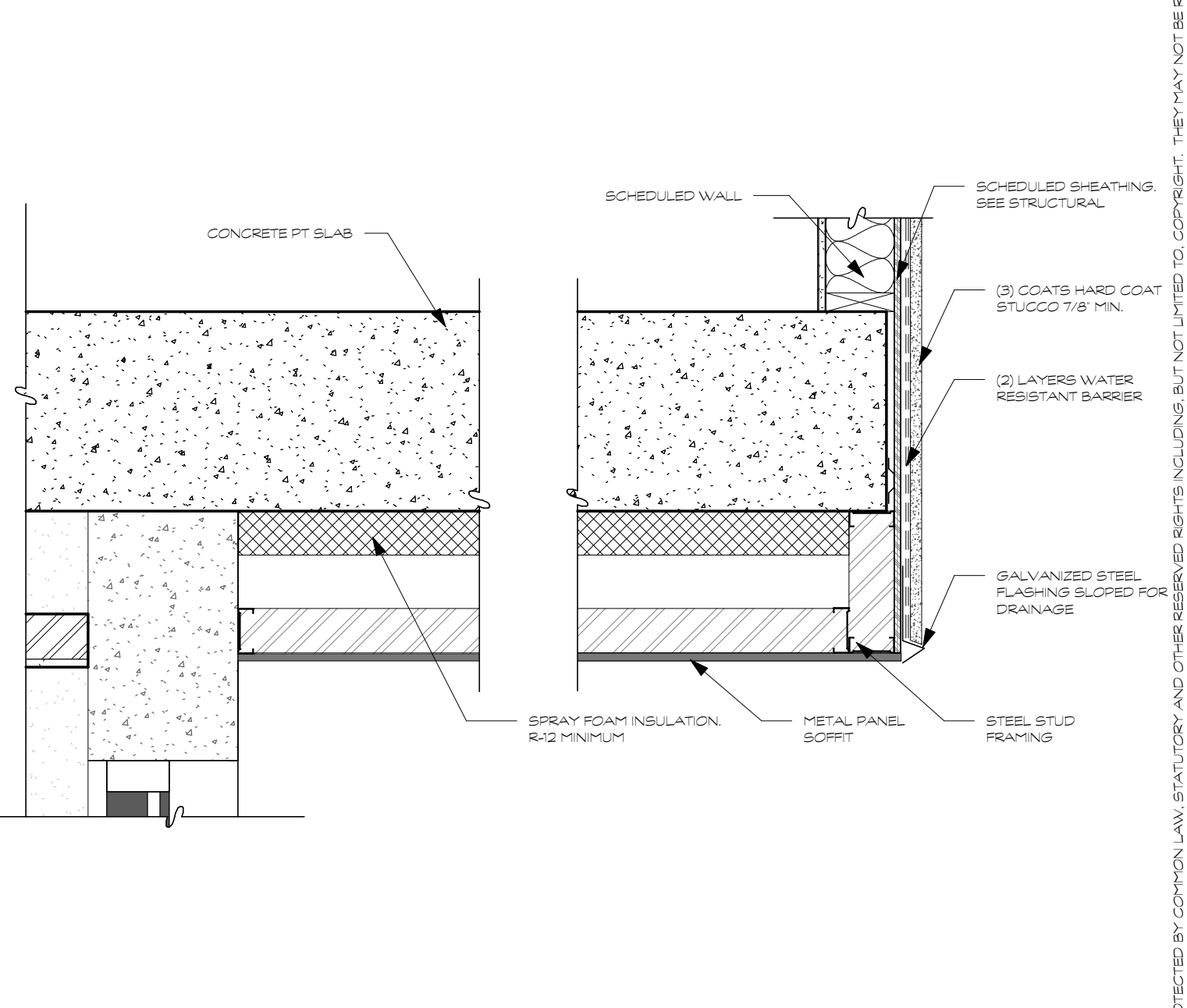
3 PT DECK TO FRAMED WALL
D1.15 SCALE: 1 1/2" = 1'-0"



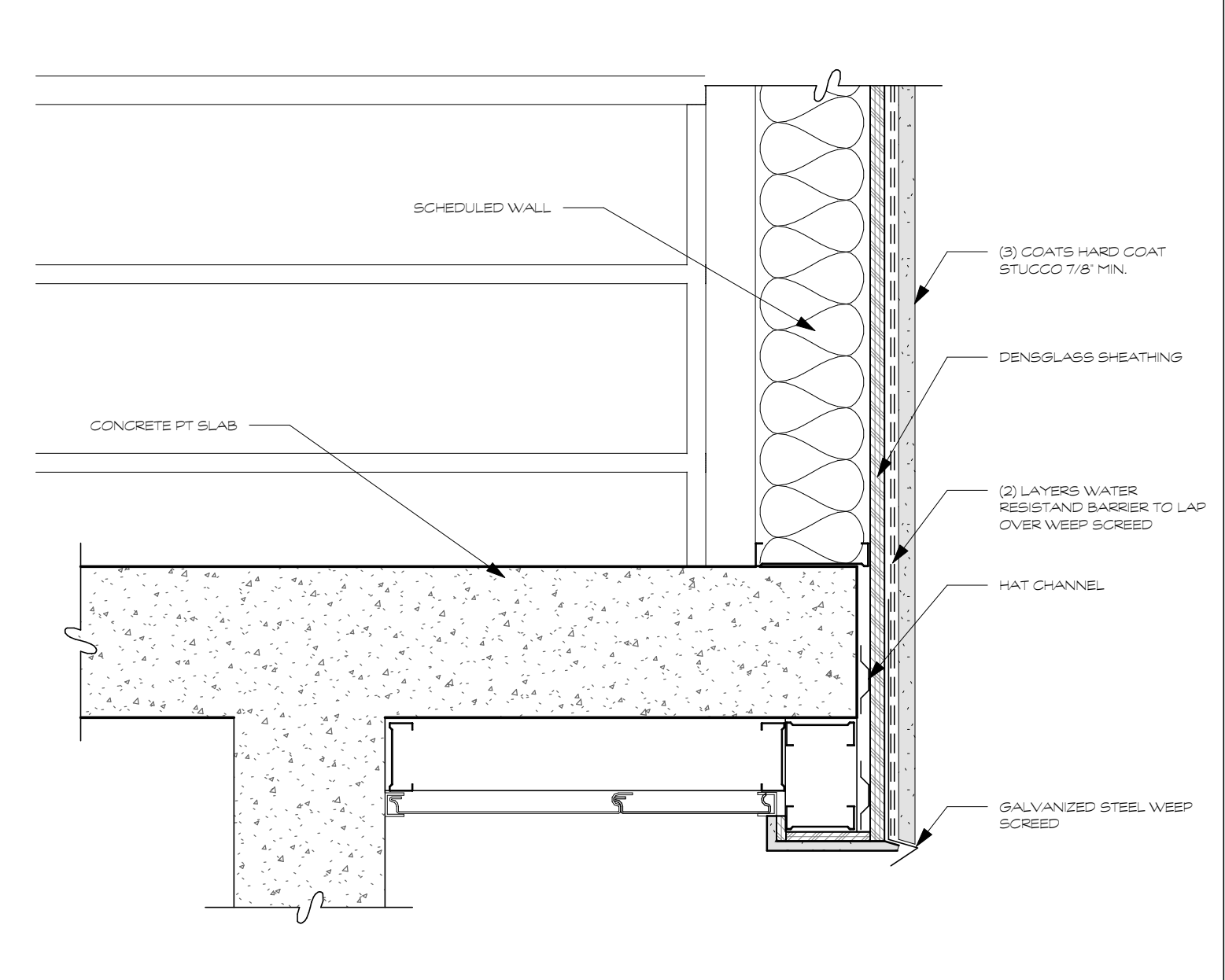
4 CONTINUOUS PT SLAB EXTERIOR WALLS
D1.15 SCALE: 1 1/2" = 1'-0"



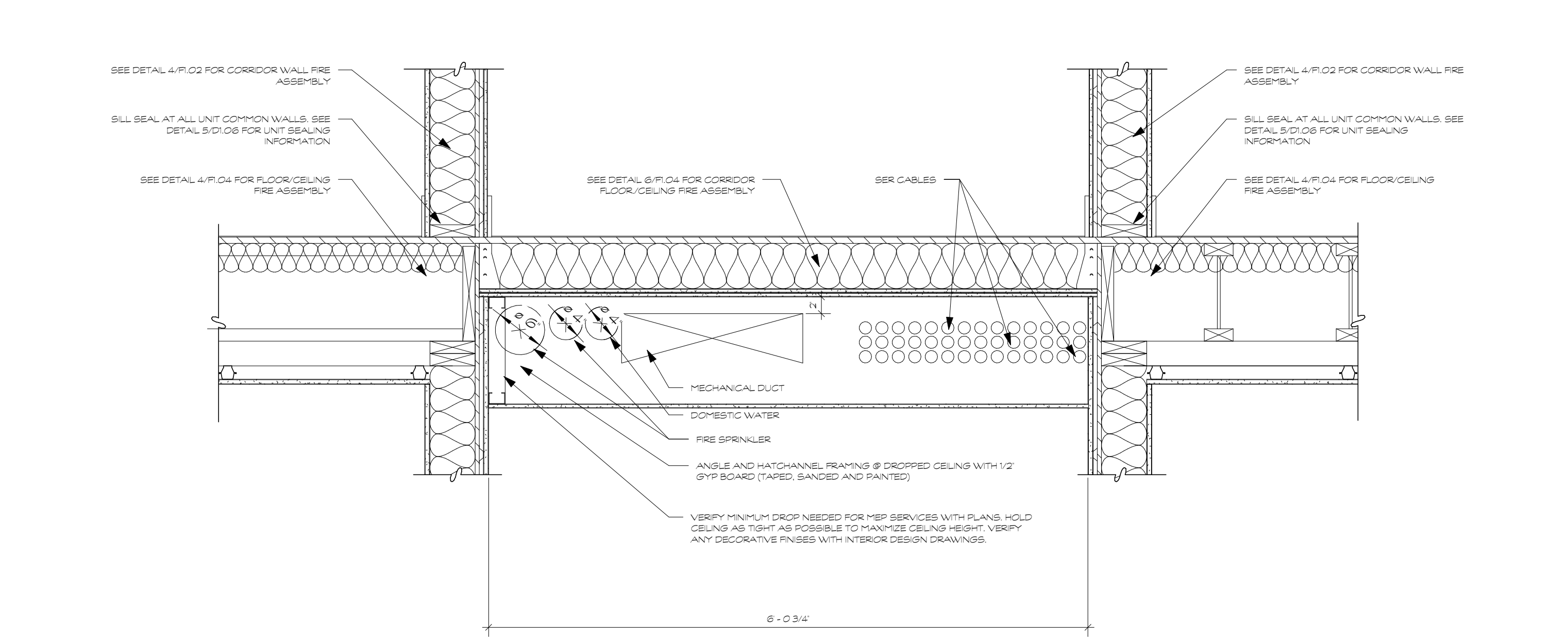
5 WALL ROOF TRUSS
D1.15 SCALE: 1" = 1'-0"



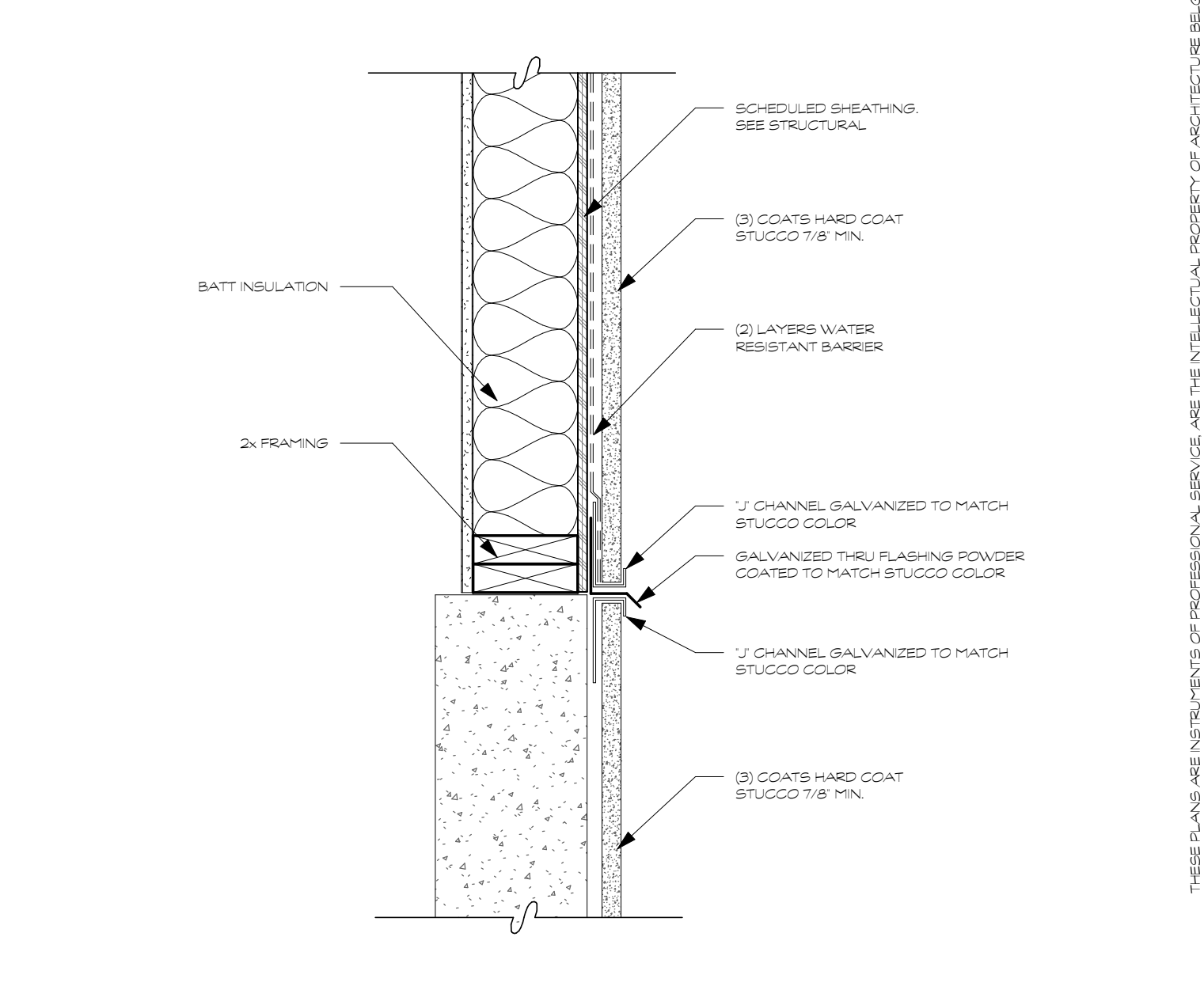
6 EAST WALL CANTILEVER SOFFIT
D1.15 SCALE: 1" = 1'-0"



7 EAST EXTERIOR STUCCO WALL - AT GARAGE
D1.15 SCALE: 1 1/2" = 1'-0"



8 CORRIDOR SOFFIT DETAIL
D1.15 SCALE: 1" = 1'-0"



9 CONCRETE TO WOOD FRAMING - STUCCO
D1.15 SCALE: 1 1/2" = 1'-0"

GLAZING = 26 %



METAL MESH ART (STYLE NOT FINALIZED)

NORTH ELEVATION

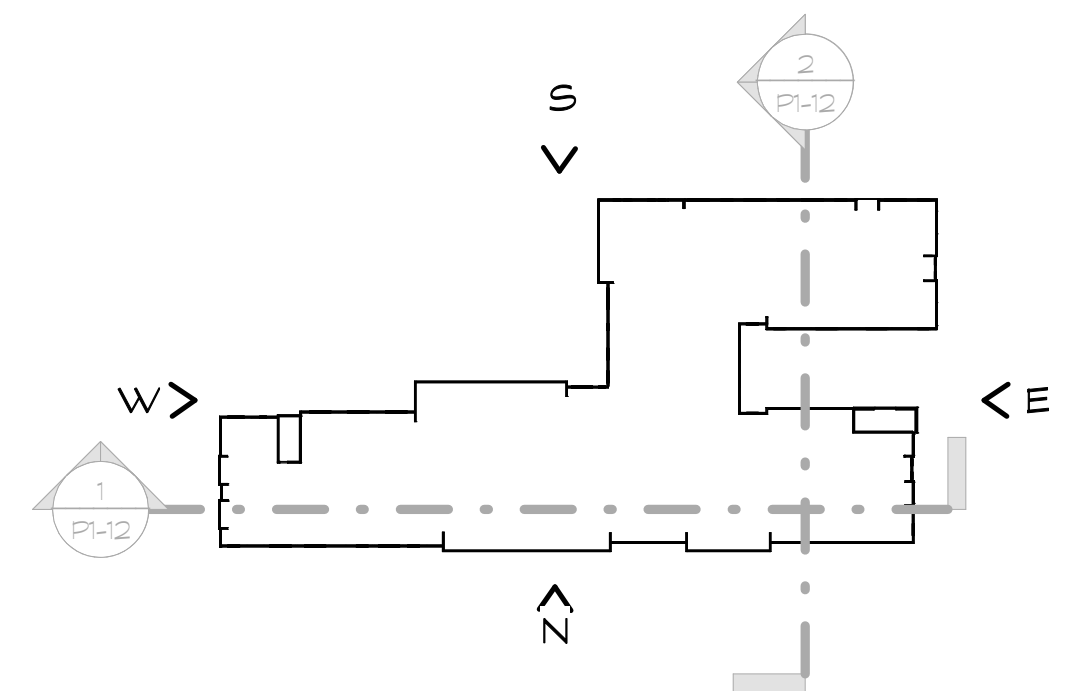
GLAZING = 2 %



METAL MESH ART (STYLE NOT FINALIZED)

WEST ELEVATION

MATERIAL LEGEND	
	GRID REVEAL STUCCO
	LIGHT STUCCO
	DARK STUCCO
	METAL PANEL
	CONCRETE



SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah



SCALE 3/32" = 1'-0"

NOT FOR CONSTRUCTION

ELEVATIONS PI-II

8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
801-561-1333



SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah

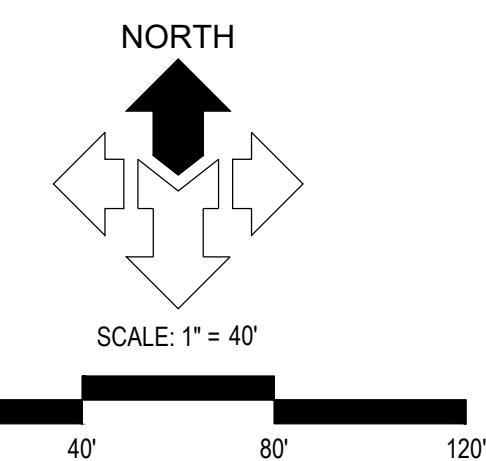
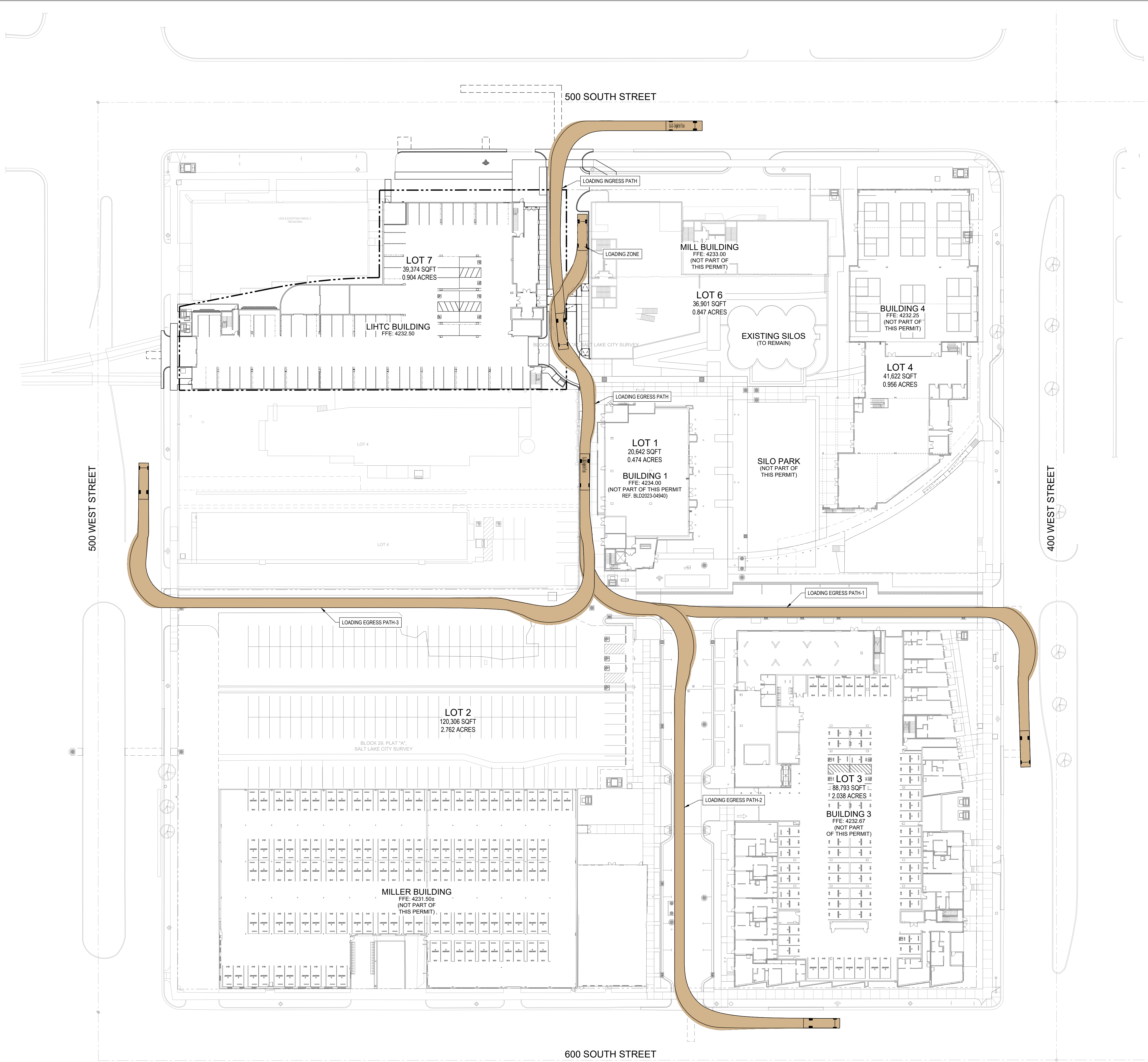
NOT FOR CONSTRUCTION

West Rendering PI-26

8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
801-561-1333



Architecture
Belgique, Inc.

801.561.1333
7583 So. Main Street #100
Midvale, Utah 84047
information@archbelgique.com

CIVIL ENGINEER
McNeil Engineering
Contact: Jake Felshaw
PHONE: (801) 265-7100
EMAIL: jmfelsh@mcneileng.com

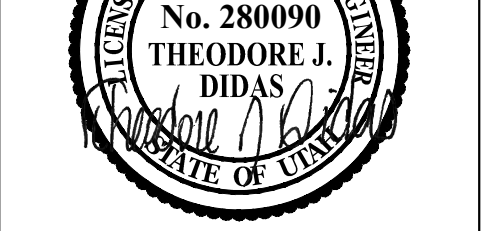
STRUCTURAL ENGINEER
Canyons Structural Consulting
Contact: Siva Venkata
PHONE: (801) 488-8848
EMAIL: siva@canyst.com

MECHANICAL/PLUMBING
ENGINEER
Royal Engineering
Contact: Chris Felslev
PHONE: (801) 575-2676
EMAIL: chris.felslev@royaleng.com

ELECTRICAL ENGINEER
Royal Engineering
Contact: David Swearingen
PHONE: (801) 575-2676
EMAIL: david.swearingen@royaleng.com

LANDSCAPE ARCHITECT
LandForm Design Group
Contact: Jeff Richardson
PHONE: (801) 502-2370
EMAIL: jrichard@landformdesigngroup.com

INTERIOR DESIGNER
KJ Designs
Contact: Teena Gardner
PHONE: (801) 573-4483
EMAIL: teena@kjdesigns.com



SILOS LIHTC
515 South 500 West
Salt Lake City, Utah

Date
June 28, 2023

No.	Description	Date

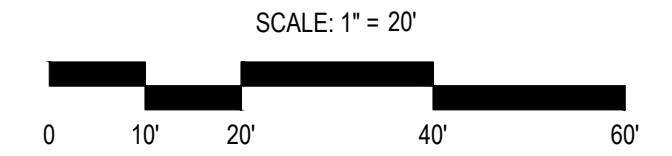
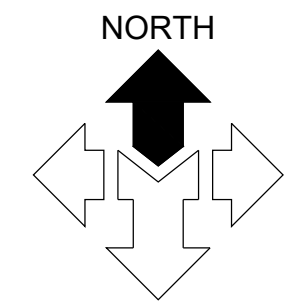
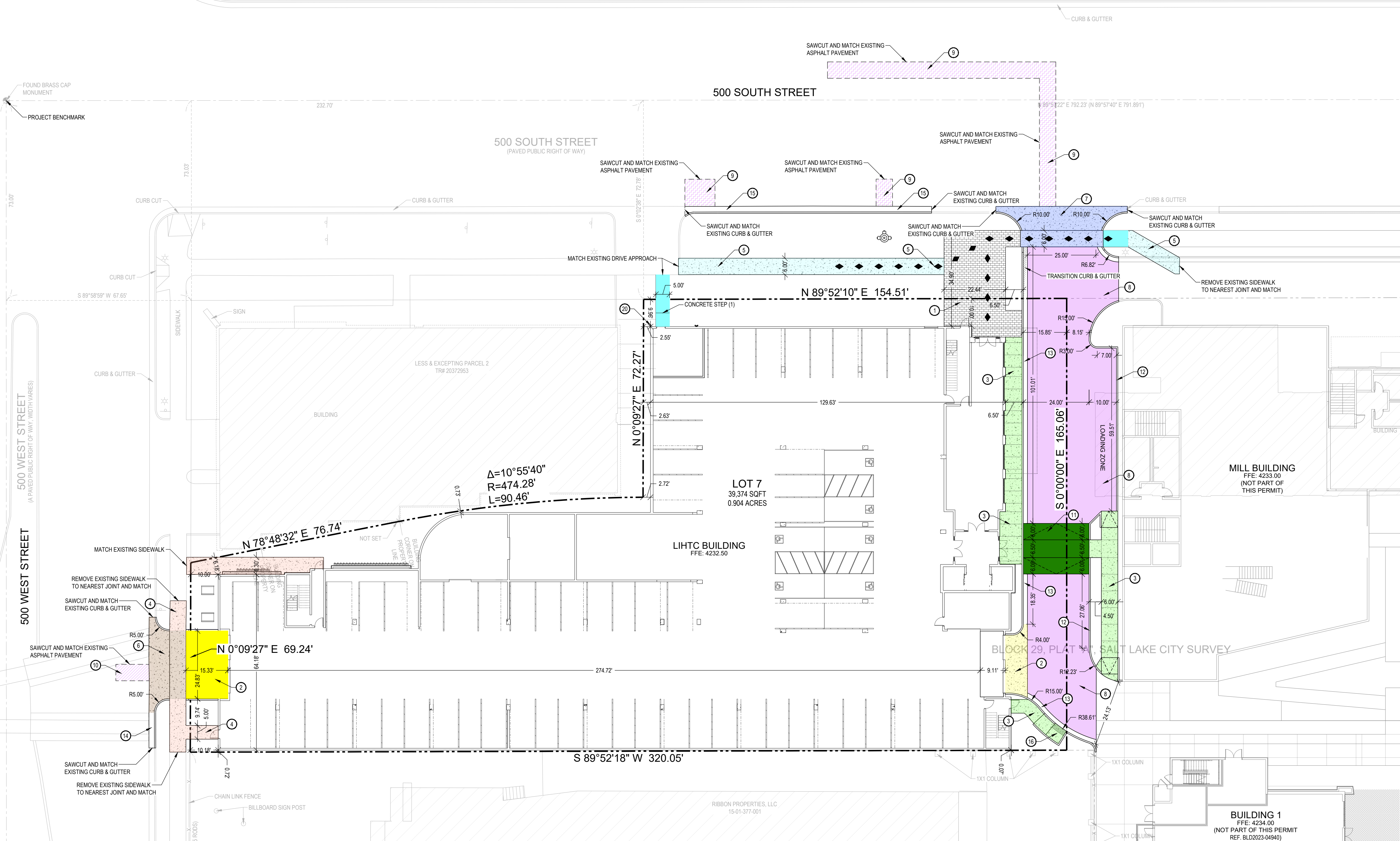
Sheet Title
LOADING
INGRESS /
EGRESS PLAN

Sheet Number
C1.00

Blue Stakes of UTAH811
Bluestakes.org

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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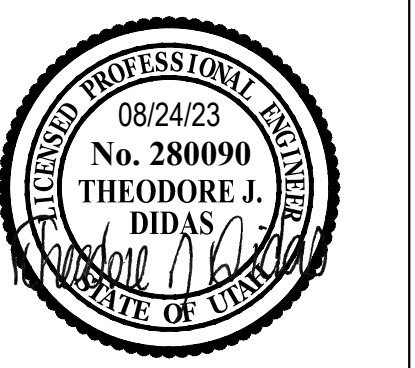


DESCRIPTION	AREA	%
HARDSCAPE	3,679 SQFT	9%
LANDSCAPE	2,975 SQFT	8%
BUILDINGS	32,720 SQFT	83%
TOTAL	39,374 SQFT	100%

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTINGS.
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 A LICENSED, INSURED, AND BONDED CONTRACTOR WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING IS REQUIRED TO OBTAIN A PUBLIC RIGHT OF WAY PERMIT FROM THE SALT LAKE CITY ENGINEERING OFFICE (801.535.6396) FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN PUBLIC WAY. CONSTRUCTION OF SIDEWALKS AND ROADWAYS ALSO REQUIRES A PERMIT. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC.
 ANY ASPHALT REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 400 WEST STREET TO CONFORM WITH APWA PLAN NO. 255, UNLESS OTHERWISE NOTED.
 ANY CURB & GUTTER REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 400 WEST STREET TO CONFORM WITH APWA PLAN NO. 205, UNLESS OTHERWISE NOTED.
 ANY SIDEWALK REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 400 WEST STREET TO CONFORM WITH APWA PLAN NO. 231, UNLESS OTHERWISE NOTED.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- PROPOSED PROPERTY BOUNDARY
- ① HARDSCAPE PER LANDSCAPE DESIGN PLANS.
- ② CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01. REFER TO LANDSCAPE PLANS FOR COLOR, FINISH AND PATTERNING.
- ③ PEDESTRIAN CONCRETE WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01. REFER TO LANDSCAPE PLANS FOR COLOR, FINISH AND PATTERNING.
- ④ 4" THICK - STANDARD GREY, APWA CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
- ⑤ UDOT CONCRETE SIDEWALK, STANDARD GREY, PER UDOT STD. DWG. NO. 'PA 3', SHEET C5.03.
- ⑥ COMMERCIAL ('OTHER') APWA CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
- ⑦ UDOT CONCRETE DRIVEWAY AND SIDEWALK, PER UDOT DWG. NO. 'GW 3B', SHEET C5.03.
- ⑧ ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'E1', SHEET C5.01.
- ⑨ ASPHALT PATCH, 1/2" OF GRANULAR BORROW, 6" UNTREATED BASE COURSE AND 7" OF PG GRADE SUPERPAVE MIX DESIGN ASPHALT CONFORMING TO UDOT SPECIFICATION 02741.
- ⑩ ASPHALT T-PATCH, PER APWA PLAN NO. 255 (2012 EDITION).
- ⑪ RAISED CONCRETE PEDESTRIAN CROSSING. SEE DETAIL 'A1', SHEET C5.01.
- ⑫ CONCRETE CURB WALL. SEE DETAIL 'D2', SHEET C5.01.
- ⑬ 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
- ⑭ 30" CONCRETE CURB AND GUTTER, PER APWA PLAN NO. 205.1 'TYPE A'.
- ⑮ 30" CONCRETE CURB AND GUTTER, PER UDOT STD. DWG. NO. 'GW 2A', 'TYPE B1', SHEET C5.03.
- ⑯ ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3 FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
- ⑰ 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK.
- ⑱ PAINTED 12" WIDE SOLID WHITE STOP BAR.
- ⑲ NEW 24" STOP SIGN. SEE MUTCD DETAIL R1-1.
- ⑳ BOLLARD. SEE DETAIL 'C6', SHEET C5.01.
- ◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.



SILOS LIHTC
 515 South 500 West
 Salt Lake City, Utah

Date
 June 28, 2023

No.	Description	Date

Sheet Title
 CIVIL SITE PLAN

Sheet Number
 C1.01

PROJECT BENCHMARK
 FOUND BRASS CAP MONUMENT, LOCATED AT THE INTERSECTION OF 500 SOUTH STREET AND 500 WEST STREET
 BENCHMARK ELEVATION: 4231.15'

Blue Stakes of UTAH 811
 BLUESTAKES.ORG

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES. SHOWN OR NOT SHOWN ON THE PLANS.

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SILOS - LIHTC

515 S. 500 W. SALT LAKE CITY, UTAH

DEVELOPER
BCG HOLDINGS

CONSTRUCTION
TYPE = 3A - LEVELS 4-8
1A - PODIUM



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515 S. 500 W. Salt Lake City, Utah

NOT FOR CONSTRUCTION

Cover PO-0
8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
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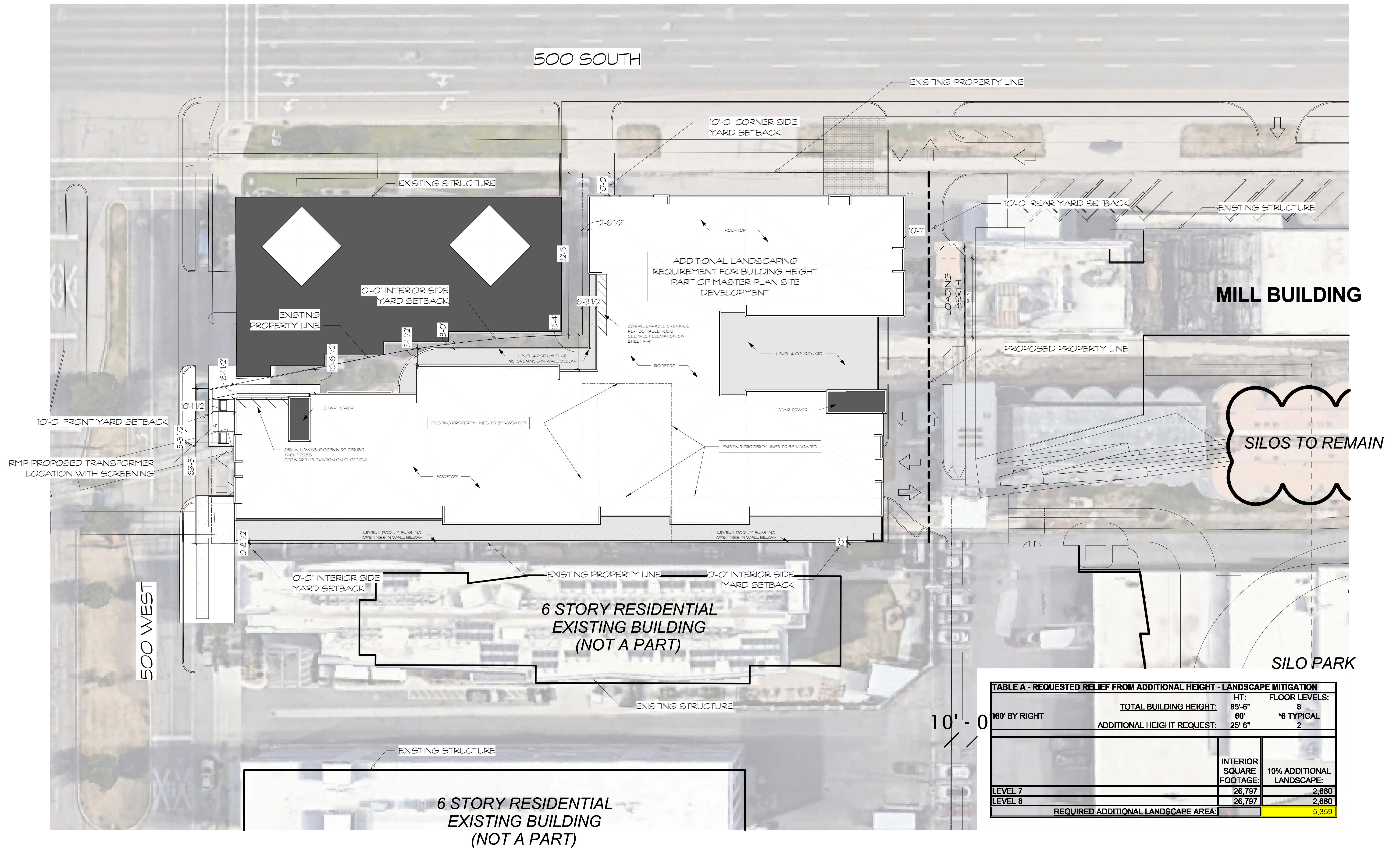


TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION

160' BY RIGHT	TOTAL BUILDING HEIGHT:	HT:	FLOOR LEVELS:
		85'-6"	85'-6"
	60'	60'	*6 TYPICAL
	ADDITIONAL HEIGHT REQUEST:	25'-6"	2
		INTERIOR SQUARE FOOTAGE:	10% ADDITIONAL LANDSCAPE:
LEVEL 7		26,797	2,680
LEVEL 8		26,797	2,680
REQUIRED ADDITIONAL LANDSCAPE AREA:			5,359

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SCALE 1" = 30'

NOT FOR CONSTRUCTION

Site Plan PO-1

8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
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PROJECT DATA

SPECIAL INSPECTIONS

- ANCHORAGE OF ANY ELECTRICAL EQUIPMENT ASSOCIATED WITH EMERGENCY OR STANDBY POWER...
INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCT WORK, PIPING SYSTEMS, AND THEIR STRUCTURAL SUPPORTS...

SEPERATE PERMITS

BUILDING SIGNAGE

DEFERRED SUBMITTALS

FIRE SPRINKLERS, FIRE ALARM, ERRCS (IF REQUIRED, SEE GENERAL FIRE NOTES).

ATTIC STOCK REQUESTS

- LVT FLOORING FOR THE CORRIDORS AND UNITS
DOOR LEVERS
CABINET HARDWARE (PULLS & HINGES)
WINDOW BLINDS
WINDOW SCREENS
DEADBOLTS
PAINT
UNIT DOOR
BASE MATERIAL
CASING MATERIAL
LIGHT BULBS
LED FIXTURES (BUILT-IN LIGHTS)
BATHROOM FIXTURES

MOCKUP REQUIREMENT

GENERAL CONTRACTOR SHALL PROVIDE A FULL SCALE MOCKUP OF ALL EXTERIOR CLADDING AND WINDOW CONDITIONS INCLUDING MATERIAL TRANSITIONS AND WATERPROOFING FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION

PARKING PROVISIONS

PARKING COUNT

Table with 3 columns: Level, Type, Count. Lists parking counts for various levels and types, including ADA and ADA VAN.

Grand total: 207

PARKING REQUIRED

1 BED - 1.05 X 100 = 105 STALLS
2 BED - 1.5 X 20 = 30 STALLS
STUDIO - 1.0 X 60 = 60 STALLS
195 SUB-TOTAL

25% LOW INCOME HOUSING REDUCTION = 146 TOTAL

BICYCLE PARKING

51 TOTAL SECURED BICYCLE STALLS PROVIDED
ADDITIONAL 20 POTENTIAL PARKING STALLS ON LEVEL 2

MAX BUILDING HEIGHT

MAX BUILDING IN CG ZONE HEIGHT 60' - ACTUAL BUILDING HEIGHT = 85'-6"
SEE A2.01-A2.10 FOR SPECIFIC HEIGHTS ON EACH ELEVATION

TOTAL BUILDING OCCUPANT LOAD

TOTAL NUMBER OF OCCUPANTS AT ALL LEVELS = 1,216 OCCUPANTS

SITE TABULATION

TOTAL BUILDING FOOTPRINT 32,063 SQFT
DWELLING UNITS/ACRE 180/0.90 = 200 UNITS PER ACRE
PARKING PROVIDED PRIVATE COVERED PARKING 207 SPACES (6 ADA - (1 EV))
TOTAL: 207 PARKING STALLS

PROJECT DATA

BUILDING TABULATION

BUILDING SF

Table with 2 columns: LEVEL, Area. Lists building square footage for levels 1 through 8 and total building square footage.

UNIT MIX

Table with 2 columns: STUDIO/BATH, BED/BATH, TOTAL. Lists unit mix counts for studio/bath, 1 bed/1 bath, 2 bed/1 bath, and total units.

UNIT DATA

Table with 7 columns: UNIT, #BEDS, #BATHS, GROSS SQFT, NET SQFT, TYPE, TOTAL. Lists unit data for various unit types (SA, SB, SC, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1J, 2A, 2B, 2C, 2D) and a total row.

GROSS SQFT INCLUDES ALL SPACE INCLUDING EXTERIOR WALLS, BUT NOT STORAGE

NET SQFT INCLUDES ALL SPACE WITHIN EXTERIOR WALLS EXCLUDING MECHANICAL AND STORAGE

UNIT DATA

TYPE A REQUIREMENTS AS PER ICC 1107.6.2.2.1 = 2% OF TOTAL UNITS
TOTAL UNITS = 180
180 X .02 = 3.6
TOTAL PROVIDED TYPE A UNITS = 14
(TYPE A & B UNITS REFER TO IBC CHAPTER 11 - DWELLING UNIT TYPES)

SIGNAGE REQUIREMENTS

- SIGNAGE SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
a) Arc-Flash Warning Signs. Electrical equipment such as switchboards, switchgear, panelboards, industrial control panels, meter socket enclosures, and motor control centers shall be field- or factory-marked to warn of potential arc-flash hazards.
b) Electrical Room Door Signs. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording.
c) Elevator Signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator car station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire.
d) Fire Barrier Identification. Where there are accessible concealed floor, floor-ceiling or attic spaces, fire barriers or fire partitions or any other wall required to have protected openings or penetrations, the barrier shall be permanently labeled within the concealed space.
e) Fire Door Signs. Permanent signs having letters not less than one-inch high shall be placed on or near fire doors rated 3/4-hour or more as follows: For doors designed to be kept normally open: FIRE DOOR DO NOT BLOCK. For doors designed to be kept normally closed: FIRE DOOR KEEP CLOSED.
f) Fire/Smoke Damper Access. Fire and smoke dampers shall be provided with an approved means of access large enough to permit damper inspection and maintenance.
g) Occupant Load Signs. An approved, permanent maximum occupant load sign with letters not less than one-inch high on a contrasting background shall be posted in a conspicuous location adjacent to the main entrance or exit at Clubhouse 246 and 305, the Courtyard, and Roof Terrace 531 next to the entry points.
h) Stairway Floor Identification Signs. Stairway floor number signs shall be provided in accordance with IBC 1019.1.7.
i) Utility Identification. Gas shutoff valves, electric meters, service switch and other utility equipment shall be permanently and legibly marked to identify the unit or space that it serves.
j) Utility Identification and Access. Rooms containing controls for air-conditioning systems, sprinkler risers and valves or other fire detection, suppression or control elements shall be identified with permanently mounted signs.
k) Letters shall contrast with their background.

CODE ANALYSIS & BUILDING INFORMATION

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE ICC A17.1-2017

TYPE OF CONSTRUCTION

PODIUM I-A
LEVELS 4-8 II-A

OCCUPANCY CLASSIFICATION - MIXED OCCUPANCY

R-2 - APARTMENT HOUSE (SECTION 310.3)
A-3 - COMMUNITY SPACE (SECTION 303.4)
S-2 PARKING (SECTION 311.3)
B- BUSINESS (SECTION 304)

NUMBER OF STORIES

5 STORES (TYPE II-A) - 5 STORES ALLOWED
3 STORES (TYPE I-A) - UNLIMITED STORES ALLOWED

UNIT SEPARATION

ALL UNITS ARE SEPARATED FROM EACH OTHER BY:
1-HR WALL SEPARATION - (GA WP 5508)
1 HR CEILING SEPARATION - (GA FC 5012)

TYPE OF STRUCTURAL SYSTEM

BUILDING ABOVE PODIUM SHALL HAVE: 1-HR FIRE RATED PRIMARY STRUCTURE, 1-HR INTERIOR BEARING WALLS, 2-HR EXTERIOR BEARING WALLS, 1-HR FLOOR CONSTRUCTION, AND 1-HR ROOF CONSTRUCTION. PODIUM BUILDING SHALL HAVE: 3 HOUR BEARING WALLS AND COLUMNS, 2 HOUR FLOOR, AND 3 HOUR HORIZONTAL SEPARATION FROM BUILDING ABOVE.

TYPE OF FLOOR SYSTEM

1' CEMENTITIOUS UNDERLAYMENT ON 3/4" T&G PLYWOOD ON 11-7/8" I-JOIST 1-HR RATED (GA FA 5011)

EXTERIOR FINISH

METAL PANEL
STUCCO
ARCHITECTURAL CONCRETE

HVAC SYSTEM

INDIVIDUAL HEAT PUMP FAN COIL UNITS

ALLOWABLE FLOOR AREA PER STORY (BC 506)

PODIUM BUILDING - LEVELS 1-3
TYPE I-A CONSTRUCTION = UNLIMITED
ALLOWABLE AREA PER FLOOR/BUILDING

WOOD BUILDING - LEVELS 4-8 WEST
TYPE II-A CONSTRUCTION (R-2): 72,000 SF/FLOOR ALLOWED

25,405 SF/FLOOR ACTUAL 4TH-8TH FLOOR
72,000 X 5 = 360,000 TOTAL BUILDING AREA ALLOWED
230,462 SF ACTUAL BUILDING AREA

FIRE SPRINKLERS - NFPA 13

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE TO SECTIONS 903.3.11 AND 903.2.8 (NFPA). VERIFY SYSTEM REQUIRED BY FIRE DEPARTMENT.

FIRE DEPARTMENT CONNECTION SHALL BE LESS THAN 100' FROM PRIMARY HYDRANT. VERIFY SYSTEM REQUIRED BY FIRE DEPARTMENT.

(7) FLOORS OF AUTOMATIC SPRINKLER SYSTEM - (NFPA 13)



801.5611333
7583 So. Main Street #100
Midvale, Utah 84047
information@archbelgique.com

CIVIL ENGINEER
McNeil Engineering
Contact: Jake Falslaw
PHONE: (801) 255-7100
EMAIL: jmf@mcneileng.com

STRUCTURAL ENGINEER
Canyons Structural Consulting
Contact: Catherine Tucker
PHONE: (801) 486-8848
EMAIL: catherine@canyonsstructural.com

MECHANICAL/PLUMBING ENGINEER
Royal Engineering
Contact: Chris Falslev
PHONE: (801) 375-2876
EMAIL: chris.falslev@royaleng.com

ELECTRICAL ENGINEER
Royal Engineering
Contact: David Swearingen
PHONE: (801) 375-2876
EMAIL: david.swearingen@royaleng.com

LANDSCAPE ARCHITECT
LandForm Design Group
Contact: Jeff Richardson
PHONE: (801) 521-2370
EMAIL: jrichardson@landformdesigngroup.com

INTERIOR DESIGNER
KJ Designs
Contact: Teena Gardner
PHONE: (801) 375-4483
EMAIL: teena@kj-designs.com

BID SET
NOT FOR
CONSTRUCTION

SILOS LIHTC
515 South 500 West
Salt Lake City, Utah

Date

June 28, 2023

Table with 3 columns: No., Description, Date. Shows Addendum 1 dated 7-17-2023.

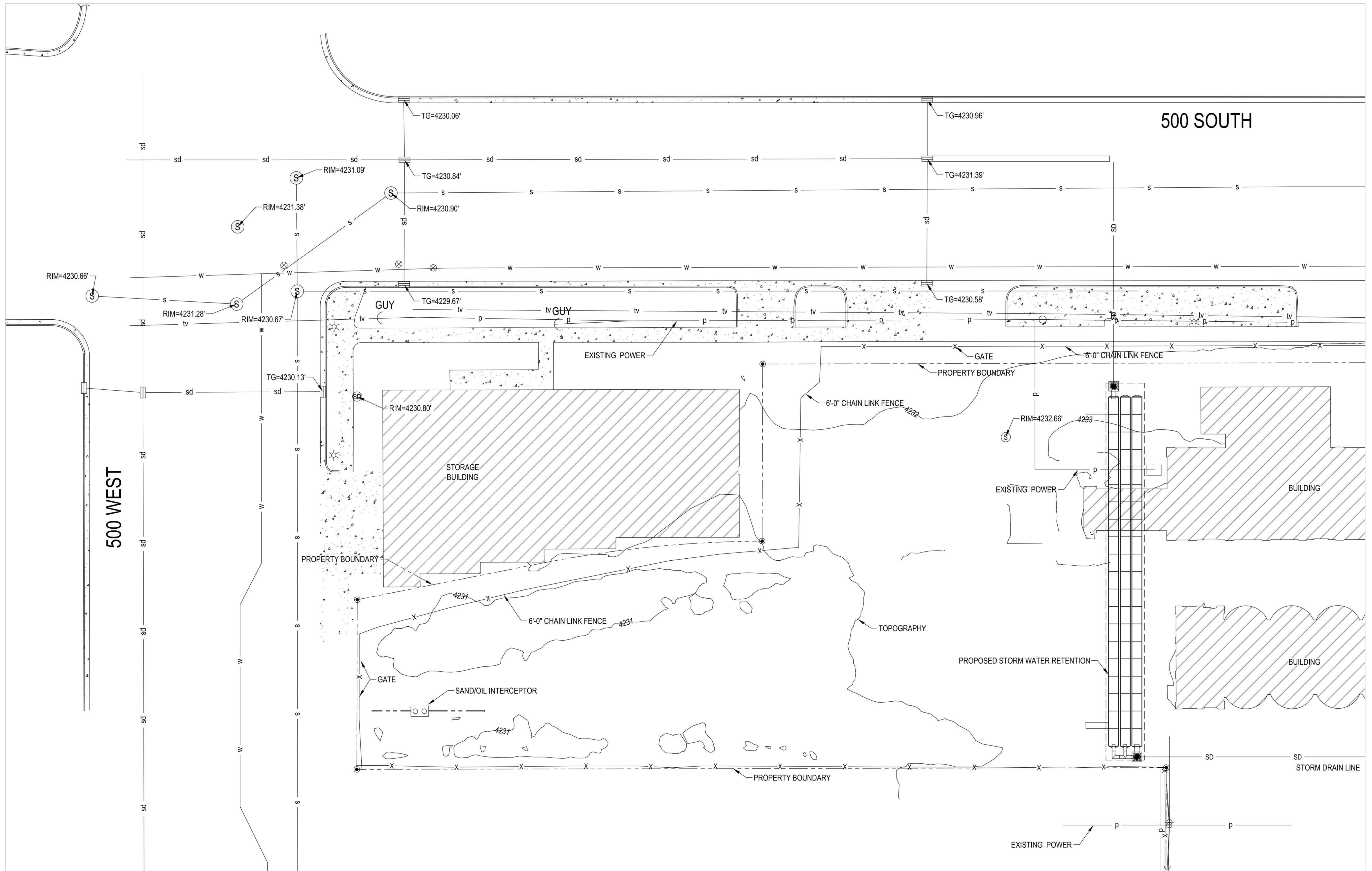
Sheet Title

Project Data

Sheet Number

I-02

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515 S. 500 W. Salt Lake City, Utah

NOT FOR CONSTRUCTION

Civil Plan PO-2

8-25-2023



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UNIT SCHEDULE	
Name	Count
UNIT - 1A	7
UNIT - 1B	12
UNIT - 1C	30
UNIT - 1D	15
UNIT - 1E	15
UNIT - 1F	5
UNIT - 1H	6
UNIT - 1J	5
UNIT - 1K	5
UNIT - 2A	2
UNIT - 2B	8
UNIT - 2C	5
UNIT - 2D	5
UNIT - SA	5
UNIT - SB	50
UNIT - SC	5

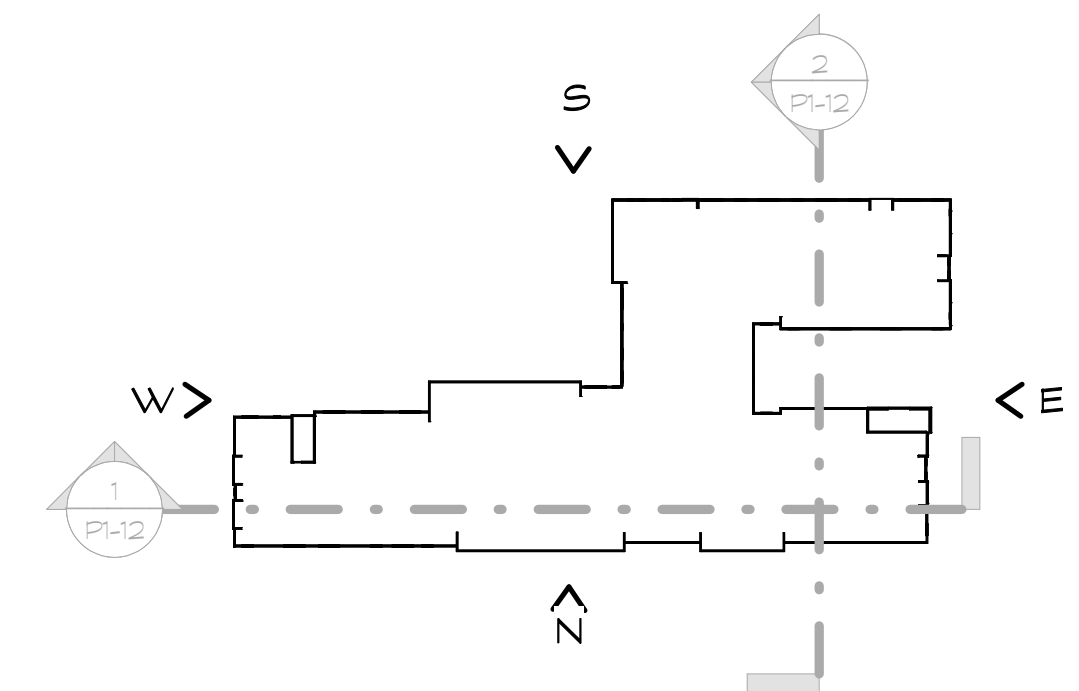
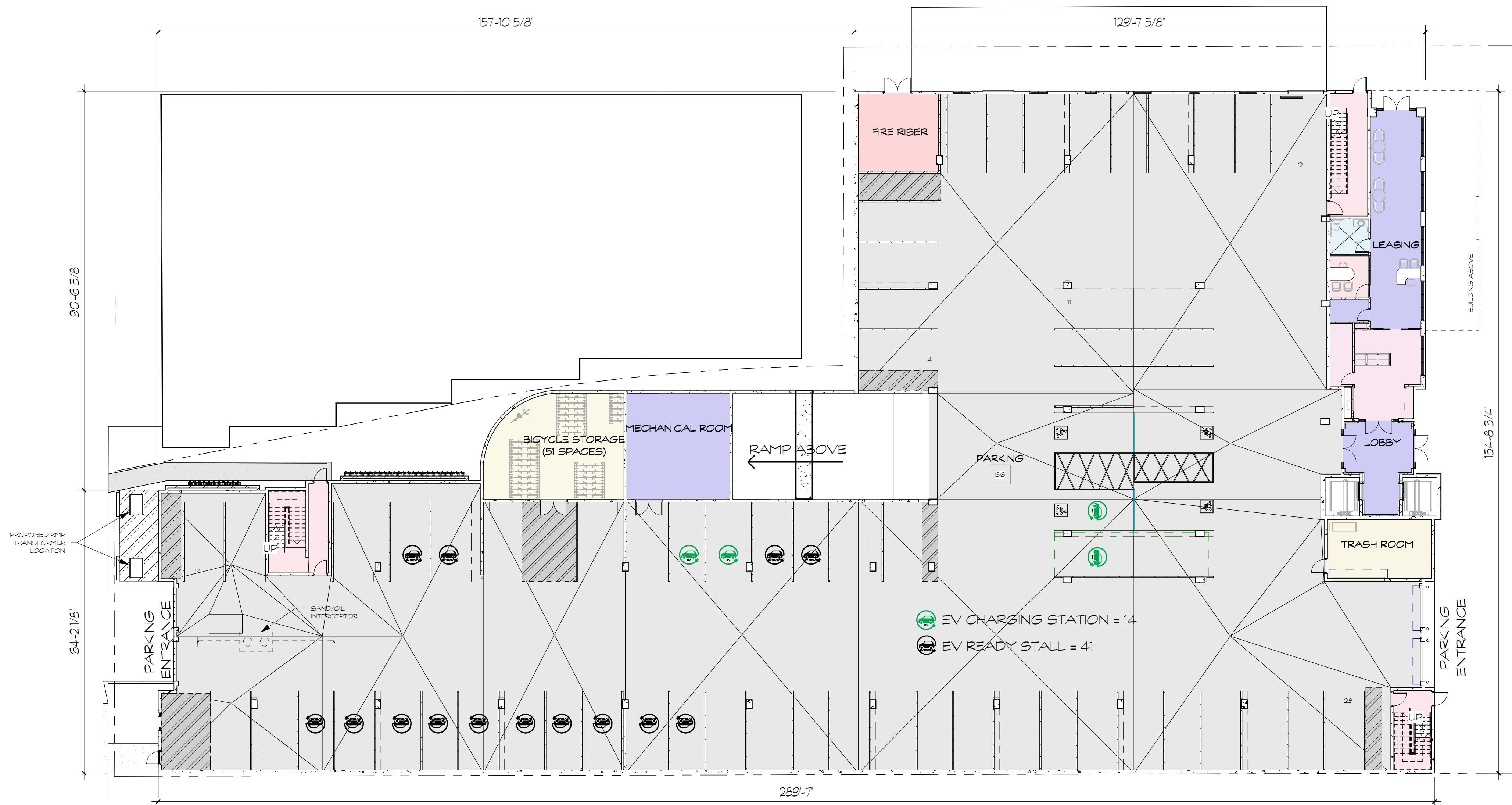
Grand total: 180

DWELLING UNIT 200 UNITS/ ACRE
DENSITY =

PARKING REQUIRED	
1 BED - 105 X 100 = 105 STALLS	
2 BED - 15 X 20 = 30 STALLS	
STUDIO - 10 X 60 = 60 STALLS	
195 SUB-TOTAL	
25% LOW INCOME HOUSING REDUCTION = 146 TOTAL	

PARKING COUNT		
Level	Type	Count
Level 1	8'-3" x 18' - 20 deg	16
Level 1	9'-3" x 18' - 20 deg	46
Level 1	9'x18 ADA	2
Level 1	9'x18 ADA 2	1
Level 1	9'x18 ADA VAN	1
Level 2	8'-3" x 18' - 20 deg	19
Level 2	9'-3" x 18' - 20 deg	50
Level 2	9'x18 ADA	2
Level 3	8'-3" x 18' - 20 deg	19
Level 3	9'-3" x 18' - 20 deg	51

Grand total: 207



SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah



SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

LEVEL 1 P1-01

8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

UNIT SCHEDULE

Name	Count
UNIT - 1A	7
UNIT - 1B	12
UNIT - 1C	30
UNIT - 1D	15
UNIT - 1E	15
UNIT - 1F	5
UNIT - 1H	6
UNIT - 1J	5
UNIT - 1K	5
UNIT - 2A	2
UNIT - 2B	8
UNIT - 2C	5
UNIT - 2D	5
UNIT - SA	5
UNIT - SB	50
UNIT - SC	5

Grand total: 180

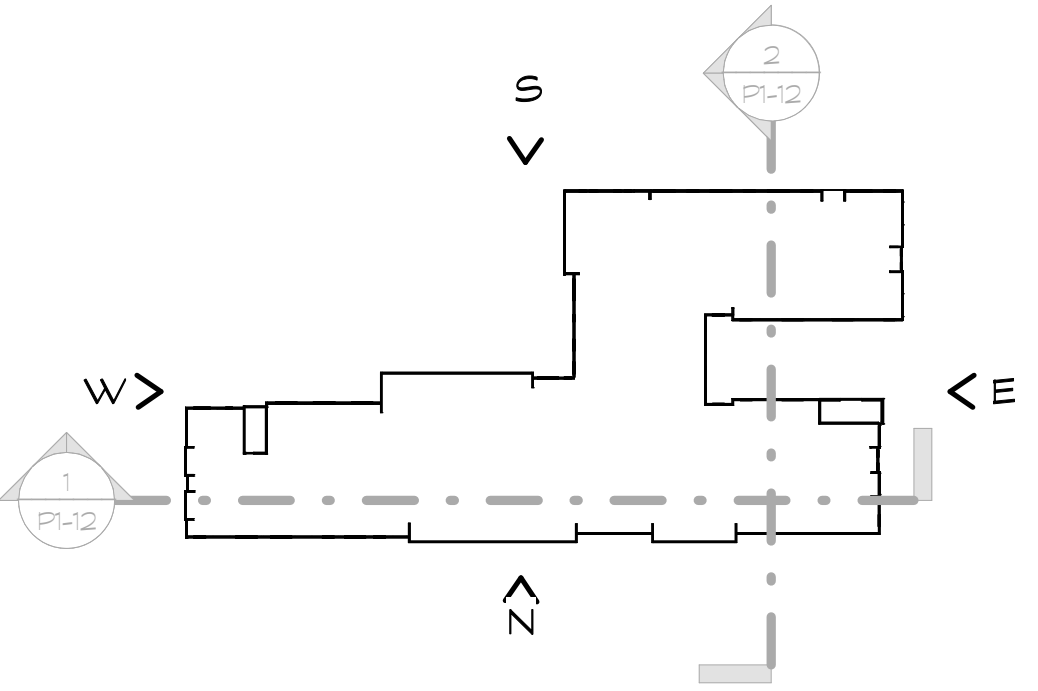
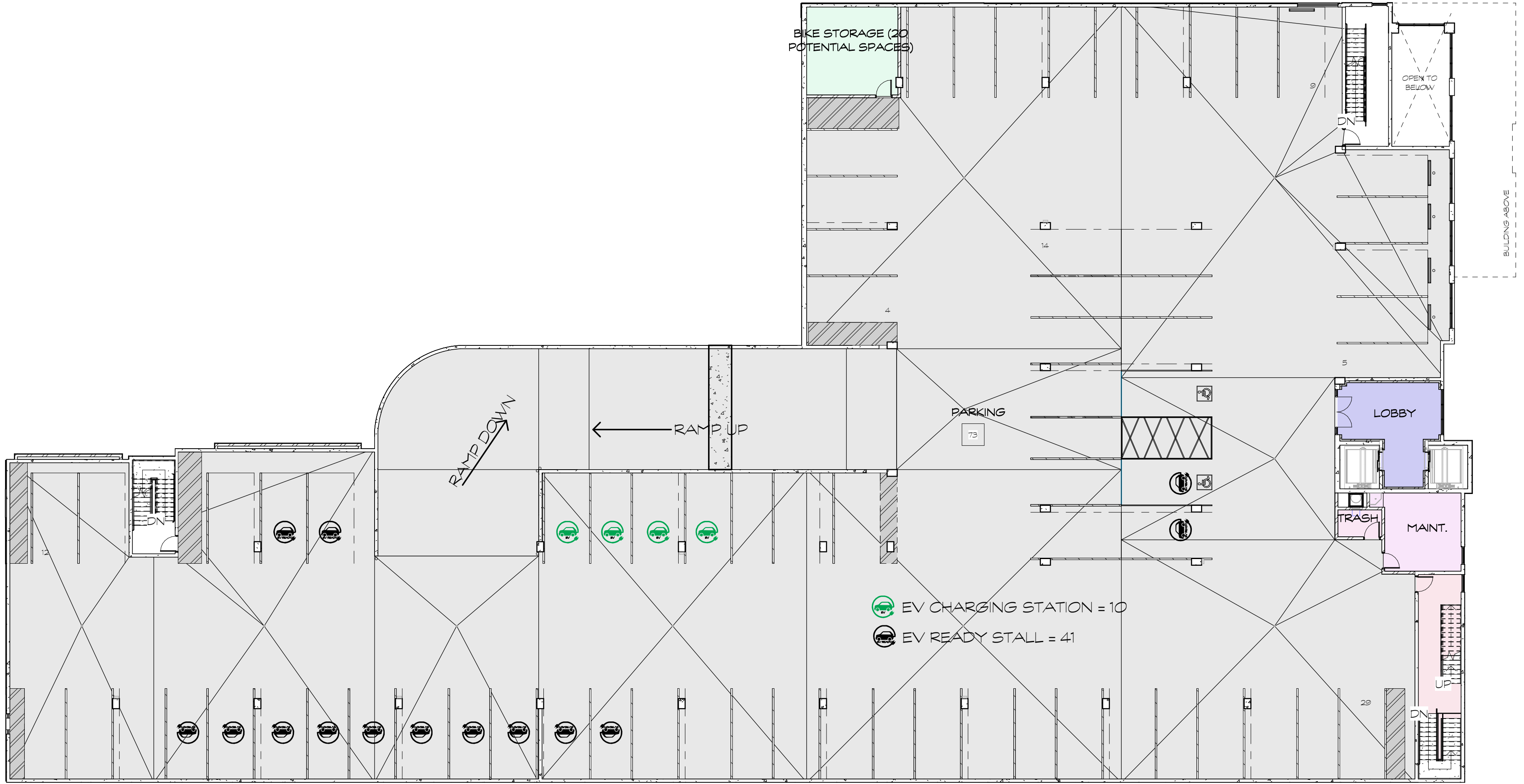
PARKING REQUIRED

1 BED - 105 X 100 = 105 STALLS
 2 BED - 15 X 20 = 30 STALLS
 STUDIO - 10 X 60 = 60 STALLS
195 SUB-TOTAL
 25% LOW INCOME HOUSING REDUCTION = **146 TOTAL**

PARKING COUNT

Level	Type	Count
Level 1	8'-3" x 18' - 20 deg	16
Level 1	9'-3" x 18' - 20 deg	46
Level 1	9'x18 ADA	2
Level 1	9'x18 ADA 2	1
Level 1	9'x18 ADA VAN	1
Level 2	8'-3" x 18' - 20 deg	19
Level 2	9'-3" x 18' - 20 deg	50
Level 2	9'x18 ADA	2
Level 3	8'-3" x 18' - 20 deg	19
Level 3	9'-3" x 18' - 20 deg	51

Grand total: 207



SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah



SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

LEVEL 2 P1-02

8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
 801-561-1333

UNIT SCHEDULE

Name	Count
UNIT - 1A	7
UNIT - 1B	12
UNIT - 1C	30
UNIT - 1D	15
UNIT - 1E	15
UNIT - 1F	5
UNIT - 1H	6
UNIT - 1J	5
UNIT - 1K	5
UNIT - 2A	2
UNIT - 2B	8
UNIT - 2C	5
UNIT - 2D	5
UNIT - SA	5
UNIT - SB	50
UNIT - SC	5

Grand total: 180

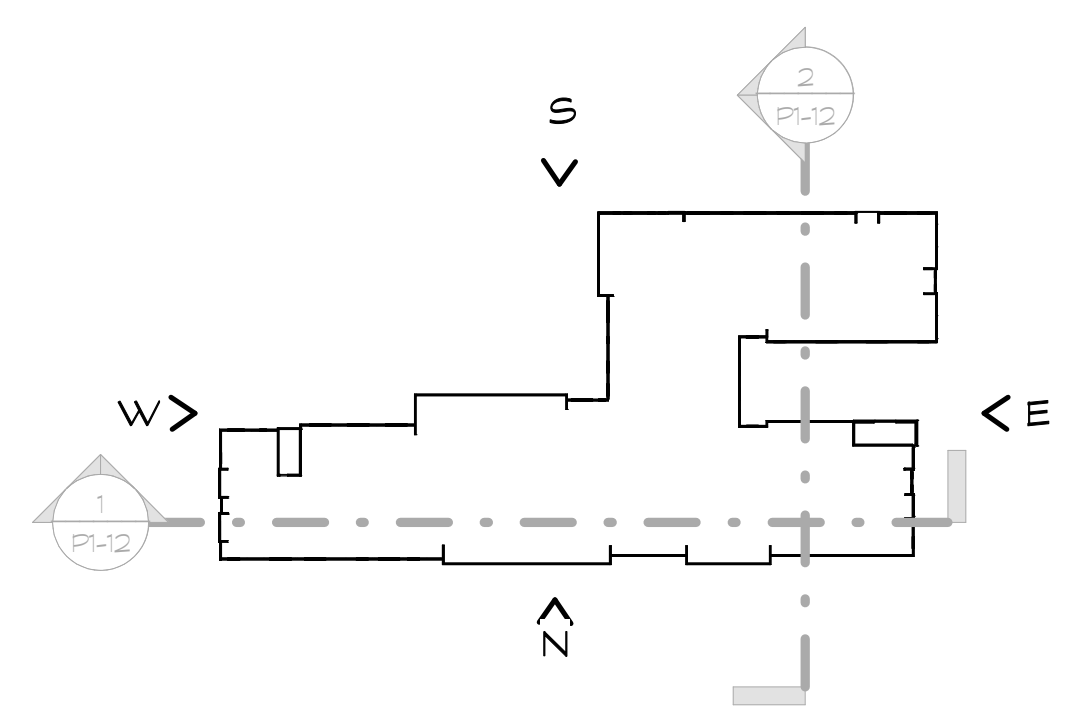
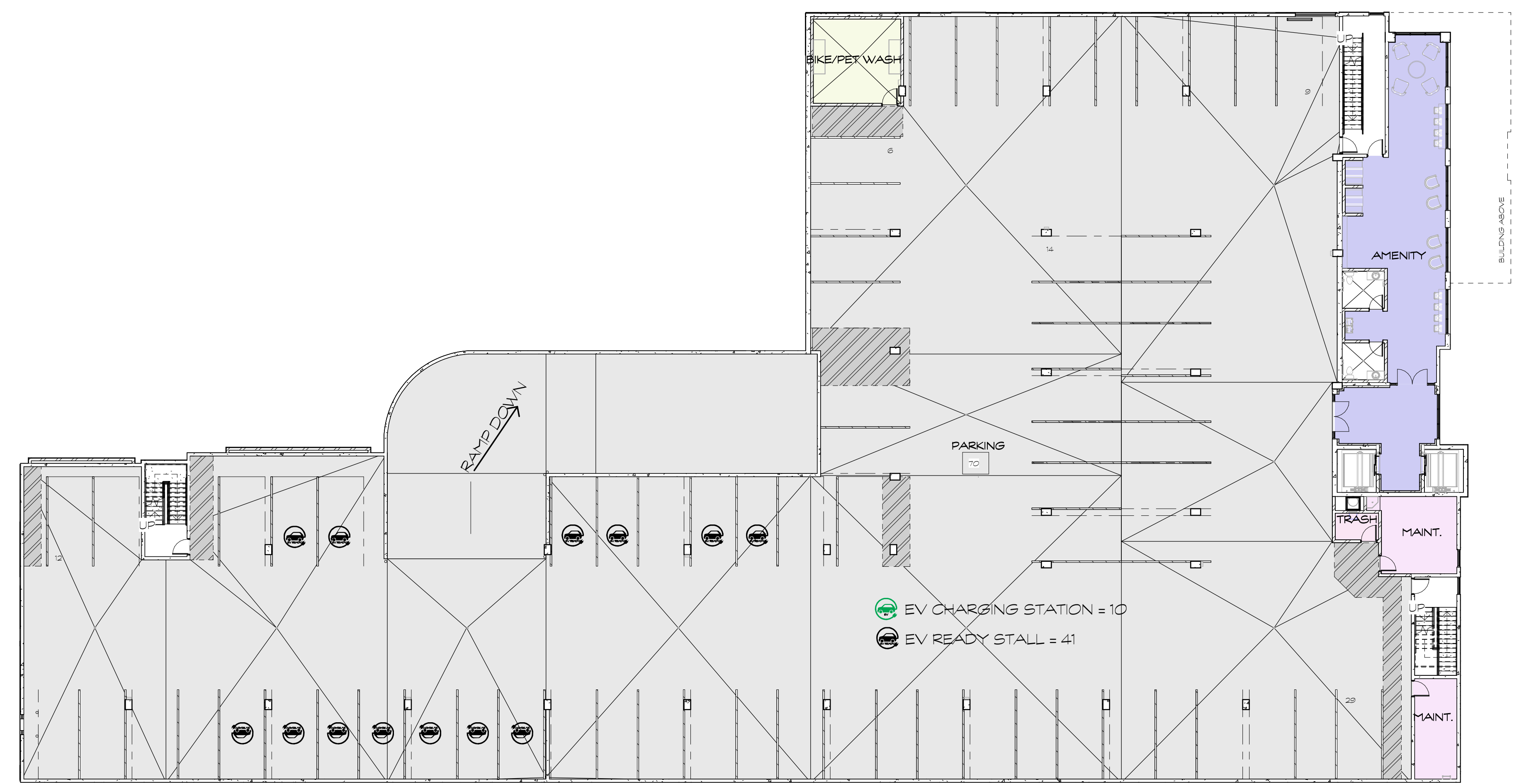
PARKING REQUIRED

1 BED - 105 X 100 = 105 STALLS
 2 BED - 15 X 20 = 30 STALLS
 STUDIO - 10 X 60 = 60 STALLS
195 SUB-TOTAL
 25% LOW INCOME HOUSING REDUCTION = **146 TOTAL**

PARKING COUNT

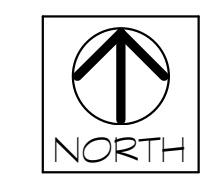
Level	Type	Count
Level 1	8'-3" x 18' - 20 deg	16
Level 1	9'-3" x 18' - 20 deg	46
Level 1	9'x18 ADA	2
Level 1	9'x18 ADA 2	1
Level 1	9'x18 ADA VAN	1
Level 2	8'-3" x 18' - 20 deg	19
Level 2	9'-3" x 18' - 20 deg	50
Level 2	9'x18 ADA	2
Level 3	8'-3" x 18' - 20 deg	19
Level 3	9'-3" x 18' - 20 deg	51

Grand total: 207



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SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

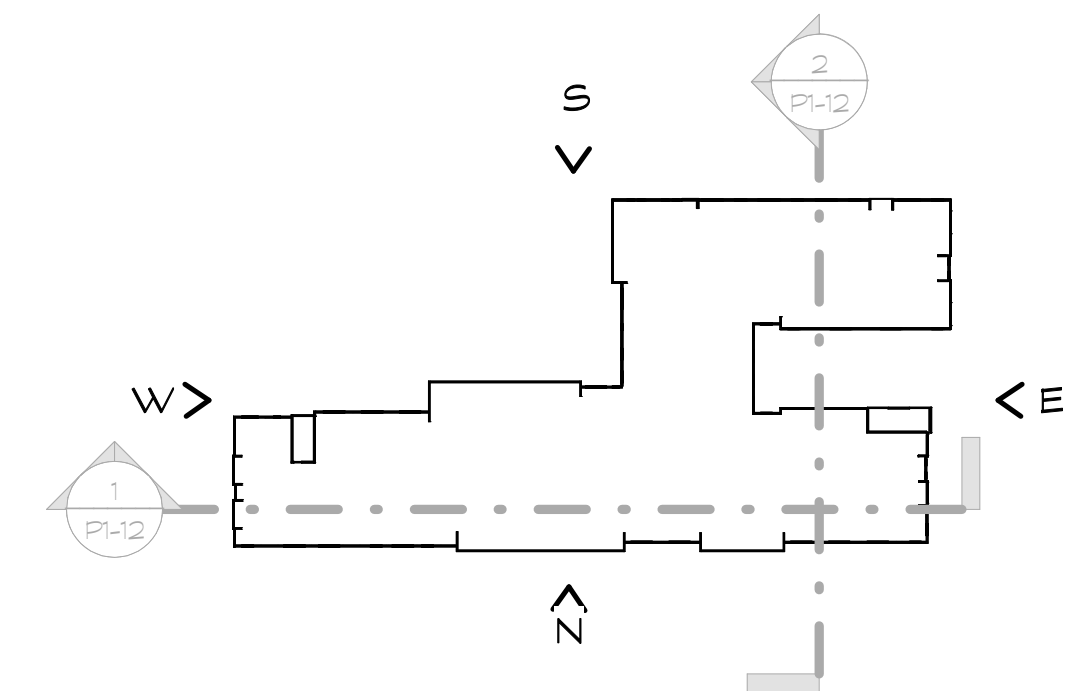
LEVEL 3 PL-03

8-25-2023



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UNIT COUNT	
NAME	COUNT
UNIT - STUDIO	12
UNIT - 1BED	20
UNIT - 2BED	4
TOTAL:	36



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SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

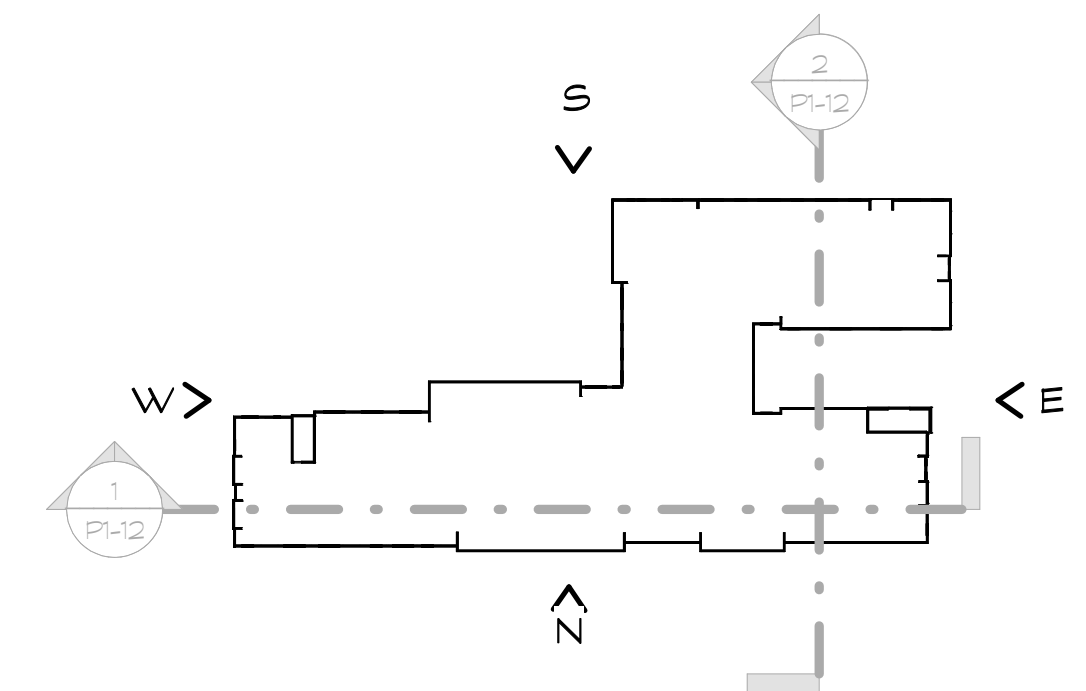
LEVEL 4 - P1-04

8-25-2023



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801-561-1333

UNIT COUNT	
NAME	COUNT
UNIT - STUDIO	12
UNIT - 1BED	20
UNIT - 2BED	4
TOTAL:	36



SILOS - LIHTC

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SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

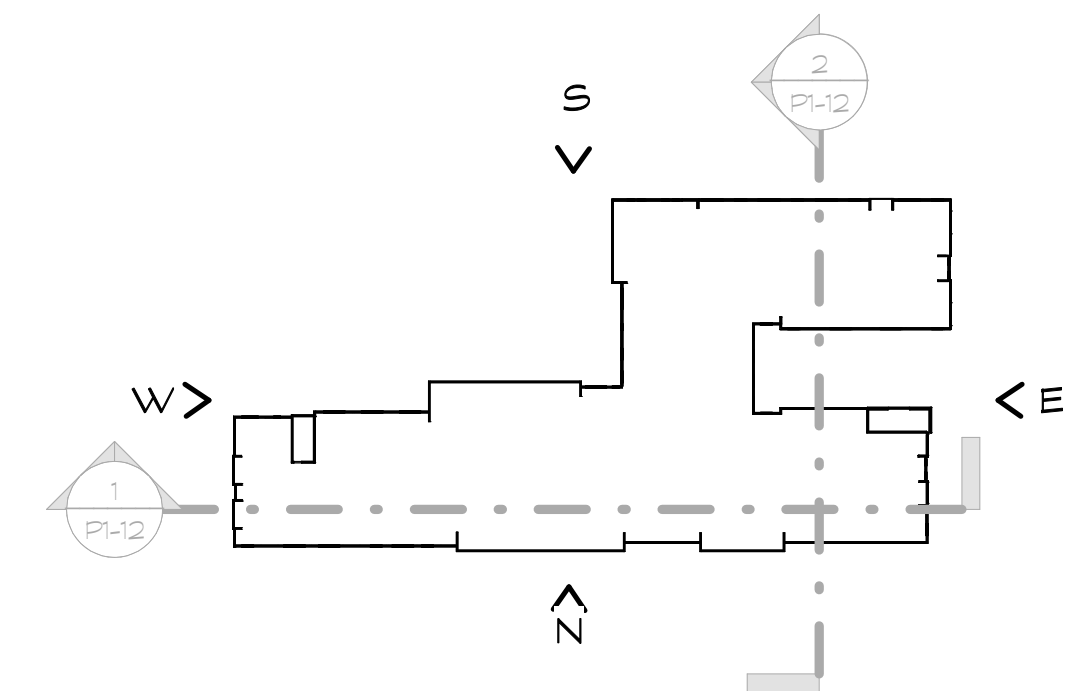
LEVEL 5 PL-05

8-25-2023



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UNIT COUNT	
NAME	COUNT
UNIT - STUDIO	12
UNIT - 1BED	20
UNIT - 2BED	4
TOTAL:	36



SILOS - LIHTC

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SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

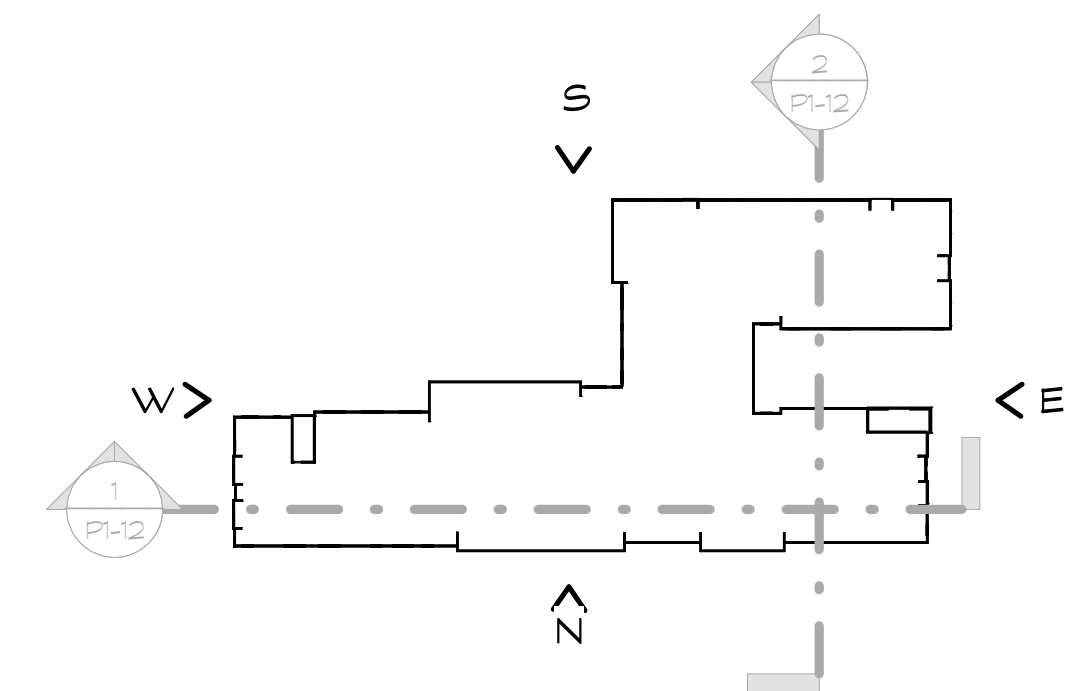
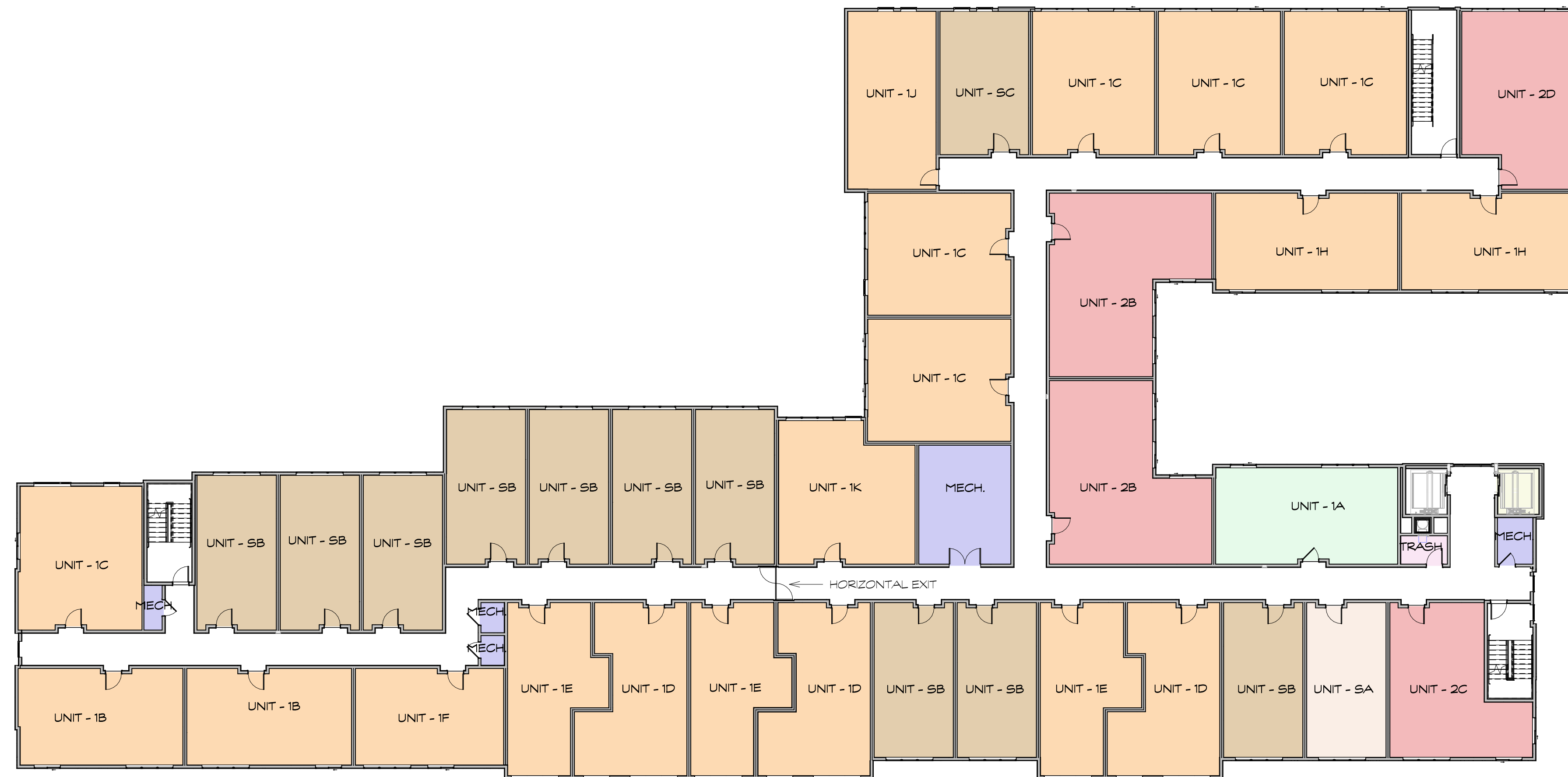
LEVEL 6 P1-06

8-25-2023



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UNIT COUNT	
NAME	COUNT
UNIT - STUDIO	12
UNIT - 1BED	20
UNIT - 2BED	4
TOTAL:	36



SILOS - LIHTC

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SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

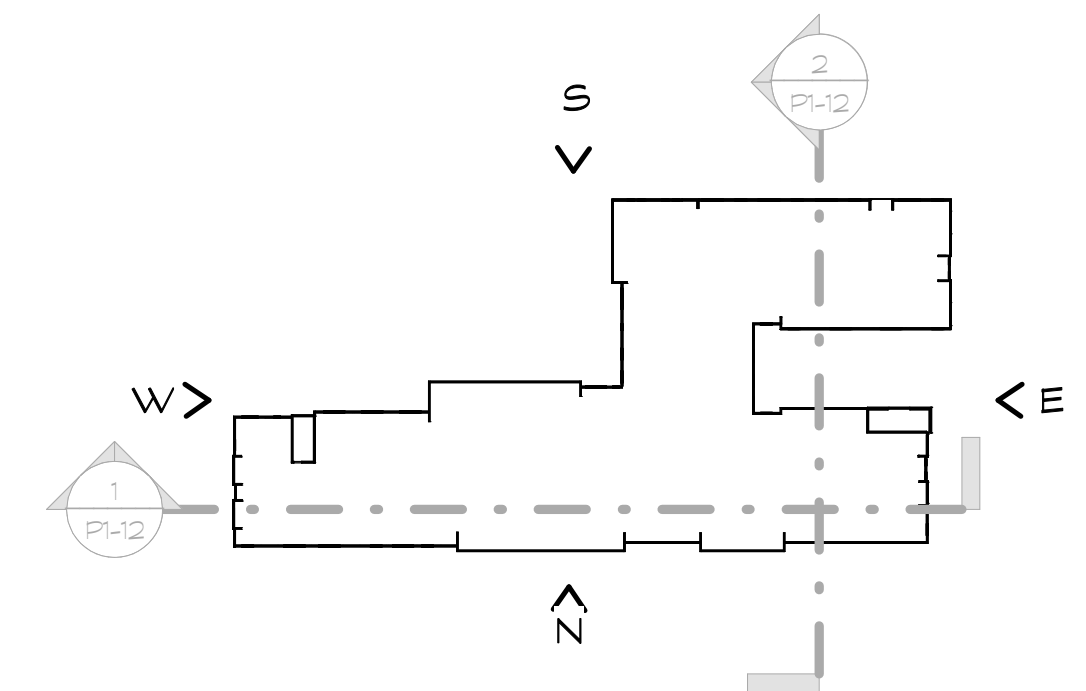
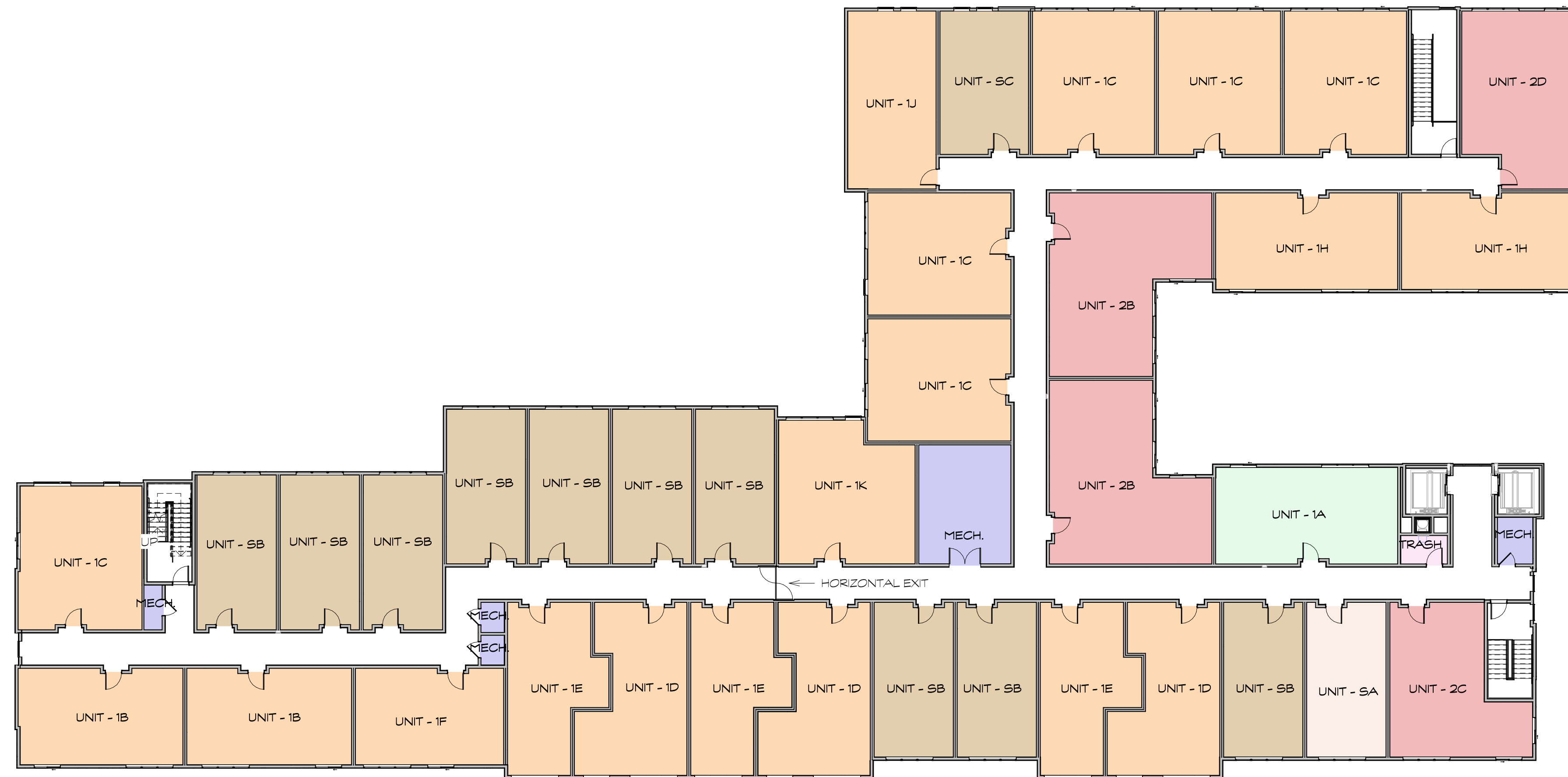
LEVEL 7 PL-07

8-25-2023



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UNIT COUNT	
NAME	COUNT
UNIT - STUDIO	12
UNIT - 1BED	20
UNIT - 2BED	4
TOTAL:	36



SILOS - LIHTC

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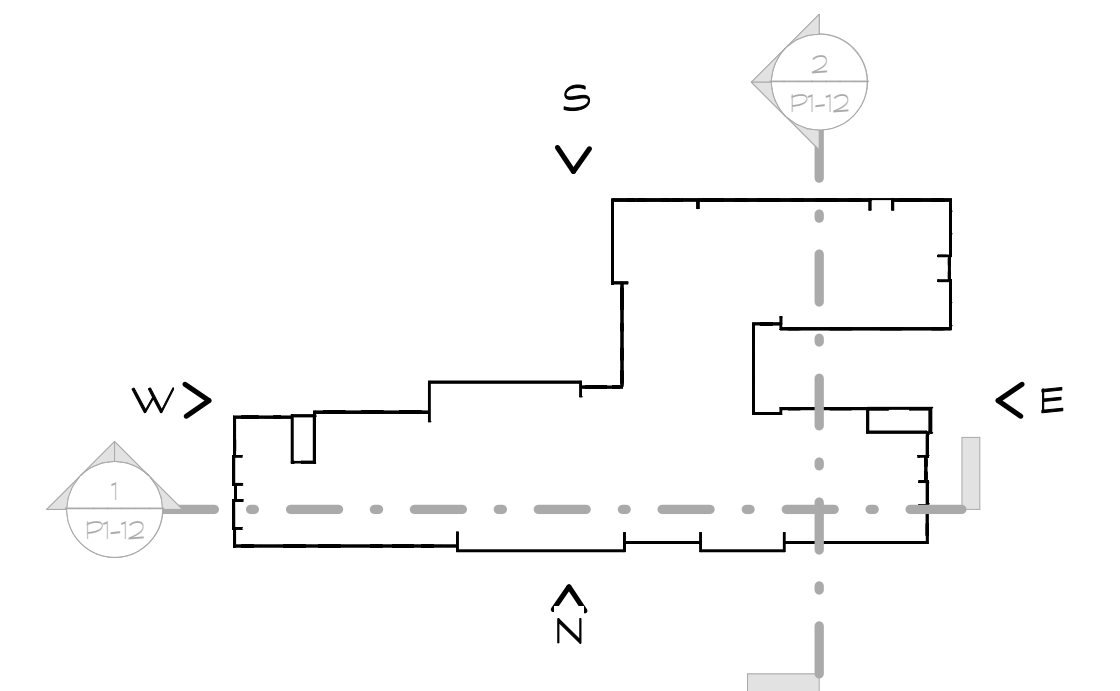
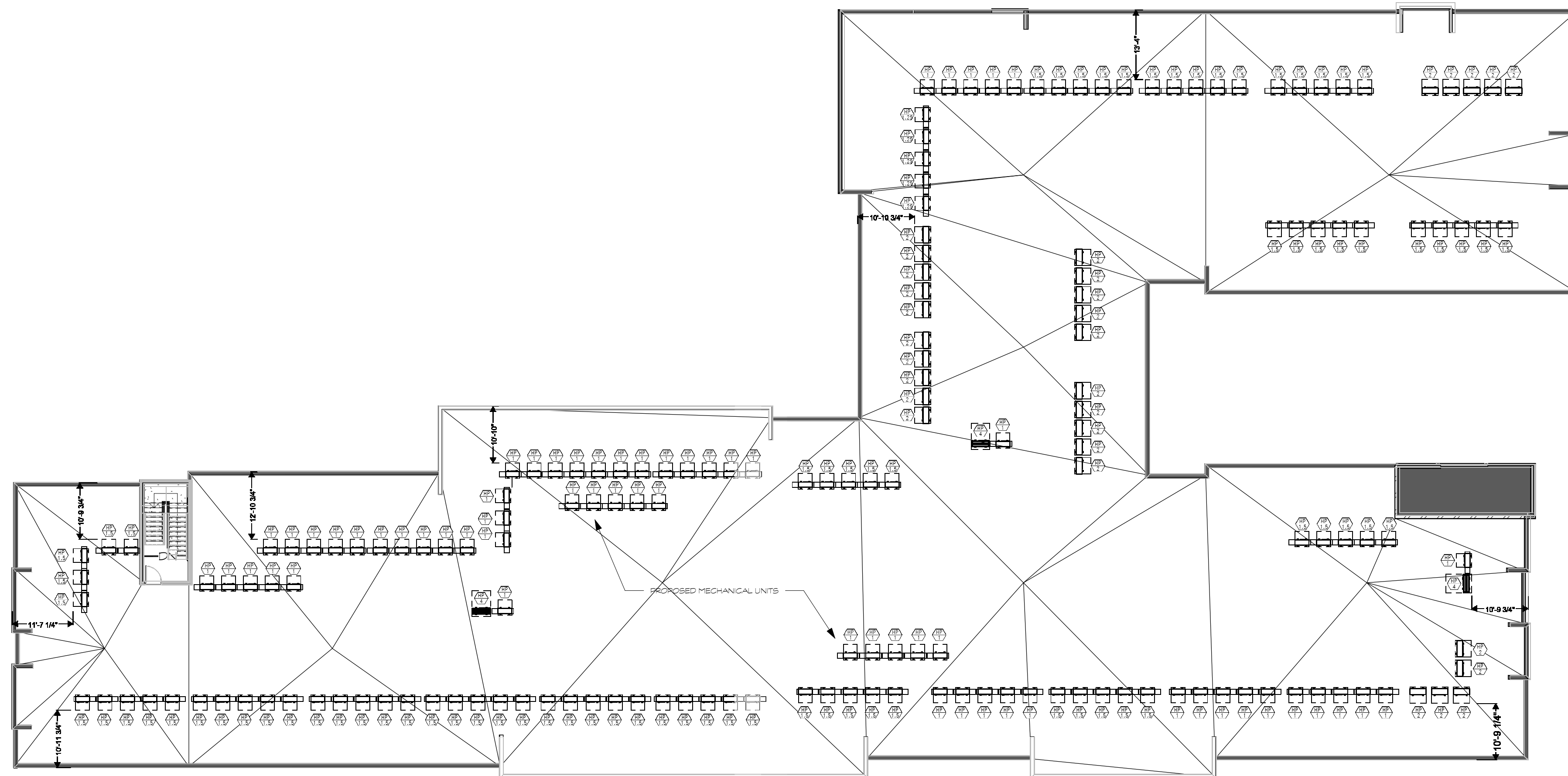
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LEVEL 8 P1-08

8-25-2023



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SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah



SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ROOF P1-09

8-25-2023



7583 S. Main St. #100 Midvale, UT 84047
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GLAZING = 21 %



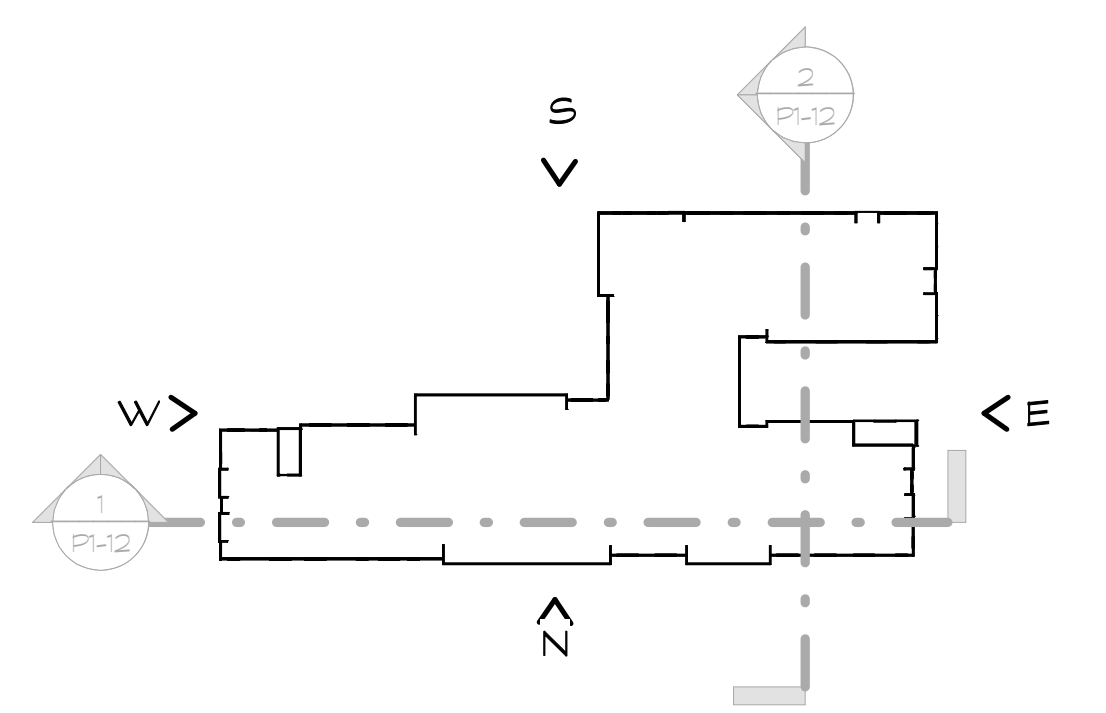
SOUTH ELEVATION

GLAZING = 20 %



EAST ELEVATION

MATERIAL LEGEND	
	GRID REVEAL STUCCO
	LIGHT STUCCO
	DARK STUCCO
	METAL PANEL
	CONCRETE



SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah



SCALE 3/32" = 1'-0"

NOT FOR CONSTRUCTION

ELEVATIONS PI-10

8-25-2023



Architecture
Belgique, Inc.

7583 S. Main St. #100 Midvale, UT 84047
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GLAZING = 26 %



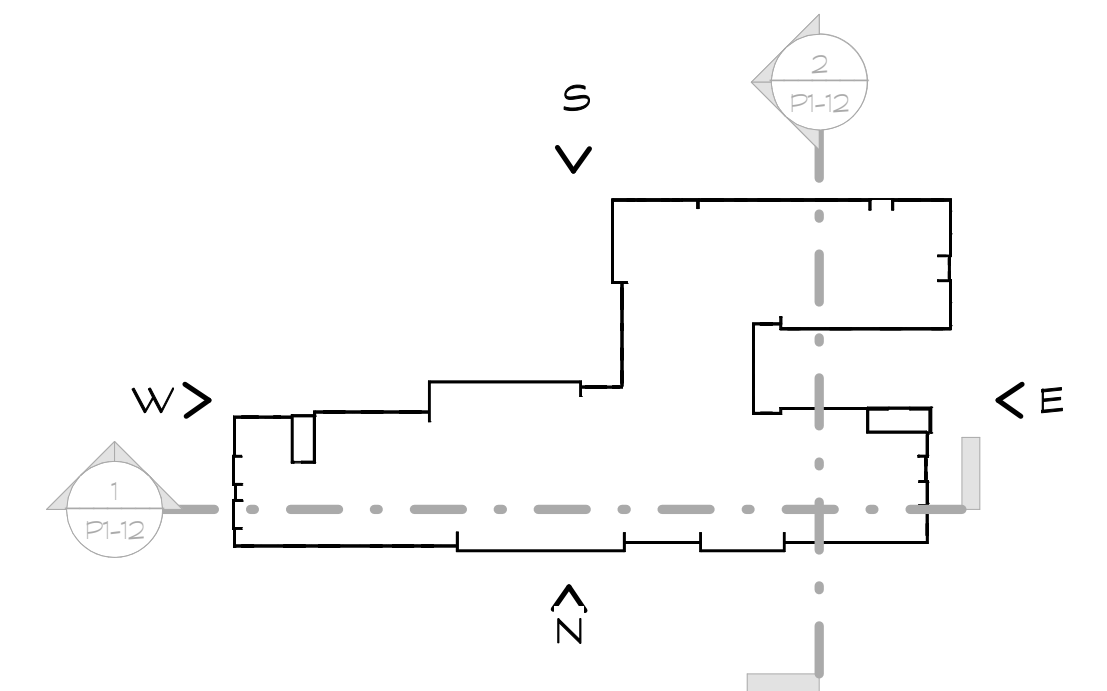
NORTH ELEVATION

GLAZING = 2 %



WEST ELEVATION

MATERIAL LEGEND	
	GRID REVEAL STUCCO
	LIGHT STUCCO
	DARK STUCCO
	METAL PANEL
	CONCRETE



SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah



SCALE 3/32" = 1'-0"

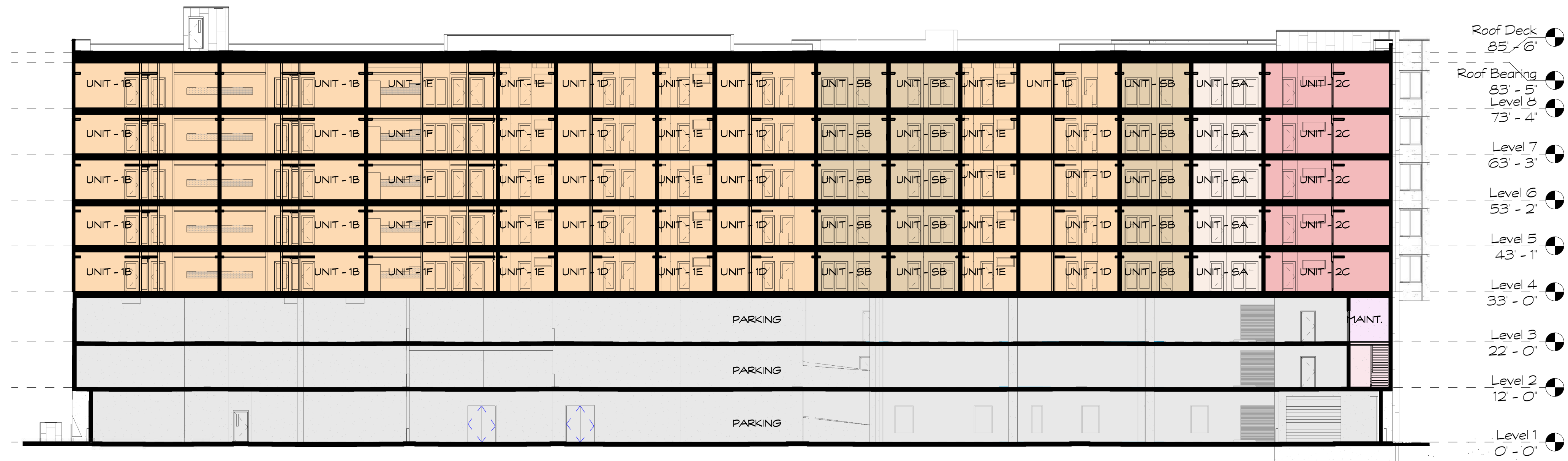
NOT FOR CONSTRUCTION

ELEVATIONS PI-11

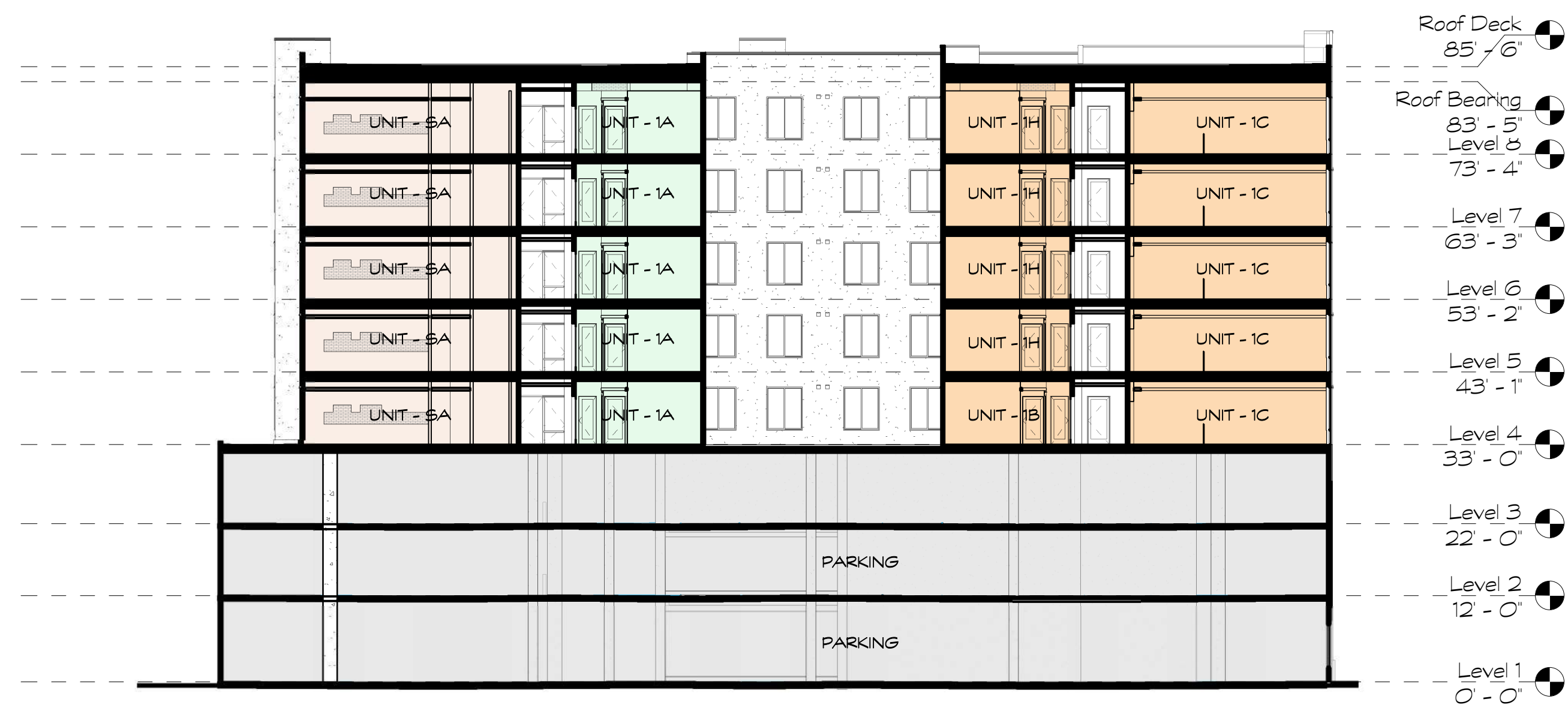
8-25-2023



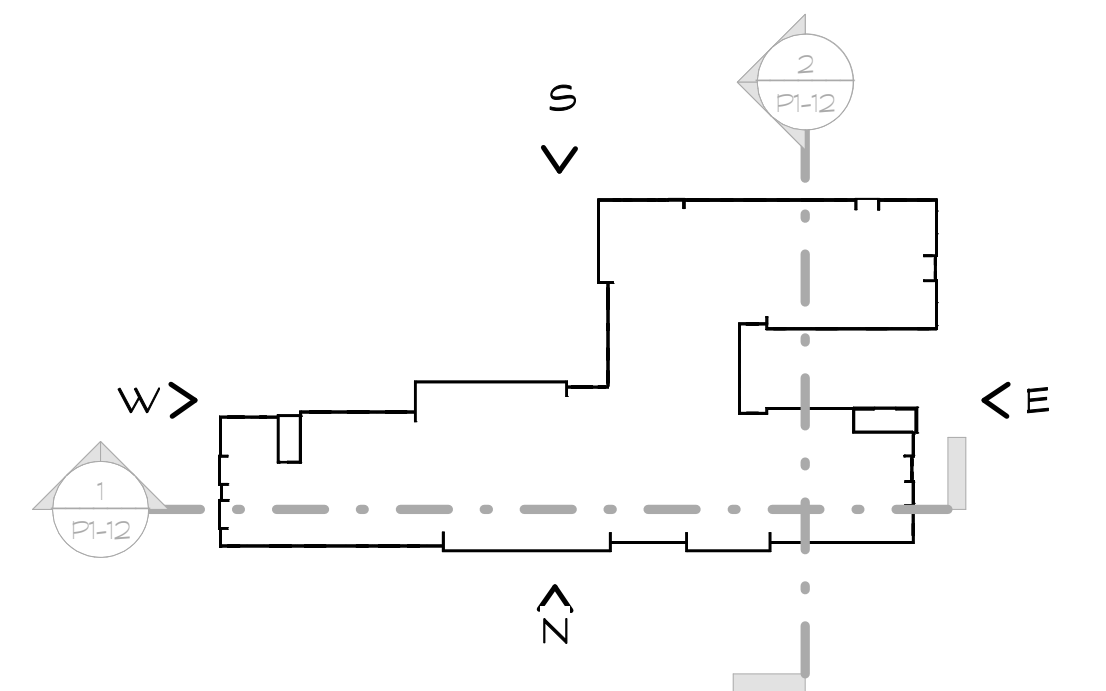
7583 S. Main St. #100 Midvale, UT 84047
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SECTION 1



SECTION 2



SILOS - LIHTC

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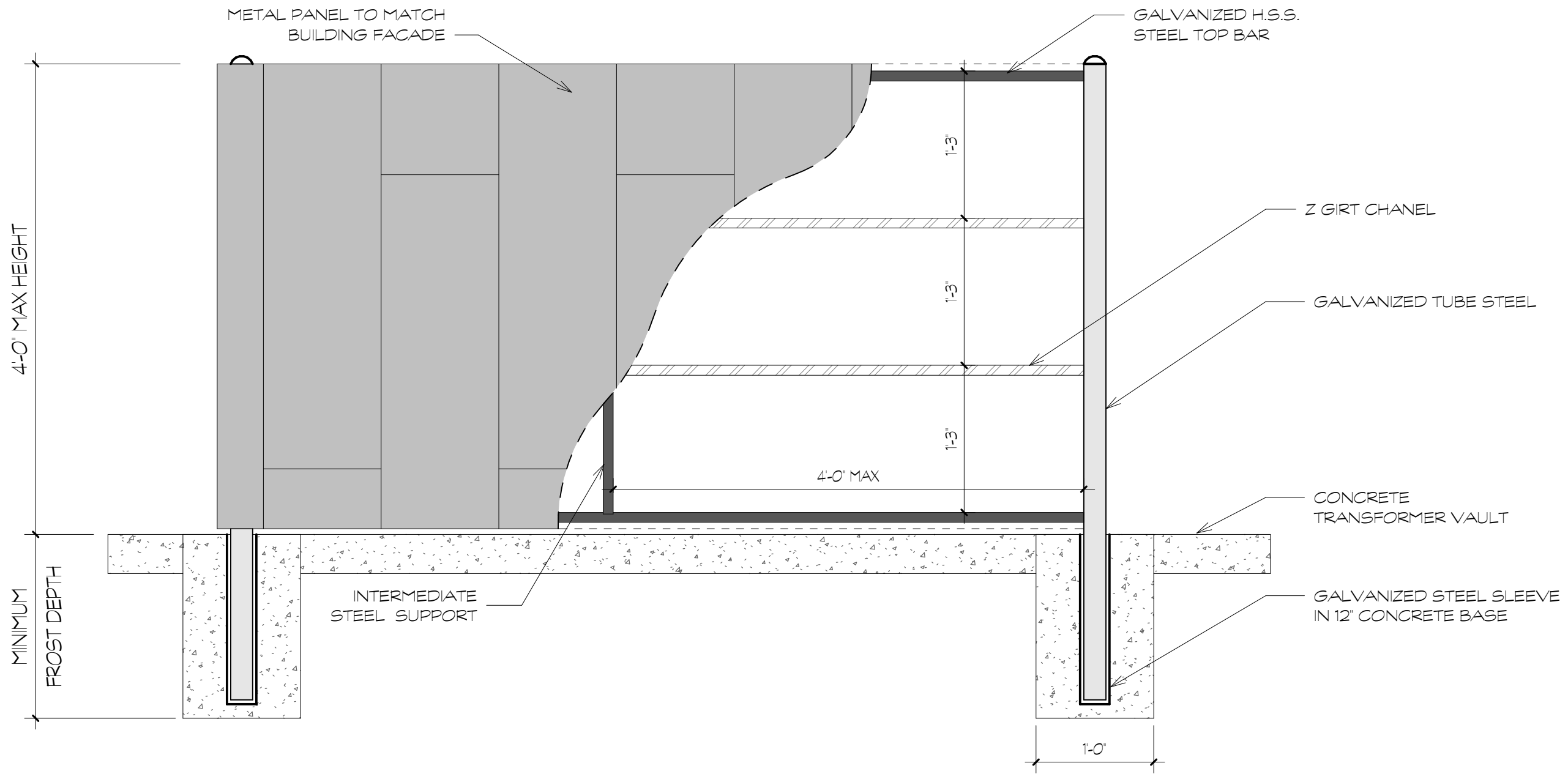
NOT FOR CONSTRUCTION

SECTIONS P1-12

8-25-2023



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1 Unit - SB
P1-17 SCALE: 1/4" = 1'-0"



2 Unit - SC
P1-17 SCALE: 1/4" = 1'-0"

SILOS - LIHTC

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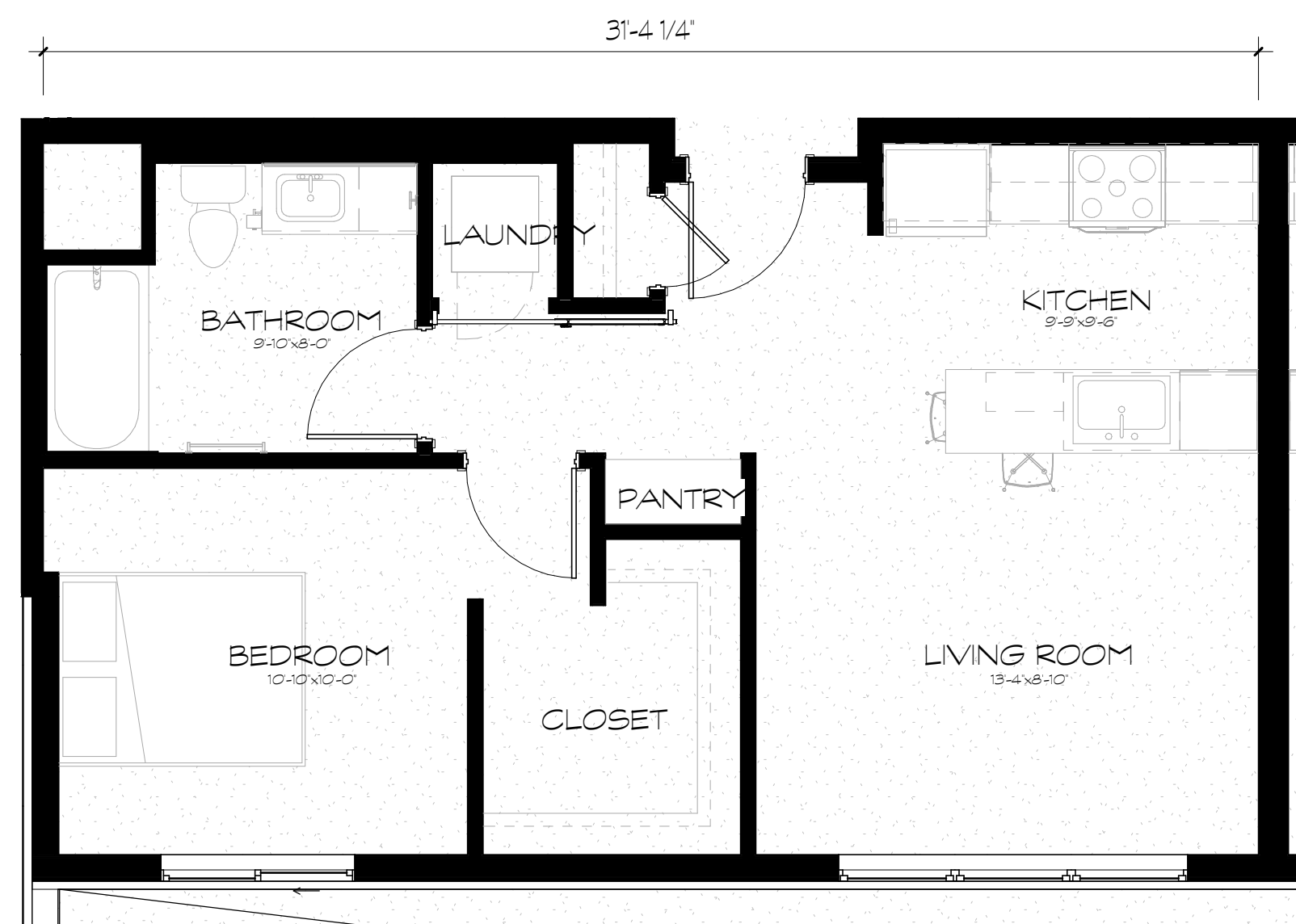
NOT FOR CONSTRUCTION

SB Units P1-17

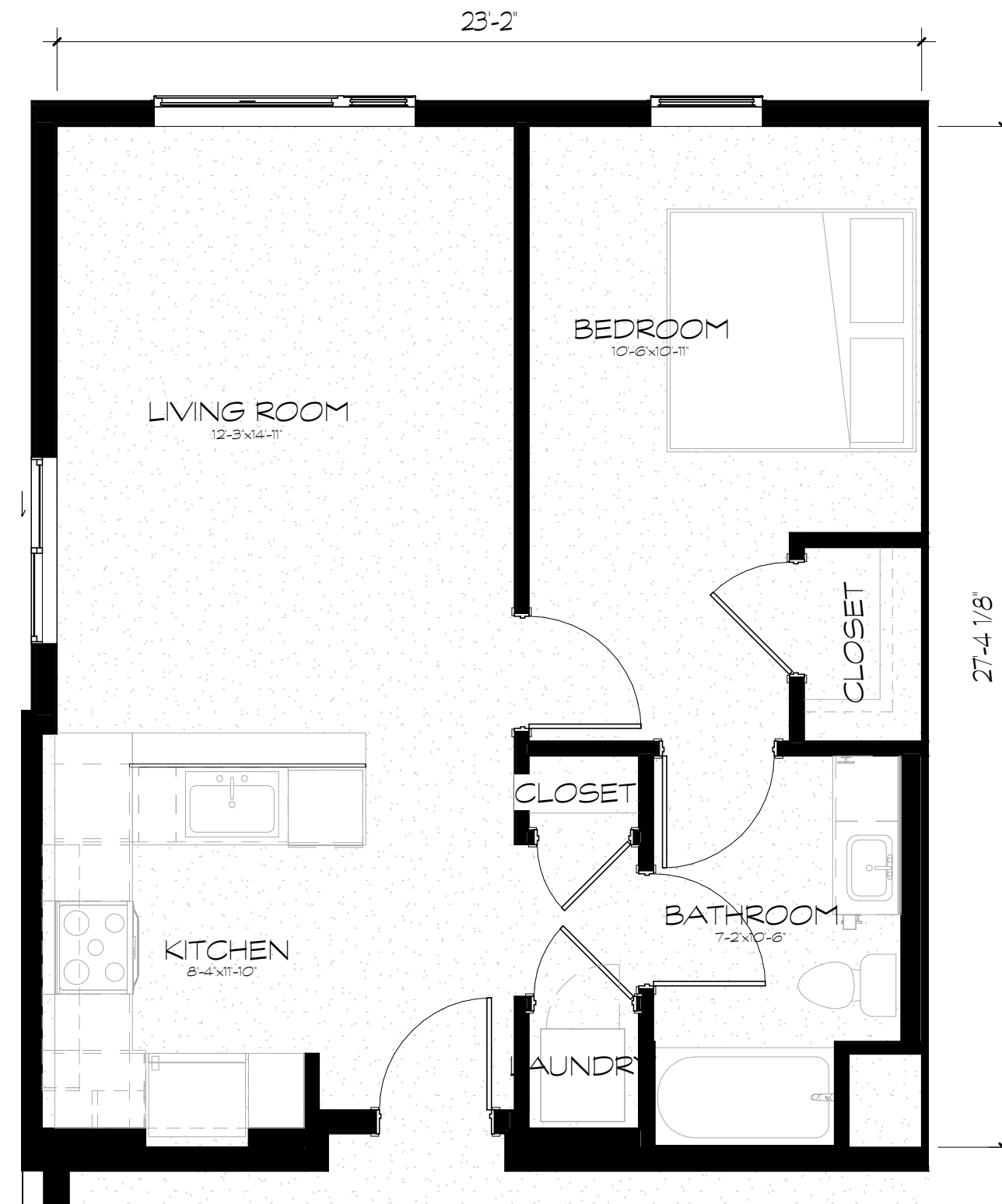
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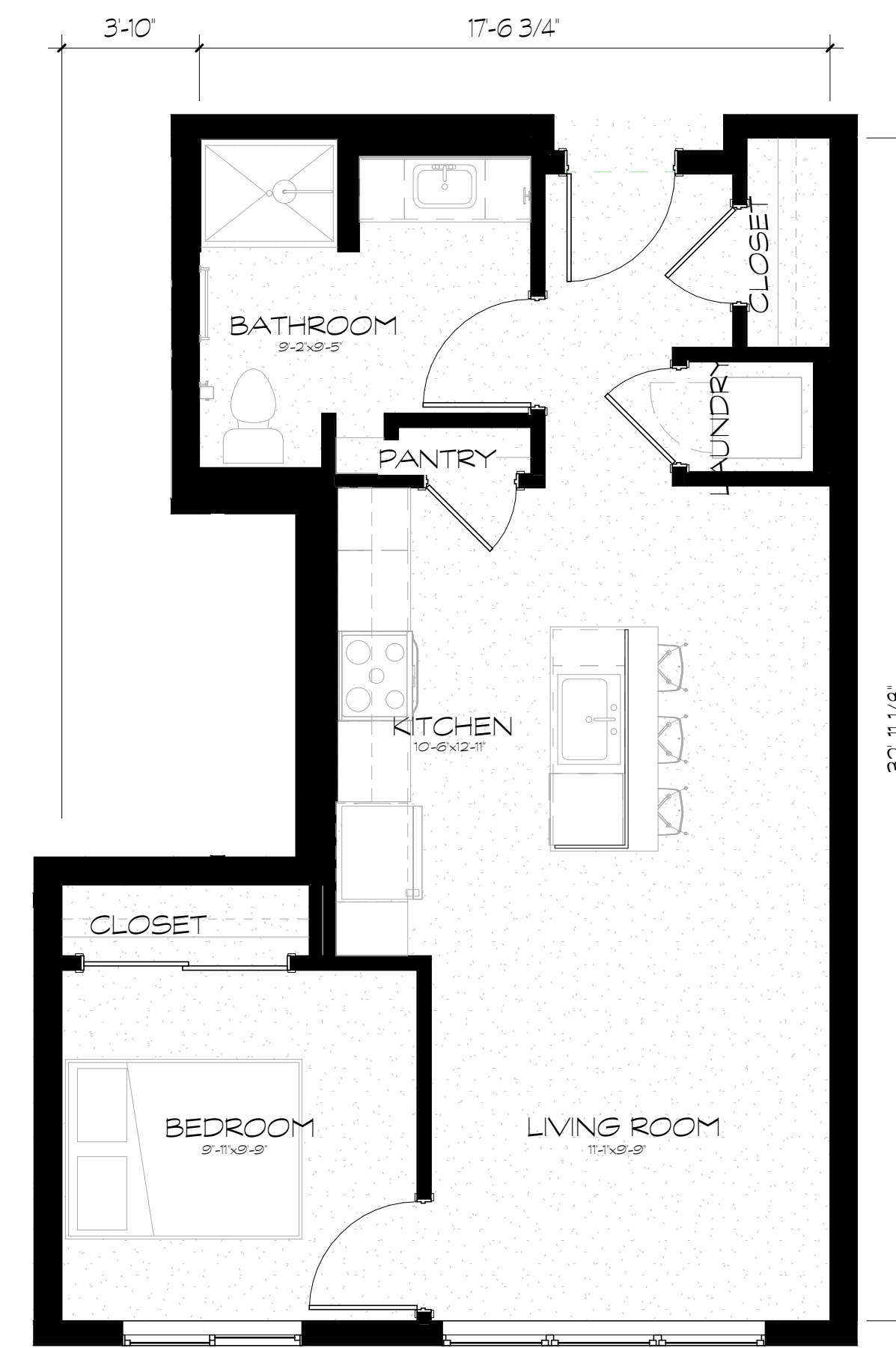
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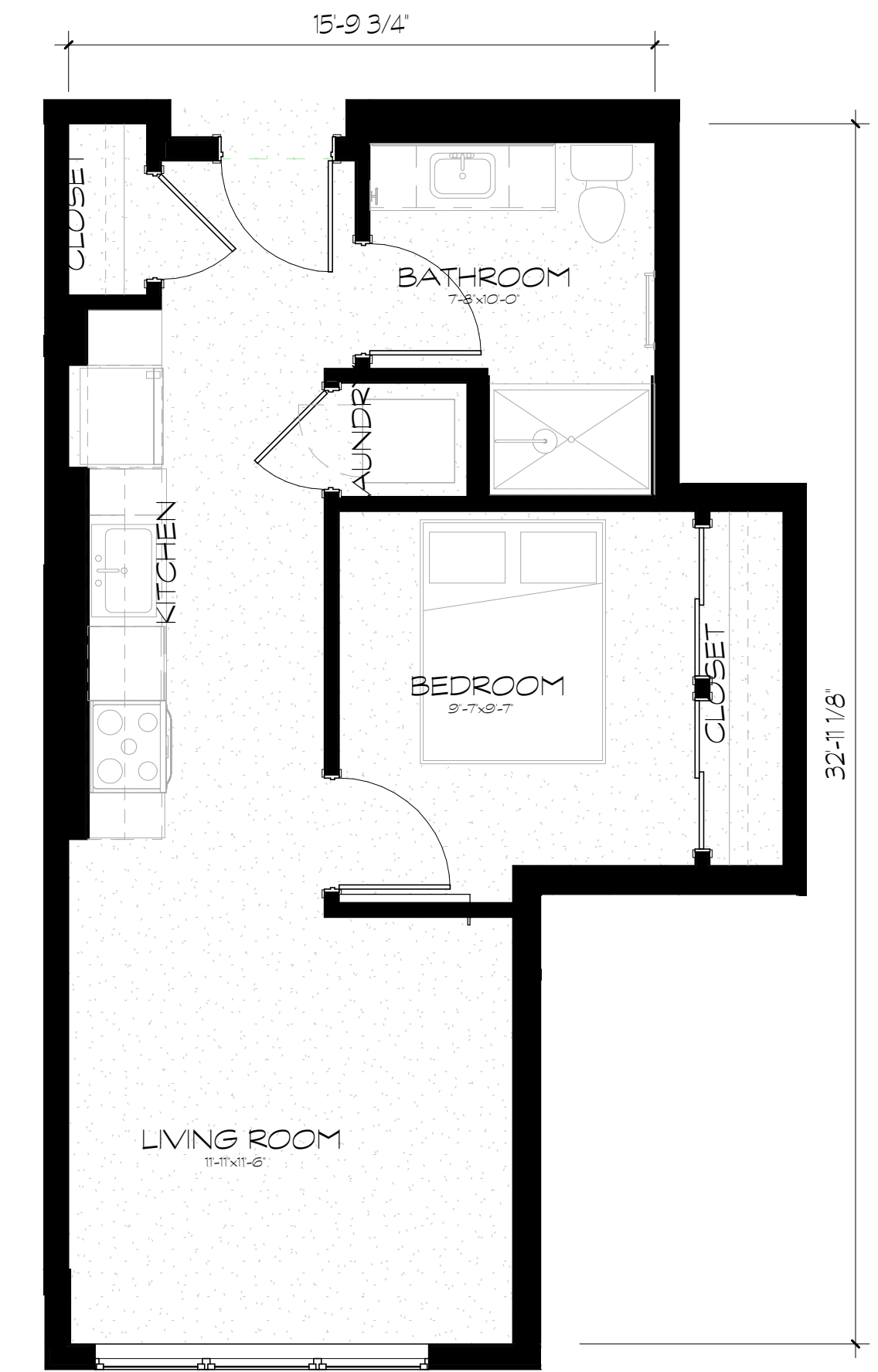
1 Unit - 1B
P1-18 SCALE: 1/4" = 1'-0"



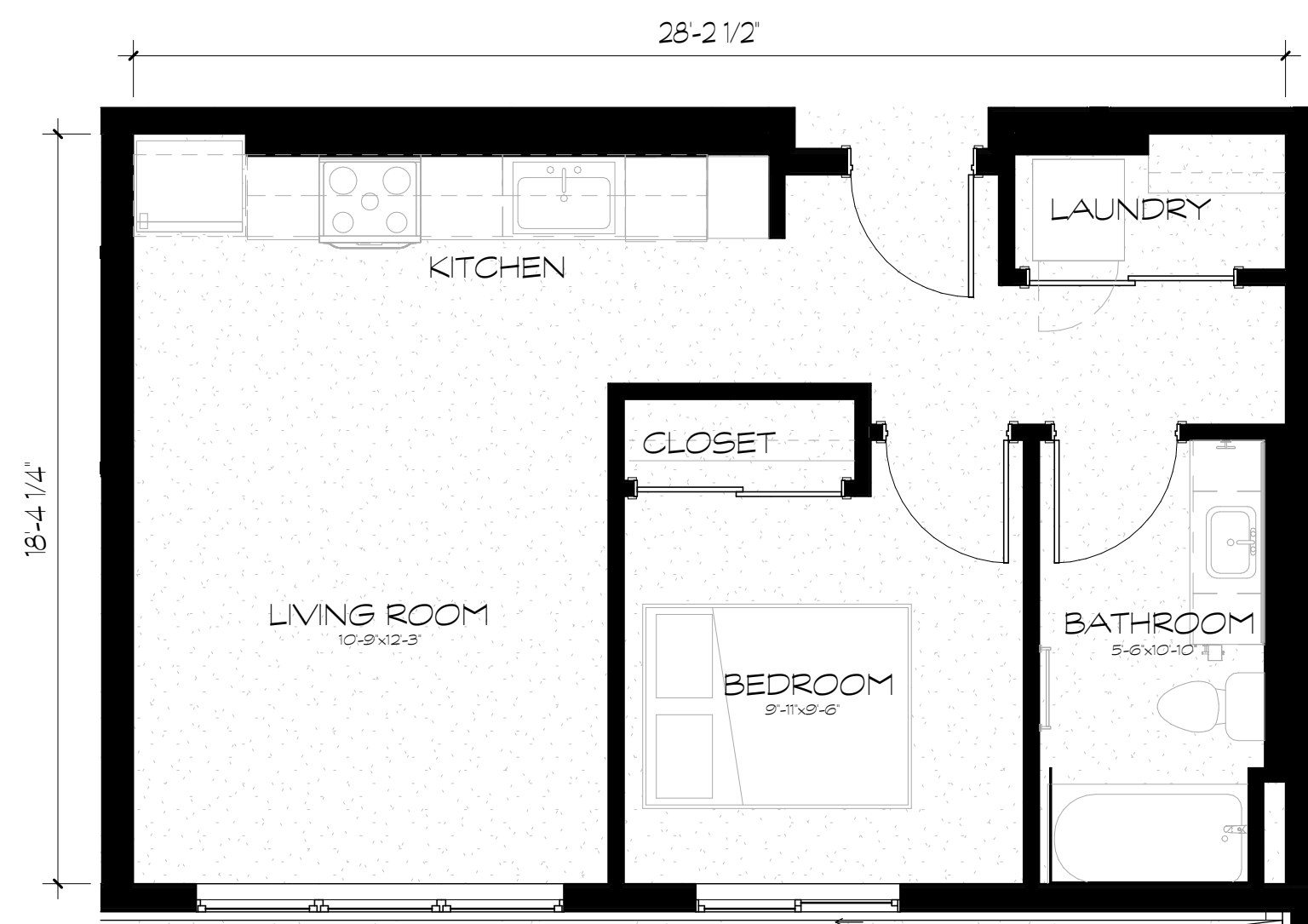
2 Unit - 1C
P1-18 SCALE: 1/4" = 1'-0"



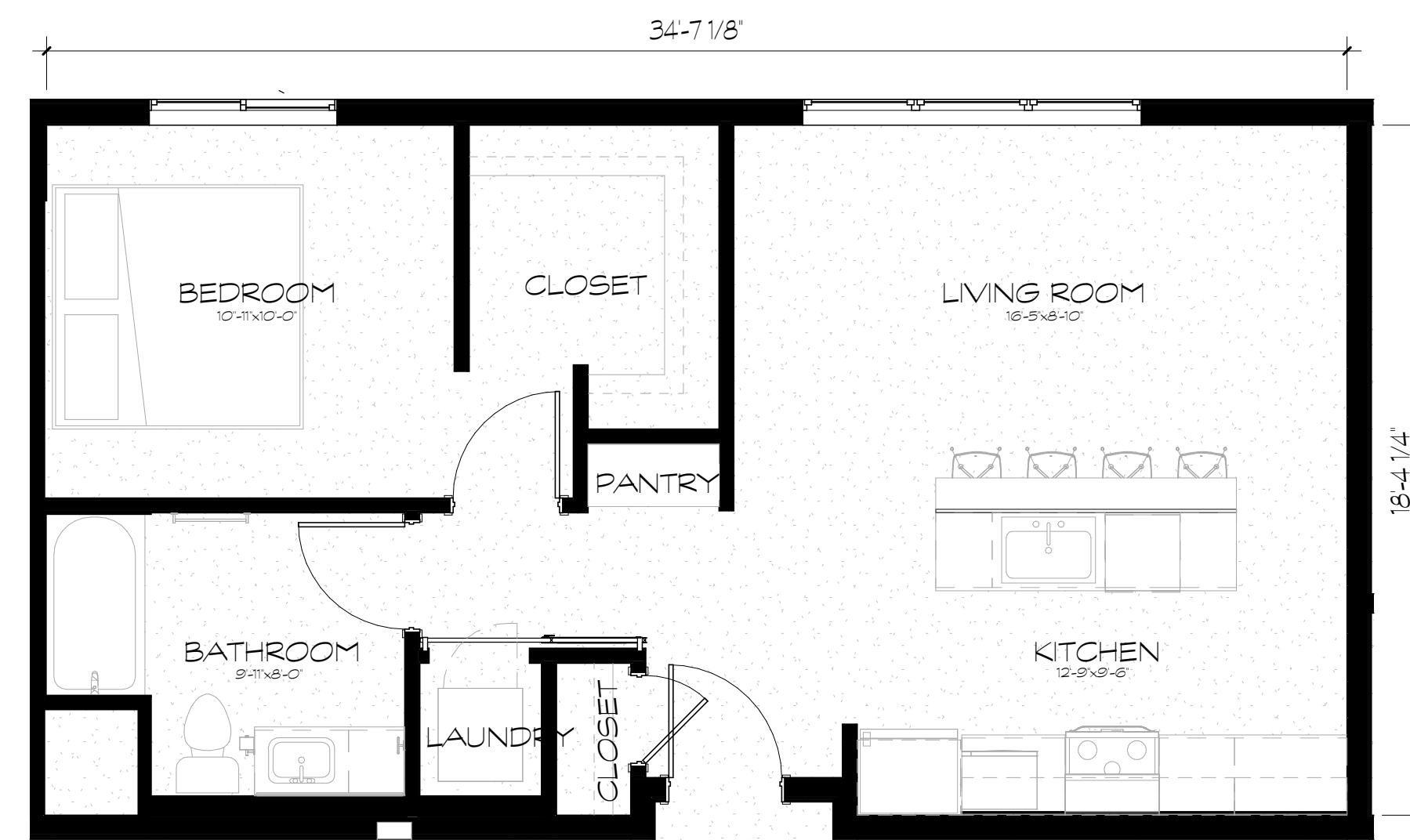
3 Unit - 1D
P1-18 SCALE: 1/4" = 1'-0"



4 Unit - 1E
P1-18 SCALE: 1/4" = 1'-0"



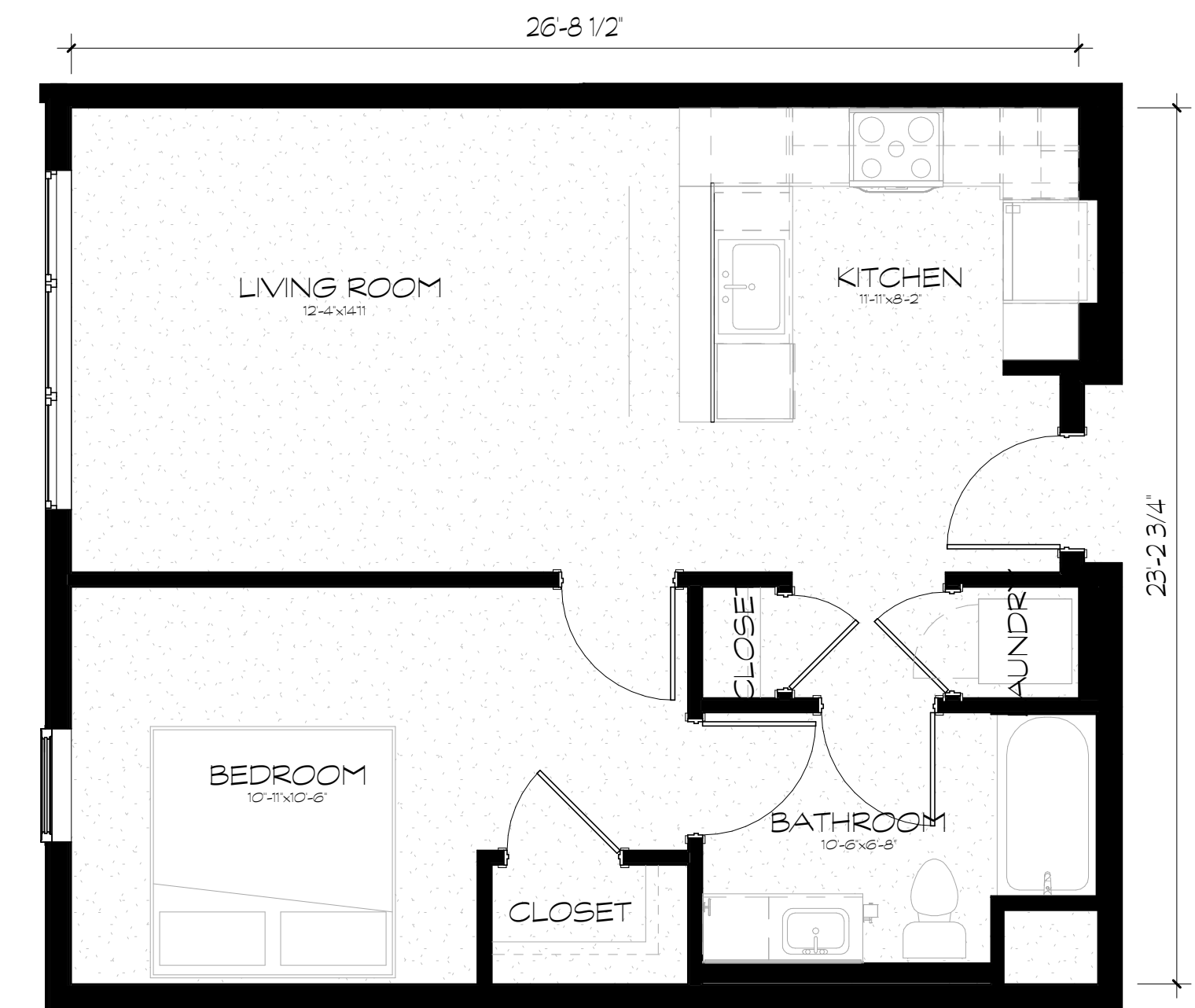
5 Unit - 1F
P1-18 SCALE: 1/4" = 1'-0"



6 Unit - 1H
P1-18 SCALE: 1/4" = 1'-0"



7 Unit - 1J
P1-18 SCALE: 1/4" = 1'-0"
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8 Unit - 1K
P1-18 SCALE: 1/4" = 1'-0"

SILOS - LIHTC

515 S. 500 W. Salt Lake City, Utah

1 Bed Units P1-18

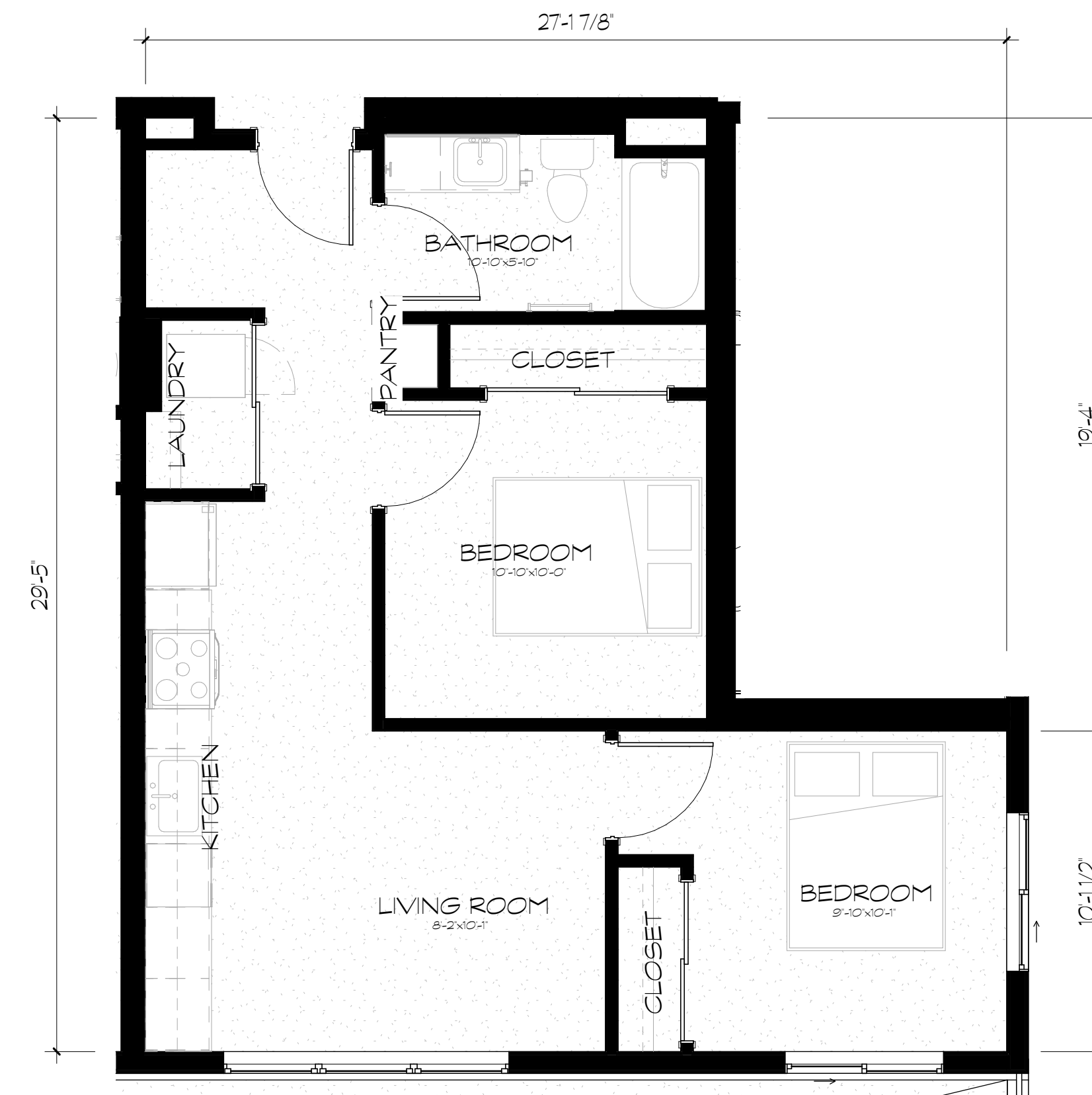
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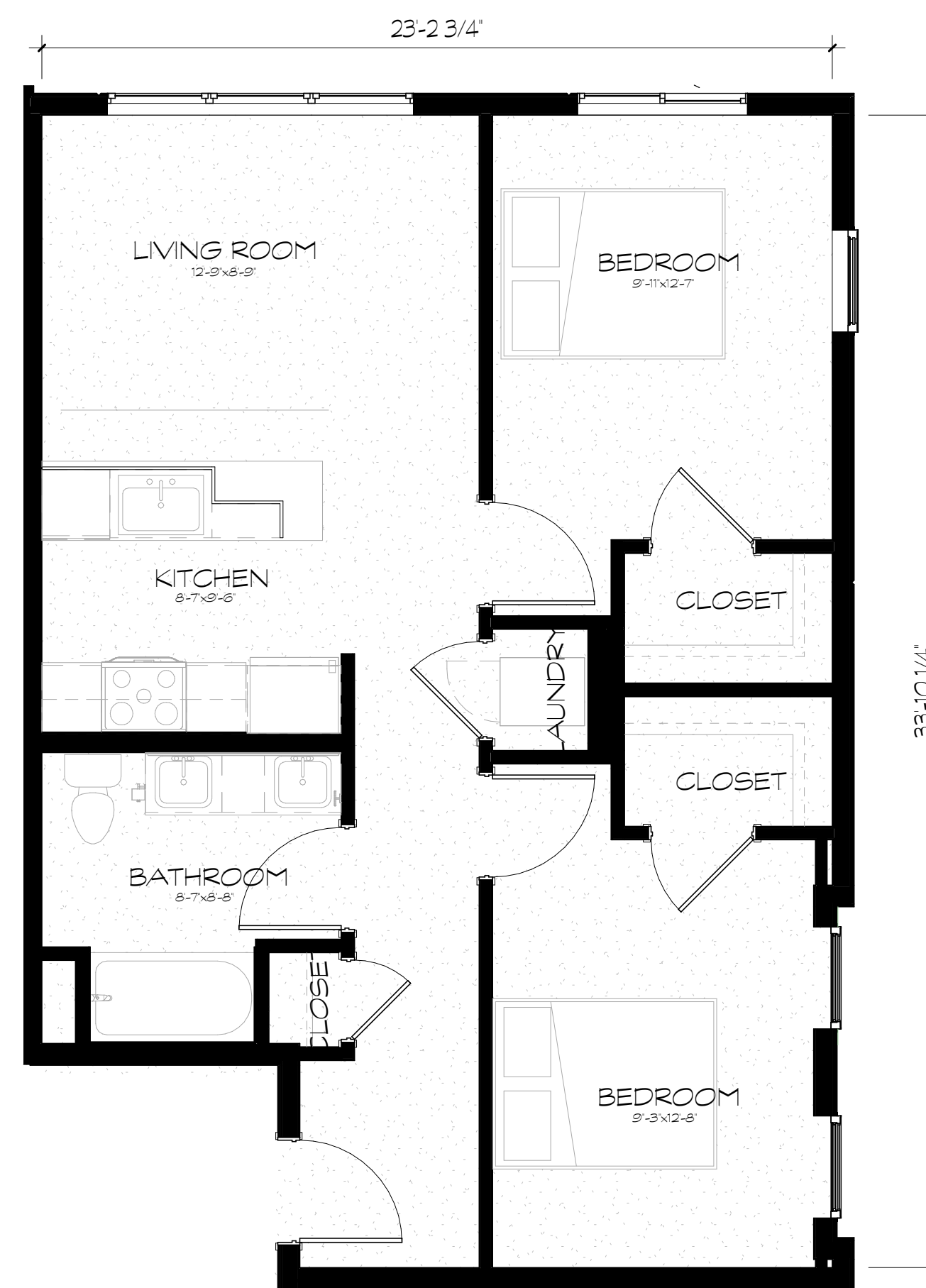
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1 Unit - 2C
P1-19 SCALE: 1/4" = 1'-0"



2 Unit - 2B
P1-19 SCALE: 1/4" = 1'-0"



3 Unit - 2D
P1-19 SCALE: 1/4" = 1'-0"

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2 Bed Units P1-19

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Perspective P1-20

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Perspective P1-21

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SILOS - LIHTC

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Perspective PI-22

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SILOS - LIHTC

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Perspective P1-23

8-25-2023



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SILOS - LIHTC

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Perspective P1-24

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SILOS - LIHTC

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East Rendering PL-25

8-25-2023



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West Rendering PI-26

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SILOS NORTH ELEVATION - WEST



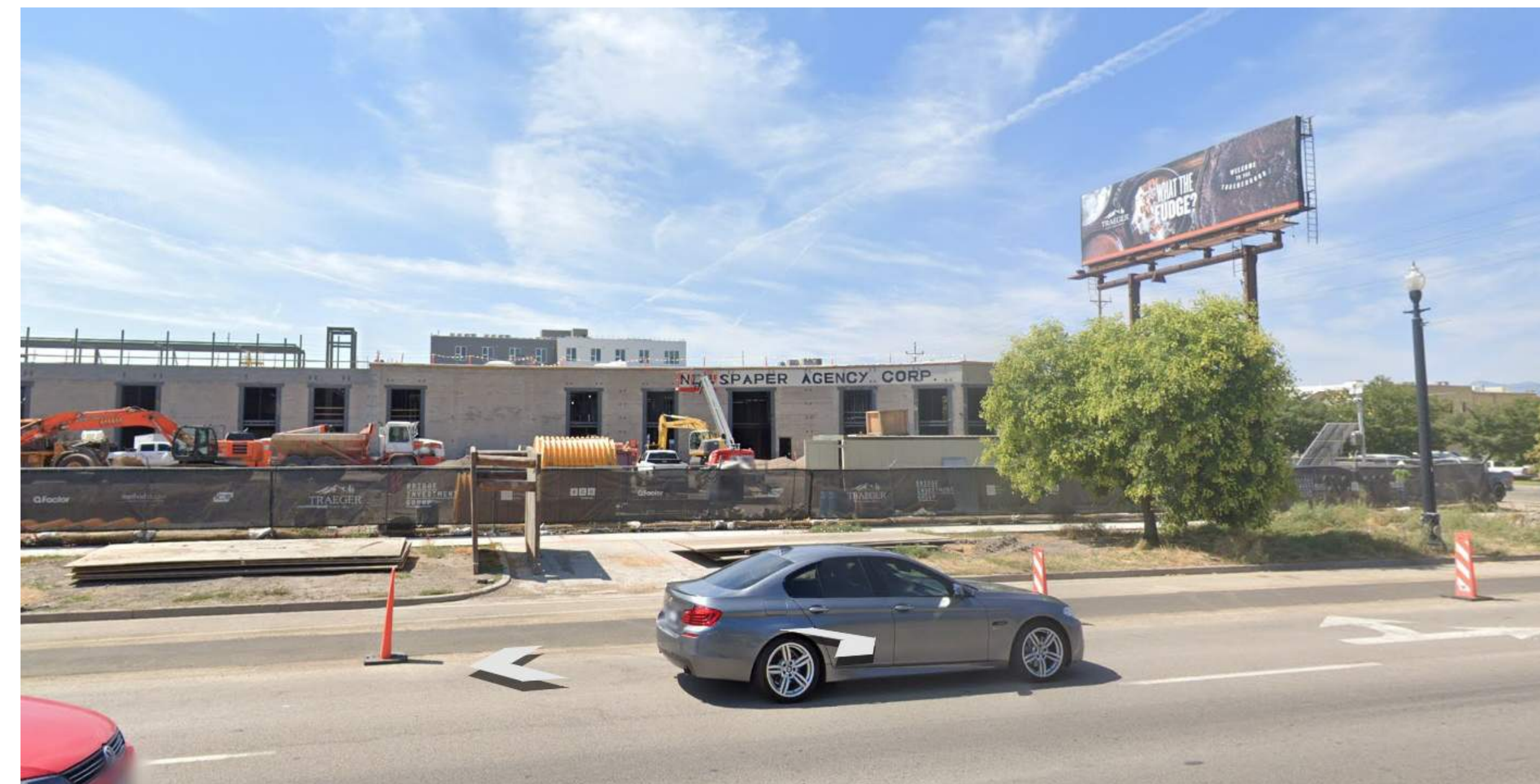
SILOS NORTH ELEVATION - EAST



SILOS EAST ELEVATION



FLUID COFFEE EAST ELEVATION



POST BLOCK NORTH ELEVATION

SILOS - LIHTC

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NOT FOR CONSTRUCTION

ADJACENT BUILDINGS

8-25-2023



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PACKING CORPORATION OF AMERICA SOUTH ELEVATION - WEST



PACKING CORPORATION OF AMERICA SOUTH ELEVATION - EAST



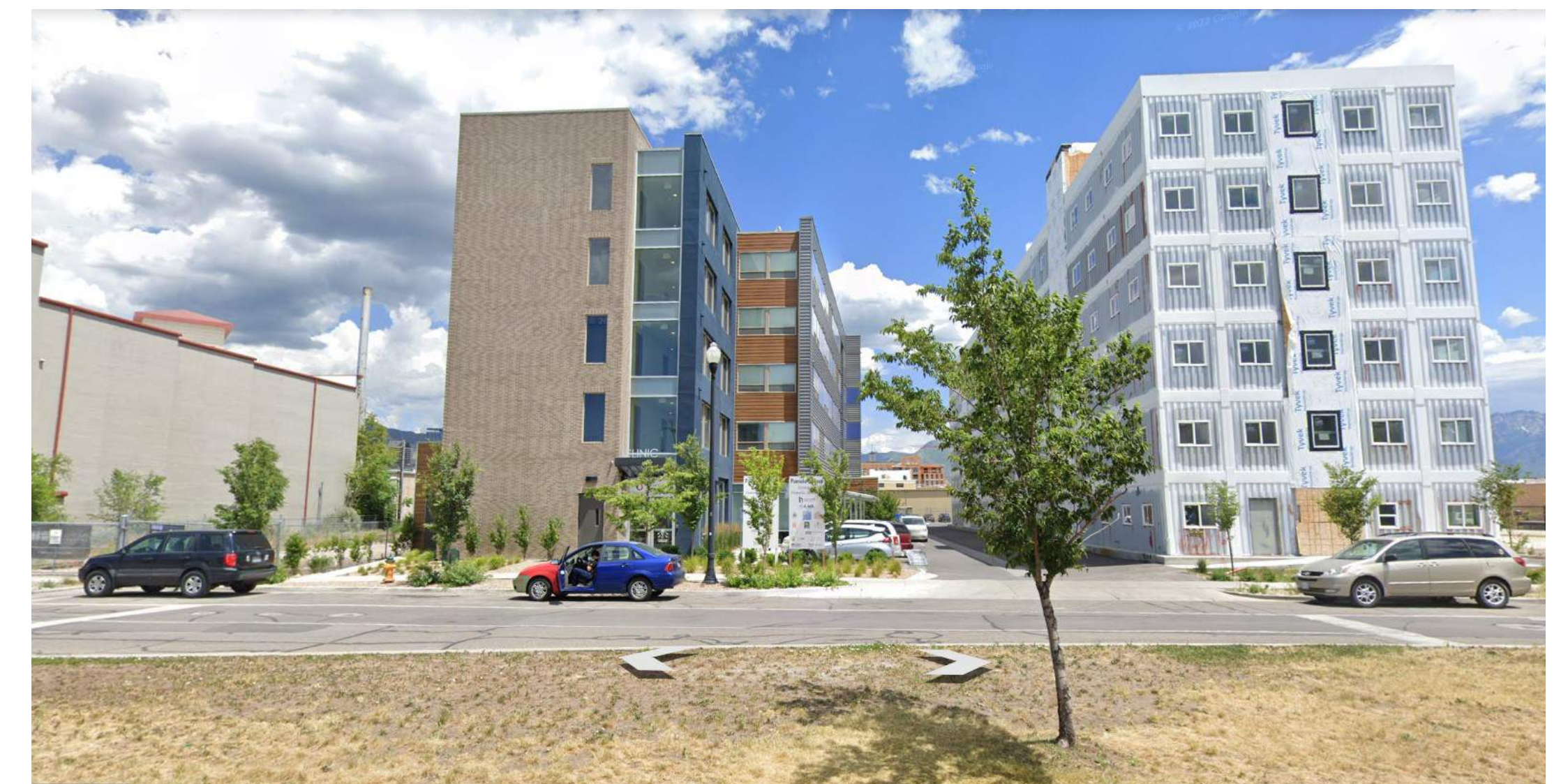
MAVERIK SOUTH ELEVATION



SECURITY PRO STORAGE WEST ELEVATION



SECURITY PRO STORAGE NORTH ELEVATION



PAMELA'S PLACE WEST ELEVATION

SILOS - LIHTC

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ADJACENT BUILDINGS

8-25-2023



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Additional On Site Landscaping 1,680 sf courtyard at level 4.

Future Phase of Landscaping @ Silos Park (17,424 sf)

500 SOUTH

600 SOUTH

500 WEST

400 WEST

LIHTC RESIDENTIAL

8 LEVELS
180 DU
208 STALLS

HOTEL

PROGRAM TBD

PICKLE BUILDING

2 LEVELS
35,040 SF COMMERCIAL

RESIDENTIAL

6 LEVELS
65 DU
6,750 SF COMMERCIAL

PARKING FIELD

131 PARKING STALLS

RESIDENTIAL

6 LEVELS
220 DU
69 PARKING STALLS
11,900 SF AMENITY

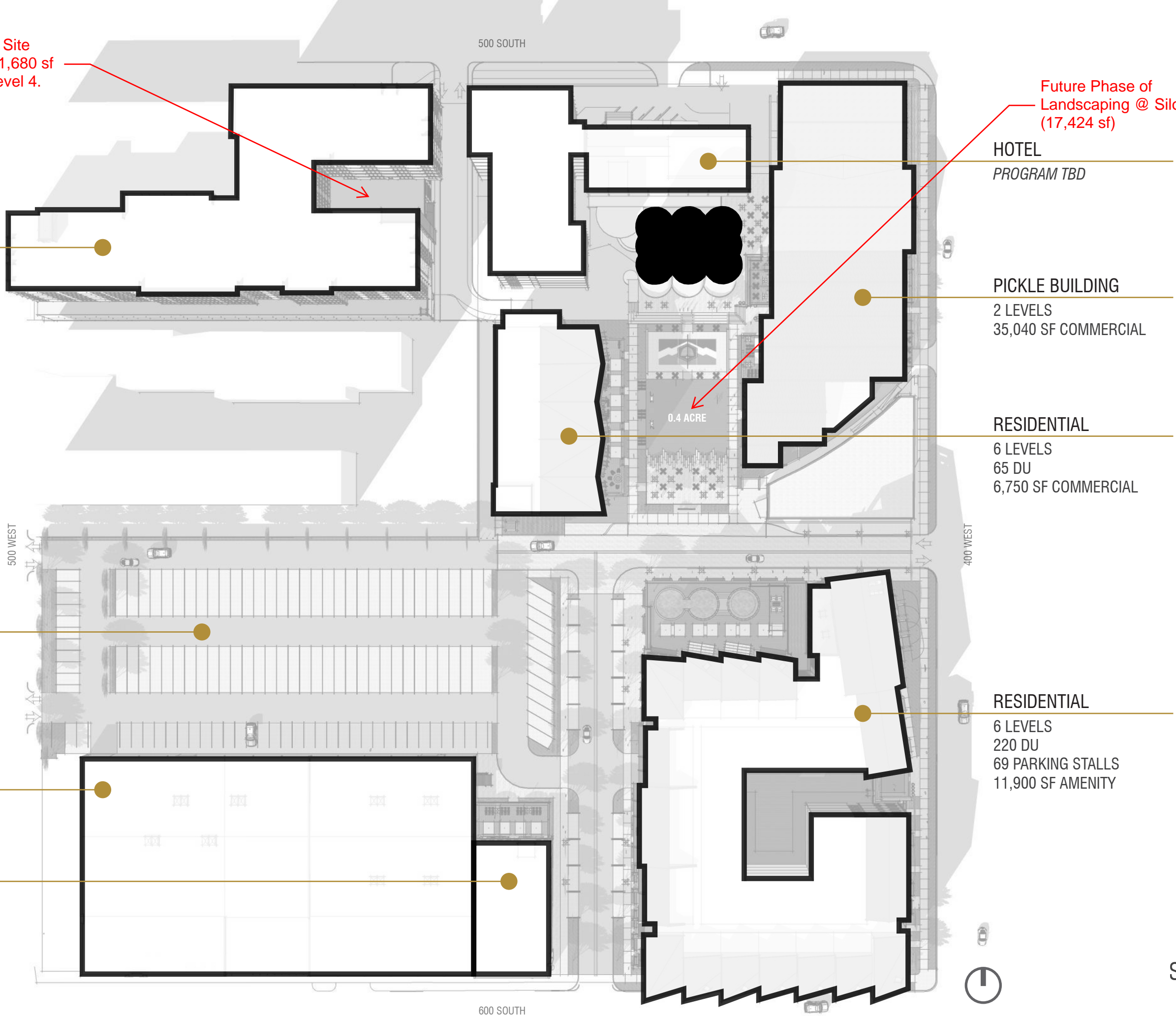
MILLER GARAGE

117 PARKING STALLS
ADAPTIVE REUSE

CASKET BUILDING

5,680 SF COMMERCIAL
ADAPTIVE REUSE

0.4 ACRE



GENERAL LANDSCAPE CALCS PER SLC REQUIREMENTS
 21A.26.070 CG GENERAL COMMERCIAL LANDSCAPE CALCULATIONS - ADD. HEIGHT
 TOTAL SITE: 39,204 SF
 TURF: PROPOSED 296 SF TURF ON THIS PROJECT

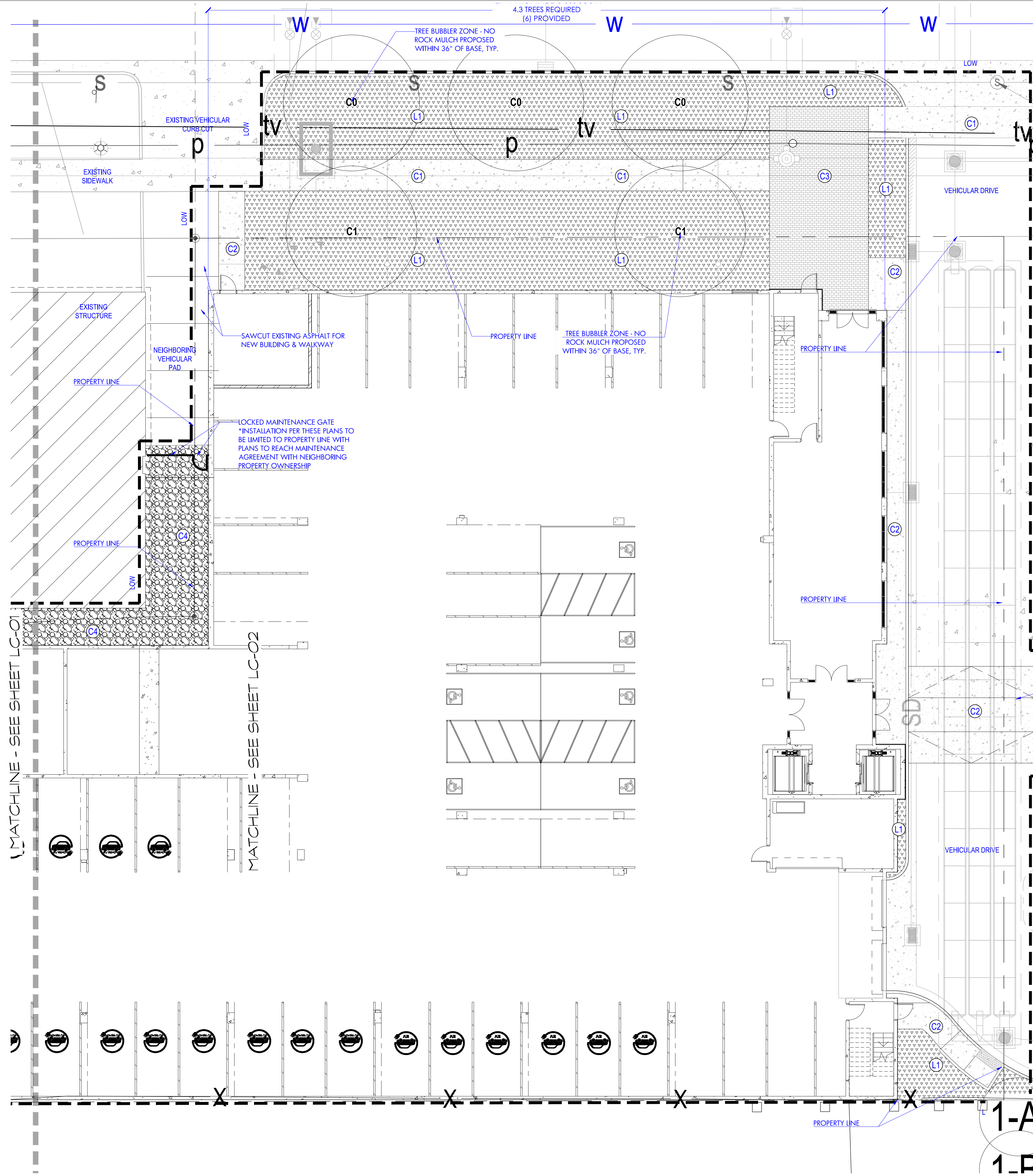
TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION

*60' BY RIGHT	<u>TOTAL BUILDING HEIGHT:</u>	HT: 85'-6"	FLOOR LEVELS: 8
		60'	*6 TYPICAL
	<u>ADDITIONAL HEIGHT REQUEST:</u>	25'-6"	2

	INTERIOR SQUARE FOOTAGE:	10% ADDITIONAL LANDSCAPE:
LEVEL 7	26,797	2,680
LEVEL 8	26,797	2,680
<u>REQUIRED ADDITIONAL LANDSCAPE AREA:</u>		5,359

LANDSCAPE MITIGATION PROVIDED	SF
On Site Courtyard (Net of Artificial Turf & Non circulation Patio Area)	1,681
Off Site Park (See Exhibit A)	17,424

ADDITIONAL LANDSCAPING COVERAGE REQUIRED PER HT: SEE TABLE (A)	5,359
<u>REQUESTED WAIVER OF ADDITIONAL LANDSCAPING</u>	3,678
Future Development of Silos Park	17,424



HATCH	DESCRIPTION	AREA
	ROW SIDEWALK PER CIVIL PLANS TO FOLLOW IBC ENGINEERING STANDARDS	NA
	NEW PEDESTRIAN WALKWAY PER CIVIL PLANS - NATURAL GRAY CONCRETE	NA
	PEDESTRIAN WALKWAY - BRICK PAVERS	700
	MAINTENANCE AREA - BACK OF HOUSE 4\"/>	

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2\"/>

Architecture Belgique, Inc.
 801.561.1333
 7563 So. Main Street #100
 Midvale, Utah 84047
 information@archbelgique.com

CIVIL ENGINEER
 McNeil Engineering
 Contact: JAKE FELSCHAW
 PHONE: (801)565-7100 ext. 122
 EMAIL: jake@mcneileng.com

STRUCTURAL ENGINEER
 CANYONS STRUCTURAL
 Contact: Catherine Tucker
 PHONE: (801)209-2079
 EMAIL: catherine@canyonsstructural.com

MECHANICAL/PLUMBING ENGINEER
 ROYAL ENGINEERING
 Contact: Chris Folslev
 PHONE: (801)979-2228
 EMAIL: chris.folslev@royaleng.com

ELECTRICAL ENGINEER
 ROYAL ENGINEERING
 Contact: David Sverdrigen
 PHONE: (801)979-2228
 EMAIL: david.sverdrigen@royaleng.com

LANDSCAPE ARCHITECT LPD
 Contact: Jeff Richardson
 PHONE: (801) 704-8049
 EMAIL: jeff@jeffrichardsonlandscape.com

INTERIOR DESIGNER
 KJ Designs
 Contact: Teena Gardner
 PHONE: (801)773-4483
 EMAIL: teena@kj-designs.com

SILOS APARTMENTS - BCG
 425 West 500 South
 Salt Lake City, Utah

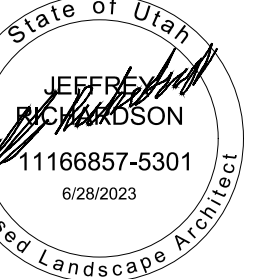
Date
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No.	Description	Date
1	PD SUBMITTAL	03.28.23
2	PD REVISIONS	05.22.23
3	PERMIT SUBMITTAL	06.30.23

Sheet Title
LANDSCAPE LAYOUT - STREET

Sheet Number
LC-02

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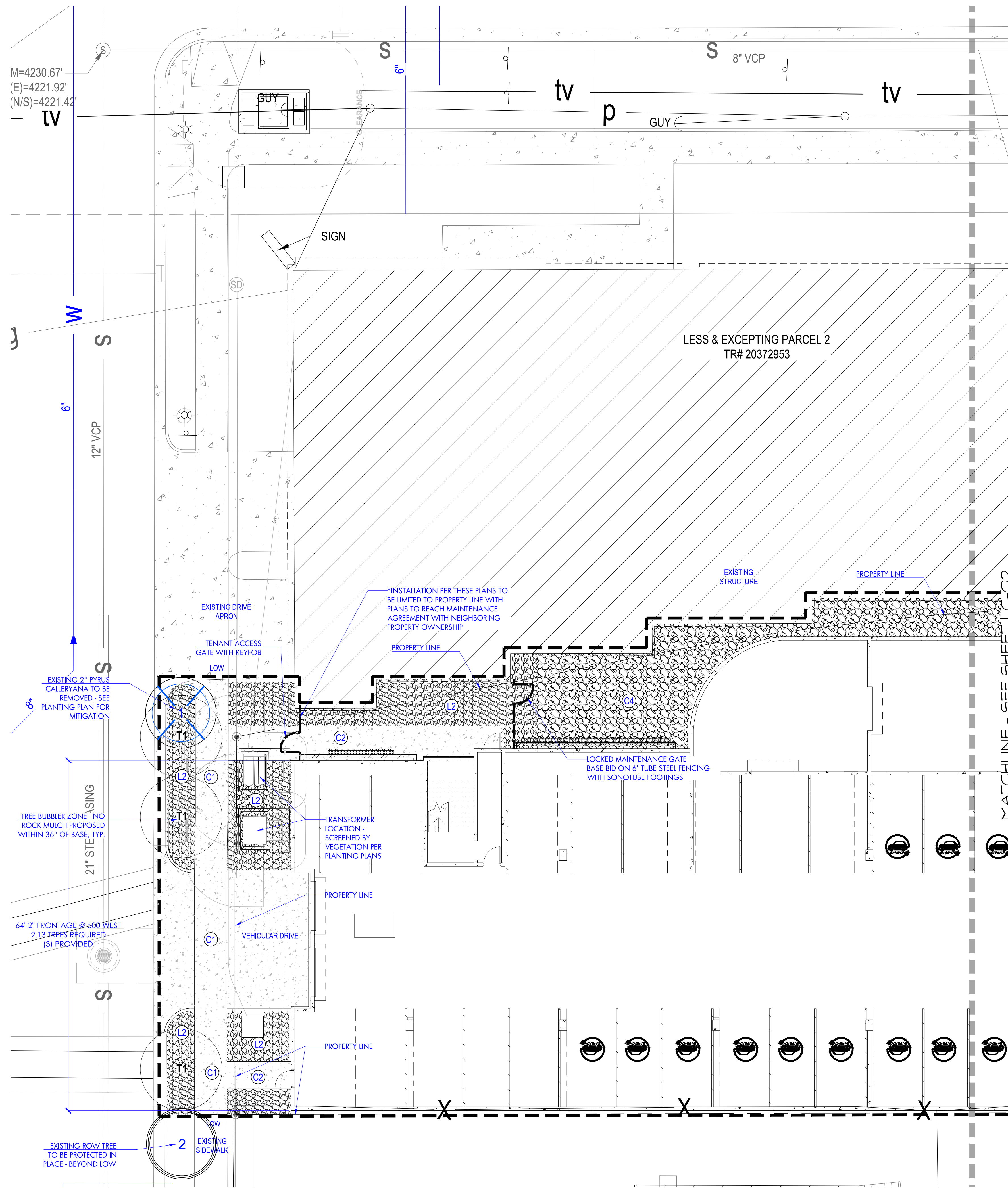
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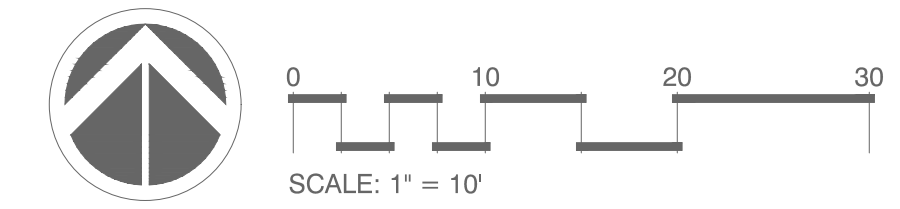
Sheet Title
LANDSCAPE
LAYOUT -
STREET

Sheet Number
LC-01

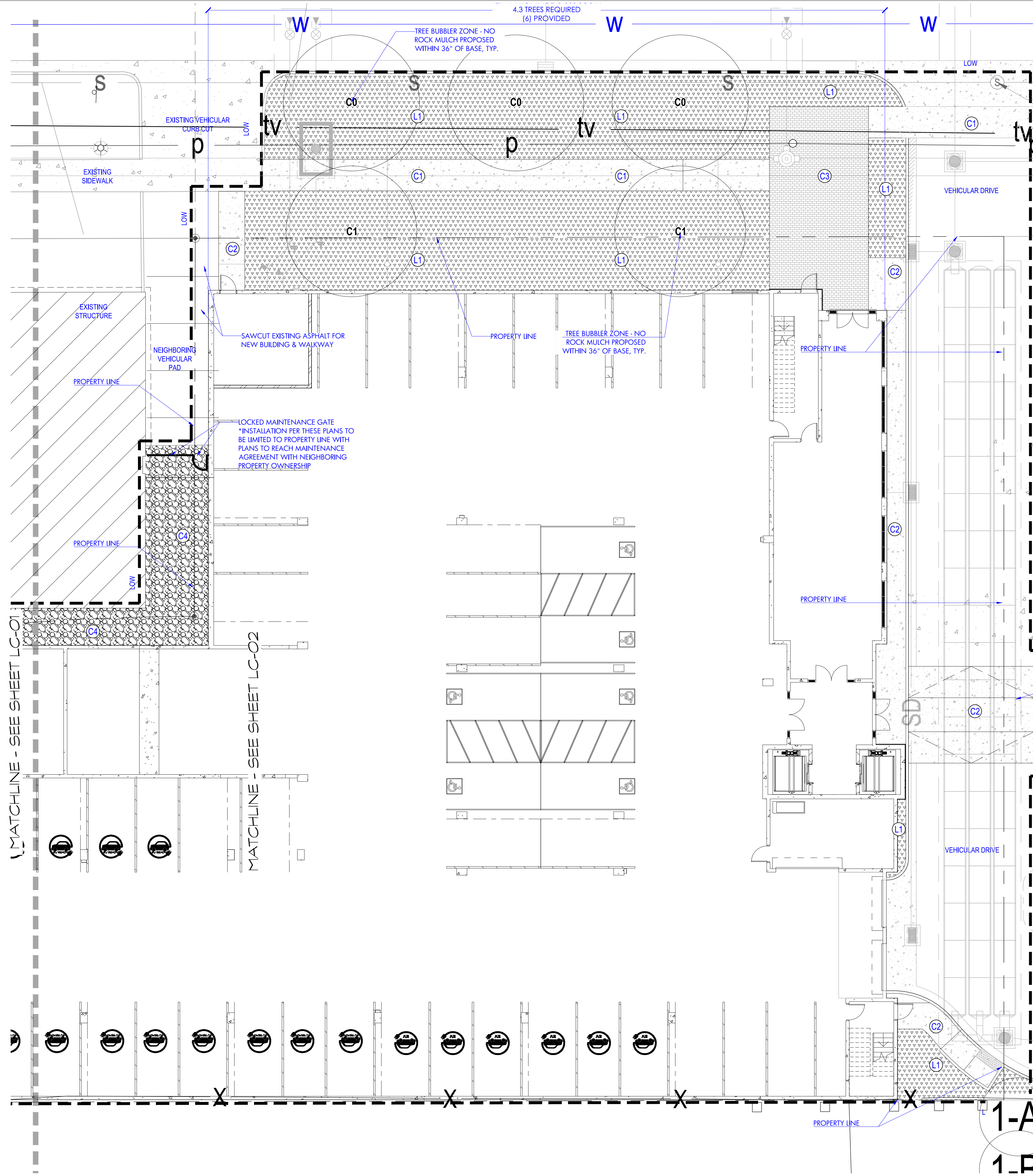


LANDSCAPE AREAS - SURFACING MATERIALS	AREA
ROW SIDEWALK PER CIVIL PLANS TO FOLLOW SLC ENGINEERING STANDARDS	NA
NEW PEDESTRIAN WALKWAY PER CIVIL PLANS - NATURAL GRAY CONCRETE	NA
PEDESTRIAN WALKWAY - BRICK PAVERS	700
MAINTENANCE AREA - BACK OF HOUSE 4" GRAY COMPACTED CRUSHER FINES	ROW: 2,550 PRIVATE: 1,250
LANDSCAPE AREA - DECORATIVE ROCK MULCH 3" DEPTH OF PERMA-BARK 1 1/2" MINUS INSTALL OVER COMMERCIAL GRADE WEED BARRIER	ROW: 2,350 PRIVATE: 1,250
LANDSCAPE AREA - DECORATIVE ROCK MULCH 3" DEPTH OF SOUTHWEST COBBLE 1 1/2" MINUS INSTALL OVER COMMERCIAL GRADE WEED BARRIER	ROW: 295 PRIVATE: 510

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EXISTING, AND PLANTER AREAS.
*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS.
*QUANTITIES TO BE VERIFIED BY CONTRACTOR



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HATCH	DESCRIPTION	AREA
	ROW SIDEWALK PER CIVIL PLANS TO FOLLOW IBC ENGINEERING STANDARDS	NA
	NEW PEDESTRIAN WALKWAY PER CIVIL PLANS - NATURAL GRAY CONCRETE	NA
	PEDESTRIAN WALKWAY - BRICK PAVERS	700
	MAINTENANCE AREA - BACK OF HOUSE 4\"/>	

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2\"/>

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 801.561.1333
 7563 So. Main Street #100
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CIVIL ENGINEER
 McNeil Engineering
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LANDSCAPE ARCHITECT LPDG
 Contact: Jeff Richardson
 PHONE: (801) 704-8049
 EMAIL: jeff@archbelgique.com

INTERIOR DESIGNER
 KJ Designs
 Contact: Teena Gardner
 PHONE: (801)773-4483
 EMAIL: teena@kj-designs.com

State of Utah
 JEFFREY RICHARDSON
 1166857-5301
 6/28/2023
 Licensed Landscape Architect

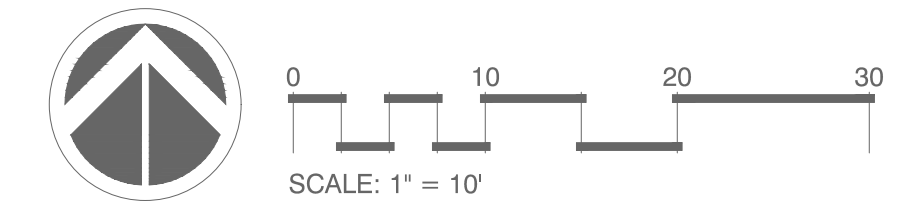
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Date
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Sheet Title
 LANDSCAPE LAYOUT - STREET

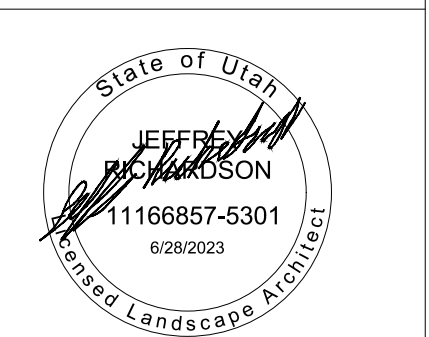
Sheet Number
 LC-02





PODIUM LANDSCAPE SCHEDULE		
HATCH	DESCRIPTION	DETAIL
1	POURED IN PLACE CONCRETE PLANTER WALL MAINTAIN 1" OFFSET FROM ARCHITECTURAL WALL	01 & 03/LC-04
2	STEEL PLANTER WALL - PAINT PER DETAIL WITH CLEAR COAT FINISH	04/LC-04
3	PREFABRICATED ROUND STEEL PLANTER POT WITH 9'-6" STEEL POST FOR STRING LIGHT CONNECTION	01/LC-05
4	LOW STEEL PLANTER BOWL - PAINT PER DETAIL WITH CLEAR COAT FINISH	02/LC-04
5	BUILT IN BENCH ANCHORED TO PLANTER WALL - SYNTHETIC THERMORY ASH WOOD	02/LC-05
6	BUILT IN OUTDOOR KITCHEN WITH BUILT IN PROPANE GRILL AND DEKTON COUNTERTOP // POURED IN PLACE BACK WALL BASE BID: 30" 3-BURNER BULL BBQ 45K BTU STEER 49008. PROVIDE STAINLESS STEEL ACCESS DOOR FOR PROPANE TANK ACCESS & CONNECTION	03/LC-05
7	PREFABRICATED ROUND FIRE BOWL WITH PROPANE CONNECTION // ELECTRONIC IGNITION // REGULATOR HOSE CONNECTION // GLASS WIND SCREEN. COVE 29" IN NATURAL GRAY SUPER CAST	04/LC-05 CUT SHEET LC-06
8	TANK TABLE - SIDE TABLE & PROPANE TANK COVER FABRICATED STEEL TO MATCH FINISH OF ADJACENT STEEL PLANTER	04/LC-05 CUT SHEET LC-06
9	STRING LIGHT WALKWAY - CONNECTION @ WALL OR PLANTER POT POST PER MANUFACTURER GUIDELINES. BASE BID ON 'BRUCK STRING LIGHTS'	CUT SHEET LC-07

SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
P1	24X24 PORCELAIN WOOD-LOOK PAVERS INSTALLED IN RUNNING BOND OVER PEDESTALS (OVER PAVEN TRAY) TILETECH 'RUSTIC OAK'	935 SEE LC-06
P2	20X20 CONCRETE PAVERS OVER PEDESTAL TILETECH 2" PAVEN OVER PEDESTALS (NO BACKING) TILE TECH 'WHITE-BLACK'	405 SEE LC-06
P3	ARTIFICIAL TURF - INSTALL MAXIMUM 1/4" ABOVE ADJACENT SURFACE FOR ADA ACCESS. LOW PEDESTAL WITH ARTIFICIAL TURF TRAY TILETECH 'DIAMOND PRO'	300 SEE LC-06
	2' DEPTH OF 1/2" ROCK MULCH - IRRIGATED AREA WITHIN PLANTER WALLS	255
	DECORATIVE MEXICAN PEBBLE - NO PLANTING *PROVIDE METAL EDGING WITH DRAINAGE CUTOUTS TO CONTAIN PEBBLES ADJACENT TO ACCESSIBLE AREAS	320 SEE LC-07



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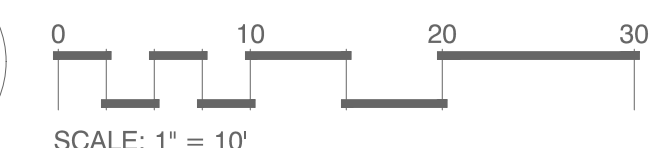
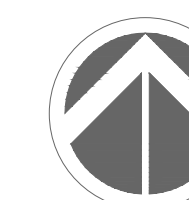
No.	Description	Date
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Sheet Title

LANDSCAPE
LAYOUT
-ROOFDECK

Sheet Number

LC-03



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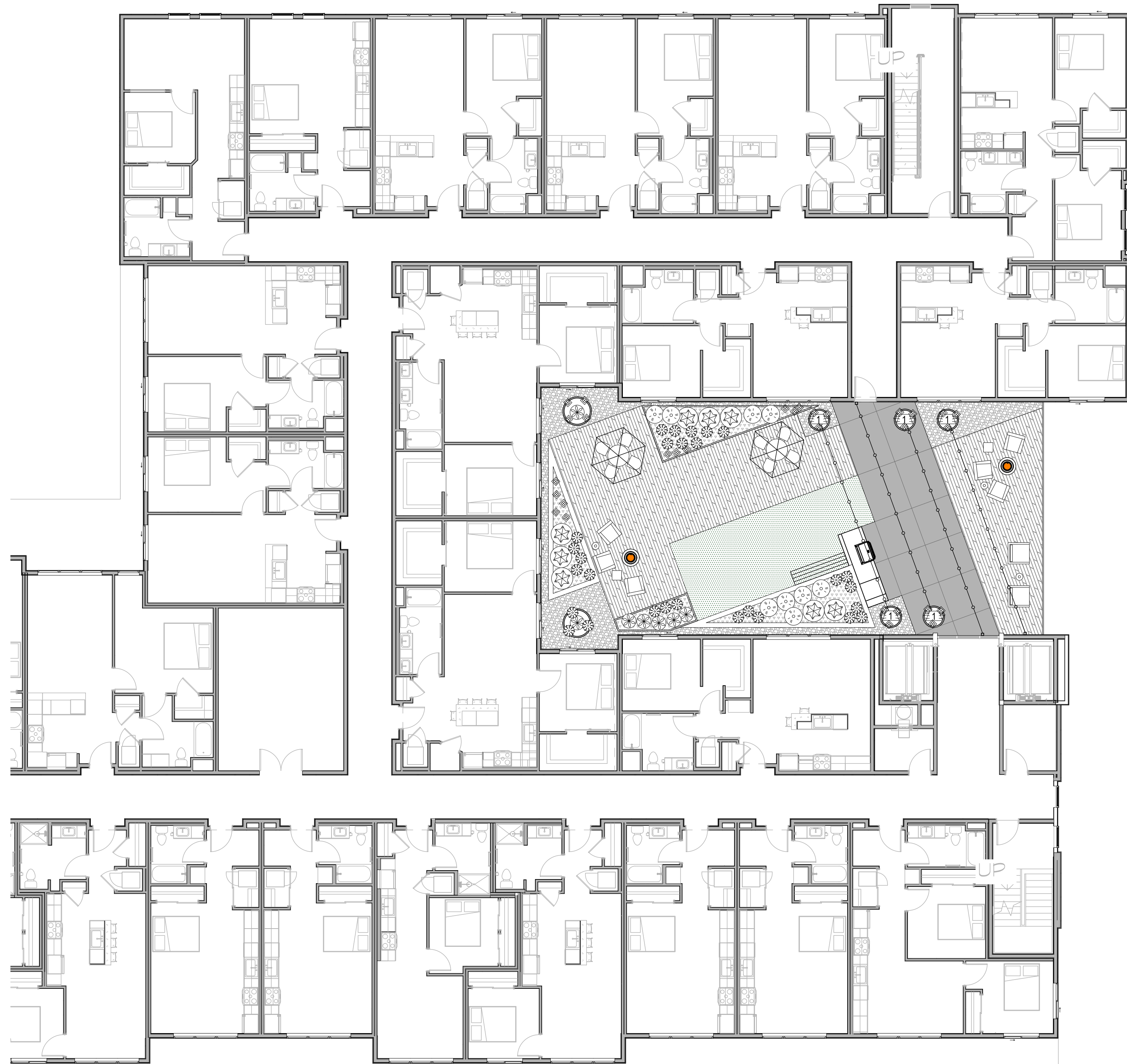
Sheet Title

PLANTING
PLAN -
PODIUM

Sheet Number

LP-03

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PODIUM PLANTING SCHEDULE
GROUNDCOVERS & VINES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
30	FLATS	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2'x24"	P1	SUCCULENT SPREADER
8	2 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24"x60"	GV4	EVERGREEN G.C. / VINE
5	5 GAL.	LONICERA JAPONICA	JAP. HONEYSUCKLE VINE	24"x10'+	GV2	CLIMBING VINE

SHRUBS

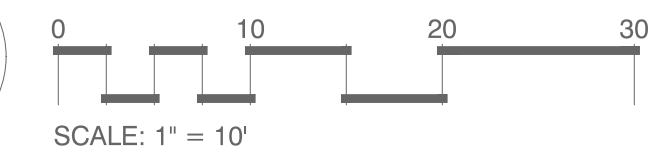
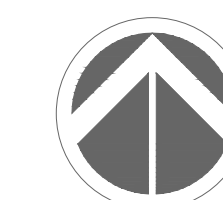
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
9	3 GAL.	ARONIA MELONCARPA 'LOWSCRAPE'	LOW SCRAPE HEDGER	30"x36"	SD3	SUCCULENT SPREADER

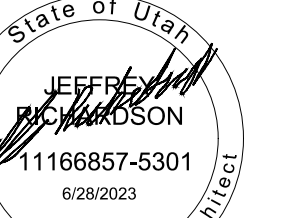
EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
7	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA	SHADE TOLERANT

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
28	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16"x20"	TW2	SHADE TOLERANT





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Date

Jun. 28, 2023

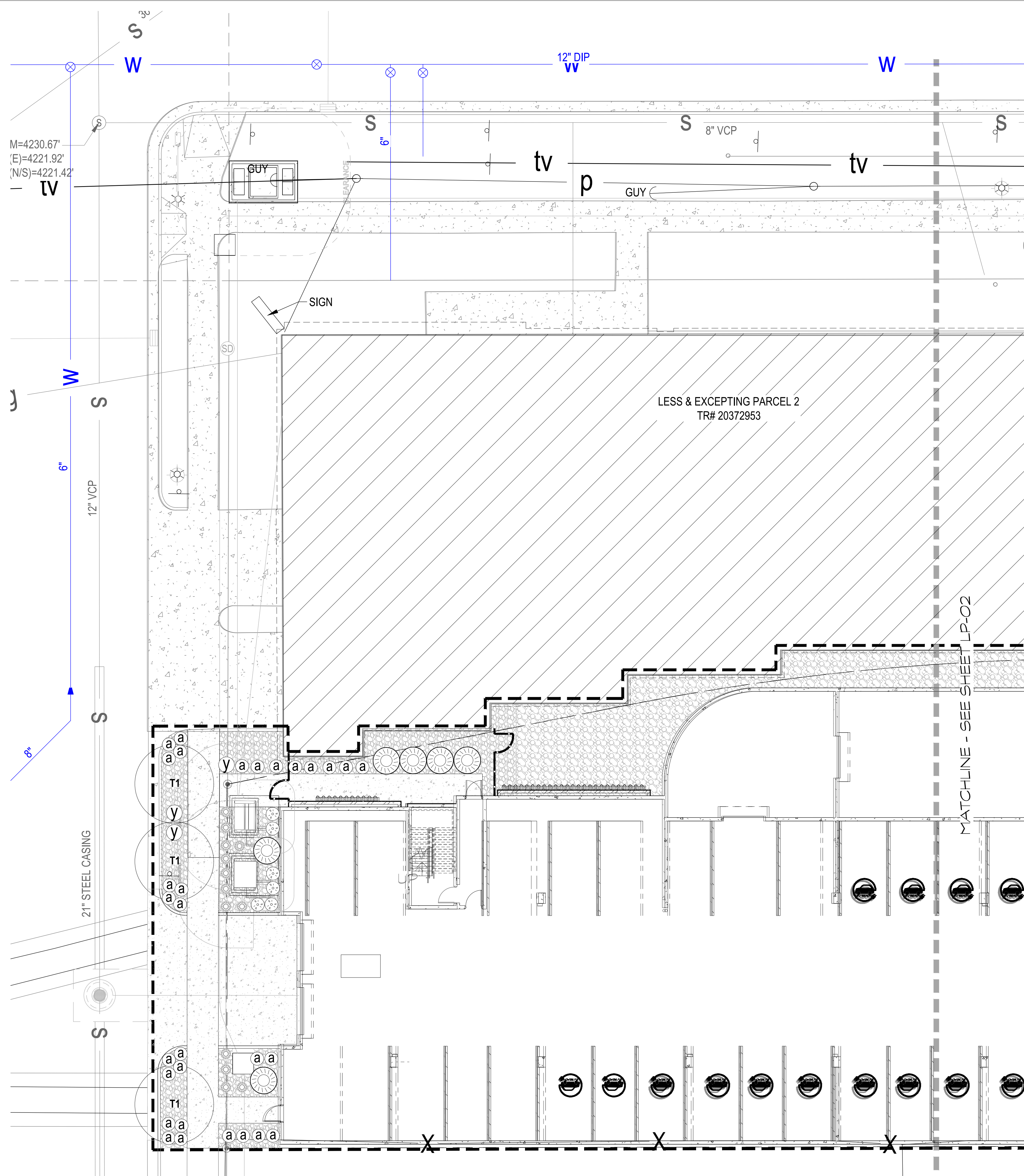
No.	Description	Date
1	PD SUBMITTAL	03.28.23
2	PD REVISIONS	05.22.23
3	PERMIT SUBMITTAL	06.30.23

Sheet Title

PLANTING
PLAN -
STREET

Sheet Number

LP-01



STREET LEVEL PLANTING MATERIALS

TREES						
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
3	2" CAL.	CARPINUS BETULUS 'EMERALD AVENUE'	PYRAMIDAL HORNBEAM	40'x25'	TD4	STREET TREE *LARGE SPECIES PER U.F.
3	2" CAL.	CERCIS CANADENSIS	EASTERN REDBUD	30'x25'	TD4	STREET TREE ACCENT
3	2" CAL.	TILIA CORDATA 'CORZAM'	CORINTHIAN LITTLE LEAF LINDEN	40'x15'	TD4	STREET TREE - SMALL PARKSTRIP

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
24	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30'	GV3	PART SHADE - R.O.W.	55
12	3 GAL.	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	24'x72"	GV1	FULL SUN // LIGHT SHADE	400

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
52	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	24'x24"	TW2	LIGHT SHADE - R.O.W.	156

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
38	1 GAL.	DELOSPERMA COOPERI	PINK HARDY ICE PLANT	6'x24"	P1	FULL SUN - R.O.W.	102
30	2 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36'x30"	P1	FULL SUN - R.O.W.	224
22	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	42'x42"	P1	FULL SUN - R.O.W.	150

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
6	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x30"	SD3	FULL SUN // PART SHADE	18
30	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR	SUNJOY BARBERRY	30'x24"	SD3	FULL SUN // PART SHADE	96

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
36	1 GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	2'x2'	P1	-	141
5	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	7'-10'x2'	SE3	-	25
16	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	3.5'x4.5'	SE3	PART SUN // SHADE	650
12	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	-	98

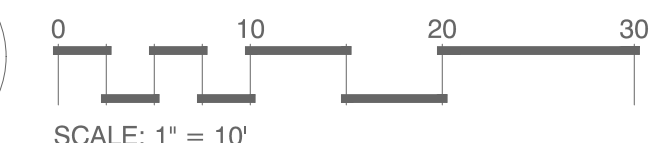
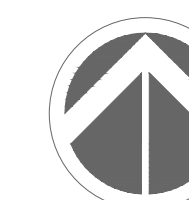
LIVE VEGETATION PROVIDED: 2,105

PARKWAY PLANTING - URBAN FORESTRY REQUIREMENTS

ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:
5' from water meter and/or utility box
10' from fire hydrant
5-10' from residential driveway
5-10' from property line of adjoining parcel
5-10' from non-traffic conducting signage
5-10' from utility pole and/or light
20' from an unregulated intersection (20' back from intersecting sidewalks)
30' from stop signs
30' from commercial driveway and/or alley
40' from an intersection with traffic lights (40' back from intersecting sidewalks)
20-30' from a tree that is medium in size at maturity (30 to 50' tall)

LANDSCAPE GENERAL NOTES

- REGULATIONS:
- ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) STANDARDS AND SPECIFICATIONS
 - CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS
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- SITE PREPARATION:
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 - APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
 - POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
 - ENGINEERING PLANS SHALL TAKE PRECEDENCE
- SOIL:
- MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
 - MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
 - PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
 - BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL / 20% HUMUS MATERIAL
- SOILS REPORT SHALL TAKE PRECEDENCE
- TOPSOIL STANDARDS
 - SAND - 20%-70%
 - CLAY - 20%-70%
 - #10 SIEVE @ 15% MAXIMUM
 - PH 6 TO 8.5



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SILOS APARTMENTS - BCG
425 West 500 South
Salt Lake City, Utah

Date
Jun. 28, 2023

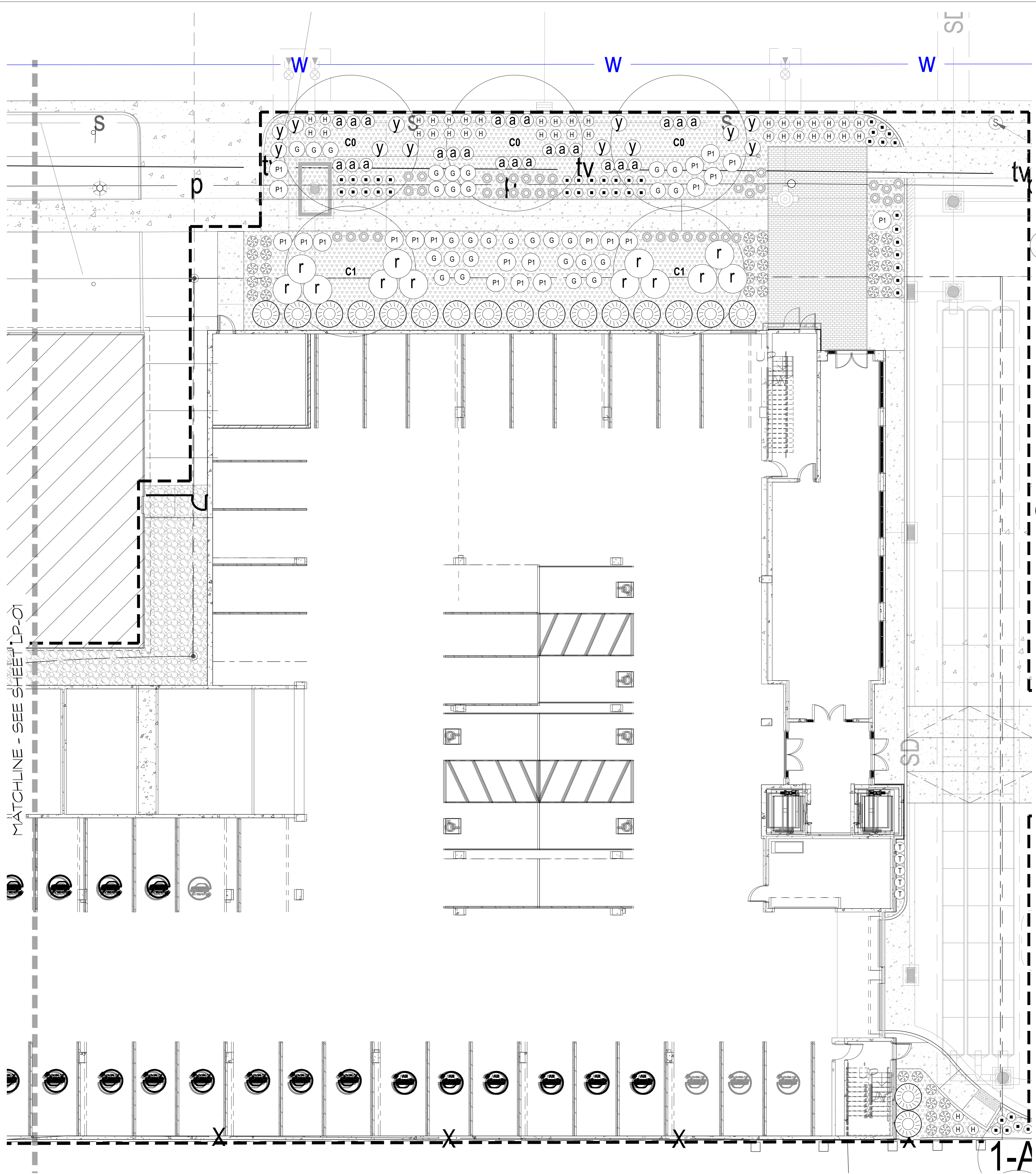
No.	Description	Date
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3	PERMIT SUBMITTAL	06.30.23

Sheet Title

PLANTING
PLAN -
STREET

Sheet Number

LP-02



STREET LEVEL PLANTING MATERIALS

TREES							
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
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C1	3	2" CAL.	CERCIS CANADENSIS	EASTERN REDBUD	30'x25'	TD4	STREET TREE ACCENT
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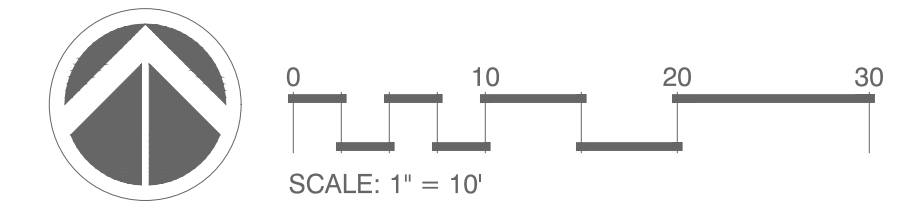
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MATCHLINE - SEE SHEET LP-01

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Attachment C: Property and Vicinity Phot



Central to the site - looking towards 500 West



Central to the site - looking towards 500 South (north)



From site - looking south along 500 West (north west)



From site - looking north along 500 West



From site - looking south along 500 West



Central to the site - looking towards silos (east)

Attachment D: CG (General Commercial) District Standards

21A.26.070: CG GENERAL COMMERCIAL DISTRICT

Standard	Proposed	Finding
<p>Maximum Height: No building shall exceed 60'. Buildings higher than 60' may be allowed in accordance with the provisions of subsections F1 through F3 of this section.</p> <p>F1: A modification to the height regulations may be granted through the design review process. In evaluating the application, the Planning Commission shall find that the increased height will result in improved site layout and amenities.</p> <p>F2: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscaped yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of additional landscaping shall be equal to 10% of the area of the additional floors.</p> <p>F3: Additional height shall be limited to 30'.</p>	<p>85 ft. - 6 in.</p>	<p>Complies</p> <p>Design Review required. See Attachment E for complete analysis of Design Review standards.</p> <p>Additional landscaping is required when additional height is requested. The applicant is requesting to reduce the total amount of required landscaping through the Planned Development process. See Attachment F for a complete analysis of the Planned Development standards that are met by the proposal.</p>
<p>Minimum lot area: 10,000 SF</p>	<p>Approx. 95, 830 SF</p>	<p>Complies</p>
<p>Minimum lot width: 60'</p>	<p>Lot width: approx. 320' (pending existing lot reconfiguration and consolidation)</p>	<p>Complies</p>
<p>Front, Corner Side, and Rear Yards: 10'</p>	<p>Front: - Along 500 W – 10²- 1” - Along 500 S – 10’ Rear (eastern property line): 10²- 7”</p>	<p>Complies</p>

<p>Interior Side Yards: None required</p>	<p>From southern property line: 0 FT From interior northern property line: 3' From interior western property line: 2'-6"</p>	<p>Complies</p>
<p>Buffer Yards: All lots abutting property in a Residential District shall conform to the buffer yard requirement of chapter 21A.48 of this title.</p>	<p>Lot does not abut property in a Residential District.</p>	<p>Complies</p>

OTHER APPLICABLE STANDARDS

Standard	Proposed	Finding
<p>21A.37.050.D – Building Entrances At least one operable building entrance on the ground floor is required for every street facing façade.</p>	<p>The building has 2 operable entrances along the 500 S facing elevation, and 1 operable entrance along the 500 W facing elevation. An additional entrance will be provided on the eastern elevation facing the private street/midblock walkway.</p>	<p>Complies</p>
<p>Table 21A.44.40-A – Off Street Parking Residential Studio & 1-bedroom: 1 space per DU 2+ bedroom: 1.25 spaces per DU 60 studio units: 60 100 1-bedroom units: 100 20 2-bedroom units: 25 Total minimum spaces required: 185 *Affordable housing multi-family structures are eligible for a 25% reduction if the multi-family development has: 1. A minimum of twenty-five percent (25%) of the dwelling units are restricted to residents with no greater than sixty percent (60%) area median income (AMI) for leased units; or</p>	<p>Total provided parking: 207 Note: All parking spaces are provided in a secure parking garage internal to the building.</p>	<p>Complies</p>

<p>With affordable housing 25% reduction: 139</p> <p>2. A minimum of thirty-five percent (35%) of the dwelling units are restricted to residents with no greater than eighty percent (80%) AMI for sale units; or</p> <p>3. A minimum of seventy-five percent (75%) of the dwelling units are restricted to persons sixty-five (65) years of age or older.</p> <p>For a development that meets any of the scenarios above, an additional reduction of up to fifteen percent (15%) may be allowed when the development is located within one-quarter mile (when measured radially in a straight line from the subject property line) of a bus stop that is serviced by the same route at least every fifteen (15) minutes during daytime hours, Monday - Saturday.</p> <p>With additional 15% reduction for locating within 1/4 mi. of a bus stop: 111</p>		
<p>21A.44.040.C – Electric Vehicle Parking</p> <p>1 space for every 25 parking spaces</p> <p>$207 / 25 = 8$</p>	<p>14 spaces</p>	<p>Complies</p>
<p>21A.44.040.E – Bicycle Parking</p> <p>1 per 5 residential units</p> <p>Each enclosed/secure bicycle space may count toward 2 required spaces</p> <p>$180 \text{ units} / 5 = 36 \text{ total spaces}$ or 18 enclosed/secure spaces</p>	<p>51 spaces enclosed, secure spaces</p>	<p>Complies</p>

Attachment E: 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:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report. No modifications to the Design Review Standards are proposed.

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.

Finding: Complies

Discussion:

CG General Commercial Zone Purpose Statement ([21A.26.070](#))

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.

The proposed development meets the intents of the CG Zoning District’s purpose statement by supporting nearly all the elements detailed in the statement. Specifically, the proposal will add to the mix of land uses in this area by broadening the existing housing stock and providing affordable housing, a much-needed housing type throughout Salt Lake City. The site is located along a major arterial (500 South) and the holistic block development will allow cohesive access throughout the block and to public sidewalks exterior to the block by constructing connecting private drives and midblock walkways, including a future mid-block walkway adjacent to the project site.

The new building will facilitate the creation of a walkable urban neighborhood by activating the future mid-block walkway to the east of the site and supporting the Green Loop goals along 500 West, aligning with the vision of the Downtown Master Plan and Urban Design Element. The proposal supports alternative forms of transportation, such as biking, walking, and mass transit, without ignoring the need for personal vehicles. Parking will be provided in the

required amount by City Code, including specified parking spaces that have infrastructure for electric vehicles.

See [Key Consideration 4: Implementation of adopted Master Plans, City Goals and Policies](#) for the discussion of zoning district purposes, master plan guidelines, and urban design elements.

Condition(s): None

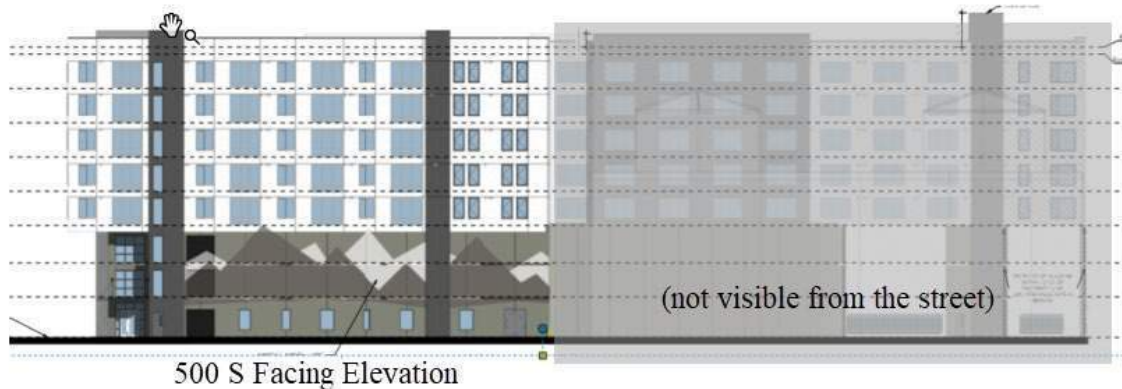
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

- 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.**

Finding: Complies

Discussion:

1. The 500 South facing elevation has a primary entrance oriented to the public sidewalk. The eastern facing elevation is oriented towards a private drive and the future mid-block walkway due to the block's proximity to the 500 S on-ramp to I-15 which features 5 lanes of one-way traffic that is accelerating towards highway speeds along this stretch. Along roads with higher traffic volumes and speeds, less pedestrian traffic is anticipated. Because of this, the architectural focus of the new building is oriented towards 500 West, towards the future Green Loop area, and towards the interior of the block facing the future mid-block walkway, where pedestrian presence is anticipated.



2. The proposed development will be sited close to the sidewalk, both public and private, to engage the pedestrian and will more closely comply with the desired development patterns for the neighborhood as described in the Downtown Master Plan and the city's Urban Design Element. The building facades along 500 West and 500 South will be setback approximately 10 ft. from the sidewalk as the required minimum front yard setback in the CG Zone is 10 ft. The 500 South and 500 West facades includes design features such as

glazing at the ground floor level, an art installation at the lower 3 floors, and materials changes, to create visual interest for the pedestrians and reflects the desired development pattern of the Grand Boulevards District. The proposal includes ample glazing and recessed lower levels along the mid-block facing facades which creates a welcoming, pedestrian-oriented experience that reflects the envisioned development patterns within the neighborhood.

3. Parking for the structure will be provided by an interior parking garage, accessed from a drive approach on 500 West and from a private drive from the eastern-most side of the property. The parking garage will be completely shielded from view from the exterior of the building.

Condition(s): None

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.**

Finding: Complies

Discussion:

1. The ground floor lobby entrance is oriented towards both 500 South and the future mid-block walkway along the east side of the building. An easement will be recorded to maintain the walkway for public access, like a public sidewalk. In addition, the applicant is proposing a metal mesh art installation along the 500 West and 500 South facades to better facilitate pedestrian interest and engagement. See [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#) for additional details on the proposed art installation.
2. The ground floor façades facing 500 South and 500 West include adequate glazing to facilitate pedestrian interaction. Intermittent windows have been added to the ground floor level of the 500 South elevation, and glazing has been added to the garage door and pedestrian entrance of the 500 West elevation.
3. Since the ground floor will have minimal active uses, traditional storefront elements as described have not been utilized in the proposed design. No signage is proposed along the public street facing facades.
4. An outdoor courtyard and amenity space will be located on the 4th floor on the eastern side of the building. This area will have direct visual connection to the private drive and future mid-block walkway.



Proposed eastern elevation (towards midblock walkway) showing proposed 4th level courtyard located central to the building

Condition(s): None

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.**

Finding: Complies

Discussion:

1. The proposed development is consistent with the size and scale of existing and anticipated buildings. Blocky massing and flat roofs are common in this area of the Downtown. The overall proposed height (85 ft. - 6 in.) will not negatively affect the surrounding properties or uses, as the site is near existing and future high-density, tall structures, including a 5-story multi-family building to the south. Nearby properties within the CG Zone between 400 & 700 S and 300 S and I-15 could be redeveloped with a maximum building height of 150 ft. because of the newly adopted Downtown Building Height ordinance. Greater building height and intensity is desired and anticipated in this area. To break up the mass of the building and relate to human scale, there is a distinctive material change between the lower and upper floors, breaking up the

apparent height of the structure. Vertical emphases have been provided along the 500 South and 500 West facades by vertical columns of windows and material changes.

2. The proposed structure modulates well to relate to both the human scale of pedestrians as well as to the development pattern of the downtown area that incorporates extensive height and a general increase in intensity. Vertical and horizontal modulations are used to reduce the visual width and height of the building. The 500 West and South elevation defines the upper part of the building from the bottom by a material change, creating a design that is relatable to nearby structures and reducing the apparent height of the building. The overall architectural design breaks the building into smaller pieces defined by material changes, vertical and horizontal design elements, and window grid patterns.
3. Secondary design elements are used – including cantilevered upper stories, recessed entry design, and art installation focused at the ground level.
4. The scale and solid to void ratio of windows and doors intersects with existing and desired building scale and solid to void ration in the neighborhood. The amount and location of windows proposed at the street-facing building facades, along with other design elements, relates to nearby structures that have a greater ratio of concrete or other plain materials to windows or doors. By adding glazing and art at the ground floor level, the design will increase pedestrian interest and connectivity with the street, which aligns with the goals of the Downtown Master Plan. This is further discussed in [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#).

Condition(s): None

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.

Finding: Complies

Discussion:

The proposed building façades along 500 West and 500 South do not exceed a contiguous building length of 200 ft. so this requirement isn't applicable.

Condition(s): None

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.**

Finding: Complies

Discussion:

This requirement is not applicable as no privately-owned public spaces are proposed with phase 2. However, as approved with Phase 1 of this project, two mid-block walkways as identified in the Downtown Master Plan, will be constructed – including a portion of the north-south walkway that will run adjacent to the new building. These mid-block walkways will be required to meet the above requirements for privately-owned public spaces. The final design and placement of these elements was included as a condition of approval for Phase 1 of this project.

Condition(s): None

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

1. Human scale:

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

2. Negative impacts:

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

3. Cornices and rooflines:

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

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

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

Finding: Complies

Discussion:

1. The height of the building has been modified to relate to human scale through a defining material change to separate the upper and lower parts of the building. Although the architectural details of the upper portions of the building could be more differentiated from the middle and base, this standard is generally met. A pedestrian entrance from 500 South is sheltered by an overhang created by cantilevered upper stories, designed to shelter and invite pedestrians. A metal mesh art installation, as discussed in [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#), engages pedestrians along 500 South and 500 West and beautifies these facades.
2. No negative impacts are anticipated by permitting the proposed height (85 ft. - 6 in.) of the building. This height, and greater, is anticipated and desired in this area to create an urban pattern of greater intensity and that contributes to the stock of *'mid-rise buildings that shape the street edge'* as described in the Downtown Master Plan. See [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#) for additional details. The proposed void created by the 4th floor courtyard along the east elevation will create a void that extends from the 4th floor to the top of the building. This area will soften the vertical and horizontal appearance of the building, while allowing more natural light onto the street level and residential units bordering this area.
3. The roofline is consistent with the building's overall form and composition and is consistent with the development pattern within the neighborhood. Nearby multi-family and commercial developments include similar parapet detailing.

Condition(s): None

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.

Finding: Complies

Discussion:

Parking will be provided on-site and interior to the building, accessed by a drive approach from 500 West and from a private drive along the east side of the building. The crosswalk for the 500 West drive approach will be appropriately designed to reduce pedestrian-vehicle conflict.

The interior streets will have curb and gutter with street trees to clearly define pedestrian and vehicular spaces. Changes in materials and landscape features will help create a safe environment for pedestrians.

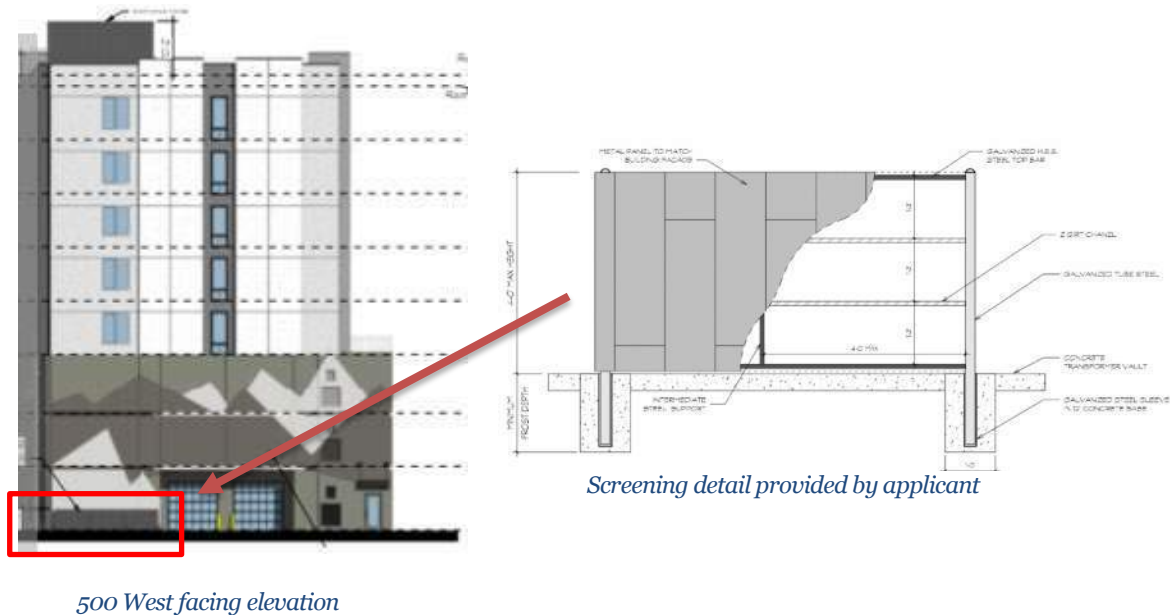
Condition(s): None

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.)

Finding: Complies

Discussion:

Services areas, refuse containers, and other facilities are located within the building and will not be visible from the street. Ground-mounted utility boxes will be located along 500 West. This area will be obscured from public view by a screening element that is compatible with the architectural features of the building in accordance with this standard. Review of the final details of transformer screening is to be delegated to planning staff as a condition of approval.



Condition(s): Final approval of the details for screening of ground mounted utility boxes to be delegated to Planning Staff to ensure compliance with the standards for Design Review.

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.

Finding: Complies

Discussion:

No signage plans have been submitted at this stage, however – the applicant has indicated they intend to incorporate signage into the final design of the building along the east-facing elevation. The conceptual sign plans have been coordinated with other features to prevent conflicts with lighting, landscaping, awnings, and other projections. Any signs for the project will meet the zoning regulations for signs in 21A.46.

Condition(s): None

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.**

Finding: Complies

Discussion:

A photometric plan has been submitted and reviewed. The street lighting will be provided in accordance with the Salt Lake City Lighting Master Plan. The building base, walkways, and parking garage will be adequately illuminated to provide pedestrian safety and comfort while maintaining allowable lighting levels. The exterior lighting will maintain the overall intensity and character of the immediate neighborhood. An art installation composed of metal mesh screening is proposed along the 500 South and 500 West facing elevations. The mesh will be further enhanced by backlighting to highlight the design. Lighting details associated with the proposed art installation have not yet been submitted. Staff recommends the below condition to ensure all development requirements are met for the proposal: Final approval of the details for lighting to be delegated to Planning Staff to ensure compliance with the standards for Design Review and Planned Development and general standards for lighting.

Condition(s): Final approval of the details for lighting to be delegated to Planning Staff to ensure compliance with the standards for Design Review and general standards for lighting.

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.**

Finding: Complies

Discussion:

Street trees for the development are details in the landscaping plan and are spaced no more than 30' apart. A list of trees to be used on the site has been provided and is consistent with Urban Forestry standards. Comments from the Urban Forestry Department Review can be found in [Attachment H: City Department Review Comments](#). Landscaping will also be present in the outdoor courtyard amenity areas for building tenants. No privately- owned public spaces are proposed with this phase of the project, but these elements have been incorporated into the midblock walkway that was approved with phase 1. All sidewalks, crosswalks, and walkways will meet all requirements to provide adequate accessibility.

Condition(s): None

Attachment F: Planned Development Standards

Planned Development Standards

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

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

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

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

Discussion:

CG General Commercial Zone Purpose Statement ([21A.26.070](#))

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.

As stated above in the Design Review standards table, the proposed development supports the CG Zoning District’s purpose statement by supporting nearly all the elements detailed in the statement. The proposal will add to the mix of land uses in this area by broadening the existing housing stock and providing affordable housing, a much-needed housing type throughout Salt Lake City, while providing design elements that enhance the existing streetscape along 500 South and 500 West and engage pedestrians.

Allowing additional height also results in a more enhanced product than could be built by right because it efficiently utilizes available lot area by building up, rather than out, and concentrating open space, landscaping, and gathering areas into mid-block walkways and a future park, which will be accessible to all residents and visitors of the block redevelopment. While additional landscaping may not be provided on-site, a park with at least 17,000 SF of landscaping is proposed as part of the overall block redevelopment. This park will be within walking distance of the new multi-family building and connected by the new mid-block walkway which will run directly adjacent to the site and the park. While the future park will not be constructed until a future phase of the development, the benefits of access to this greenspace has been considered with the request to reduce the required amount of additional landscaping.

The proposed development meets the purpose statement of the Planned Development chapter through objectives A – Open Space and Natural Lands, B – Historic Preservation, C – Housing, D – Mobility, E – Sustainability, and F – Master Plan Implementation.

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:

By building up, rather than out, the site is able to support the overall block development which includes providing ample open space, landscaping, and gathering areas throughout the mid-block walkways, and activating a future park, a central feature of the overall block development.

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 overall project will preserve 6 of the existing silos as a central feature of the development. Additionally, as part of phase 1 of the overall block development, the applicant intends to preserve both the Miller and Casket Buildings. The silos, as well as the buildings preserved with Phase 1, are contributing structures to the Warehouse National Historic District and are part of the historic character of this block. It's important to note that plans for these buildings could change and this objective would no longer be met, however the project would still meet several other objectives.

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:

Residential development is called for in the Downtown Master Plan and Housing SLC and is supported by the base zoning standards. This block is within the Grand Boulevards neighborhood identified in the Master Plan which calls for mid-rise buildings. The scale of the proposed residential buildings is compliant with that vision. In addition, the proposed 180-unit multi-family building consists of studio, 1- bedroom, and 2- bedroom units, all designated as affordable housing

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 Downtown Master Plan identifies two midblock walkways within the subject block. Phase 1 of the overall block development required conditions of approval to ensure their development. The proposal efficiently utilizes available lot area by building up, rather than out, and concentrating open space, landscaping, and gathering areas into mid-block walkways and a future park, which will be accessible to all residents and visitors of the block redevelopment.

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 project site formerly housed cereal manufacturing uses. Due to this, various contaminants leached into the soil which cause contamination above acceptable levels. The site can be considered a priority site since it is located at an entrance landmark from I-15 along 600 S as identified on the Downtown Master Plan. As such, the applicant will complete an environmental remediation of the site with the State’s Department of Environmental Quality, Division of Waste Management and Radiation Control.

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. (Ord. 8-18, 2018)

Discussion:

Objective F requires a project to “...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.”

As discussed in [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#), the proposal is consistent with the *Downtown Plan* in terms of urban form, housing choice, and pedestrian-oriented development to further develop the City’s entrance to downtown from I-15. The proposal will provide high quality housing near the central core of employment and services in the downtown area, improving the mixed-use quality of the neighborhood by contributing to pedestrian-friendly high-density housing, and supporting

mass and active transportation initiatives by locating near public mass transit options and encouraging alternative forms of transportation such as bikes and electric vehicles.

Finding: Objective Satisfied Objective Not Satisfied

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

Finding: Complies

Discussion:

This standard is discussed in greater detail under [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#). The proposed development is generally consistent with relevant goals and policies found in the Grand Boulevards section of the Downtown Master Plan and the City’s 5-year housing plan, Housing SLC, and Plan SLC.

Condition(s): None

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

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

Finding: Complies

Discussion:

The downtown area is an area that thrives on a variety of uses. High density residential supports these uses while bolstering the existing housing stock. The Downtown Master Plan calls for development that provides housing choices, while contributing to a vibrant, safe, and prosperous urban environment. Subsequently, recent development and redevelopment near the site and within the block area are similar in scale, massing, and general intensity to the proposal. The proposal is located near the center of the downtown area where the structure would not stand out and would mix well with the tone of the neighborhood. The chosen design elements of the proposal require the Planned Development process, but the use of the property is permitted by right and encouraged by the Downtown Master Plan and Housing SLC. The scale, mass and intensity of the project is compatible with the area and its increasingly intense, mid-rise development pattern and, as detailed in [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#), compatible with Master Plan policies.

This height, and greater, is anticipated and desired in this area to create an urban pattern of greater intensity and that contributes to the stock of *'mid-rise buildings that shape the street edge'* as described in the Downtown Master Plan. See [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#) for additional details. The roofline is consistent with the building's overall form and composition and is consistent with the development pattern within the neighborhood. Nearby multi-family and commercial developments include similar parapet detailing. The street-facing elevations include design elements focused on activating the street level and promoting a pedestrian-friendly environment. strict application of land use regulations could potentially require greater setbacks to provide space for the additional required landscaping, thus moving the building facades further from the public sidewalk. By reducing this requirement, the 500 S and 500 W facades may be located closer to the sidewalk, with more opportunity to activate and enhance the street level by providing architectural detailing to attract and engage pedestrian interest.

Condition(s): None

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

Finding: Complies

Discussion:

The new building is located close to the public sidewalks along 500 South and 500 West and includes design features such as glazing at the ground floor level, an art installation at the lower 3 floors, and materials changes, to create visual interest for the pedestrians and reflects the desired development pattern of the Grand Boulevards District.

The project site is directly adjacent to 500 South, an on-ramp to I-15, and the southern part of the block is bounded by 600 South, an off-ramp from I-15. Along roads with higher traffic volumes, less pedestrian traffic is anticipated. Because of this, the architectural focus of the new building is oriented towards 500 West, towards the future Green Loop area, and towards the interior of the block, towards the future mid-block walkway, where pedestrian presence is anticipated.

Condition(s): None

3. Whether building setbacks along the perimeter of the development:
- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

- a. The desired character of the neighborhood as described in the Downtown Master Plan is supported by the proposal (see [Key Consideration 4: Implementation of adopted Master Plans, City Goals, and Policies](#)). The proposed development contributes to the changing character of the neighborhood by providing residential uses, mid-rise buildings, mid-block walkways, and improving the streetscape for the entrance to downtown.
- b. Amenity space will be provided for building tenants at the outdoor courtyard on the 4th floor in the form of landscaping, seating areas, and a grill for resident use. Bike storage will also be provided in the enclosed parking garage.
- c. In the CG Zone, no side yard setbacks are required and the building is sited within 5 ft. of the side property lines. No impacts are anticipated in this area in regards to privacy and noise. The adjacent properties are also part of the overall development plan for this block. Open space will be provided along the interior block streets and as part of the park.
- d. The proposal has been reviewed by the Transportation Department who issued no comments or concerns about adequate site lines for traffic rounding the corner from the private drive to 500 South, exiting or entering the parking garage, or seeing pedestrians. Landscape has been reserved from any sidewalks crossing a street or driveway.
- e. The applicant has included sufficient space for maintenance and access to mechanical equipment from 500 West and the private drive, through a retractable, garage door. This area will also provide access for garbage collection and fire access.

Condition(s): None

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

Finding: Complies

Discussion:

The ground floor façades facing 500 South and 500 West include adequate glazing to facilitate pedestrian interaction. Intermittent windows have been added to the ground floor level of the 500 South elevation, and glazing has been added to the garage door and pedestrian entrance of the 500 West elevation. The applicant has stated they are unable to provide more windows or openings along the 500 West and 500 South elevations due to structural integrity concerns. Other design features include an art installation at the lower 3 floors, and materials changes to create visual interest for the pedestrians, The proposal includes ample glazing and recessed lower levels along the mid-block facing facades which creates a welcoming, pedestrian-oriented experience that reflects the envisioned development patterns within the neighborhood.

Condition(s): None

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

Finding: Complies

Discussion:

A photometric plan has been submitted and reviewed. The street lighting will be provided in accordance with the Salt Lake City Lighting Master Plan. The building base, walkways, and parking garage will be adequately illuminated to provide pedestrian safety and comfort while maintaining allowable lighting levels. The exterior lighting will maintain the overall intensity and character of the immediate neighborhood. Exterior building lighting will highlight key design features and articulation of the proposed art installation. Lighting details associated with the proposed art installation have not yet been submitted. Staff recommends the below condition to ensure all development requirements are met for the proposal.

Condition(s): Final approval of the details for lighting to be delegated to Planning Staff to ensure compliance with the standards for Design Review and general standards for lighting.

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

Finding: Complies

Discussion:

The proposed garbage receptacle area will be located interior to the building and will not be visible to the public. Loading docks, service and maintenance areas will also be located interior to the building and will not be visible from the street. Ground-mounted utility boxes will be located along 500 West. This area will be obscured from public view by a screening element that is compatible with the architectural features of the building in accordance with this standard.

Condition(s): Final approval of the details for screening of ground mounted utility boxes to be delegated to Planning Staff to ensure compliance with the standards of a Planned Development.

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

Finding: Complies

Discussion:

The proposed parking will be provided interior to the building within a completely enclosed parking garage. No additional buffering is required for this use from adjacent uses.

Condition(s): None

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Finding: Complies

Discussion:

The applicant has provided a landscaping plan that generally meets relevant standards found in section [21A.48](#) and the standards listed as part of this objective. There are no existing mature trees to be preserved with this development.

Condition(s): None

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

Finding: Complies

Discussion:

There is no existing landscaping that provides buffering to the abutting properties.

Condition(s): None

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

Finding: Complies

Discussion:

The applicant has proposed additional trees and landscaping along the street side periphery of the site. The proposed landscaping will soften the view of the building from the street and create an attractive environment for pedestrians. The proposed landscaping will comply with landscaping requirements and will include trees, planter beds, grasses, and shrubs along both the public and private rights-of-way.

Condition(s): None

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

Finding: Complies

Discussion:

The proposed landscaping will enhance the site for the neighborhood, improves storm water flow and ground water infiltration, and will provide a positive pedestrian experience around and throughout the site. The applicant is proposing to provide ground level landscaping that will include trees, shrubs, and ground cover, within the required front yards and park strip area. The proposed landscaping is appropriate for the development and trees will be provided in the amount specified by City Code requirements. Additional landscaping will be provided in a landscaped area on the 4th floor courtyard, to provide green space for residents of the building. The proposal efficiently utilizes available lot area by building up, rather than out to accommodate additional landscaping, and concentrates open space and, landscaping, and gathering areas into mid-block walkways and a future park. The proposed landscaping is appropriate for the scale of development and in return the proposal meets the Planned Development objectives for Open Space and Natural Lands, Housing, Mobility and Master Plan Implementation.

Condition(s): None

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

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

Finding: Complies

Discussion:

The proposed site circulation utilizes an existing curb cut for the drive approach to the parking garage entrance along the 500 West façade. An additional parking garage entrance will be accessible via a private drive from 500 South to the interior of the site, thus reducing the conflict points with pedestrians and contributing to the pedestrian character of the streets.

Condition(s): None

2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion:

Sidewalks and crosswalks that feature grade and surface changes are provided to create a pedestrian oriented flow throughout the site. Bicycle facilities will be provided as required by the zoning ordinance.

Condition(s): None

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

Finding: Complies

Discussion:

Future development of the block will construct a mid-block walkway connecting the site internally to the rest of the block to promote connectivity to adjacent uses. The midblock walkways will operate similarly to publicly owned streets with 6' wide sidewalks and street trees on either side of a roadway which increases the space available for public use. This site design increases both pedestrian and vehicular circulation through a large city block and further enhances the pedestrian experience.

Condition(s): None

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

Finding: Complies

Discussion:

The proposal is required to provide fire suppression to meet all fire code requirements. EMS and police will have access to the interior of the lot through via the private drive from 500 South, along the eastern-most side of the property. Compliance with these requirements will be verified during the building permit stage.

Condition(s): None

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

Finding: Complies

Discussion:

The proposed loading access and services areas are adequate to serve the needs of the site. The waste, mechanical equipment, and storage areas for the development will be interior to the buildings at ground level out of public view. The required loading berth will be located along the private drive near the east façade of the building.

Condition(s): None

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

Finding: Complies

Discussion:

This block is part of the Warehouse National Historic District and the applicant intends to preserving the Miller and Casket Buildings, which are located on the phase 1 project site. These two buildings are contributing structures to the district and are part of the historic character of this block. It's important to note that buildings within a National Historic District are not regulated by Salt Lake City so there is no protection from demolition.

Condition(s): None

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

Finding: Complies

Discussion:

The applicant has submitted a utility plan with their submittal materials. The Public Utility Department has reviewed the submitted plans and has provided comments for the applicant.

Public facilities may be required to be upgraded for any new development and the applicant would be responsible for those upgrades. The sheer size of the project creates a longer timeline for coordinating the public utilities to and through the site and the applicant is working closely with the Public Utilities Department to ensure adequate facilities. Compliance will be verified during the permit review process.

Condition(s): None

Attachment G: Public Process & Comments

Public Notice, Meetings, Comments

At the time of the application, no recognized community organizations (RCO) were registered for this area. Therefore, the 45-day early engagement noticing process to RCOs was not required.

An early notification was sent out to all property owners and residents within 300' of the project on June 14th, 2023.

Notice of the public hearing for the proposal included:

- September 13th, 2023
 - Public hearing notice sign posted on the property
- September 15th, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No comments from the public were received at the time of publishing. Any comments submitted after publishing will be submitted to the Planning Commission for consideration.

Attachment H: Department Review Comments

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

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

Review ongoing with applicant.

Building (Bryan Romney at bryan.romney@slcgov.com):

Review ongoing with applicant.

Fire (Douglas Bateman at douglas.bateman@slcgov.com or 801-535-6619):

Review ongoing with applicant.

Housing Stabilization (Tony Millner at tony.millner@slcgov.com or 801-535-6168):

The Housing Stability Division's comments on the Planned Development and Design Review application for the proposed Silos Projects, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022* (extended through FY 2022-2023), are as follows (Housing Plan link: http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf):

Salt Lake City is committed to increasing mixed-income and mixed-use developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing. The applicant's stated intention to construct 180 new affordable residential units reserved for households at or below 60% of the Area Median Income is compatible with the *Growing SLC* housing plan.

Recommendations:

- We encourage the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable/income-restricted units. <https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
 - For example: Code 18.98.060: EXEMPTIONS:
 - "E. The following housing may be exempt from the payment of impact fees, to the following extent:
 - A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;"
- We encourage the developer to include units with 3-4 bedrooms to provide a wider range of rental options for the City and support families with children looking to live in the City.
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: ramps, door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Urban Forestry (Rick Nelson at rick.nelson@slcgov.com or 801-972-7818) :

As long as they provide street trees at a rate of one for every 30' of street frontage on all public streets surrounding the project, I can support this plan.

Public Utilities (Jason Draper at Jason.draper@slcgov.com & Kristeen Beitel at kristeen.beitel@slcgov.com):

PU has no issues with the proposed height. 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.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity because 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.
- Unused sewer laterals and unused water service lines will need to be capped at the mains per SLCDPU Standards.
- Private fire hydrants will require detector checks.
- 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.
- 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.
- A Storm Water Pollution Prevention Plan (SWPPP) will be required for the proposed development. 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.
- A Technical Drainage Study is required for this project. Detention must be provided to the effect that no more than 0.2 cfs/acre is discharged for the 100-year 3-hour storm with the Farmer Fletcher Rainfall Distribution.
- An agreement or easement will be required between property owners for shared drainage. The agreement must specifically outline that there are shared drainage facilities and how these facilities will be maintained between property owners.
- The proposed stormdrain main in the public way need to be an 18".
- Plan, profile, and itemized engineer's cost estimate is required for the proposed stormdrain main in the public road.

- 6” sewer laterals cannot connect to sewer manholes. Standard WYE connections are required. 8” sewer laterals need variance request letter to be submitted.
- Public streetlights may be required as part of this project. Please contact David Pearson (the SLCDPU Streetlight Program Manager) at david.pearson@slcgov.com or 801-483-6738 to discuss the requirement and details.
- Additional SLCDPU comments may apply and will be provided during the official review process.

Zoning:

1. All applicable compliance with development standards will be verified at the building permit stage.
2. A Lot consolidation application must be completed to combine all parcels involved in project. This is an administrative process that can be completed later in the process.